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.

July 17, 2014 7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

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

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

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

07-01 Inscore Property Surplus - (14-601-00004)
The Planning Commission is requested 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, 7th Civil District of Washington County. (Shepherd)

07-02 Short-Term Annexation Policy – (14-901-00001)
The Planning Commission is requested to consider adopting an interim annexation policy to guide decision-making, while the direction of statewide annexation legislation is determined. (Steinmann)

07-03 Edinburgh Concept Plan Amendment – (14-103-00001)
The Planning Commission is requested to consider 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, 15th Civil District of Sullivan County. (Koder)

07-04 Riverbend 2014 Rezoning – (14-101-00009)
The Planning Commission is requested to consider approval to rezone 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, 11th Civil District of Sullivan County. (Weems)

07-05 Election of Officers – The Planning Commission is required to elect the positions of Chairman, Vice-Chairman and Secretary for the 2013-2014 term after a report by the nominating committee.

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

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 W Center Street, Kingsport, TN 37660

June 16, 2014 12:00 p.m.

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

Members Absent
Dr. Heather Cook
Dennis Ward, Chairman

Staff Present
Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Jacob Grieb
Forrest Koder
Andrew Cradic

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. Seeing none, the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held May 12, 2014 and the regular meeting held May 15, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

06-01 Coley Street Rezoning - (14-101-00007)

The Planning Commission considered a request for approval to rezone from County R-2A to County B-3 to allow for future commercial use at 100 Coley Street. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item. Staff stated the request is for rezoning a parcel on Coley Street which is the site of the former Cedar Grove Elementary School. Mr. Shepherd stated the City and County future land use plans indicate the area as appropriate for residential development. Separate County Commission review is required for this rezoning. Staff recommended a denial of the B-3 zoning requested. Staff recommended denial based on the request as a spot zoning, the road being somewhat

inappropriate for commercial traffic and the future land use plan for the area being residential. There was little additional discussion. There being no further discussion, no official action was taken.

06-02 Lynn Garden Drive Rezoning – (14-101-00008)

The Planning Commission considered a request for approval to rezone from B-1 to B-3 to allow for highway oriented business uses at 425 Lynn Garden Drive. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the property is 9.9 acres with surrounding zoning of B-1 and B-3 as well as R-1C and R-4 across Lynn Garden Drive and the entire parcel is in the flood fringe with floodway of Reedy Creek bisecting. Staff stated the old Fairway Ford building and other adjoining buildings are included in the request. Staff recommended approval to the Planning Commission for this request. There was little additional discussion. There being no further discussion, no official action was taken.

06-03 Gibson Mill Road Surplus Request – (14-401-00001)

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that property located at 1333 Gibson Mill Road and identified as Tax map 46G, Group A, Parcel 21 be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, in the 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the property request is from the adjoining property owner. The property was acquired as part of the Gibson Mill Road realignment. A portion was being removed for right-of-way and the parcel was then replatted. No future uses were identified by staff for the property. There was little additional discussion. There being no further discussion, no official action was taken.

06-04 Nomination Committee

The Director noted that the commission must appoint a nominating committee for officers for the next year (FY2014/15) The Planning Commission Chair was asked to appoint a nominating committee for election of Officers in July. According to the current by-laws the nominating committee must include three Planning Commission members.

VIII. OTHER BUSINESS

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

There was no public comment made during the work session.

ADJOURNMENT

Staff let the Planning Commission know of a training opportunity that will be Friday, July 25th from 3:00 to 4:30 on Private Property Rights by Josh Jones, MTAS. Contact Alison Harrison to sign up.

There being no further discussion and no additional changes to the agenda the work session was adjourned at approximately 12:36 p.m.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 W Center Street, Kingsport, TN 37660

June 19, 2014 7:00 p.m.

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

Members Absent
Dr. Heather Cook
Dennis Ward, Chairman

Staff Present
Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Jacob Grieb

Visitor's List
Rodney Hurd
Linda Hackler
Robin Burke
Stacie Lane
Sam Booher

At 7:00 p.m., Dr. Mike McIntire called the meeting to order in Chairman Dennis Ward's absence, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Dr. McIntire asked for approval of the agenda. A motion was made by Mark Selby seconded by Buzzy Breeding to approve the agenda as presented. The motion was approved unanimously 6-0. Dr. McIntire asked for any changes for the revised minutes of the work session held May 12, 2014 and the regular meeting held May 15, 2014. There being no changes, a motion was made by John Moody seconded by Beverly Perdue to approve the minutes as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

06-01 Coley Street Rezoning - (14-101-00007)

The Planning Commission considered a request for approval to rezone from County R-2A to County B-3 to allow for future commercial use at 100 Coley Street. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item. The request is from the property owner Rodney Hurd. Staff stated the request is for rezoning a parcel on Coley Street which is the site of the former Cedar Grove Elementary School. Mr. Shepherd stated the City and County future land use plans indicate the area as appropriate for residential development. Staff stated some calls were received in response to rezoning notification letters although all the responses were left on voicemail due to unavailability of callers.

Separate County Commission review is required for this rezoning. Staff recommended a denial of the B-3 zoning requested. Hoyt Denton asked what was along the southern boundary of the request? Staff replied that it appears to be accessory structures for the school and two mobile homes. There is a vacant structure and a non-conforming manufacturing building at the southern bounds as well which was offered by Rodney Hurd from the audience. Hoyt Denton asked why recommend denial? Staff recommended denial based on the request as a spot zoning, the road being somewhat inappropriate for commercial traffic and the future land use plan for the area being residential. Mark Selby asked if B-3 was more liberal in allowing uses or more restrictive. Corey Shepherd stated B-3 is pretty wide open for commercial uses. At this time the item was opened for public hearing. Linda Hackler spoke asking what was being considered for development in the area. Staff stated they had no knowledge of any future plans at this time. Rodney Hurd stated he had some offers pending with a pharmaceutical company for processing and manufacturing of medications. Dr. Mike McIntire asked is the B-3 appropriate zoning for manufacturing. Staff stated it would have to defer to the county zoning administrator for that interpretation. Linda Hackler then asked if this would allow for hotels and public housing. Staff stated hotels could be built but public housing would potentially need different zoning. Robyn Byrd asked if the change to a commercial zoning and use allow for increased crime. Staff stated that is a possibility. The public hearing was closed. Staff noted that the request will be heard at the County Commission meeting on July 21st and anyone interested should attend and speak about the item at that time. The question was posed regarding future potential annexation of the area. Staff stated at this time annexation is limited and there is a very slim chance of annexation taking place. Another question raised was whether taxes would go up if rezoned. Hoyt Denton stated there would be little impact if at all. Hoyt Denton stated that most of the area is isolated from the rest of the community and all permitting will be required. There being no further questions, a motion was made by Hoyt Denton to recommend approval and Dave Stauffer seconded it. Mike McIntire stated B-3 is very open to much less desirable uses and it is also a concern for spot zoning. The motion failed, 2-5 with Buzzy Breeding, Mike McIntire, John Moody, Beverly Perdue and Mark Selby disapproving.

06-02 Lynn Garden Drive Rezoning – (14-101-00008)

The Planning Commission considered a request for approval to rezone from B-1 to B-3 to allow for highway oriented business uses at 425 Lynn Garden Drive. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the property is 9.9 acres with surrounding zoning of B-1 and B-3 as well as R-1C and R-4 across Lynn Garden Drive and the entire parcel is in the flood fringe with floodway of Reedy Creek bisecting. Staff stated the old Fairway Ford building and other adjoining buildings are included in the request. The ZDP for the request does not include any new buildings and a church is interested in the

Fairway Ford building. Staff recommended approval to the Planning Commission for this request. There have been 2 calls from nearby property owners. One call was for information and the other was in support for the purpose of getting a user in the building. Mark Selby asked if churches could go in any zone. Staff answered that most can but some may be allowed by a special exception hearing. The item was opened for public hearing. Sam Booher who is representing the property owner spoke in favor of the item. There were no speakers in opposition. The public hearing was then closed. There being no further comments a motion was made by Hoyt Denton and seconded by Dave Stauffer to approve the request. The motion was approved unanimously 6-0.

06-03 Gibson Mill Road Surplus Request – (14-401-00001)

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that property located at 1333 Gibson Mill Road and identified as Tax map 46G, Group A, Parcel 21 be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, in the 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the property request is from Tommy Stapleton. Mr. Stapleton is adjacent to the requested property. The property was acquired as part of the Gibson Mill Road realignment. A portion was being removed for right-of-way and the parcel was then replatted. Staff stated that the Planning Commission must recommend all surplus requests. No further uses were identified by staff. There being no speakers, a motion was made by Beverly Perdue and seconded by Mark Selby to approve the request. The motion was approved unanimously 6-0.

06-04 Nomination Committee

The Planning Commission Chair was asked to appoint a nominating committee for election of Officers in July. According to the current by-laws the nominating committee must include three Planning Commission members. Mike McIntire, Hoyt Denton and Mark Selby were appointed to the committee.

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

Stacie Lane spoke under Public Comment. She stated on April 24th she put in a request for annexation into the City. She stated she had toured the Innovation academy for middle school but that option is no longer available due to its new location and other changes. They did submit an application for attendance at Kingsport City Schools by tuition but do not like the idea having to submit this application every year. She understands that there is a current annexation policy under review but their application was submitted prior to the hold for the review. She is asking that their request be heard prior to the August school opening. She stated they will be staying in their current home for some time and are approximately 3/10 mile from the City limits and are waiving any requests for sewer. This is the first time they have requested City Schools and she had

spoken to Elaine Minton who stated there will be a few tuition spots available for middle school. Mike McIntire stated there are changes in legislation on annexation and there was a request to review the policies for annexations in the future. The policy will be heard by the Planning Commission next month, but there will be changes. Historically we have attempted to accommodate all requests but there are other issues that must be considered more heavily than previously. Dave Stauffer asked where they were located from Bailey Ranch Subdivision. Mrs. Lane stated she is just a bit further then Bailey Ranch. Mark Selby asked if this was a self-imposed moratorium. Mike McIntire noted that the last few were put on hold based on bringing forward a policy under the new annexation laws. Corey Shepherd stated the request just missed the submittal deadline for the May Planning Commission meeting. Staff stated that this may result in some requests being held for full neighborhoods to be annexed via referendum or for future development.

VIII. OTHER BUSINESS

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

ADJOURNMENT

Staff let the Planning Commission know of a training opportunity that will be Friday, July 25th from 3:00 to 4:30 on Private Property Rights by Josh Jones, MTAS. Contact Alison Harrison to sign up.

Hoyt Denton stated his position on individual houses to be annexed. He is not supportive of that format based on costs of single family residential services, particularly for schools. He is supportive of home builders in the cityand would encourage that we drive citizens to new housing in the City limits. There are hidden costs in education that are not accommodated by new taxes from a single annexation.
Buzzy Breeding stated that we should look harder at the costs for annexation. He was not necessarily more concerned with a whole neighborhood being annexed as much as a single family home being annexed.
Mike McIntire stated that each student brings $8000 of state money into the classroom where they attend. The reality is that the City supplements the $8K. Tuition helps cover the gaps but it is not entirely covering.
Dave Stauffer stated allowing a single property to come into the City may lead to more extensive annexation in an area. Warrior Falls is a good example.
Mike McIntire stated that generally residential annexation is break even at best.
Dave Stauffer commented that new home building is a generator of taxes.
John Moody stated that there is a chance that the kids in an annexation area may be required to attend City Schools. Mike McIntire replied that they still have the option for County schools. However this may have additional bearing from the city/county facilities study. Many variables are in play that could require an additional teacher.
Buzzy Breeding commented that we have to look at the whole community vs. single cost.
Mike McIntire stated that we are still waiting on the TACIR report from state that may change the law again.

There being no further business, a motion was made by Beverly Perdue and seconded by John Moody to adjourn the meeting at approximately 8:01 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: June 25, 2014

SUBJECT: Inscore Property Surplus Request

PROJECT #: 14-601-00004

INTRODUCTION

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that property located at 1115 Highway 93 in Washington County, Tennessee and located within: Tax Map 9P, Group B, Parcel 5 as shown on the attached map, be officially designated as surplus property. This property is located within the 7th Civil District of Washington County.

PRESENTATION

City staff wishes to declare the property located at 1115 Highway 93 surplus. The City acquired the property as part of the absorption of assets of the now defunct Fall Branch Utility District. Staff received a surplus request from an adjacent property owner who wishes to purchase the property. All City departments reviewed the surplus request and staff sees no future need for this property.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to private ownership.

OPTIONS

The Planning Commission's Options are as follows:

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

RECOMMENDATION

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

Kingsport Regional Planning Commission **Annexation Policy**
File Number 14-901-00001

Short-Term Annexation Policy

Property Information	City-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		**Existing Zoning**	
Proposed Use		**Proposed Zoning**	

Owner /Applicant Information

Name: Kingsport Regional Planning Commission
Address:
City:
State: **Zip Code:**
Email:
Phone Number:

Intent: To adopt an interim annexation policy to guide immediate annexation decision-making while the direction of statewide annexation legislation is determined.

Planning Department Recommendation

The Kingsport Planning Division recommends **APPROVAL.**

Planner:	Justin Steinmann	Date:	6/18/14
Planning Commission Action		**Meeting Date:**	**7/17/14**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS **City-wide**

DISTRICT, LAND LOT

OVERLAY DISTRICT

EXISTING ZONING

PROPOSED ZONING

ACRES

EXISTING USE

PROPOSED USE

PETITIONER **Kingsport Regional Planning Commission**

INTENT

To adopt an interim annexation policy to guide immediate annexation decision-making while a comprehensive annexation policy is completed.

The recent passage of HB 2371/SB 2464 has upended long-standing assumptions and practice regarding annexation for municipalities across the State of Tennessee, including Kingsport. With the removal of the right to annex by ordinance, the City's ability to expand its municipal boundary in a planned and orderly fashion has been severely curtailed. The Tennessee Advisory Commission on Intergovernmental Relations (TACIR) is currently "mak[ing] a review and evaluation of the efficacy of state policies on annexation and comprehensive growth plans, and [must]…submit its findings and recommendations to the speakers of the House and Senate by…February 15, 2015."[1]

While the TACIR report will provide guidance for the General Assembly, in the interim the City faces a need to evaluate annexation requests initiated by property owners, often single-lot residential annexations that present new challenges in regard to provision of services and logical extension of the municipal boundary. The City's current annexation policy relies on the ability to annex by ordinance, so alternate approaches to evaluating annexations are needed going forward. The purpose of this memorandum is to establish a short-term annexation policy in order to provide guidance for decision-makers.

The principles that underlie the proposed short-term annexation policy are:

- Limit costly, single-lot residential annexations while still allowing consideration of revenue-producing non-residential and multi-lot residential development
- Limit consideration of future small-scale residential annexations to lots that can be served with minimal cost
- Require that full plans of service be provided for all future annexations

The City's adopted annexation policy states that the City's annexation strategy must be driven by one or more of the following:

1. The recognition and evaluation of unmet urban needs in order to provide service to unincorporated areas in a manner that is beneficial to those receiving services as well as the City at large.
2. The region as a whole is benefited.
    a. Control fringe area development with zoning, building and fire codes, and provide construction engineering management that will prevent unsanitary or substandard development.
3. The financial impact of the proposed services to be delivered upon the existing city residents and residents of the proposed annexation area.
4. The creation of economic development opportunities.
    a. Create a healthy economy by creating new development and redevelopment opportunities for housing, commercial, and industrial development.
5. The achievement of long-term growth strategies.
    a. To increase the vacant developable land area.
    b. To increase existing housing stock.
    c. To increase total assessed property values.

[1] Tennessee General Assembly. *HB 2371 Bill Summary*. n.d. 18 June 2014. <http://wapp.capitol.tn.gov/apps/billinfo/BillSummaryArchive.aspx?BillNumber=HB2371&ga=108>.

The short-term annexation policy will focus on items 3 and 4 by working to reduce the fiscal impact of residential annexations that would require a significant financial commitment to serve while still allowing consideration of annexation requests that will be revenue-producing for the City. In practice, this means limiting consideration of future small-scale residential annexations to lots that:

- Are within 250' of existing City water (fire protection/6-inch line) and sewer
- Have at least one lot within 250' of current City limits
- Require less than 250' of existing street to be accepted for City maintenance
- Can be provided with a full plan of services[2]

The FY15-FY22 Capital Improvements Plan (CIP) already contains $54 million in sewer and $30 million in water projects; this includes $12 million for sewer and $1 million for water projects obligated by existing plans of services. There is not capacity to add major sewer projects within the current CIP without further delaying maintenance projects; this has already occurred with current obligations; however, as debt capacity increases with the completion of capital projects, it may be possible to program additional capital projects into the CIP. Multi-lot residential development (six (6) lots or more, greater than ten (10) acres) includes a similar set of criteria for consideration. Annexation of non-residential development and vacant land will be considered on a case-by-case basis, primarily by weighing the request against item 4 by asking if the annexation furthers the creation of economic development opportunities for the City. Further criteria are included in the annexation policy itself.

The short-term annexation policy will also recommend that full plans of service be provided for all future annexations. Allowing opt-out of certain provisions of a plan of service, especially for single-lot residential annexation, has the potential to create significant confusion over time due to the necessity of tracking which annexations have opted-out of which services. The practice also creates equity and fairness issues for future residents who may assume that full City services are available or who may request future extension of services that the original property owners opted-out of at the time of annexation. In addition, given that a primary purpose of annexation is to improve the welfare of the residents of the affected area by extension of urban-level services, it would seem that proposed annexations that voluntarily or involuntarily opt-out of receiving City services may not be the best candidates for inclusion into the City, and that the City should focus on those annexations that can be fully-served.

Looking to the future, study of the City's long-term annexation options will need to be shaped by the City's long-range goals. The five principles in the current annexation policy will need to be revisited. These will be shaped by many considerations that could include fiscal impact, geography, future land use goals, sprawl vs. infill growth, schools, extension of water/sewer to non-City residents, environmental considerations; the list will be considerable. No action can be taken until changes to annexation law that may result from TACIR's report to the General Assembly are fully understood.

Staff recommends APPROVAL of an interim annexation policy to guide immediate annexation decision-making while the direction of statewide annexation legislation is determined.

[2] This would include street maintenance and provision of water and sanitary sewer within a maximum of ten years.

City of Kingsport Interim Annexation Policy

For the purposes of this policy, annexation requests will be evaluated using the following categories and criteria.

1. Small-scale residential annexations (five (5) lots or less or less than ten (10) acres)
2. Multi-lot residential annexations (six (6) lots or more, greater than ten (10) acres)
3. Non-residential annexations or annexations of vacant land
4. "Emergency" annexations

Small-Scale Residential Annexations

Residential annexation requests of five (5) lots or less or less than ten (10) acres must meet the following criteria to be considered for annexation:

- All lots are within 250' of existing City water (fire protection[3]) and sewer
- At least one lot is within 250' of current City limits
- Less than 250' of existing street may be accepted for City maintenance
- Full plan of services must be provided[4]

Multi-Lot Residential Annexations (six (6) lots or more, greater than ten (10) acres)

Residential annexation requests of six (6) lots or more or greater than ten (10) acres must meet the following criteria to be considered for annexation:

- At least one lot must be within 250' of current City limits
- Must be within 1000' of existing utilities
- Must require acceptance of less than 1000' of existing street
- Projected revenues over twenty-year time horizon must exceed projected costs
    - Based on probable build-out of proposed land use
    - Revenue projections based on historical rates of growth and like uses
    - Revenues adjusted for present value (PV)
- Full plan of services must be provided
- Must further the creation of economic development opportunities for the City

Non-Residential Annexations or Annexations of Vacant Land

- Projected revenues over twenty-year time horizon should exceed projected costs
    - Based on probable build-out of proposed land use
    - Revenue projections based on historical rates of growth and like uses
    - Revenues adjusted for present value (PV)
- Full plan of services must be provided
- Must further the creation of economic development opportunities for the City

"Emergency" Annexations

- Annexations requested in order to address current or imminent threats to the public health, safety, and welfare (i.e. failing septic systems across multiple lots), or that represent priority economic development opportunities as determined by City leadership, may be considered on a case-by-case basis.

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[3] Minimum 6-inch line, with flow of 500 gallons per minute at 20 PSI.

[4] This would include street maintenance and provision of water and sanitary sewer within a maximum of ten years.

Kingsport Regional Planning Commission

Planned Development Report
14-103-00001 File Number

PROPERTY INFORMATION	**Edinburgh Concept Plan Amendment**
ADDRESS	**Rock Springs Road**
DISTRICT, LAND LOT	**15th Civil District, Tax Map 119, Parcel 11.00**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**Planned Development**
PROPOSED ZONING	**No Change**
ACRES	**164 acres**
EXISTING USE	**Single Family Residential & Mixed use**
PROPOSED USE	**Single family Residential & Mixed use**

PETITIONER Mr. Danny Karst (Owner)
ADDRESS

REPRESENTATIVE Mr. John Rose
PHONE 423-817-7308

INTENT

The applicant is requesting an amended concept plan for the remaining portion of the Edinburgh property. The Edinburgh Development Group is requesting Planning Commission approval to amend the previously approved concept plan of June 2012. The reason for this request is twofold. First the owner would like to increase the presence of the townhomes on the southern side of Edinburgh Channel Road adjacent to the existing townhomes by placing additional lots where it is currently designated as commercial and placing the commercial in another location. Second is the donation of an easement to the Kingsport School system to fulfill the requirements of a grant obtained for safety. A portion of the common area to the south of the school is to be utilized as an access easement to the church next door. Should the need to evacuate the school arise, this easement would allow access to the parking lot of the church as a gathering place for the children. The church has already agreed to this arrangement. Changes in area are listed below:

Previously Approved Concept Plan

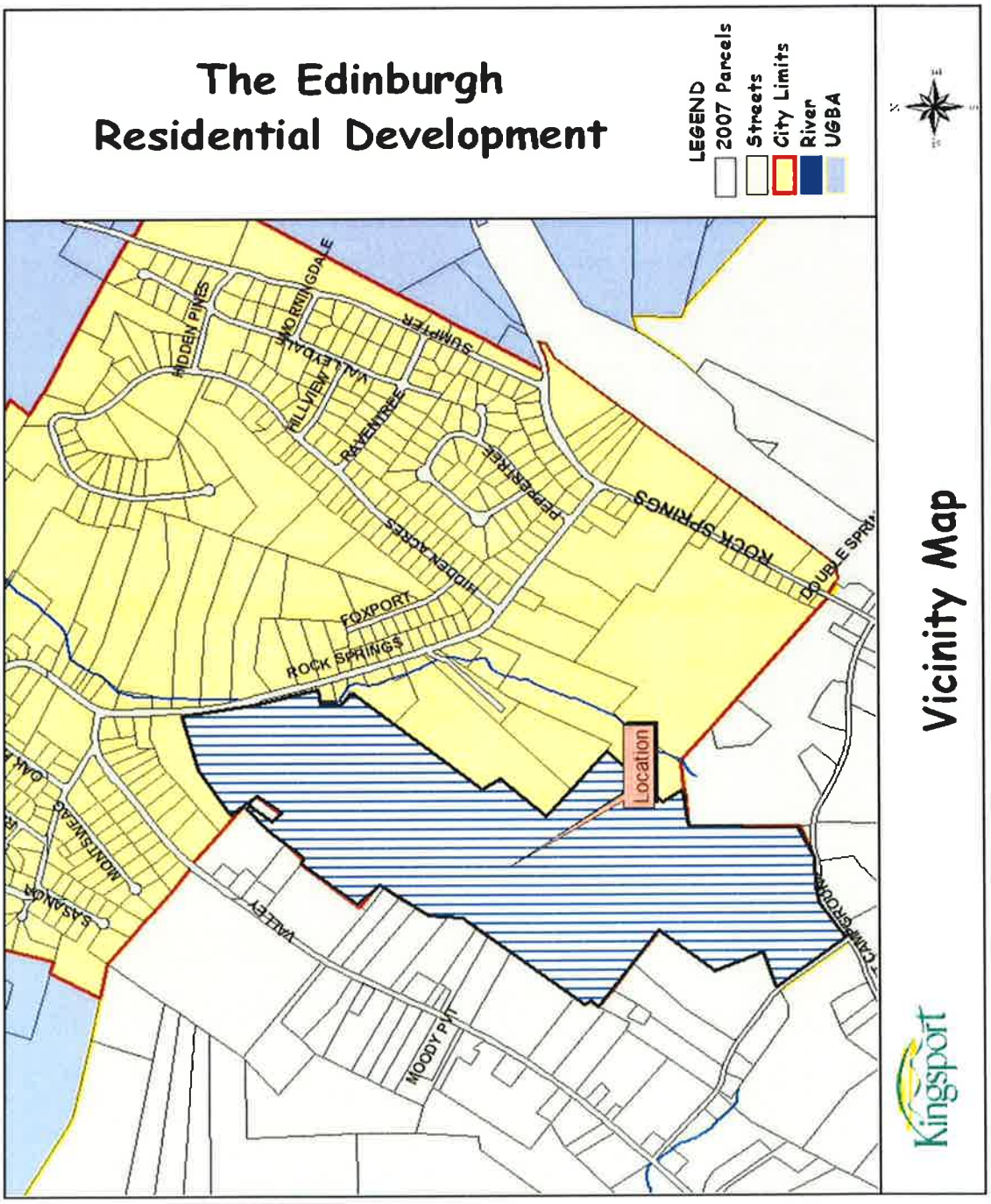
Commercial Area: 2.33 Acres
Open Space: 38.62 Acres
Open Space breakdown:
- School Site: 12.62 Acres
- City Parks: 4.68 Acres
- Common Areas: 9.89 Acres

Periphery Yard: 11.22 Acres
Pool Tract 3A: 0.21 Acres

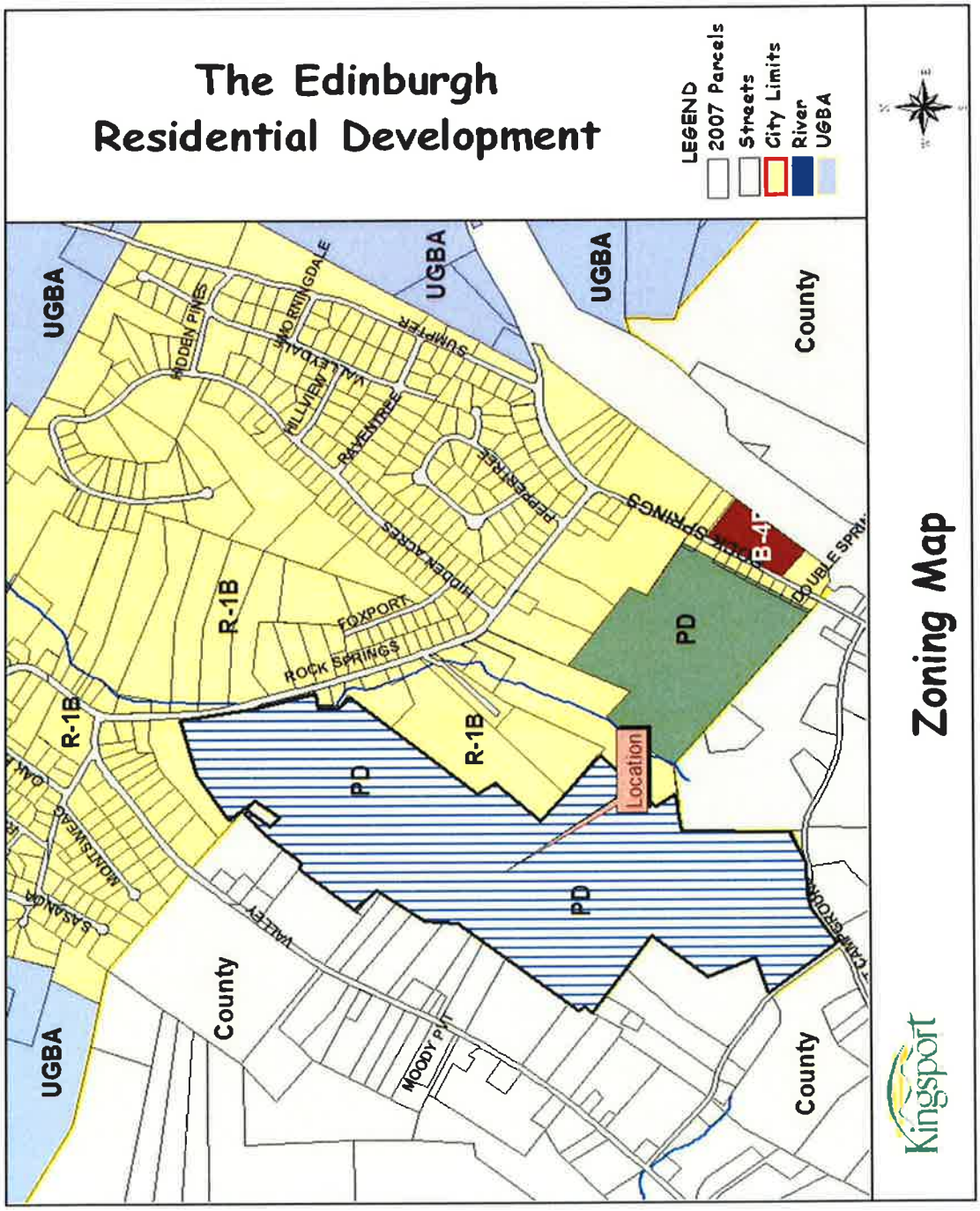
Proposed Concept Plan

Commercial Area: 2.33 Acres
Open Space: 38.61 Acres
Open Space breakdown:
- School Site: 12.62 Acres
- City Parks: 4.68 Acres
- Common Areas: 9.89 Acres

Periphery Yard: 11.22 Acres
Pool Tract 3A: 0.21 Acres



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on July 17, 2014



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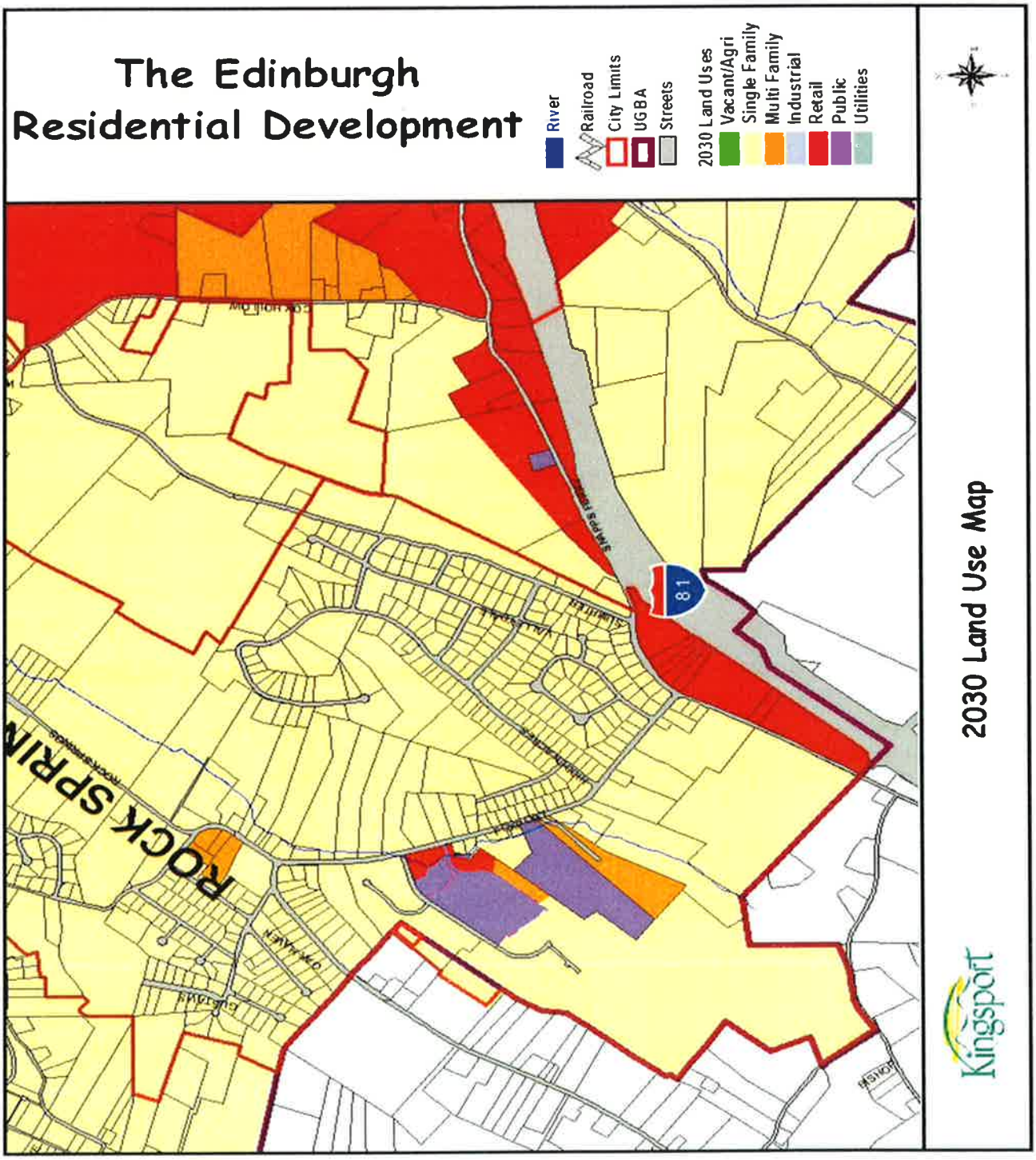

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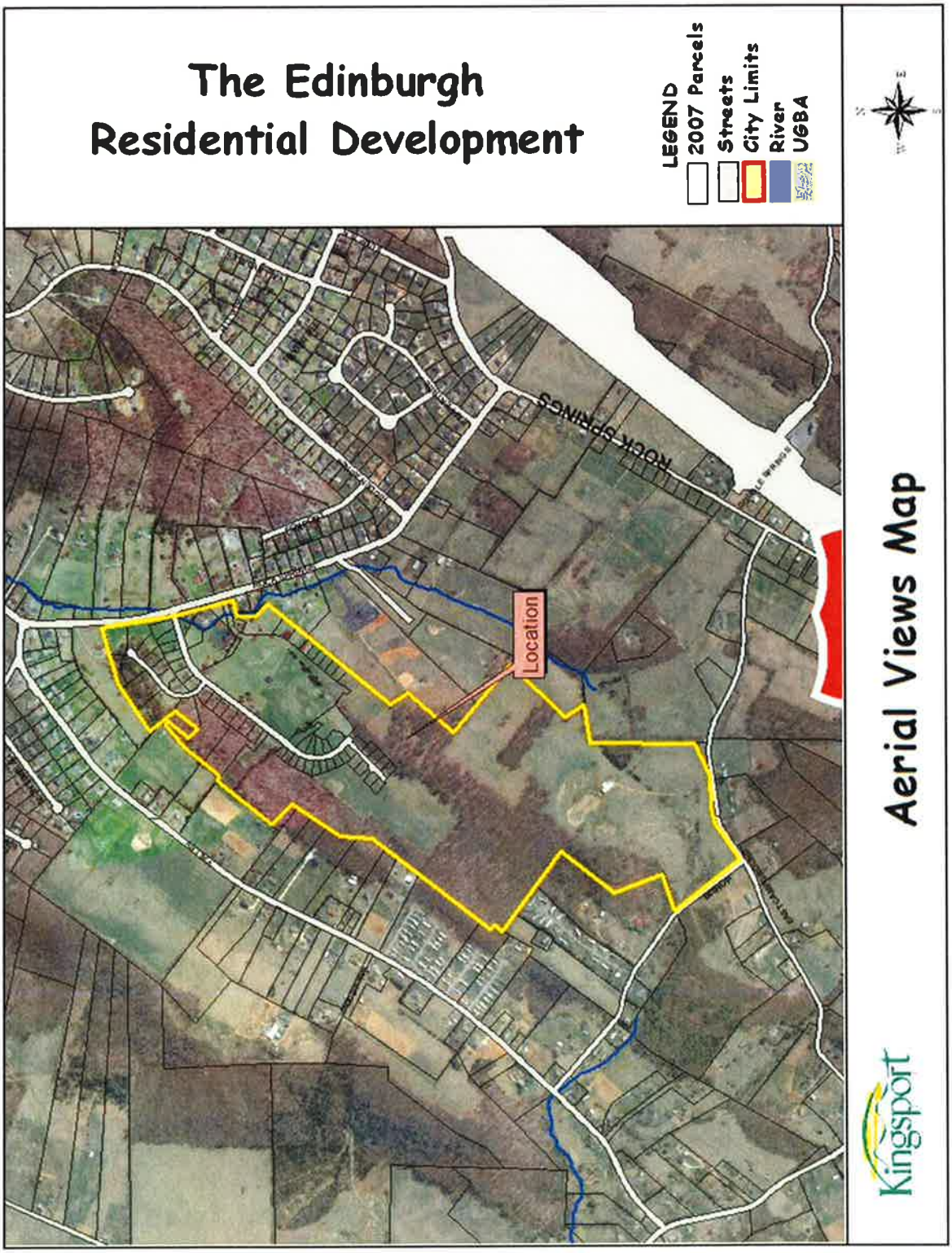

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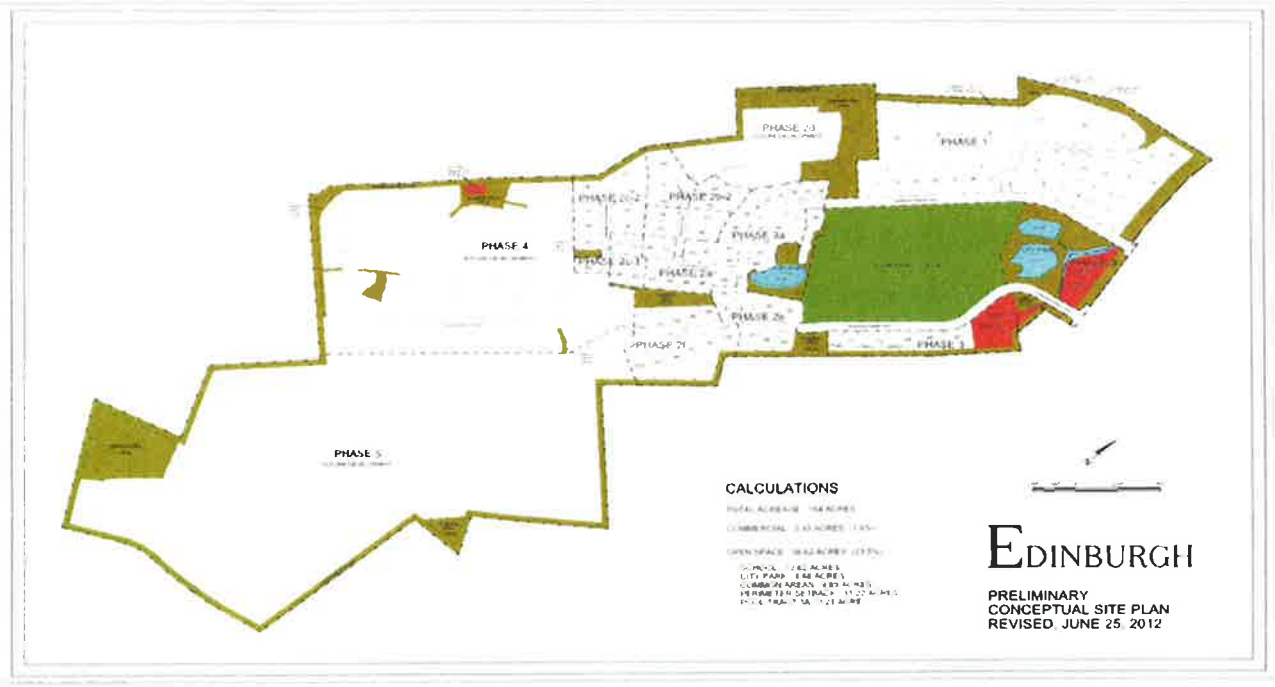
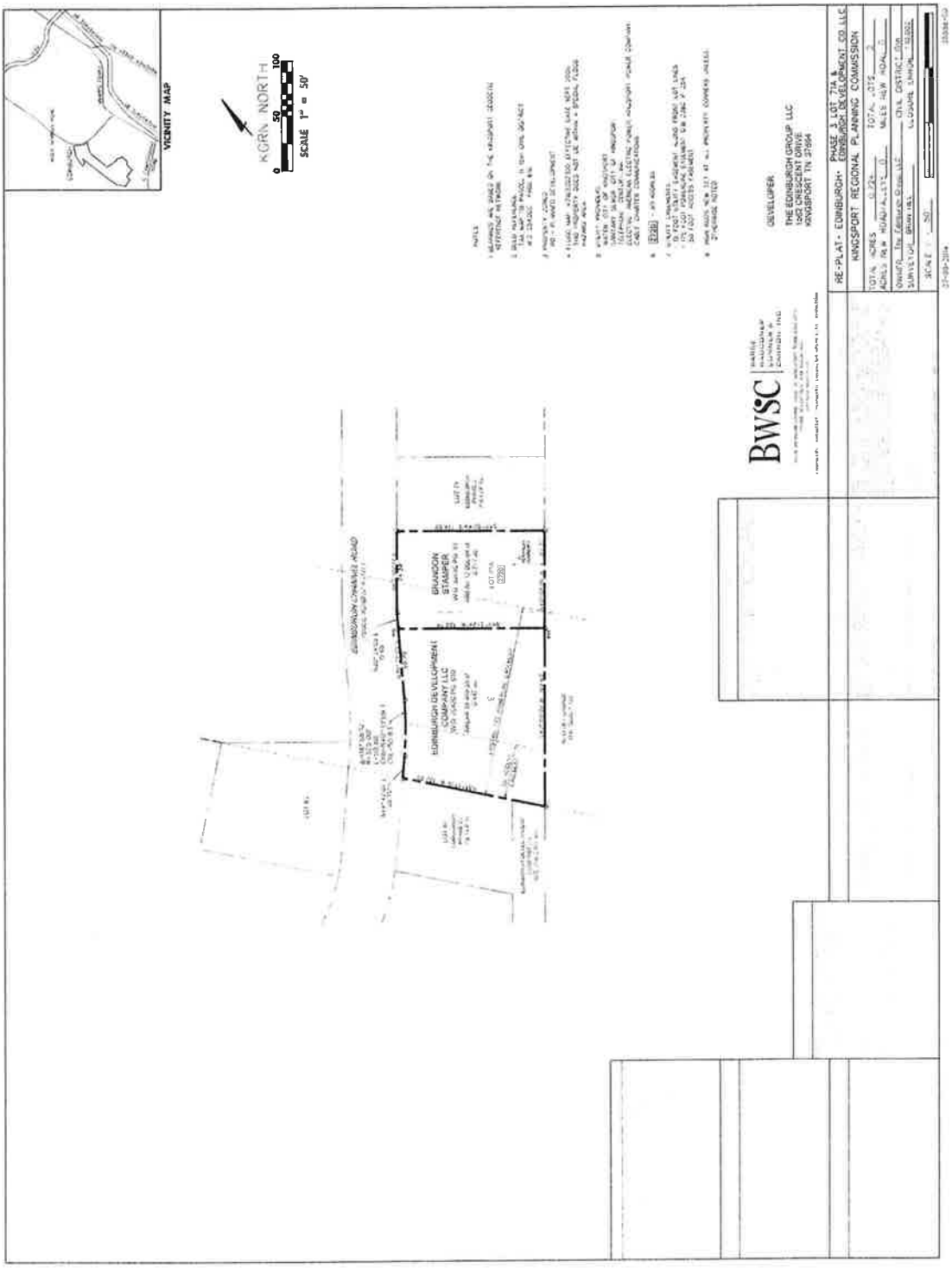

PHASE 4
PHASE 5
CALCULATIONS
EDINBURGH
PRELIMINARY
CONCEPTUAL SITE PLAN
REVISED JUNE 25 2012

CALCULATIONS
EDINBURGH
CONCEPTUAL SITE PLAN
REVISED JULY 8 2014


VICINITY MAP
NORTH
SCALE 1" = 50'
BWSC
DEVELOPER
THE EDINBURGH GROUP LLC
1062 CRESCENT DRIVE
KINGSPORT TN 37664
RE-PLAT - EDINBURGH - PHASE 3 LOT 71A &
KINGSPORT REGIONAL PLANNING COMMISSION
EDINBURGH DEVELOPMENT COMPANY LLC
BRANDON STAMPER

CONCLUSION

STAFF RECOMMENDS APPROVAL OF THE AMENDED CONCEPT PLAN FOR THE EDINBURGH SUBDIVISION.

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00009**

Riverbend 2014 Rezoning

Property Information			
Address	3070, 3308, and 3332 Fort Henry Drive		
Tax Map, Group, Parcel	77H, C, 2.05, a portion of parcels 2, 3, & 4		
Civil District	11		
Overlay District	Not applicable		
Zoning Study Designation	B-4P & PD		
Acres	14 acres +/-		
Existing Use	vacant	**Existing Zoning**	PD & B-4P
Proposed Use	Multi-Family (PD portion) and Retail (B-4P portion)	**Proposed Zoning**	B-4P & PD

Owner /Applicant Information

Name: Dan Elcan, Elcan and Associates, Inc.

Address: 3601 Spring Hill Business Park

City: Mobile

State: AL **Zip Code: 36608**

Email: delcan@elcaninc.com

Phone Number: (251) 460-0069

Intent: *To rezone 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.*

Planning Department Recommendation

The Kingsport Planning Division recommends approval for the following reasons:

- *The land use intensity generated by the rezoning request conforms with the proposed zoning identified in the Ft. Henry Drive Zoning Study, adopted by the Kingsport Regional Planning Commission on August 18, 2011.*
- *The traffic generated by the proposed commercial and residential activity can be accommodated by the existing principal arterial, Fort Henry Drive.*

Staff Field Notes and General Comments:

- *The rezoning area consists of vacant property located on both the north side and south side of Walmart, exchanging existing PD and B-4P zones to accomplish goals set forth by the developer. The unique configuration of the northern PD zone request (the portion extending to Fort Henry Drive) is designed to accommodate PD-use signage along Fort Henry Drive. The goal of the B-4P request is to accommodate future retail activity to include restaurants along the southern-most portion of Fort Henry Drive.*

- *Sensitivity to additional traffic generated by new development will be analyzed in the form of a traffic impact analysis being performed by the developer. Proposed traffic lights at both the southern and northern ingress/egress points of the development have been included. Staff is awaiting the results of the impact study being performed by the developer, which will provide a basis for TDOT to determine the need of any additional traffic lights. The TDOT 2013 traffic count for this portion of Fort Henry Drive is 23,367 vehicles per day.*

- *The proposed density for the PD portion of the site is approximately 3.7 units per acre. This level of density can be achieved with an open space dedication of 20% of the entire PD district.*

- *Both PD and B-4P zones require development plan approval by the Planning Commission. For rezoning purposes, a conceptual zoning development plan is provided in this report. As specific development occurs on the property, both preliminary and final zoning development (for the B-4P zoned property) and planned development plans (for the PD zoned property) will require future planning commission approval.*

- *Recent area rezonings of this site began in November of 2006 with an owner request to rezone the Riverbend development from R-1B, Residential District, to PD, Planned Development. The rezoning was ultimately approved by both the planning commission and BMA. The thought at the time was to use the commercial development aspect of the PD zone to develop the part of Riverbend that fronts Fort Henry Drive. This method of performing commercial development along Fort Henry Drive did not succeed, in part, due to the amount of residential units that were required to be constructed prior to commercial development proceeding. Subsequently, another successful rezoning occurred in early 2009. This time a rezoning of approximately 14 acres was passed, effectively rezoning the northern portion of the development from PD to B-4P. This latest completed rezoning resulted in the zoning configuration held today.*

- *For the current rezoning request, a total of 2 motions will be required to send a recommendation the BMA. One motion will be required for parcel 2.05 and a portion of parcels 2 and 3 to rezone (or not rezone) from B-4P to PD. A second motion will be required for a portion of parcels 3 and 4 to rezone (or not rezone) from PD to B-4P. From a procedural standpoint, staff found it reasonable to present both rezonings together and in the context of the development as a whole. The provided conceptual site plan reflects this as well.*

- *Staff followed normal standard operating procedure of sending rezoning notification letters to all property owners within 300' of the rezoning requests. Due to past commitments made during previous rezonings of the Riverbend site, staff also sent notification letters to all property owners in the Cliffside and Parkcliff neighborhoods, even though the majority of these parcels are further than 300' from the rezoning requests. In an effort to further inform adjacent property owners, the developer is hosting an information meeting scheduled for July 17, 2014 from 11:00 a.m. to 2:00 p.m. at the MeadowView Conference Resort & Convention Center. The purpose of this meeting is to provide an opportunity for the public to view and discuss the Riverbend Master Rezoning Plan with Developer Dan Elcan. This meeting will be held in the Holston Meeting Room.*

- *Sign package: As part of the rezoning packet, the developer has included a sign package for the development as a whole. As mentioned above, a sign for the PD development is the primary reason for the thin strip of PD zoning extending to Fort Henry Drive on the northern side of the Walmart parking lot (the portion between Walmart parking lot and the existing Murphy Oil).*

- *The planning commission recommendation is scheduled to be presented as part of a public hearing/first reading to the BMA during their regular meeting scheduled for August 5, 2014. The required notice of public hearing is scheduled to appear in the Times-News on July 21, 2014.*

Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00009**

Planner:	Ken Weems	Date:	26 June 2014
Planning Commission Action		**Meeting Date:**	**17 July 2014**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	3070, 3308, and 3332 Fort Henry Drive
DISTRICT	11
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	B-4P and PD
PROPOSED ZONING	PD and B-4P
ACRES	14 +/-
EXISTING USE	vacant
PROPOSED USE	townhomes, assisted living facility parking lot, retail/restaurants

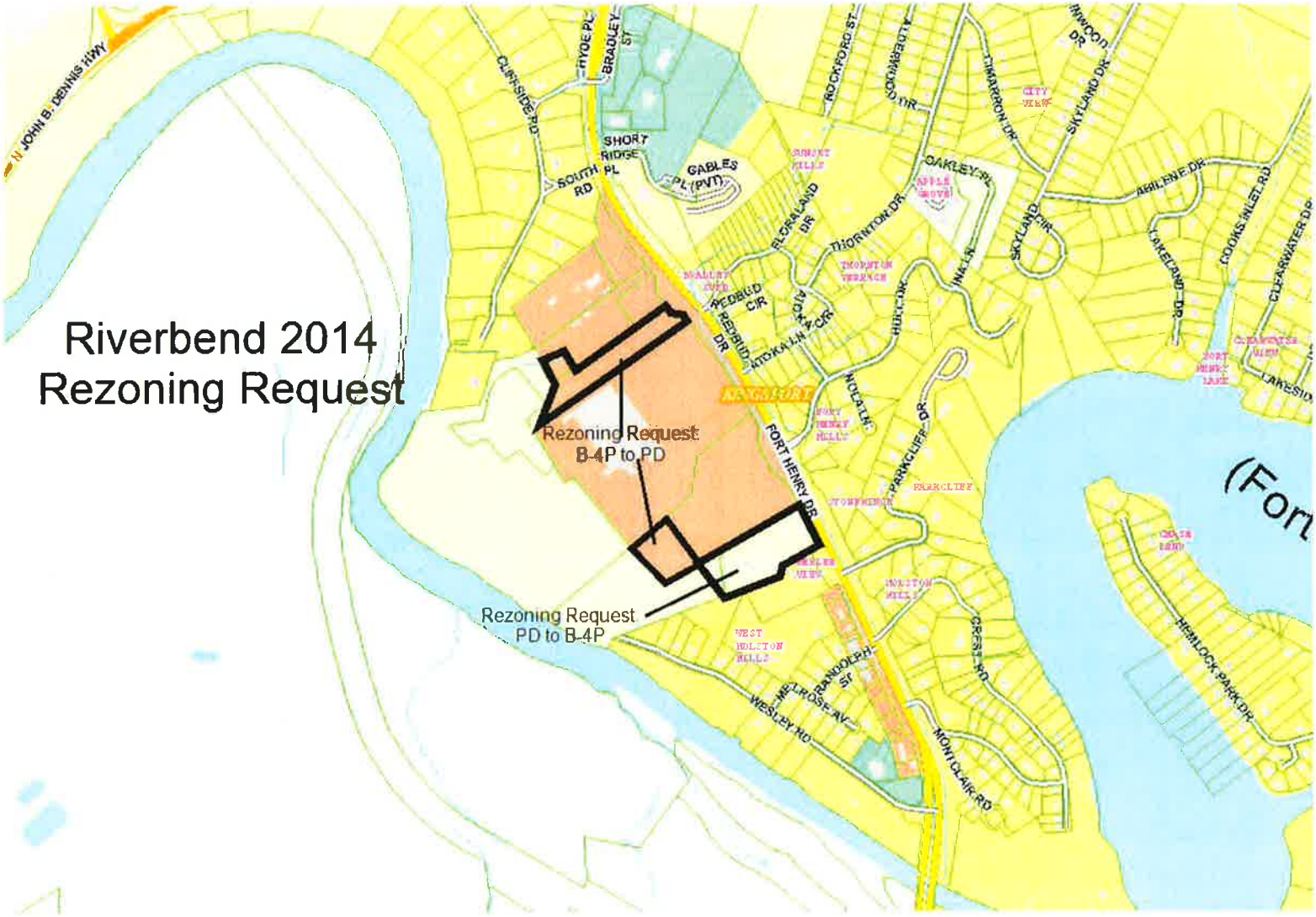
PETITIONER ADDRESS **1550 Highway 126 Bristol, TN 37620**

REPRESENTATIVE PHONE **(423) 383-4007**

INTENT

To rezone from PD to B-4P and B-4P to PD to allow for retail and restaurant use in the proposed B-4P portion and multi-family residential use for the proposed PD portion.

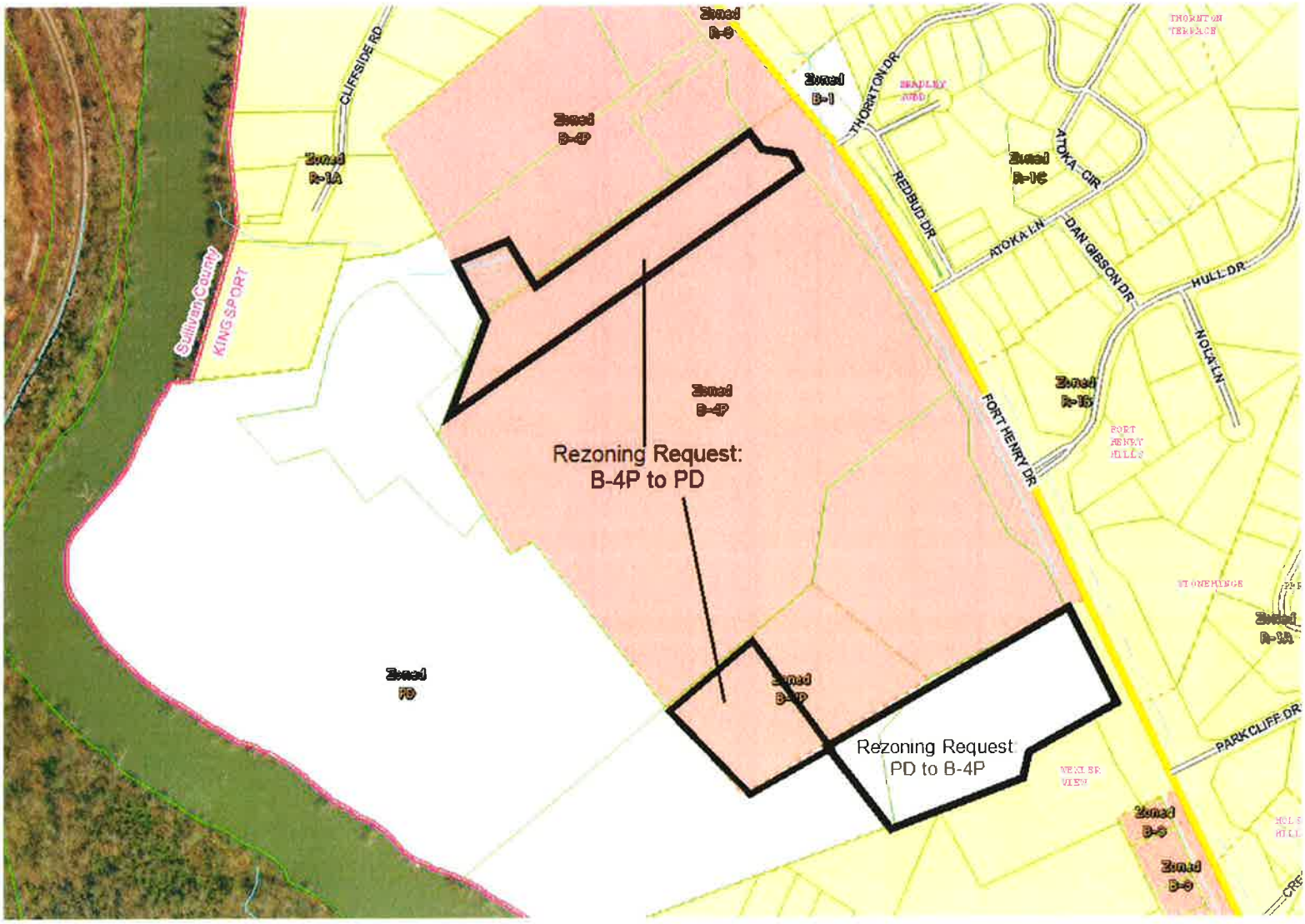
Vicinity Map



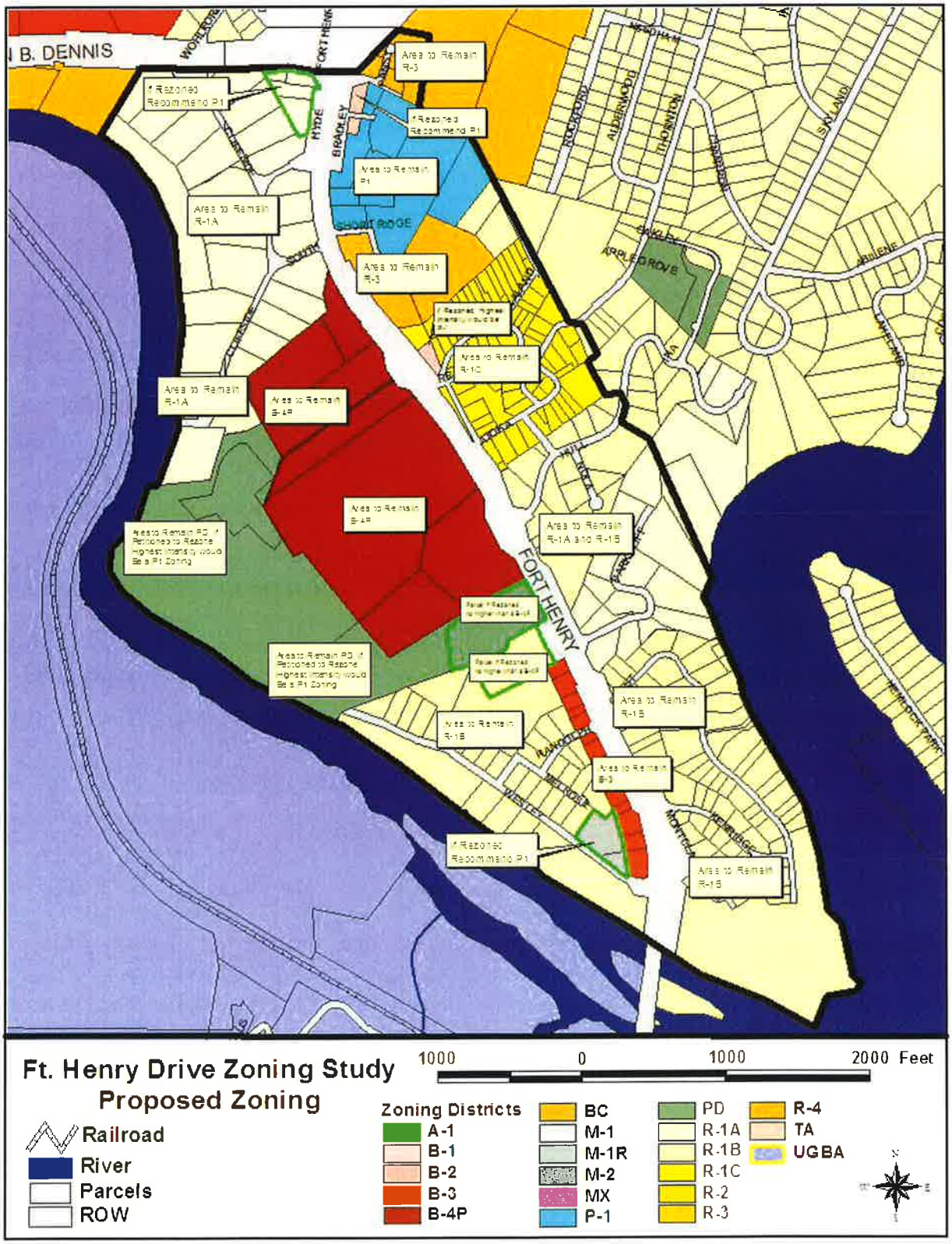
Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00009

Surrounding Zoning Map



Ft Henry Drive Zoning Study/ Proposed Zoning



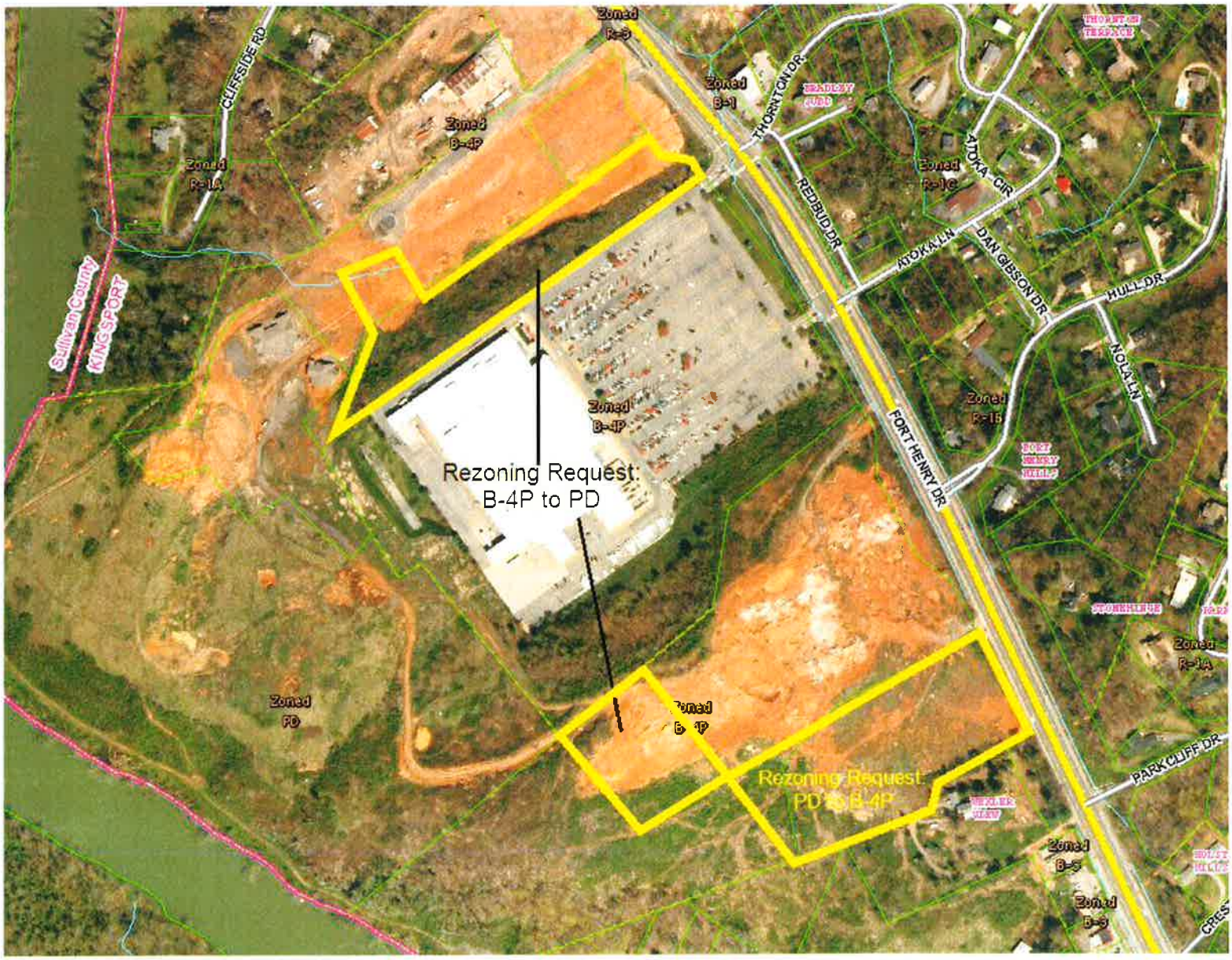
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on July 17, 2014

Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00009

Aerial



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on July 17, 2014

north view, north side of Walmart parking lot

northeast view, from south side of development site at crest of hill

west view, from south side of development

northern view, taken from rear of Walmart parking lot

Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00009

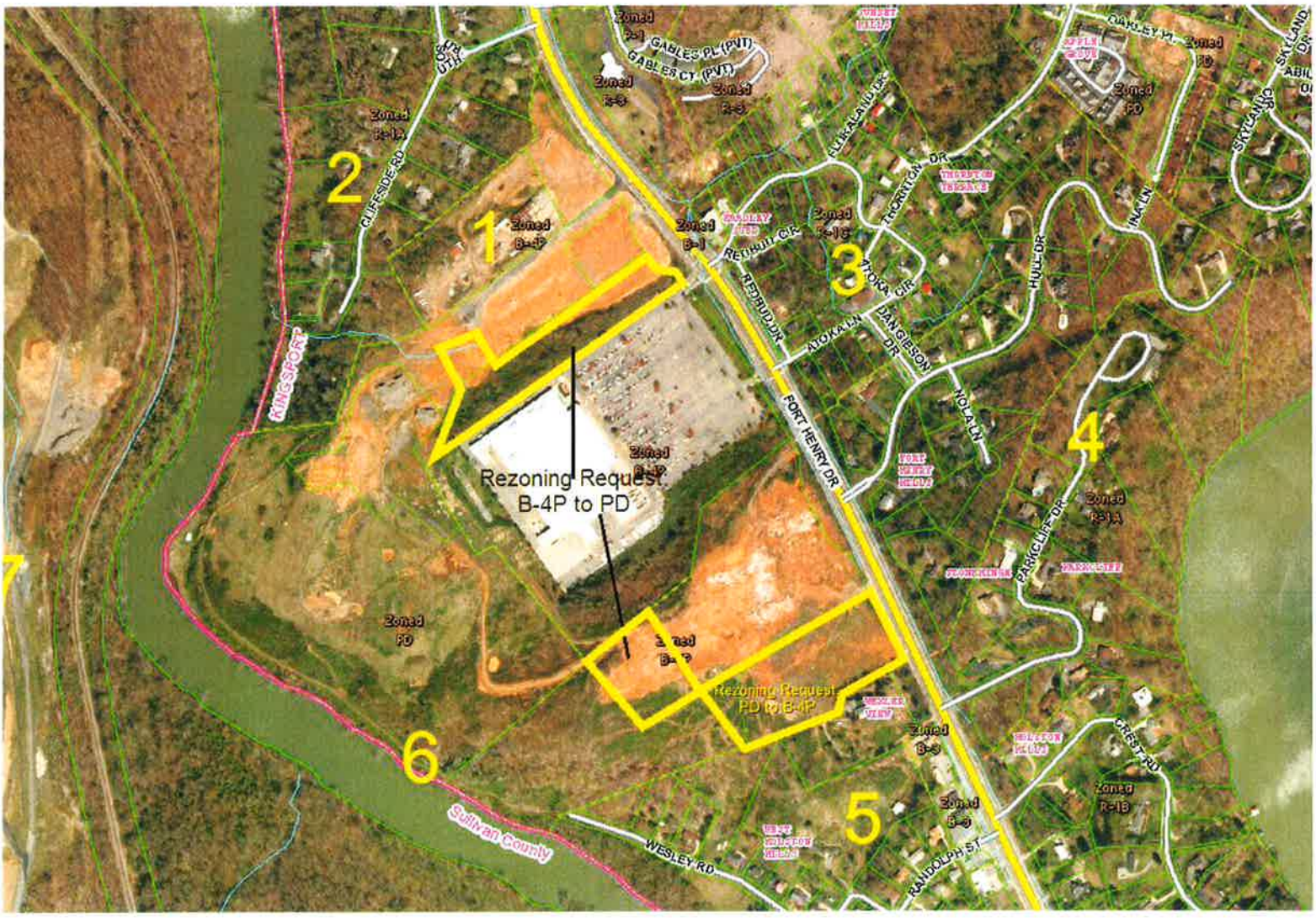
Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	Zone: City B-4P (Planned Business District) Use: vacant	Multiple rezonings: from R-1B to PD to B-4P from 2006 to 2009
Further North and Northwest	2	Zone: City R-1A (Residential District) Use: Cliffside neighborhood/ single family	n/a
East	3	Zone: City R-1C (Residential District) Use: single family	n/a
Further East	4	Zone: City R-1A (Residential District) Use: Parkcliff neighborhood/ single family	n/a
Southeast and South	5	Zone: City R-1B (Residential District) Use: single family	n/a
Further South	6	Zone: City PD (Planned Development) Use: vacant & South Fork of the Holston River	Rezoned R-1B to PD in 2006
West	7	Zone: County M-2 (Heavy Manufacturing District) Use: Eastman landfill	n/a

Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00009

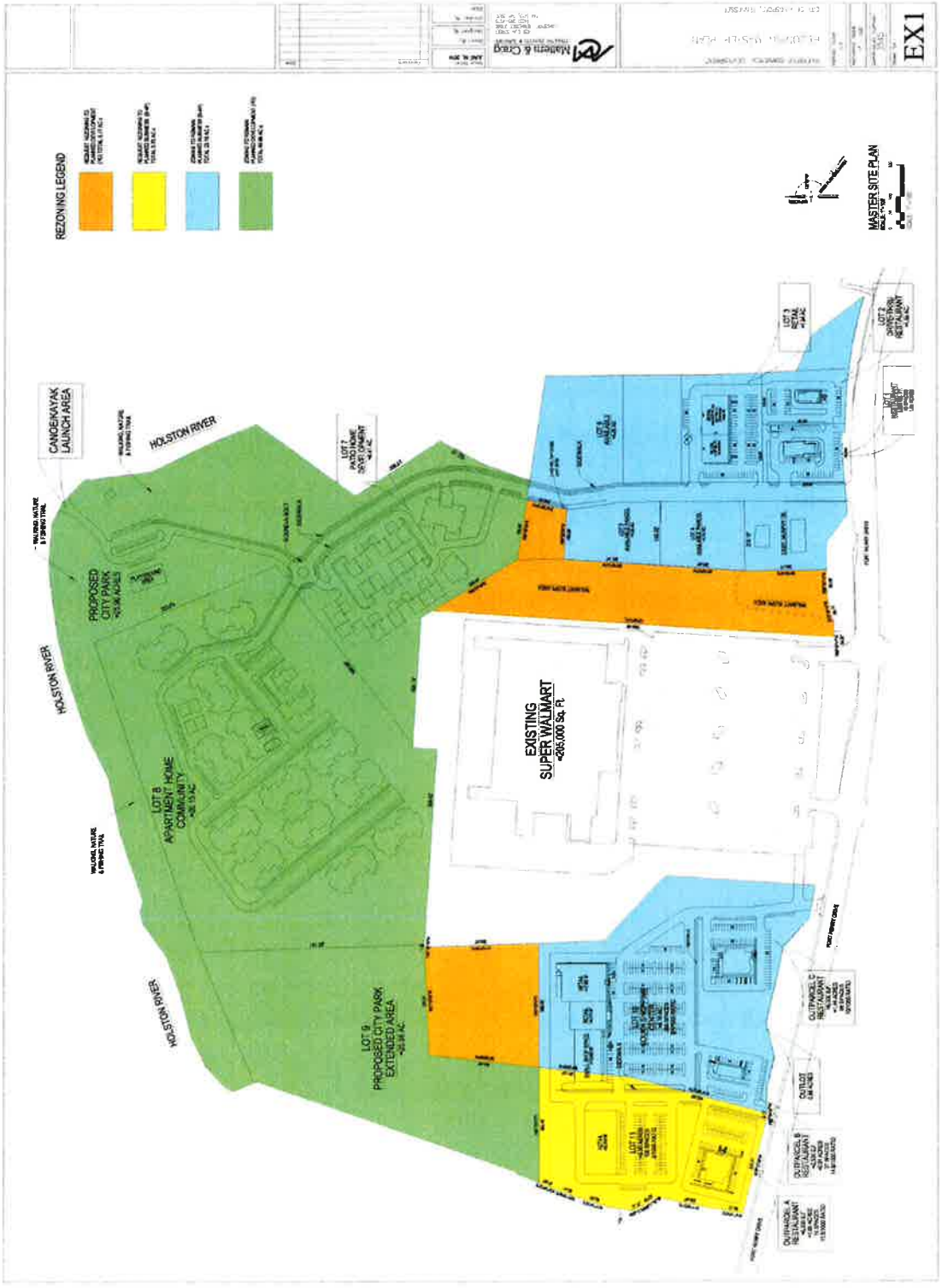
EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00009**

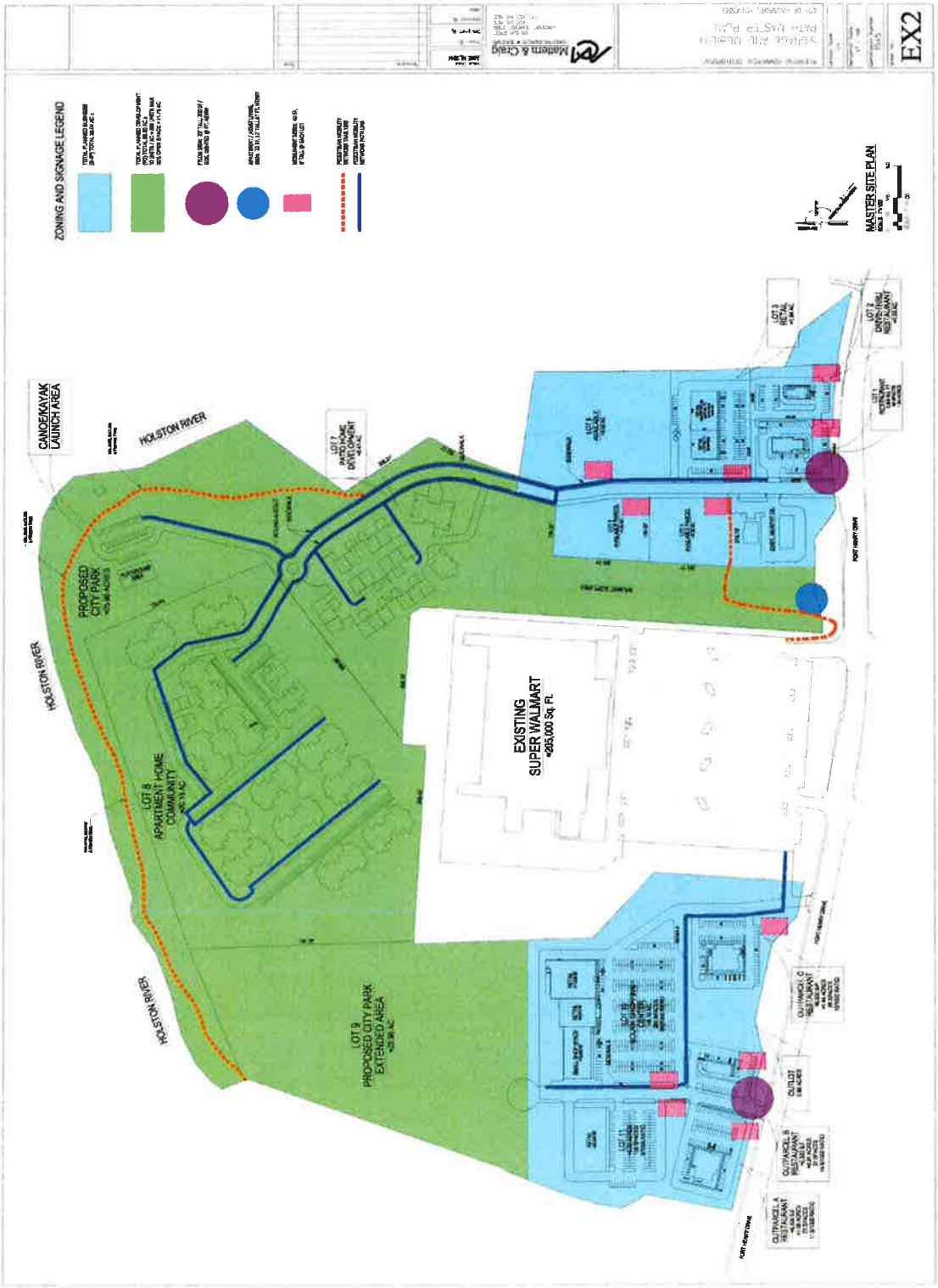
Master Site Plan for Rezonings



Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00009

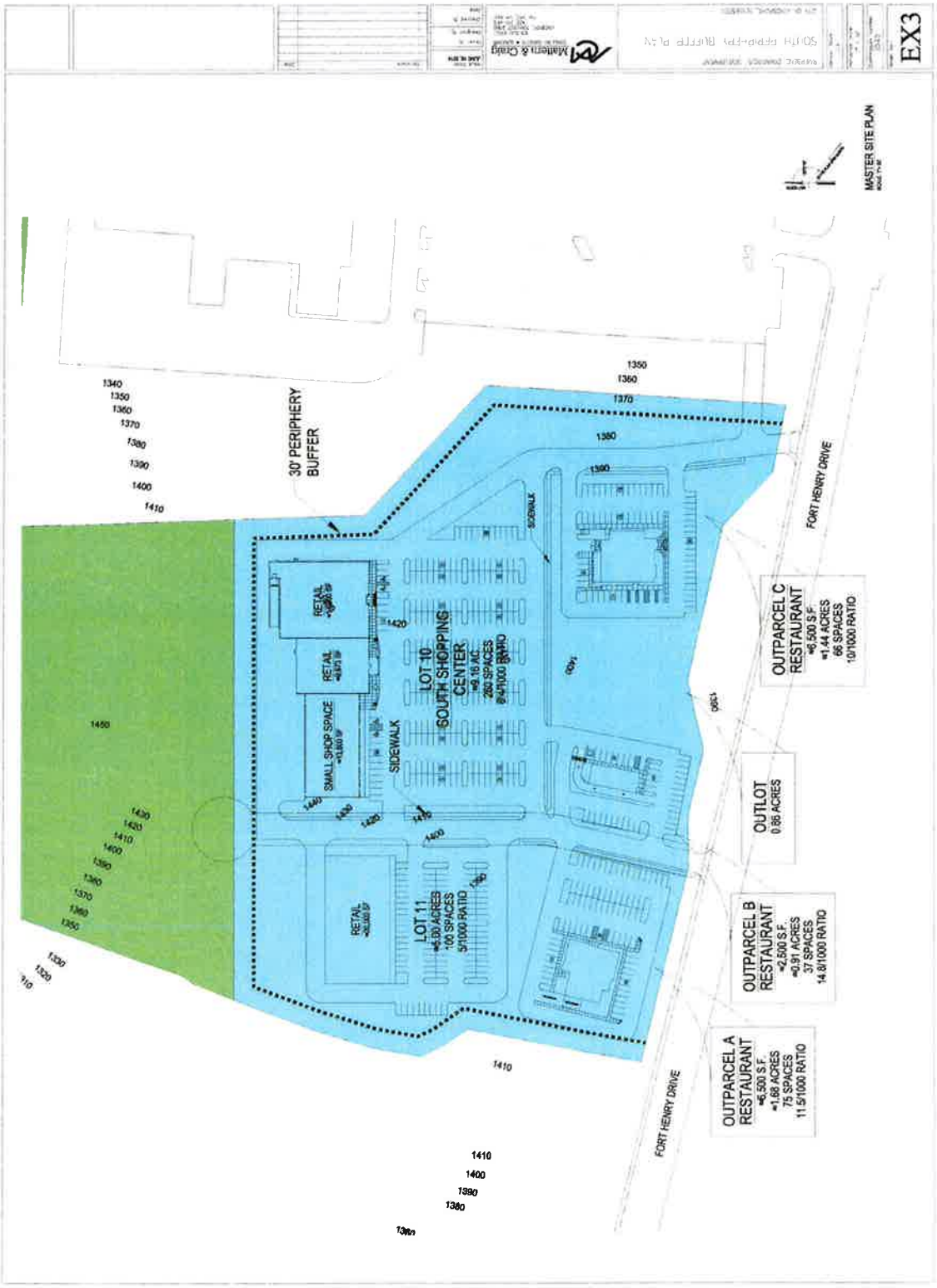
Master Site Plan Sign Package (conceptual)



Kingsport Regional Planning Commission

Rezoning Report File Number 14-101-00009

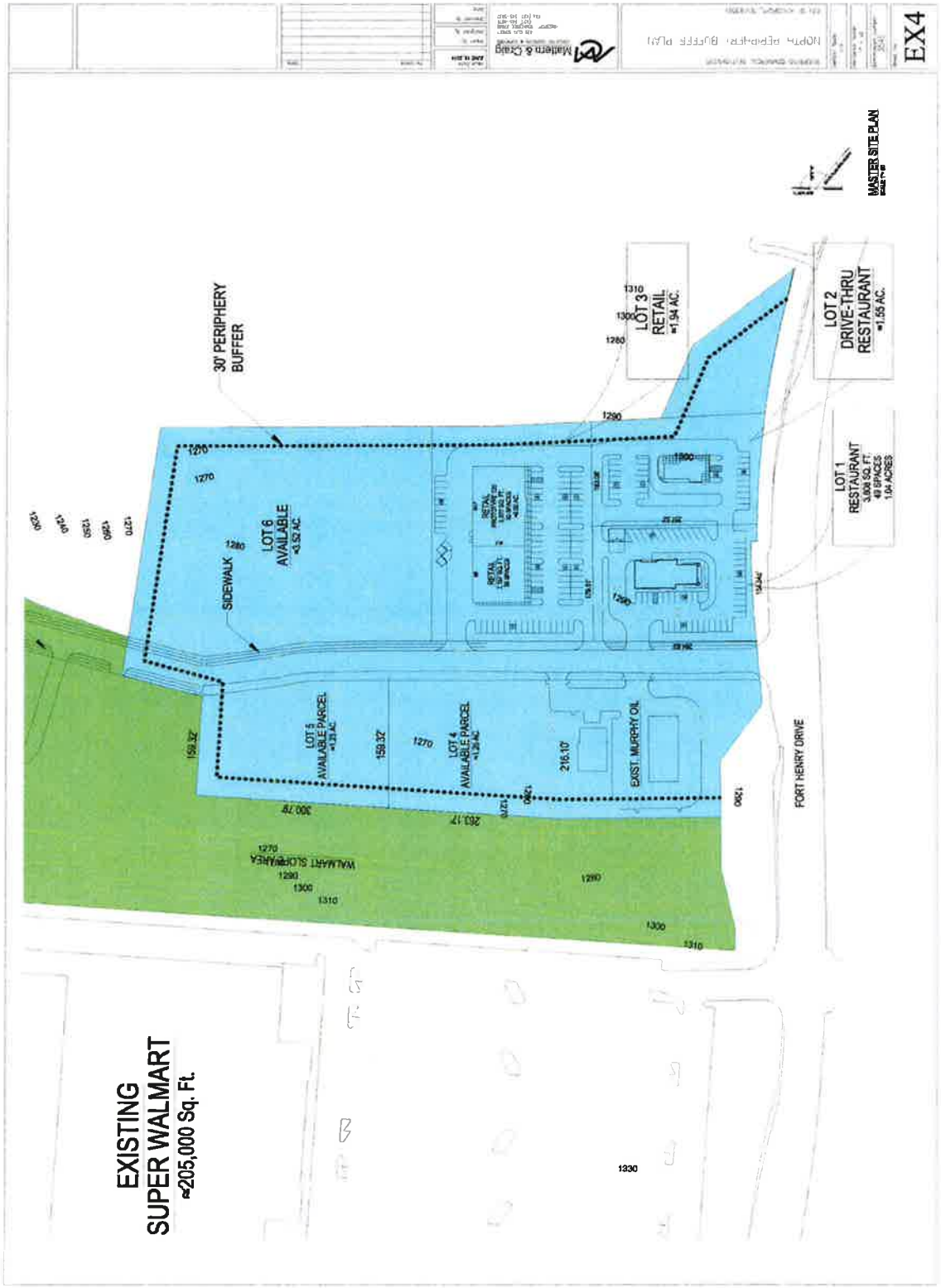
Master Site Plan (Conceptual) for South Side of Development



Kingsport Regional Planning Commission

Rezoning Report **File Number 14-101-00009**

Master Site Plan (Conceptual) for North Side of Development



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on July 17, 2014

Conceptual Site Plan ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on July 3, 2014, Staff offers the following considerations:

DEVELOPMENT STANDARDS (PD zoned portion)

- Total of 290 units proposed (260 apartments and 30 patio homes).
- 1.5 parking spaces per dwelling unit.
- Dwelling units per acre calculation of approximately 3.7 units/acre.
- A minimum of 20% open space is required.
- A single PD sign, 32sq ft in size and 12' tall is proposed to be located on the northern portion of the PD rezoning request along Fort Henry Drive.
- Both rezoning areas requested from B-4P to PD are proposed as open space.

DEVELOPMENT STANDARDS (B-4P zoned portion)

- 30' periphery yard required to provide a buffer from adjacent properties.
- Parking space requirements dependent on aspects of specific commercial uses, to be scrutinized during both preliminary and final zoning development plan approvals.
- The accompanying sign package details the main entrance sign (200sq. ft. in size and 35' tall to be located at the two main entrances to the development). Each individual parcel is proposed to appear the same as The Pavilion Development, containing a 40sq ft., 8' tall monument sign.
- The rezoning area requested from PD to B-4P encompasses a restaurant out parcel along Fort Henry Drive and a single-tenant retail site located at the western end of the portion requested for rezoning.

Property Mobility Features

Both the southern and northern portions of the development site are proposed for main ingress/egress points off Fort Henry Drive. Both main streets serving the development are proposed to be public. A pedestrian mobility network is proposed to skirt the scenic edge of the river. Future development of the proposed City parks should link the mobility paths as well.

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. It is important to note that these standards for review will apply to the areas proposed for rezoning. The requested PD rezoning areas encompass areas not proposed for development, but more for the preservation of open space and desired signage along Fort Henry Drive. The B-4P zone request encompasses the far southern portion of the development along Fort Henry Drive only.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will be suitable to the adjacent property. The portion of the rezoning abutting nearby property is identified as an appropriate area for B-4P use in the Ft. Henry Drive Zoning Study (proposed zoning map).

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. The proposed zone and use of both B-4P and PD zoning has been found desirable for proposed future uses with each containing their own buffering requirements prior to final approval.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property fronting Fort Henry Drive on the southern portion of the development (the B-4P requested portion) has reasonable use as currently zoned. An equally reasonable use is proposed with the B-4P request, complimenting the existing B-4P zoning on the south side of the development along Fort Henry Drive.

4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will add additional burden to the use of existing streets and transportation facilities. To mitigate this burden, the developer has submitted a traffic impact analysis to the Tennessee Department of Transportation. This analysis outlines a case for adding the proposed traffic control measures to Fort Henry Drive.

5. **Whether the proposal is in conformity with the policies and intent of the Ft. Henry Drive Zoning Study?**

   Proposed Zoning Map: proposed as appropriate for PD and B-4P use. The elongated portion of the PD zone request on the north side of the development is identified as appropriate for B-4P use. The configuration of this PD zone request is requested to allow a PD-use sign along Fort Henry Drive. This addition to the amount of total PD

zone, with a successful rezoning, will also add to the open space requirement that determines PD development density.

Proposed use: The proposed use conforms to the zoning study as it will contain the desired uses as supported in the zoning study.

The Future Land Use Plan Map recommends retail and residential use

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposal as both retail/ planned shopping center and PD (residential use).

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. Being in the vicinity of the South Fork of the Holston River, sensitivity to both storm water quality and quantity will be addressed with guidance from the City Storm Water Engineer.

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district from all surrounding districts. The current zoning study addressing the area shows the area addressed by both B-4P and PD zoning.

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 proposed building, land use, and transportation network characteristic of the rezoning site.

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.

CONCLUSION

Staff recommends APPROVAL to rezone from B- 4P to PD to accommodate apartments. Staff also recommends APPROVAL to rezone from PD to B-4P to accommodate retail development. Staff also recommends approval of the conceptual site plan and development sign package. *From a procedural standpoint, one motion will be required for parcel 2.05 and a portion of parcels 2 and 3 to rezone from B-4P to PD. A second motion will be required for a portion of parcels 3 and 4 to rezone from PD to B-4P. A third motion will be needed to grant conceptual site plan and development sign package approval.*

CITY OF KINGSPORT, TENNESSEE

June 24, 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 Main Street Land Development, on Main Street, surveyed by Tim Lingerfelt, RLS, of Alley & Associates, Inc. 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

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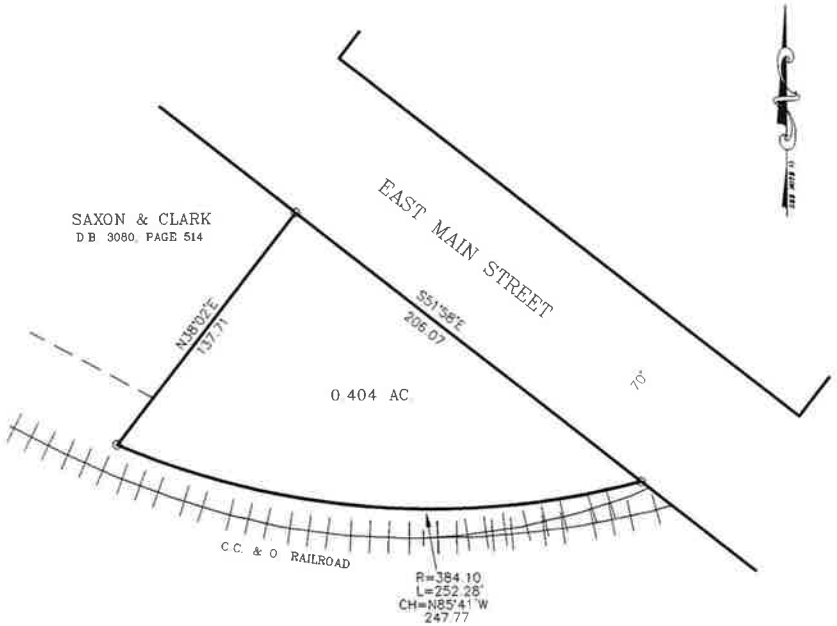

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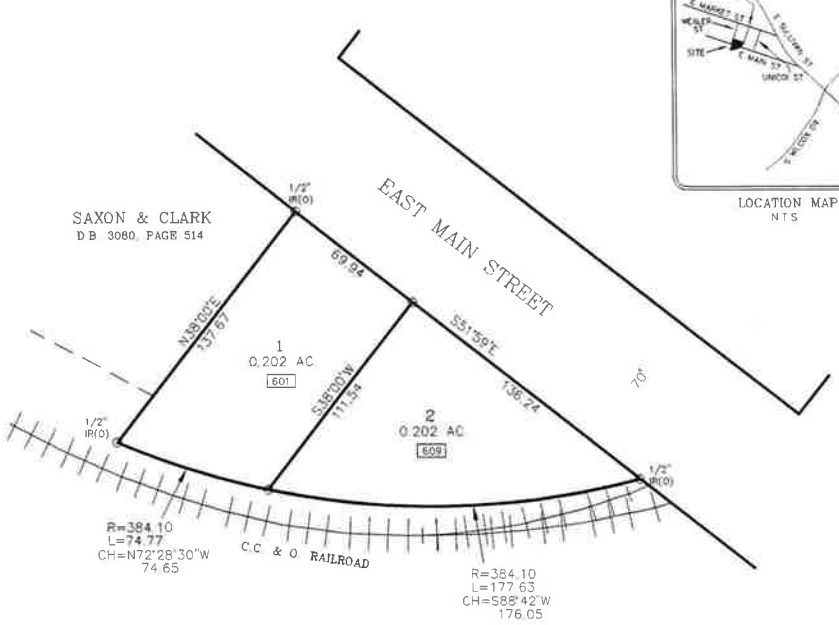

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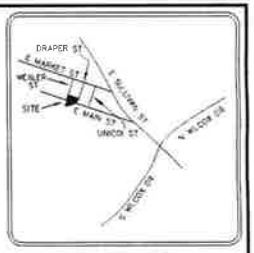


LOCATION MAP
N.T.S.

NOTES:

1) NORTH BASED ON RECORDED PLAT.
2) PROPERTY IS ZONED M-2
SETBACKS:

	M-2
FRONT	10'
REAR	25'
SIDE	10'

3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 14-9636
5) ACAD FILE 14-9636 THOMAS.DWG
6) TAX MAP 046-P "F" PARCEL 8.00
7) DEED REFERENCE: D.B. 563C, PAGE 667 AND D.B. 563C, PAGE 674

LEGEND

IR(O)	*IRON ROD, OLD*
D.B.	*DEED BOOK*
PG.	*PAGE*
AC.	*ACRES*
R=	*RADIUS*
L=	*LENGTH*
CH=	*CHORD*
N.T.S.	*NOT TO SCALE*
123	*911 ADDRESS*

NOTES:

1) NORTH BASED ON SURVEY OF BLOCK 7, CITY OF KINGSPORT.
2) PROPERTY IS ZONED M-2
SETBACKS:
FRONT 10'
REAR 25'
SIDE 10'
SETBACKS TO CONFORM TO ZONING DESIGNATION.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 14-9636
5) ACAD FILE 14-9636 THOMAS.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 46-P "F" PARCEL 8
8) DEED REFERENCE: D.B. 563C, PAGE 667 AND D.B. 563C, PAGE 674
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.

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.

_____ 20_____
DATE

OWNER

CERTIFICATE OF ACCURACY

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

_____ 20_____
DATE

REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20_____
DATE

TRAFFIC ENGINEERING MANAGER

ADVANCE COPY

TIM LINGERFELT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2330

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX (423) 392-8898
E-MAIL tlingerfelt@alleyassociates.com

DIVISION OF
MAIN STREET LAND DEVELOPMENT COMPANY, INC.

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

_____ 20_____
DATE

CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

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

_____ 20_____
DATE

CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

_____ 20_____
DATE

KINGSPORT AUTHORIZING AGENT

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.

_____ 20_____
DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ 20_____
DATE

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.404 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER MICHAEL THOMAS CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=40' 40 20 0 40 80

07-06

CITY OF KINGSPORT, TENNESSEE

June 19, 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 replat of the Grace McCurry Subdivision on Cox Hollow Road as surveyed by Steven Lyons RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

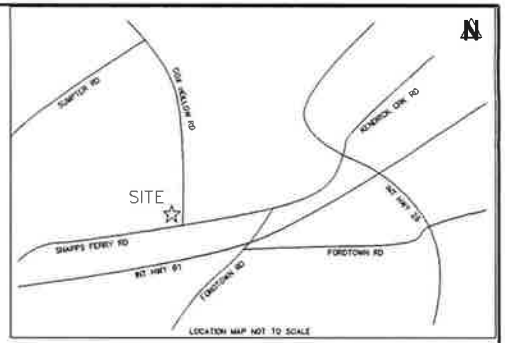
Lynn Tully
Planning Manager

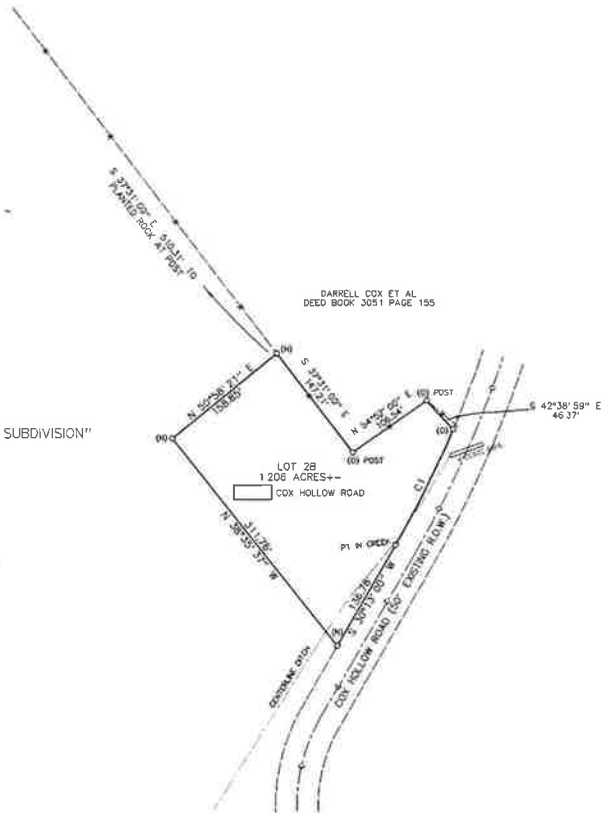
C: Kingsport Regional Planning Commission

PDF created with pdfFactory trial version www.pdffactory.com

REFERENCED TO
P.B. 50 PG. 438

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	1231.29'	07°05' 01"	152.23'	152.13'	76.21'	S 26°40' 29" W





REGISTER OF DEEDS ONLY

TDOT USE ONLY

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

Scale in Feet: 200 150 100 50 0 100 200

LEGEND

(O) 1/2" REBAR IRON PIN OLD
(N) 1/2"X16" REBAR PIN NEW "LYONS 1608"
FENCE
CENTER LINE
ADJOINER LINE

NOTES:

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

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

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 47163C0235D, EFFECTIVE DATE: SEPTEMBER 29, 2006

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION & IS SUBJECT TO THE FINDINGS THEREOF

BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE (CURRENT ZONING: A-1)

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

PLAT REFERENCE: PLAT BOOK 50 PAGE 438

DEED REFERENCE: DEED BOOK 1510C PAGE 774

TAX REFERENCE: MAP 119 PART OF PARCEL 112.00

PROPERTY ADDRESS: _____ COX HOLLOW ROAD, KINGSPORT, TN 37663

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE _____ 20 ____

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

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 THE PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED

DATE _____ 20 ____ DATE _____ 20 ____

OWNER OWNER

CERTIFICATE OF ACCURACY

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

DATE _____ 20 ____

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS

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

DATE _____ 20 ____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

DATE _____ 20 ____

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

CONFIRMED BY CITY PLANNER/DIRECTOR

SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

LOT 2B, GRACE MCCURRY SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES ... 1.206 ... TOTAL LOTS ... 1 ...
ACRES NEW ROAD ... 0 ... MILES NEW ROAD ... 0 ...
OWNERS ... GARRELL & MJD SOX ...
SURVEYOR ... STAKES & LYONS ... CIVIL DISTRICT ... 16TH ...
CLOSURE ERROR ... 1:10000 ...
SCALE 1" = 100' ... FILE: COXMDY05-08-14FIELD.SCA DRAWN BY: WJS

07-07

CITY OF KINGSPORT, TENNESSEE

June 24, 2014

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

Dear Mr. Ward:

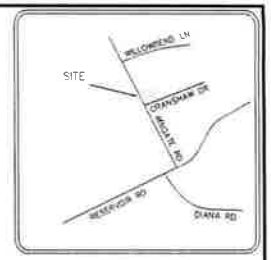
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Willowbrook Subdivision, Lot 1 on Willowbrook Trace, surveyed by Tim Lingerfelt, RLS, of Alley & Associates, Inc. meets the Minimum Standards for Subdivision Development 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,

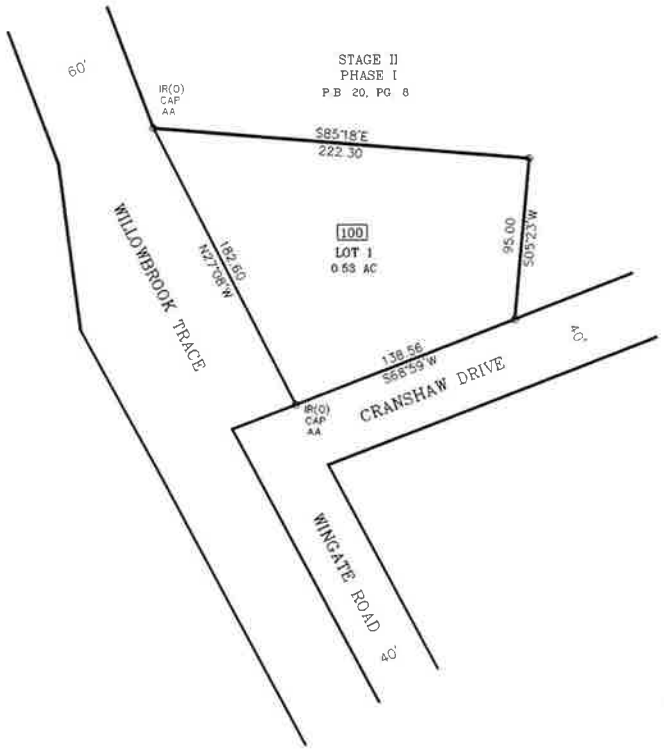
Lynn Tully
Planning Director

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2014
THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE



LOCATION MAP
N.T.S.



LEGEND

IR(O)	*IRON ROD, OLD*
IR(N)	*IRON ROD, NEW*
P.B.	*PLAT BOOK*
PG.	*PAGE*
AC.	*ACRES*
N.T.S.	*NOT TO SCALE*
AA	*ALLEY & ASSOCIATES*

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX (423) 392-8698
E-MAIL: tlingerfelt@alleyassociates.com

NOTES:

1) NORTH BASED ON RECORDED PLAT
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
3) JOB NO. 14-9677
4) ACAD FILE 14-9677 WILLOWBROOK HOA.DWG
5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
6) PRIOR PLAT REFERENCE P.B. 17, PAGE 33
7) 1/2" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED

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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE ESTABLISH THE BUILDING LINES, AND DEDICATE ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PRIVATE USE AS NOTED.

_____ 20_____

OWNER

CERTIFICATE OF ACCURACY

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

_____ 20_____

DATE

REGISTERED SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20_____

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

_____ 20_____

CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

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

_____ 20_____

DATE

CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

_____ 20_____

DATE

KINGSPORT AUTHORIZING AGENT

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.

_____ 20_____

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ 20_____

DATE

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

LOT 1, STAGE 1, PHASE 1

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.53 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER WILLOWBROOK HOMEOWNERS, INC. CIVIL DISTRICT 13TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=50' 50 0 50 100

07-08

This Conveyance was prepared by an Attorney from Information Furnished by the Parties Thereto. Click Here to Upgrade to Unlimited Pages and Expanded Features PDF Complete

CITY OF KINGSPORT, TENNESSEE

June 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 the Bishop Subdivison Replat, on Island Road, surveyed by Dan Saxon of Saxon & 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

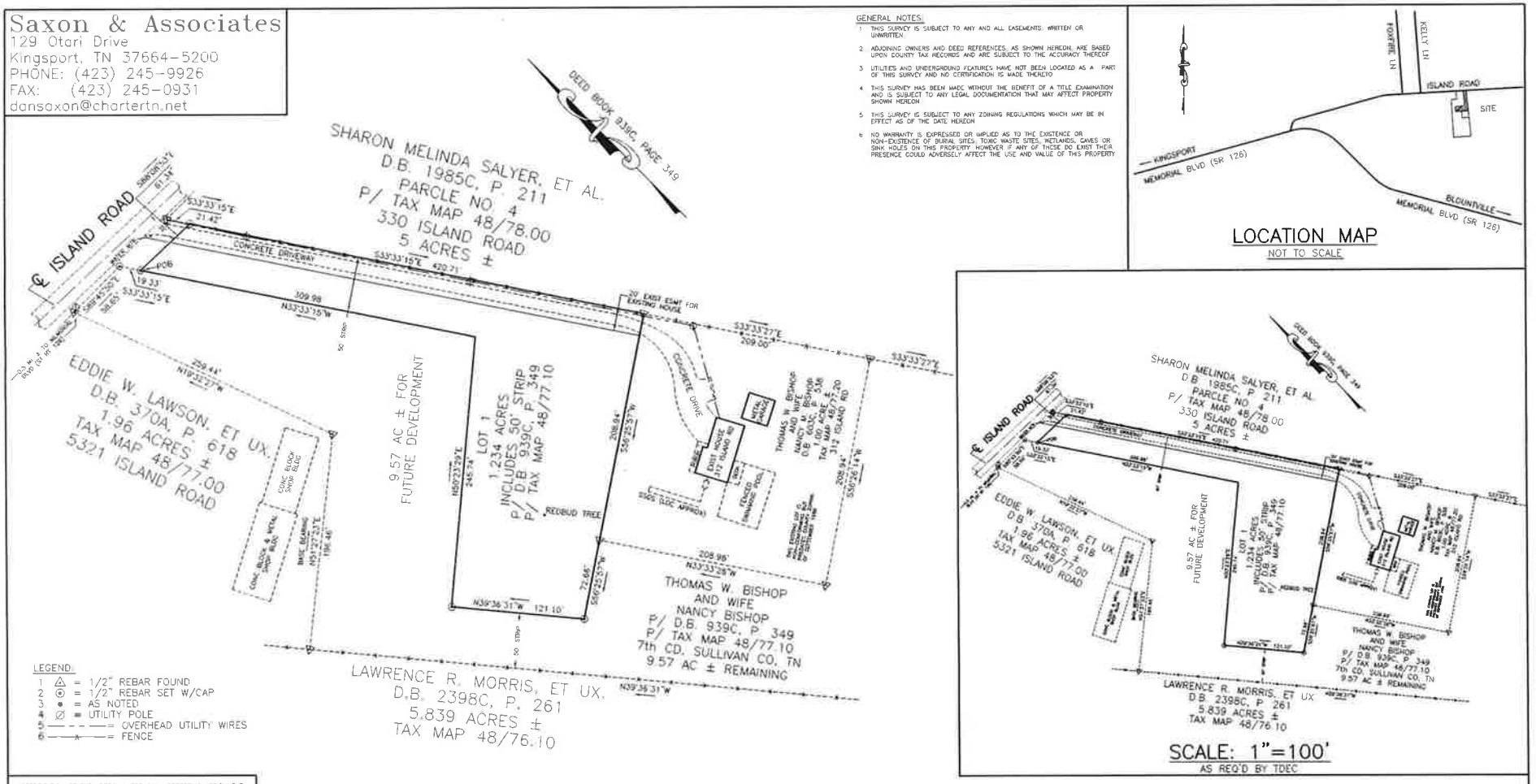
C: Kingsport Regional Planning Commission

60-70

Saxon & Associates
129 Otari Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
FAX: (423) 245-0931
dansaxon@chartertn.net

GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES, TOXIC WASTE SITES, WETLANDS, CAVES OR SINK HOLES ON THIS PROPERTY. HOWEVER IF ANY OF THESE DO EXIST THEIR PRESENCE COULD ADVERSELY AFFECT THE USE AND VALUE OF THIS PROPERTY



LEGEND:

1. △ = 1/2" REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/CAP
3. ● = AS NOTED
4. ∅ = UTILITY POLE
5. — — — = OVERHEAD UTILITY WIRES
6. —x— = FENCE

LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'
AS REQ'D BY TDEC

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE _____ 20____

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

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE _____ 20____

AUTHORIZING AGENT

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL 470181 0070D, DATED 29 SEP 2006, AND IS IN A ZONE "X" (OUTSIDE 500 YR FLOOD)

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1>10,000 AS SHOWN HEREON

DANIEL I. SAXON REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE No. 334

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ 20____

THOMAS W. BISHOP

NANCY BISHOP

CERTIFICATE OF ACCURACY

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

DATE _____ 20____

DANIEL I. SAXON, TN RLS #334

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE _____ 20____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATE: _____ 20____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE 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, TN REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

DATE _____ 20____

SECRETARY KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

THOMAS & NANCY BISHOP PROPERTY

TAX MAP 48, PARCEL 77.20

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.234	TOTAL LOTS ONE
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNER THOMAS W. & NANCY BISHOP	CIVIL DISTRICT 7th
SURVEYOR DANIEL I. SAXON, RLS #334	CLOSURE ERROR 1>10,000

SCALE 1" = 60' (0, 60', 120', 180')

CITY OF KINGSPORT, TENNESSEE

June 30, 2014

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

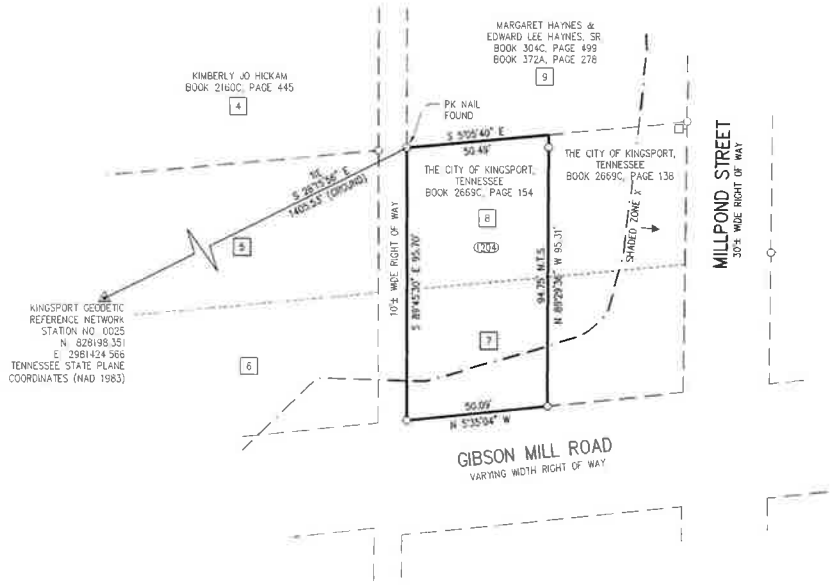
Dear Mr. Ward:

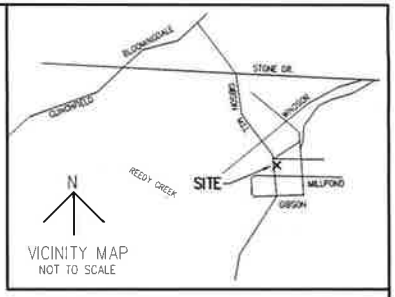
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Cedar View Addition Lot 7R, on Gibson Mill Road., surveyed by David Barr of Mattern & Craig, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision 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.

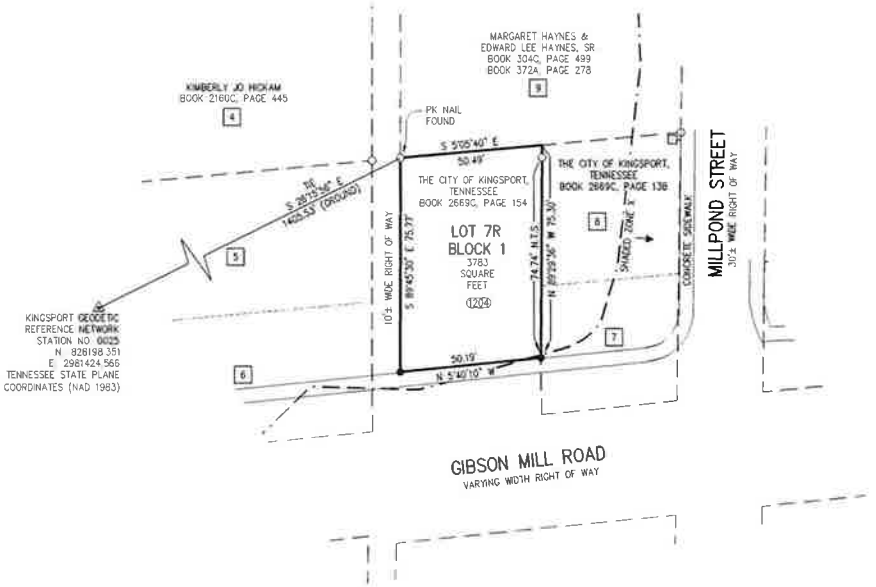
Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission







LEGEND

○	1/2" DIAMETER IRON FOUND (EXCEPT AS NOTED)
●	1/2" DIAMETER IRON ROD SET (WITH IDENTIFICATION CAP)
⊎	DRILL HOLE MADE IN CONCRETE SIDEWALK THIS SURVEY
⊡	UTILITY POLE
— · —	FLOODPLAIN OR FLOODWAY BOUNDARIES SCALED FROM FLOOD INSURANCE RATE MAP
- - -	UNSURVEYED LINES DRAWN BY DEED DESCRIPTION
.....	ORIGINAL LOT LINES OF BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A
[#]	ORIGINAL LOT NUMBERS OF BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A
(911)	E911 ADDRESS
N.T.S.	NOT TO SCALE

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND A PORTION OF THE SUBJECT PROPERTY TO BE LOCATED IN SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

FIRM MAP # 47163C0045D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE SEPTEMBER 29, 2006

ZONING:
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R1B
SETBACKS 30' FRONT, 8' SIDE, 30' REAR

MONUMENTATION:
ALL CORNERS ARE MARKED AS SHOWN

RECORDING DATA:
PROPERTY RECORDED AT BOOK 2669C, PAGE 154 AND IS SHOWN ON TAX MAP 46C, GROUP B, PARCEL 25.01

DAVID L. BARR — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1647

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:47892

FINAL PLAT SUBDIVISION OF

THE NORTHERN PORTION OF LOTS 7 & 8, BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A

11th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
429 CLAY STREET
KINGSPORT, TENNESSEE 37660
(423) 245-4970
FAX (423) 245-5932

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20___

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 20___

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE 20___

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

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

OWNER DATE 20___

OWNER DATE 20___

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

9-10 DATE 2013

REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE 20___

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE 20___

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 20___

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.087	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0

OWNER THE CITY OF KINGSPORT, TENNESSEE CIVIL DISTRICT 11TH
SURVEYOR DAVID L. BARR CLOSURE ERROR 1: 47892

SCALE 1" = 30'
30 15 0 30

07-10

I:\1961NP\SURVEY\SUBPLT\1961NP-20130D REPLAT.DWG 09/10/13 09:07

CITY OF KINGSPORT, TENNESSEE

June 30, 2014

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

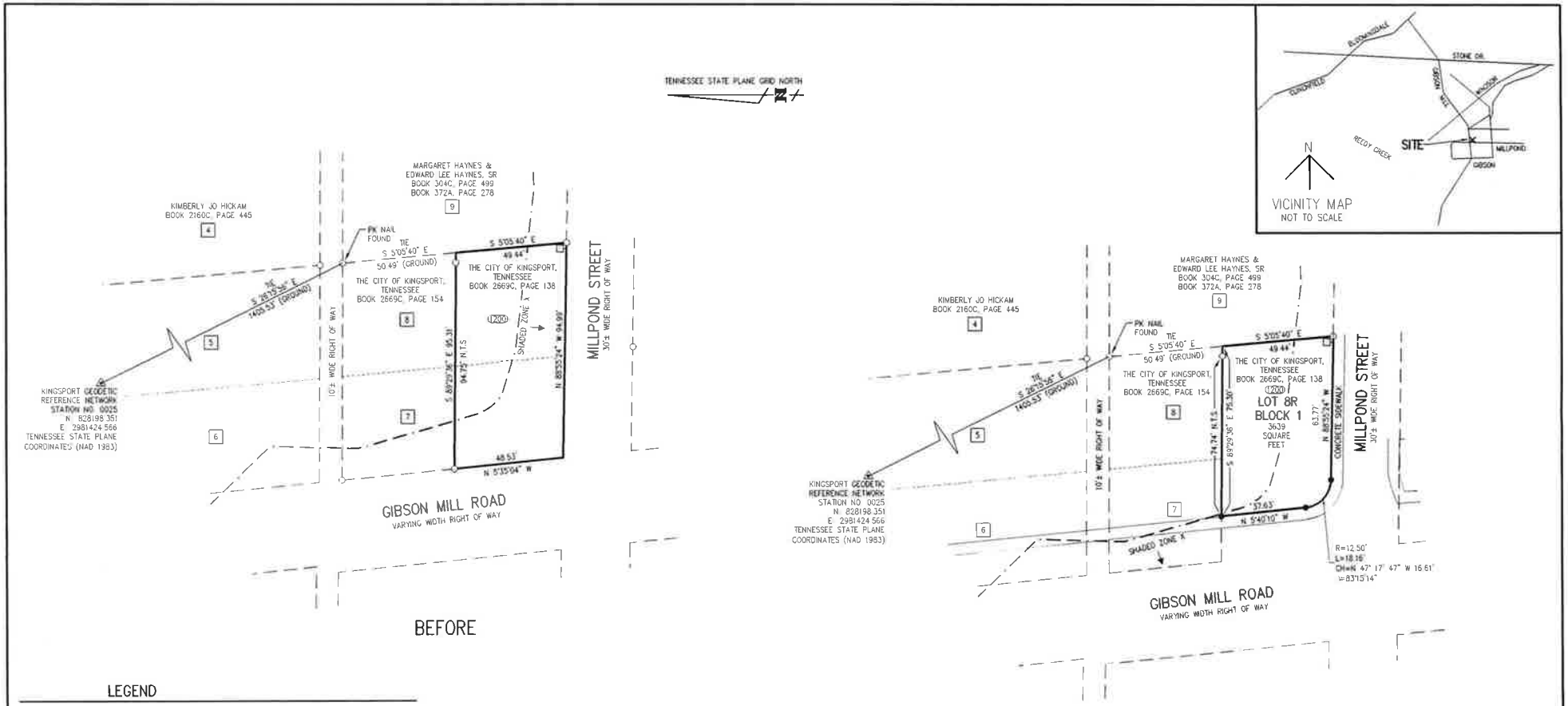
Dear Mr. Ward:

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 8R, on Gibson Mill Road., surveyed by David Barr of 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



LEGEND

○	1/2" DIAMETER IRON FOUND (EXCEPT AS NOTED)
●	1/2" DIAMETER IRON ROD SET (WITH IDENTIFICATION CAP)
□	UTILITY POLE
— · — · —	FLOODPLAIN OR FLOODWAY BOUNDARIES SCALED FROM FLOOD INSURANCE RATE MAP
- - - - -	UNSURVEYED LINES DRAWN BY DEED DESCRIPTION
.....	ORIGINAL LOT LINES OF BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A
7	ORIGINAL LOT NUMBERS OF BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A
(E911)	E911 ADDRESS (GIBSON MILL ROAD)
N.T.S	NOT TO SCALE

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND A PORTION OF THE SUBJECT PROPERTY TO BE LOCATED IN SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

FIRM MAP # 47163C0045D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

ZONING:
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R1B
SETBACKS: 30' FRONT, 8' SIDE, 30' REAR

MONUMENTATION
ALL CORNERS ARE MARKED AS SHOWN

RECORDING DATA:
PROPERTY RECORDED AT BOOK 2669C, PAGE 138 AND IS SHOWN ON TAX MAP 46G, GROUP B, PARCEL 25

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
429 CLAY STREET
KINGSPORT, TENNESSEE 37660
(423) 245-4970
FAX (423) 245-5932

DAVID L. BARR REGISTERED LAND SURVEYOR TENNESSEE NO. 1847

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:47892

FINAL PLAT SUBDIVISION OF

THE SOUTHERN PORTION OF LOTS 7 & 8, BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A

11th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

07-11

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ DATE _____ 20____
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ DATE _____ 20____
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

_____ DATE _____ 20____
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

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 M Y(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

_____ _____ DATE 20____
OWNER

_____ _____ DATE 20____
OWNER

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

10-10 DATE 2013
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

_____ DATE _____ 20____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ DATE _____ 20____
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.084	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	THE CITY OF KINGSPORT, TENNESSEE	CIVIL DISTRICT	11TH
SURVEYOR	DAVID L. BARR	CLOSURE ERROR	1:47892

SCALE 1" = 30'
30 15 0 30

F:\SURVEY\SURVEY\DRAWINGS\ 11X17P - 2010.DWG REPLOTTED: 10/10/13 08:56

CITY OF KINGSPORT, TENNESSEE

July 2, 2014

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

Dear Mr. Ward:

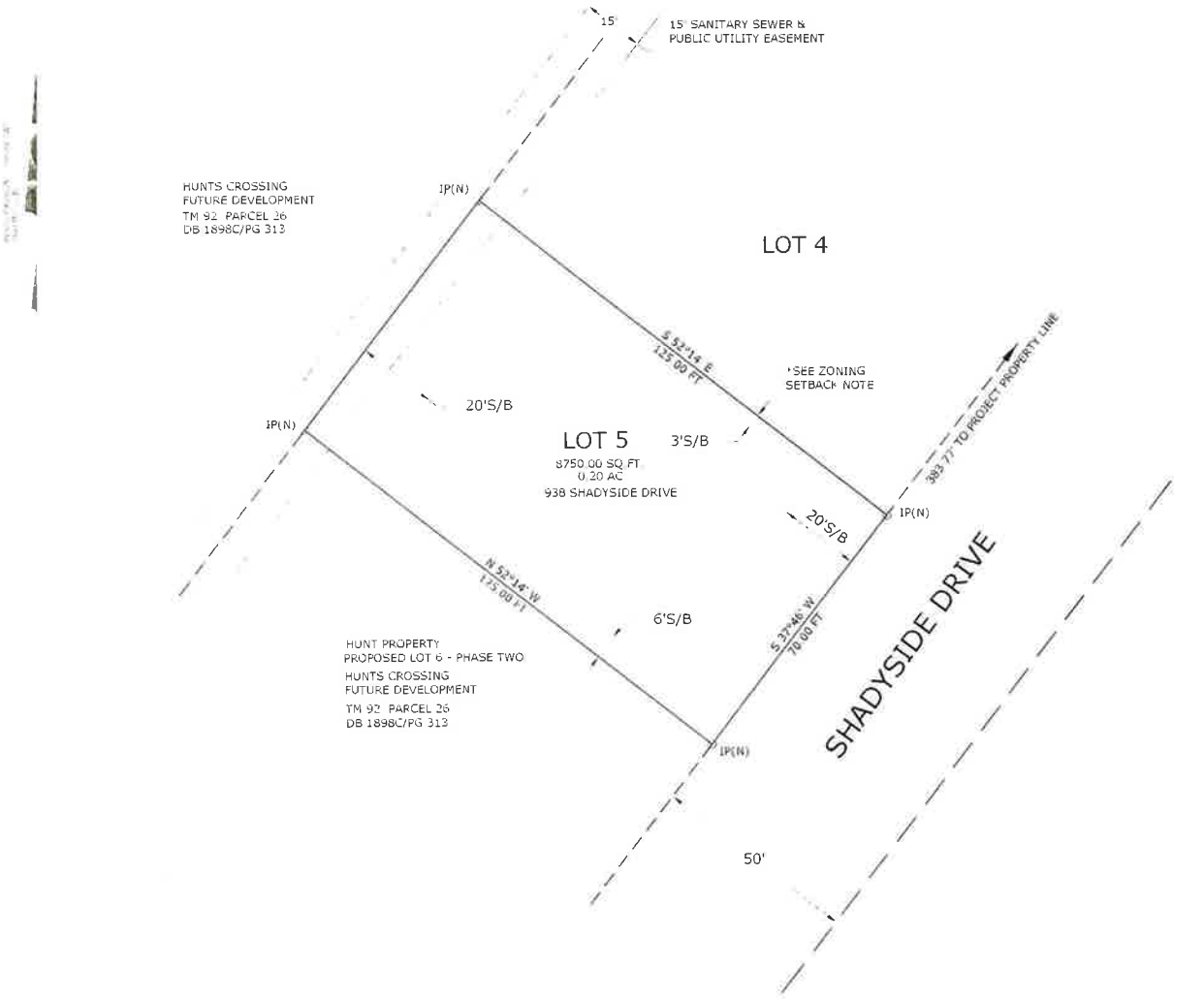
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Hunts Crossing, Lot 5 on Shadyside Drive, surveyed by Danny Carr & Assoicates, RLS. meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the 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

07-12



VICINITY MAP
NOT TO SCALE

RECORDING DATA

BARKER HUNT
DB 1898C/PG 313
TAX MAP 92 PARCEL 26

ABBREVIATIONS

DB - DEED BOOK
IP(O) - IRON PIN OLD & FOUND
IP(N) - IRON PIN NEW AND SET
TM - SULLIVAN COUNTY TAX MAP
S/B - ZONING SETBACK LINE

FLOOD CERTIFICATION

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

ZONING

PROPERTY IS ZONED CITY OF KINGSPORT
R3 (MULTI-FAMILY RESIDENTIAL)
SETBACKS: 20' FRONT/20' REAR
SIDE YARD SETBACK FROM 6' TO 3' FOR ONE SIDE ONLY ON EACH LOT. HOUSES MAY NOT BE CLOSER THAN 9' (A 3' SIDE SETBACK MAY ONLY ABUT A 6' SETBACK ON THE ADJOINING LOT).

THE DEVELOPER OR HOMEOWNERS ASSOC. MAY SWITCH THE SIDE OF THE LOT THAT RECEIVES THE 3' SETBACK UPON SUBMISSION OF A REVISED PLAN TO THE KINGSPORT PLANNING DEPARTMENT FOR APPROVAL. A BUILDER AND/OR LOT OWNER MAY ONLY MAKE THESE REVISIONS BY REQUESTING THE CHANGE THROUGH THE DEVELOPER OR HOMEOWNERS ASSOCIATION.

SETBACK VARIANCE CASE NO. 07-701-00019

EASEMENTS

SEE PLAT FOR 15' SANITARY SEWER EASEMENT AND PUBLIC UTILITY EASEMENT ALONG REAR LOT LINE.

20 0 20 40 60
Scale: 1" = 20'

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

LOT 5
HUNTS CROSSING - PHASE TWO

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	8750.00 SQ.FT 0.20 AC	TOTAL LOTS	0
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HUNT	CIVIL DISTRICT	13TH
SURVEYOR	CARTER, CARR & ASSOC	CLOSURE ERROR	1 7500

SCALE: 1"=20'

CITY OF KINGSPORT, TENNESSEE

July 2, 2014

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

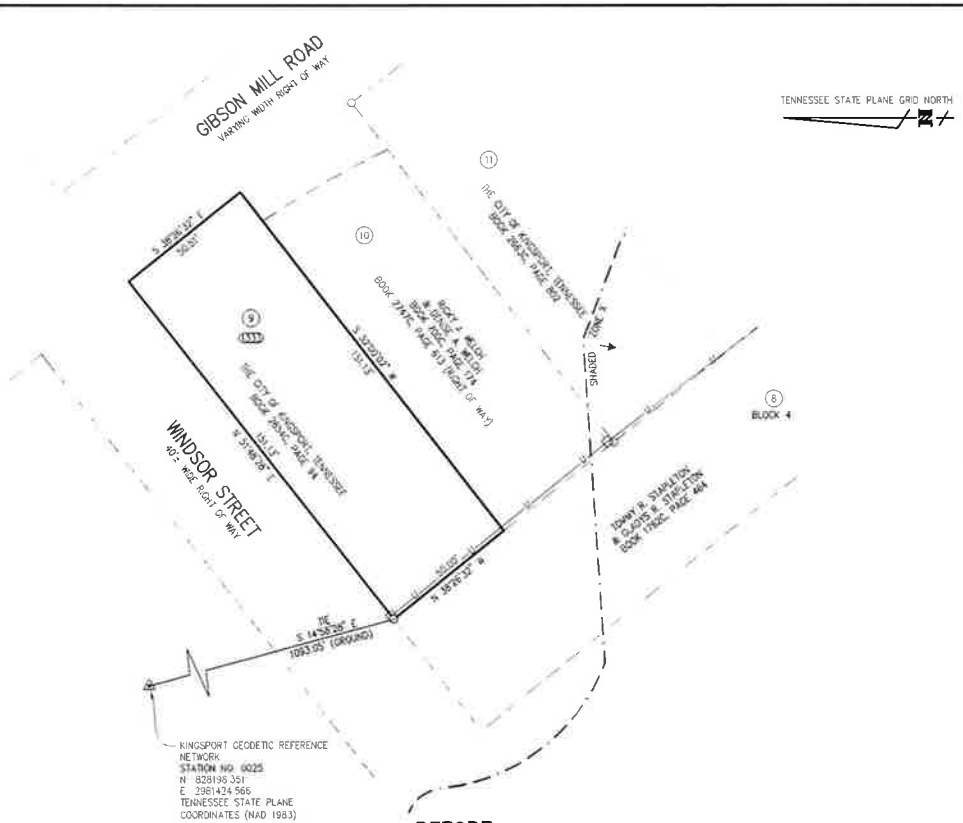
Dear Mr. Ward:

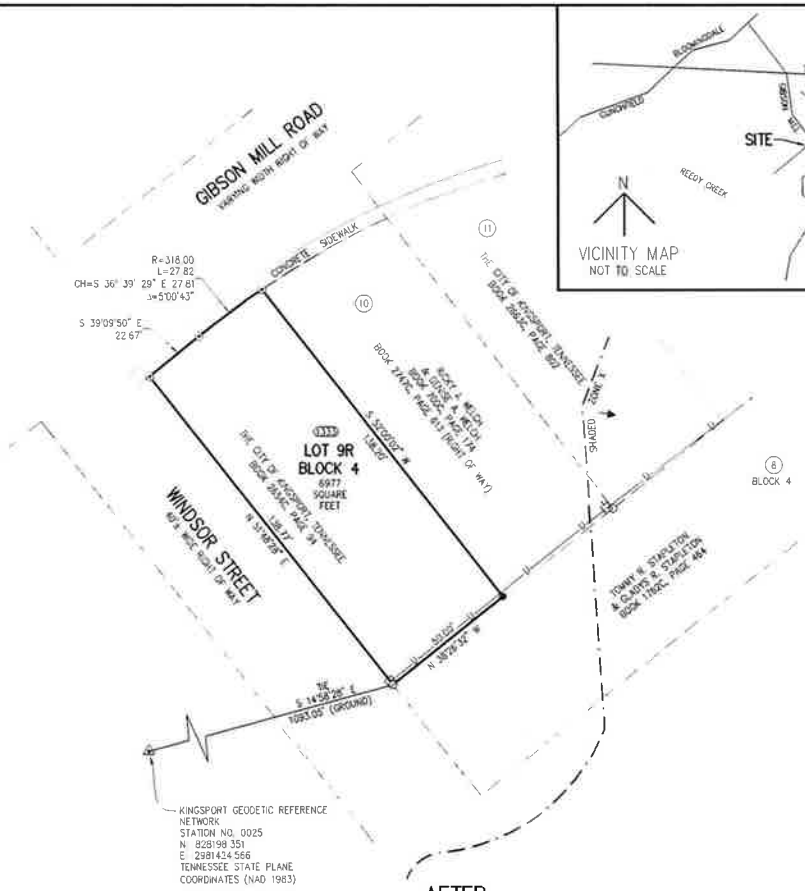
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Cedar View Addition, Lot 9 on Gibson Mill Road, surveyed by Mattern & Craig, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

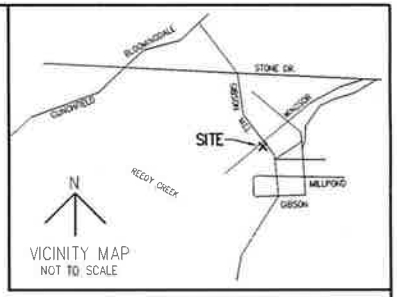
Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission







LEGEND

- ○ 1/2" DIAMETER IRON FOUND
- ● 1/2" DIAMETER IRON ROD SET (WITH IDENTIFICATION CAP)
- DRILL HOLE MADE IN CONCRETE SIDEWALK THIS SURVEY
- UTILITY POLE
- —U— OVERHEAD UTILITY LINES
- FLOODPLAIN OR FLOODWAY BOUNDARIES SCALED FROM FLOOD INSURANCE RATE MAP
- UNSURVEYED LINES DRAWN BY DEED DESCRIPTION
- ORIGINAL LOT LINES OF BLOCK 4, CEDAR VIEW ADDITION TO KINGSPORT TENN. PLAT BOOK 1, PAGES 140 & 152
- (9) ORIGINAL LOT NUMBERS OF BLOCK 4, CEDAR VIEW ADDITION TO KINGSPORT TENN. PLAT BOOK 1, PAGES 140 & 152
- (E911) E911 ADDRESS (GIBSON MILL ROAD)

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE SUBJECT PROPERTY TO BE LOCATED IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

FIRM MAP # 47163C0045D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

ZONING:
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R1B
SETBACKS: 30' FRONT, 8' SIDE, 30' REAR

MONUMENTATION:
ALL CORNERS ARE MARKED AS SHOWN

RECORDING DATA
PROPERTY RECORDED AT BOOK 2654C, PAGE 9 AND IS SHOWN ON TAX MAP 46G, GROUP A, PARCEL 21

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20____
DATE

_____
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ 20____
DATE

_____
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

_____ 20____
DATE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) 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

_____ _____ 20____
OWNER DATE

_____ _____ 20____
OWNER DATE

CERTIFICATE OF ACCURACY

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

9-10 20 13
DATE

REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

_____ 20____
DATE

_____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

_____ 20____
DATE

_____
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

OR

_____
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ 20____
DATE

_____
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.160	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	THE CITY OF KINGSPORT, TENNESSEE	CIVIL DISTRICT	11TH
SURVEYOR	DAVID L. BARR	CLOSURE ERROR	1:47892

SCALE 1" = 30'
30 15 0 30

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
429 CLAY STREET
KINGSPORT, TENNESSEE 37660
(423) 245-4970
FAX (423) 245-5932

DAVID L. BARR
REGISTERED LAND SURVEYOR
SIGNATURE
COMMISSION NO. 1614
TENNESSEE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:47892

FINAL PLAT SUBDIVISION OF

LOT 9, BLOCK 4, CEDAR VIEW ADDITION TO KINGSPORT TENN. PLAT BOOK 1, PAGE 152

11th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

07-13

I:\KINGSPORT\DWG\SURVEY DRAWINGS\ 7958NF - 2013SR REPLATDWG 09/10/13 09:07

CITY OF KINGSPORT, TENNESSEE

July 2, 2014

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

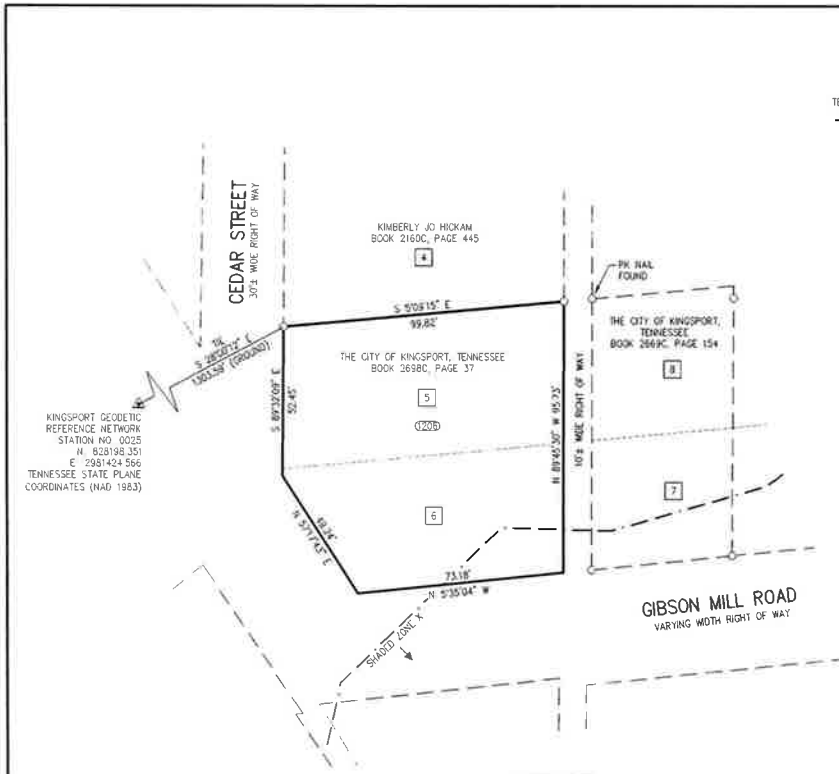
Dear Mr. Ward:

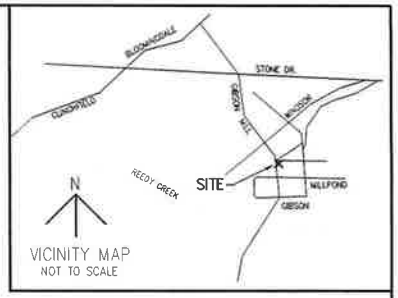
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Cedar View Addition, Lot 5R on Gibson Mill Road, surveyed by Mattern & Craig, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

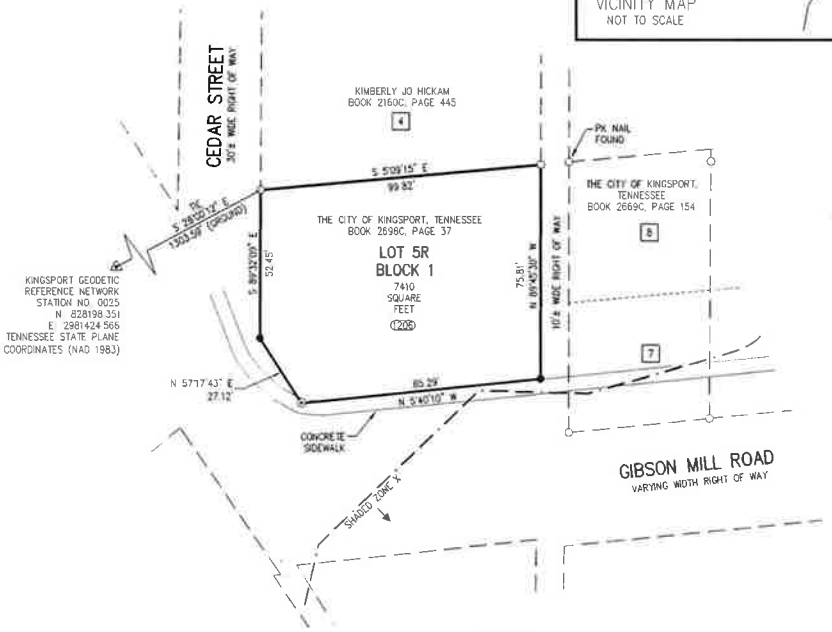
Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission







LEGEND

- ○ 1/2" DIAMETER IRON FOUND (EXCEPT AS NOTED)
- ● 1/2" DIAMETER IRON ROD SET (WITH IDENTIFICATION CAP)
- ⊙ DRILL HOLE MADE IN CONCRETE SIDEWALK THIS SURVEY
- FLOODPLAIN OR FLOODWAY BOUNDARIES SCALED FROM FLOOD INSURANCE RATE MAP
- UNSURVEYED LINES DRAWN BY DEED DESCRIPTION
- ORIGINAL LOT LINES OF BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A
- [#] ORIGINAL LOT NUMBERS OF BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A
- (E911) E911 ADDRESS (GIBSON MILL ROAD)

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE SUBJECT PROPERTY (LOT 5R) TO BE LOCATED IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIRM MAP # 47163C0045D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

ZONING:
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R1B
SETBACKS: 30' FRONT, 8' SIDE, 30' REAR

MONUMENTATION:
ALL CORNERS ARE MARKED AS SHOWN

RECORDING DATA:
PROPERTY RECORDED AT BOOK 2698C, PAGE 37 AND IS SHOWN ON TAX MAP 46G, GROUP B, PARCEL 26

DAVID L. BARR
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1614

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY, WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:47892

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
429 CLAY STREET
KINGSPORT, TENNESSEE 37660
(423) 245-4970
FAX (423) 245-5932

FINAL PLAT SUBDIVISION OF

LOT 5 & A PORTION OF LOT 6, BLOCK 1, CEDAR VIEW ADDITION TO KINGSPORT TENNESSEE PLAT BOOK A, PAGE 30A 11th CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20____
DATE

_____
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ 20____
DATE

_____
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

_____ 20____
DATE

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) 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

_____ _____ 20____
OWNER DATE

_____ _____ 20____
OWNER DATE

CERTIFICATE OF ACCURACY

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

9-10 20 13
DATE

_____
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

_____ 20____
DATE

_____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

_____ 20____
DATE

_____
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

OR

_____
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ 20____
DATE

_____
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.170	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	THE CITY OF KINGSPORT, TENNESSEE	CIVIL DISTRICT	11TH
SURVEYOR	DAVID L. BARR	CLOSURE ERROR	1:47892

SCALE 1" = 30'
30 15 0 30

07-14

I:\96INP\SURVEY\SURVEYDRAWINGS_96INP-201308 REPLATDWG 09/10/13 09:07

CITY OF KINGSPORT, TENNESSEE

June 30, 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 Poplar Grove Baptist Church Replat, on Poplar Grove Rd., surveyed by Danny Carr of Carter, Carr, & 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,

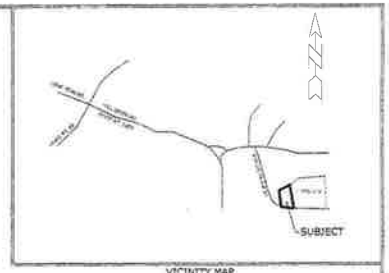
Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission

07-15

BEARINGS BASED ON CAMPER DEED DB 550C/ PG 561

PAUL S. WALLEN
DB 197A/ PG 550
CM 104L, TM 104L, Group B, PARCEL 14.00
DEEDED 7.48 AC
AFTER SUBDIVISION 7.305 AC±



VICINITY MAP
NOT TO SCALE

RECORDING DATA

PROPERTY SHOWN AS TRUSTEES OF "POPLAR GROVE BAPTIST CHURCH"
PROPERTY RECORDED AT DEED BOOK 108A/ PAGE 66
AND IS SHOWN ON TAX MAP 104K, GROUP B, PARCEL 15

ABBREVIATIONS AND SYMBOLS

DB= DEED BOOK
IP(O)= IRON PIN OLD AND FOUND, SIZE AS NOTED
IP(N)= 1/2" IRON PIN NEW AND SET
OVERHEAD UTILITY LINES
OLD SUBDIVISION LOT LINE
PG= PAGE
R.O.W.= RIGHT OF WAY
SANITARY SEWER LINE
UNSURVEYED ADJOINERS LINES
UTILITY POLE

FLOOD CERTIFICATION

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

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

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R1
SETBACKS: 30' FRONT/12' SIDE/30' REAR

MONUMENTATION

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

911 ADDRESSING

758 = SULLIVAN COUNTY GIS EXISTING ADDRESS ASSIGNMENT

06/26/2014 - 01:58:58 PM
14010864
1 PGS AL-PLAT BATCH: 66884
PLAT BOOK: P54
PAGE: 436-436

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

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

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20__

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

6-27 20 14
DATE

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

June 19, 20 14
DATE

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

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

June 9th 20 14
DATE

Shirley Jean Wallen
OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AS PERFORMED BY ME; THAT IT IS PROJECTED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 20 14

REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

6-6-14 20 14
DATE

CITY ENGINEER OR DESIGNATED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE 20__

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

11/6/05 20 14
DATE

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

ADDITION TO

POPLAR GROVE BAPTIST CHURCH PROPERTY

SULLIVAN COUNTY, TENNESSEE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.789 Acres± TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER TRUSTEES OF POPLAR GROVE CHURCH CIVIL DISTRICT 15TH
SURVEYOR CARTER, CARR & ASSOC. CLOSURE ERROR 1:10000

SCALE: 1"=100'

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

Building Divison Monthly Report

JUNE 2014

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	15	$69,644
ADDITIONS	4	$60,700
ALTERATIONS	8	$94,084
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	9	$1,832,459
RESIDENTIAL ROOF	10	$62,600
COMMERCIAL PERMITS		
ADDITIONS	1	$5,000
ALTERATIONS	1	$8,000
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW COMMUNICATION TOWER		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	2	$1,299,006
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	$800,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	$2,000
GRADING		
FOUNDATION ONLY		
COMMERCIAL ROOF	3	$181,613
TOTAL	**55**	**$4,415,106**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	6	
MOVE STRUCTURE	10	
SIGNS	2	
TENTS		
TOTAL PERMITS ISSUED	**73**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$31,134,379**

07-17

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
DEERFIELD CONSTRUCTION CO. INC	BTA OUT OF TOWN ADDRESS	BITZER, STEVEN W	8960 GLENDALE-MILFORD RD		LOVELAND	OH	45140	513	9844096	140630
TOTAL BUILDING MAINTENANCE, IN	BTA OUT OF TOWN ADDRESS	WHITMORE, KEVIN	1908 COWART ST		CHATTANOOGA	TN	37408	423	2671200	140627
DOUTHAT, STEPHEN	BTA OUT OF TOWN ADDRESS	DOUTHAT, STEPHEN	528 FEATHER CT		KINGSPORT	TN	37664	423	2927575	140625
FIRM FOUNDATION CONSTRUCTION L	BTA OUT OF TOWN ADDRESS	SMITH, ALAN	1140 FALLEN LEAF DR		JOHNSON CITY	TN	37601	423	6100549	140625
DAN STANLEY CONSTRUCTION	BTA OUT OF TOWN ADDRESS	STANLEY, DANNY	274 SPRINGBRANCH RD		BRISTOL	VA	24201	276	7911672	140624
NEW BJ'S RESTAURANT, THE	2819 N JOHN B DENNIS HWY		%BRITTANY STEGALL	2819 N JOHN B DENNIS HWY	KINGSPORT	TN	37660	423	4805901	140623
RAE OF LIGHT PHOTOGRAPHY WORKS	BTA OUT OF TOWN ADDRESS	JONES, RACHEL	3240 WIL RHO CIRCLE		KINGSPORT	TN	37660	423	3612148	140623
HOLLYWOOD IN MEMPHIS ENTERTAIN	BTA OUT OF TOWN ADDRESS	MARION, GLENDA	8384 SADDLEBROOK TRAIL		OLIVE BRANCH	MS	38654	901	6033223	140620
HARTMAN WEB DESIGN	1000 UNIVERSITY BLVD	HARTMAN, TRAVIS	1000 UNIVERSITY BLVD	APT C35	KINGSPORT	TN	37660	423	2186594	140619
PARKER SERVICES	BTA OUT OF TOWN ADDRESS	PARKER, ANTHONY	%ANTHONY PARKER	3433 HWY 81 NORTH	FALL BRANCH	TN	37656	423	8636192	140619
JOMAY USA INC	2005 VENTURE PARK		2005 VENTURE PARK		KINGSPORT	TN	37660	919	6008207	140615
ALTERNATIVE JUDICIAL SERVICES	1100 FRANKLIN SQ	CULBERTSON, R DAVID	PO BOX 1497		KINGSPORT	TN	37662	423	3412540	140610
ABC WEATHERIZATION	BTA OUT OF TOWN ADDRESS	BEARDSWORTH, CHARLES J	213 N. COLLEGE ST		LEBANON	TN	37087	615	4435276	140609
BRICKEY CONSTRUCTION	3129 TIFFANY CT	BRICKEY, BENJAMIN	3129 TIFFANY CT		KINGSPORT	TN	37663	423	8178860	140609
DIAMOND VAPORS	100 E STONE DR	JONES, ANDREW	%ANDREW JONES	1007 WATAUGA ST	KINGSPORT	TN	37660	423	9678386	140609
KIDS CORNER	100 E STONE DR	JONES, ANDREW	%ANREW JONESDR	1007 WATAUGA ST	KINGSPORT	TN	37660	423	9678386	140609
DESSIE, INC.	1405 DOBYNS DR		1405 DOBYNS DR		KINGSPORT	TN	37664	423	8630936	140606
JN SIGN DESIGN	3424 FORT HENRY DR STE 2	COX, JOSHUA	%JOSHUA COX	5137 SPRING HILL DR	KINGSPORT	TN	37664	423	4292455	140605
BRISTOL ORTHOTICS & PROSTHETIC	921 BROAD ST	GRAYBEAL, JOSHUA	% MARKLAND GROUP LLC	PO BOX 846	BRISTOL	TN	37621	423	2463324	140602
MELTON CONSTRUCTION SERVICES	BTA OUT OF TOWN ADDRESS	MELTON, JAMES	541 KALLEN DR		KINGSPORT	TN	37660	423	3842854	140602
OLSON'S MARTIAL ARTS ACADEMY	1225 N EASTMAN RD STE 110		1900 N ROAN ST	SUITE 101	JOHNSON CITY	TN	37601	423	8645425	140602
ANYTIME FITNESS #2865	1664 E STONE DR	HOOD, LORIE A	HALO ENTERPRISE LLC	1664 E STONE DR	KINGSPORT	TN	37660	423	7659502	140601

07-17

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
DAVID MYERS DEVELOPMENT	BTA OUT OF TOWN ADDRESS	MYERS, DAVID	100 JAMESTOWN DR		PINEY FLATS	TN	37686	423	2922517	140601
ELBOW ROOM TAVERN & DELI, THE	1063 LYNN GARDEN DR	HERRON, TRAVIS	1063 LYNN GARDEN DR		KINGSPORT	TN	37665	423	3411495	140601
FOR THE LOVE OF SWEETS BAKERY	2718 N JOHN B DENNIS HWY STE B	PARKS, KRISTA L	%KRISTA L PARKS	2718 JOHN B DENNIS HW SUITE B	KINGSPORT	TN	37660	276	6140579	140601
TURQUOISE BOUTIQUE, LLC	238 E MARKET ST		238 E MARKET ST		KINGSPORT	TN	37660	276	6900867	140601
WEST SIDE AUTO SALES	871 W CENTER ST		%SVA HOLDINGS, LLC	3805 LOCHWOOD RD	KINGSPORT	TN	37660	423	3416286	140601