

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 25, 2019

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON JUNE 17, 2019 AND THE REGULAR MEETING HELD ON JUNE 20, 2019.

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 Laurel Pond Lane Dedication and Replat – (19-201-00034)

The Kingsport Regional Planning Commission is requested to consider approval of the street dedication and replat of The Cottages at Laurel Pond Road Dedication. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

07-02 Irrevocable Letter of Credit for Laurel Pond Dedication – (19-201-00035)

The Kingsport Regional Planning Commission is requested to consider approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$272,556.71 to cover all remaining improvements of The Cottages at Laurel Pond Road Dedication. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

07-03 West Park Lot 5 – Permanent Easement – (19-201-00036)

The Kingsport Regional Planning Commission is requested to consider approval of the West Park Lot 5 Final Plat and associated variances contingent upon Construction Plan approval and submission of the ILOC in the amount of \$14,118.00. The property is located inside the corporate limits of the City of Kingsport, 1st Civil District of Hawkins County. (Harmon)

07-04 Irrevocable Letter of Credit for West Park – (19-201-00037)

The Kingsport Regional Planning Commission is requested to consider approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$14,118.00 to cover required improvements of West Park – Lot 5. The property is located inside the corporate limits of the City of Kingsport, 1st Civil District of Hawkins County. (Harmon)

07-05 Saint Andrews Garth Preliminary Development Plan – (19-103-00004)

The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Development Plan for Phase 2 of Saint Andrews Garth. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

07-06 Saint Andrews Garth Phase 2 – Preliminary – (19-201-00038)

The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Plat for Phase 2 of Saint Andrews Garth as well as the associated variances. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

07-07 Meadowview Business Park Final Street Dedication – (19-201-00033)

The Kingsport Regional Planning Commission is requested to consider approval of the Meadowview Business Park Final Street Dedication. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

- 07-08** PC Officer Nominating Committee: Receive Recommendation from Nominating Committee and hold July PC Officer Election
- 07-09** MPO Road Project Update
- 07-10** Receive, a letter to certify the Preliminary Plat for The Cottages at Edinburgh Ph1 located on Cottage Green Court.
- 07-11** Receive, a letter to certify the Remaining Lands of Garland Hobbs plat located off Moreland Drive.
- 07-12** Receive, a letter to certify the Taylor Properties #1 LP located of Mitchell Road.
- 07-13** Receive, a letter to certify the Replat of Edinburgh Phase 10 Lot 177 – Dissolution of Lot 175 located on Calton Hill.
- 07-14** Receive, a letter to certify the Sandra Peters Property Replat located off Allen Drive.

- 07-15** Receive, a letter to certify the Resubdivision of Lots 15 & 16 Block 3 Fairacres located off Lamont Street.
- 07-16** Receive, a letter to certify the Replat of the FH Guinn Addition Lots 1-4 located off Belden Road.
- 07-17** Receive, for informational purposes only, the June 2019 Building Department report.
- 07-18** Receive, for informational purposes only, the 2nd Quarter Summary of 2018 & 2019
- 07-19** Receive, for informational purposes only, The Fiscal Year 2018-2019 Report

IX. ADJOURNMENT

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

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

June 17, 2019

12:00 noon

Members Present

Sam Booher, Chairman
Mike McIntire
John Moody
Beverley Perdue
Phil Rickman
Mark Selby
Paula Stauffer

Members Absent

Pat Breeding
Sharon Duncan

Staff Present

Ken Weems, AICP
Jessica Harmon
Nathan Woods

Visitors

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems referenced a minor typo identified by Mark Selby in the May regular meeting minutes and stated that the minutes had been corrected. With no further changes requested, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

06-01 Gibson Mill Right-of-Way Dedication – (19-201-00025)

The Kingsport Regional Planning Commission is requested to consider approval of the final plat for dedication of right-of-way and associated easements along Gibson Mill Road. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the item to the Commission. Staff stated that this plat would establish the appropriate property lines in this area of city-owned property since all previous street improvements have already occurred. Staff further stated that the plat is coming to the Commission now as a result of Sullivan Count EMS potentially locating on the site. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

06-02 Laurel Pond Lane Dedication & Replat – (19-201-00024)

The Kingsport Regional Planning Commission is requested to consider contingent preliminary approval of the street dedication and replat for The Cottages at Laurel Pond. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the action will help

alleviate the irregular shape of the 4 lots that will be impacted. Variances of no sidewalk being proposed, no street lights, and residential lane deviation are proposed so that the extension can match the existing street conditions. If approved, staff stated that the existing "T" turnaround would be brought back to the Commission for vacating once the street is constructed and approved. The approval is contingent upon Engineering approval of the construction documents. No official action was taken.

06-03 Chase Meadows PD Plan Amendment – (19-103-00005)

The Kingsport Regional Planning Commission is requested to consider approval of the Chase Meadows PD Plan Amendment based on conformance to the Planned Development District Regulations. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the items which consist of moving designated open space to accommodate new single family home construction. Staff noted that the total amount of open space in the development would not change upon approval. No official action was taken.

06-04 Buckingham Court Right-of-Way Vacating – (19-401-00006)

The Kingsport Regional Planning Commission is requested to consider sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of a portion of the right-of-way on Buckingham Court. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the location of the request as being a portion of unimproved Buckingham Ct right-of-way adjacent to two residential lots to the east and west and a commercial lot to the south. Staff noted the total size of the vacating request to be approximately 8,500 square feet. Staff noted that the right-of-way contains a sewer easement that will remain in place. No official action was taken.

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

VIII. OTHER BUSINESS

- 06-05** Nominating committee for July officer elections. Secretary Weems noted that Chairman Booher would select a nominating committee for July officer elections during the regular meeting. No official action was taken.
- 06-06** Receive a letter to certify the Combination Plat for First Baptist Church of Kingsport, Inc. located on Longreen Rd.
- 06-07** Receive a letter to certify the Resubdivision of lot 8, Cherokee Bend, Ph1 & lot 9/10 Cherokee Bend Ph1 located on Virginia Ave.
- 06-08** Receive a letter to certify the Division of Part of Shekinah Church Ministries, Inc. located off Glory Rd.
- 06-09** Receive a letter to certify the Resubdivision of the Bell Ridge Heights Subdivision and Tranbarger Ave located on Bell Ridge Rd.

06-10 Receive, for informational purposes only, the May 2019 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:50 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

City Hall Council Room
225 West Center St., Kingsport, TN 37660

June 20, 2019

5:30 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Mike McIntire
John Moody
Beverley Perdue
Mark Selby
Paula Stauffer

Members Absent

Phil Rickman

Staff Present

Ken Weems, AICP
Jessica Harmon
Nathan Woods
Dave Harris

Visitors

Joe Herron
Diane McCrary

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Mark Selby, seconded by Beverley Perdue, to approve the agenda as presented. The motion was approved unanimously, 7-0. Chairman Booher asked for approval of the minutes of the work session held on May 13, 2019 and the regular meeting held on May 16, 2019. A motion was made by Mark Selby, seconded by Mike McIntire, to approve the minutes for both the May 13, 2019 work session and the May 16, 2019 regular meeting as presented. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

06-01 Gibson Mill Right-of-Way Dedication – (19-201-00025)

The Kingsport Regional Planning Commission is requested to consider approval of the Final Plat for dedication of right-of-way and associated easements along Gibson Mill Road. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff offered a presentation on the item if the Commission desired one. The Commission did not request a presentation. A motion was made by Mike McIntire, seconded by Beverley Perdue, to approve the consent agenda. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

06-02 Laurel Pond Lane Dedication & Replat – (19-201-00024)

The Kingsport Regional Planning Commission is requested to consider contingent preliminary approval of the street dedication and replat for The Cottages at Laurel Pond. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the action will help alleviate the irregular shape of the 4 lots that will be impacted. Variances of no sidewalk being proposed, no street lights, and residential lane deviation with no curb and gutter are proposed so that the extension can match the existing street conditions. If approved, staff stated that the existing "T" turnaround would be brought back to the Commission for vacating once the street is constructed and approved. A motion was made by Mike McIntire, seconded by John Moody to approve the dedication and replat contingent upon staff approval of the construction documents. The motion passed unanimously, 7-0.

06-03 Chase Meadows PD Plan Amendment – (19-103-00005)

The Kingsport Regional Planning Commission is requested to consider approval of the Chase Meadows PD Plan Amendment based on conformance to the Planned Development District Regulations. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the items which consist of moving designated open space to accommodate new single family home construction. Staff detailed that the open space shift in location impacted unit 47. Staff stated that the total amount of open space relocation involved a total of 772 square feet. Staff noted that the total amount of open space in the development would not change upon approval. A motion was made by Sharon Duncan, seconded by Mike McIntire, to approve the amended PD plan. The motion passed unanimously, 7-0.

06-04 Buckingham Court Right-of-Way Vacating – (19-401-00006)

The Kingsport Regional Planning Commission is requested to consider sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of a portion of the right-of-way on Buckingham Court. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the location of the request as being a portion of unimproved Buckingham Ct right-of-way adjacent to two residential lots to the east and west and a commercial lot to the south. Staff noted the total size of the vacating request to be approximately 8,500 square feet. Staff noted that the right-of-way contains a sewer easement that will remain in place. Staff further commented that city staff had reviewed the proposal and did not have any further use for this portion of right-of-way. A motion was made by Mike McIntire, seconded by Mark Selby, to send a favorable recommendation to the Board to vacate the identified right-of-way. The motion passed unanimously, 7-0.

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

VIII. OTHER BUSINESS

06-05 Nominating committee for July officer elections. Chairman Booher designated the nominating committee for July officer elections. The Chairman designated John Moody, Mark Selby, and Beverley Perdue.

- 06-06** Receive a letter to certify the Combination Plat for First Baptist Church of Kingsport, Inc. located on Longreen Rd.
- 06-07** Receive a letter to certify the Resubdivision of lot 8, Cherokee Bend, Ph1 & lot 9/10 Cherokee Bend Ph1 located on Virginia Ave.
- 06-08** Receive a letter to certify the Division of Part of Shekinah Church Ministries, Inc. located off Glory Rd.
- 06-09** Receive a letter to certify the Resubdivision of the Bell Ridge Heights Subdivision and Tranbarger Ave located on Bell Ridge Rd.
- 06-10** Receive, for informational purposes only, the May 2019 Building Department report.

IX. ADJOURNMENT

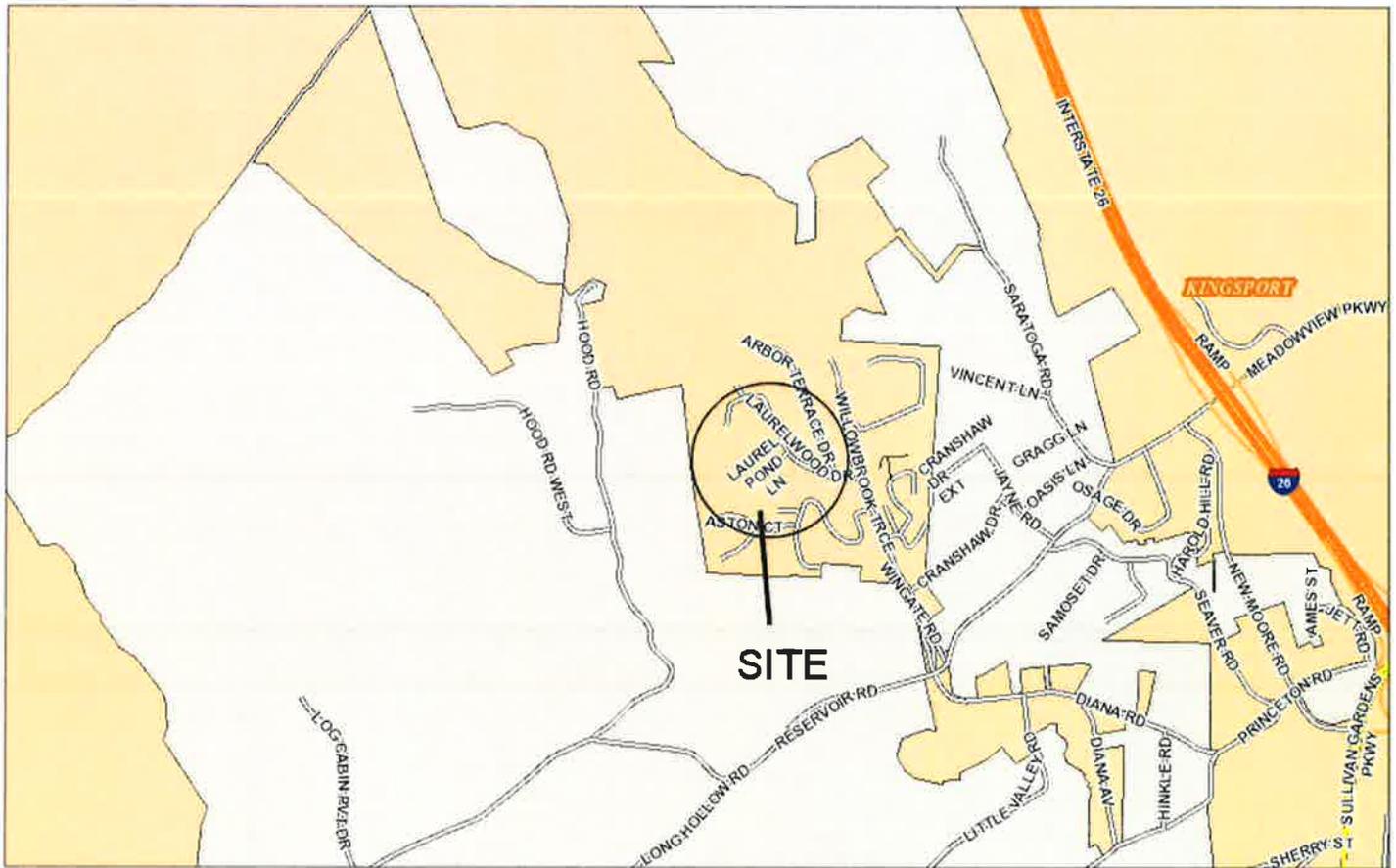
There being no further business the meeting adjourned at approximately 5:48 p.m.

Respectfully Submitted,

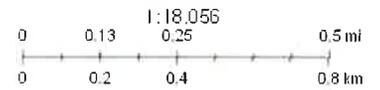
Ken Weems, AICP, Planning Commission Secretary

Property Information		Laurel Pond Lane Dedication & Replat	
Address		1104, 1105, 1106, 1108 Laurel Pond Lane	
Tax Map, Group, Parcel		TM 75K Group B Parcels 20.12, 20.15, 20.16, 20.17	
Civil District		13 th Civil District, Sullivan County	
Overlay District		N/A	
Land Use Designation		Future Land Use	
Zoning		PD, Planned Development	
Area		0.412 acres of new road	
Major or Minor / #lots		Street Dedication & Minor Replat	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Gendren, Scott & Agnott Address: 1105 Laurel Pond Lane City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E. Market St City: Kingsport State: TN Zip Code: 37600 Email: Phone Number: (423) 392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends APPROVAL of the street dedication and replat based on the following.</p> <ul style="list-style-type: none"> • Street extension to alleviate irregular shaped lots • Variances to match the existing street construction were approved in June 2019 • Construction drawings are being reviewed and an estimate has been produced for the remaining improvements <p>Staff Field Notes and General Comments: The final plat shows an extension of Laurel Pond Lane a little over 400 feet to terminate into a T-turnaround. This extension reconfigures the lot lines for the four lots who front this extension to alleviate the irregular shapes of those lots. Variances to the sidewalk requirements and the street light requirement were approved in June 2019 with the preliminary plat approval. A second variance was approved allowing the street cross section of the new phase to match existing street construction. An estimate for the remaining improvements to the street construction was generated by the Engineering Division and totals to an amount of \$272,556.71. This will be submitted in the form of a letter of credit that will be reviewed by the City Attorney.</p>			
Planner:	Harmon	Date: 7/12/2019	
		Meeting Date:	July 25, 2019

Location

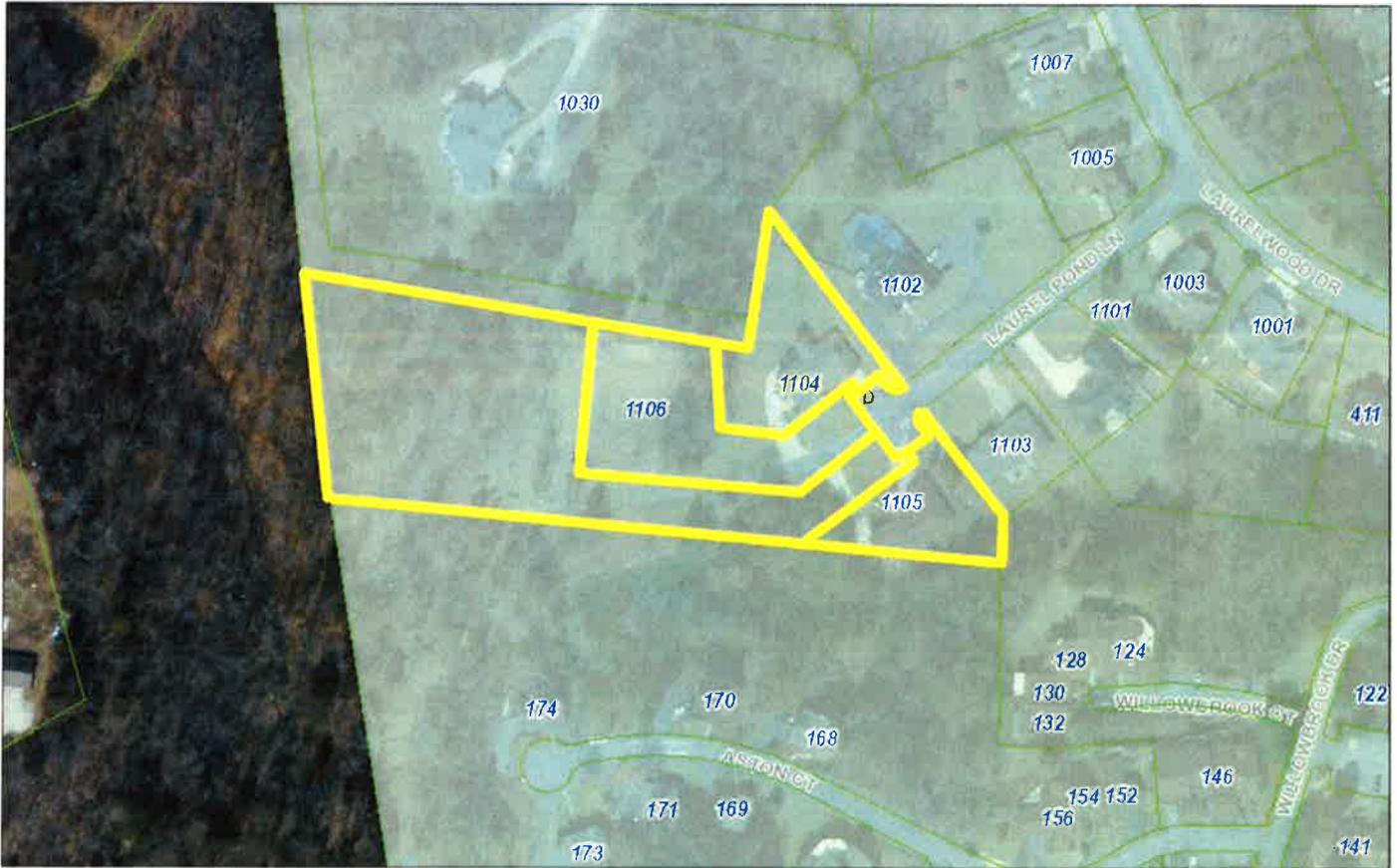


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Web App8 (10/10) ArcGIS

Zoning

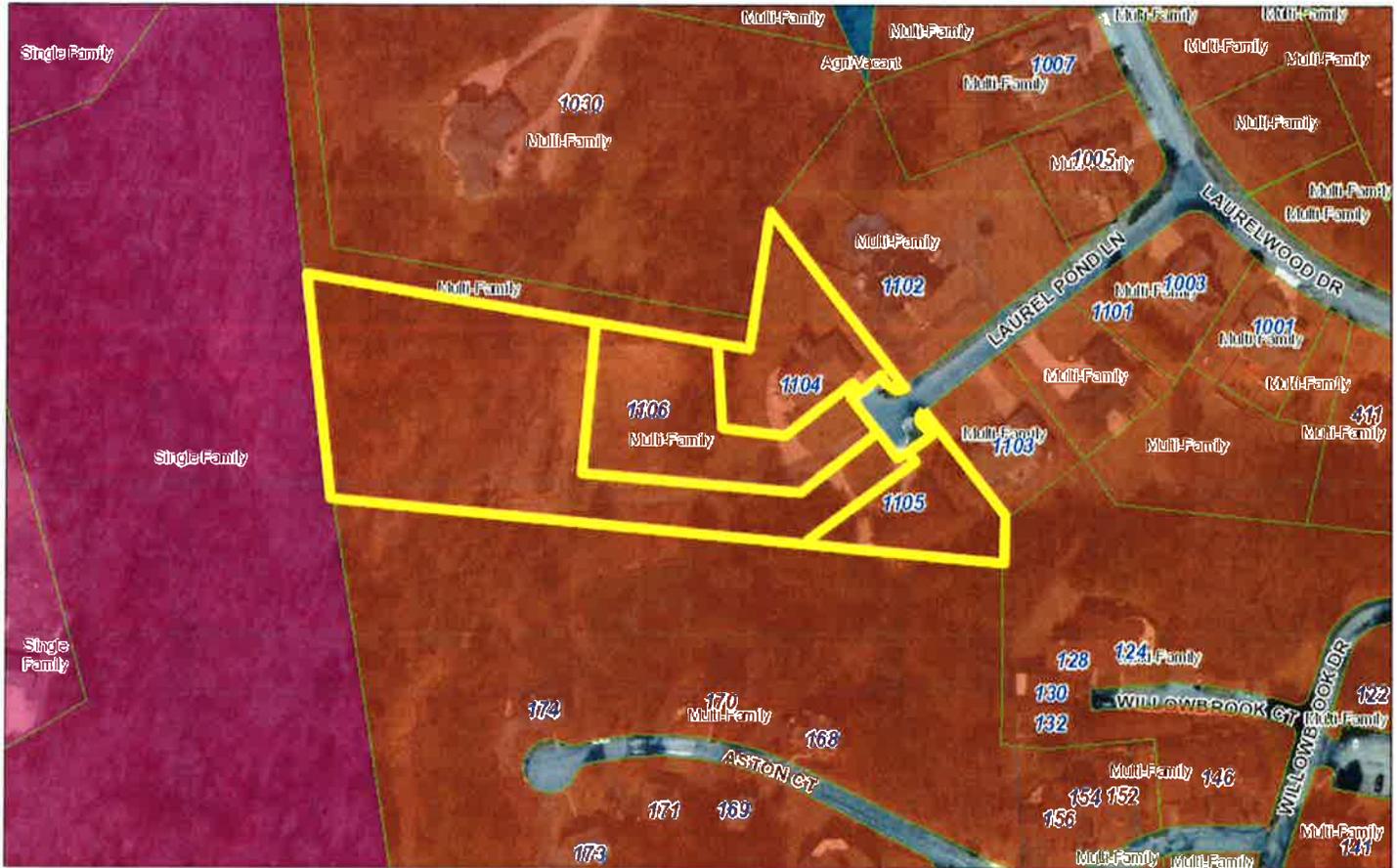


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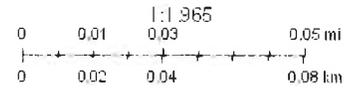
Web Applet for ArcGIS

Future Land Use



6/11/2019, 9:32:42 AM

Hawkins County Parcels	Single Family	Industrial
Sullivan County Parcels	Multi-Family	Retail/Commercial
Agri/Vacant	Future Land Use	Kpt 911 Address



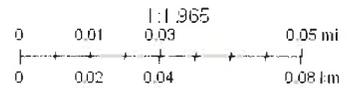
Web App Title to ARGIS

Aerial w/Utilities



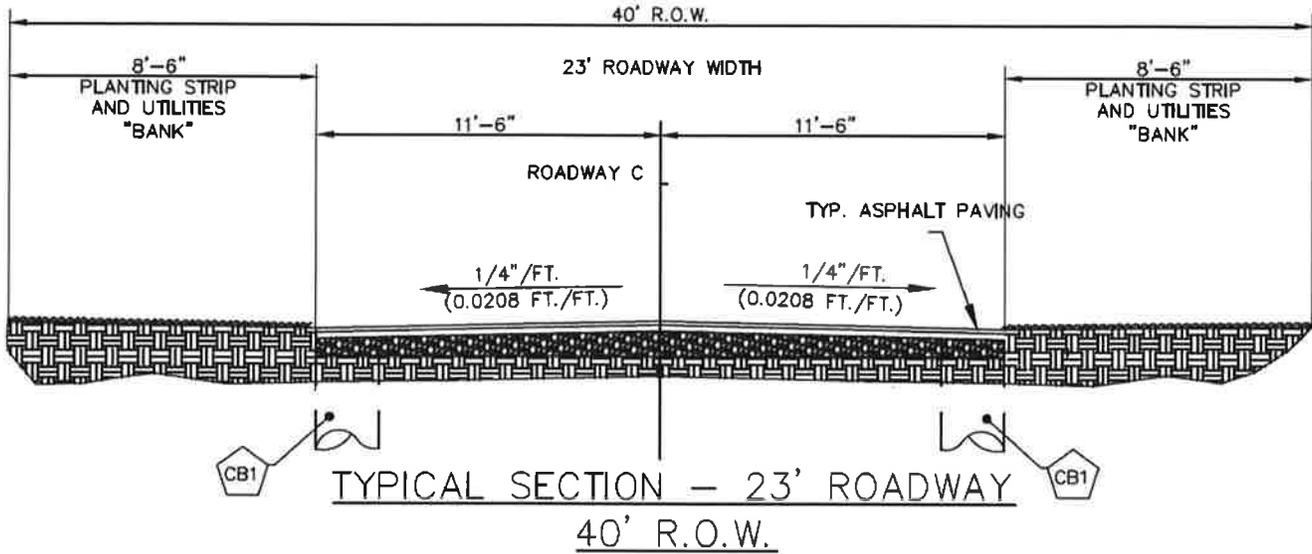
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- Hawkins County Parcels
- Sullivan County Parcels
- █ Apt 911 Address
- Water Lines
- Sewer Mains

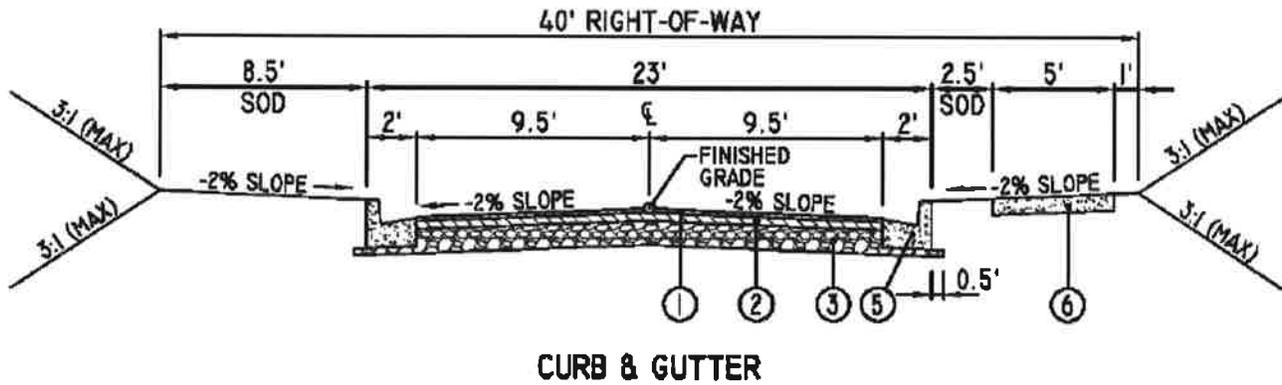


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Proposed Cross Section



Kingsport Cross Section



View from 1104/1105 Laurel Pond Lane



View from 1106 Laurel Pond Lane



View of Laurel Pond Lane



Conclusion

Staff is recommending approval of the Final Street Dedication and Replat for The Cottages at Laurel Pond contingent upon final approval of the Construction Documents and a letter of credit in the amount necessary for the remaining improvements.

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, PRINCIPAL PLANNER

DATE: JULY 16, 2019

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR LAUREL POND DEDICATION

FILE NUMBER: 19-201-00035

The City Engineering Division has calculated a bond estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of The Cottages at Laurel Pond Road Dedication and Replat. The bond estimate is for the amount of \$272,556.71. An Irrevocable Letter of Credit will be submitted to the City for the amount matching the bond estimate. The remaining improvements will cover the cost pertaining to the road extension and waterline relocation.

This Irrevocable Letter of Credit will have an expiration date of July 25, 2020. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to April 25, 2020.

Staff Recommends approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$272,556.71, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

**ENGINEERS ESTIMATE (Revised)
LAUREL POND LANE IMPROVEMENTS**

FILE NO. 2019-D24

July 12, 2019

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 12,500.00	\$ 12,500.00
1	1	LS	Clearing and Grubbing	\$ 2,000.00	\$ 2,000.00
2	700	SY	Removal of Asphalt Pavement	\$ 6.82	\$ 4,774.00
3	1	LS	Landscape Allowance	\$ 3,000.00	\$ 3,000.00
4	1	LS	Project Sign	\$ 800.00	\$ 800.00
Grading and Drainage					
5	1	LS	Grading & Excavating (Unclassified)	\$ 90,000.00	\$ 90,000.00
6	52	LF	Storm Sewer Pipe (18" RCP)	\$ 200.00	\$ 10,400.00
7	3	EA	Single Curb Inlet Catch Basin (4'-8" Deep) (Complete with Frame & Grate)	\$ 3,500.00	\$ 10,500.00
8	20	TON	Stone Backfill for Trenches Under Road	\$ 35.00	\$ 700.00
9	2	EA	Concrete Headwalls 18" Dia.	\$ 1,500.00	\$ 3,000.00
10	10	TON	Class A-1 Rip-Rap	\$ 41.95	\$ 419.50
Utilities - Water					
11	260	LFT	2 inch PVC Pipe Including Fittings	\$ 30.00	\$ 7,800.00
12	1	EA	2 inch Gate Valves and Boxes	\$ 750.00	\$ 750.00
13	1	EA	2 inch Blow-Off Assembly	\$ 1,500.00	\$ 1,500.00
14	1	EA	Fire Hydrant Assembly Complete Includes Tee, Valve and Hydrant	\$ 4,200.00	\$ 4,200.00
15	1	EA	6 inch x 6 inch Wet Tap with Tapping Valve and Box	\$ 3,700.00	\$ 3,700.00
16	4	EA	Service Connection to Existing 3/4" - Long w/ Copper w/ New Meter Box and Setter	\$ 1,200.00	\$ 4,800.00
Paving					
17	337	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 43.00	\$ 14,491.00
18	142	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 175.00	\$ 24,850.00
19	71	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 290.00	\$ 20,590.00
20	56	SY	Concrete Driveway Adjustments / Repairs (6 inches)	\$ 175.00	\$ 9,800.00
Erosion Control					
21	1	LS	Erosion Control & Seeding	\$ 12,000.00	\$ 12,000.00
			CONTINGENCIES (6%)		\$ 242,574.50
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)		\$ 14,554.47
					\$ 257,128.97
					\$ 15,427.74
			TOTAL		\$ 272,556.71


David Harris
 Civil Engineer I
 City of Kingsport

July 12, 2019
 Date

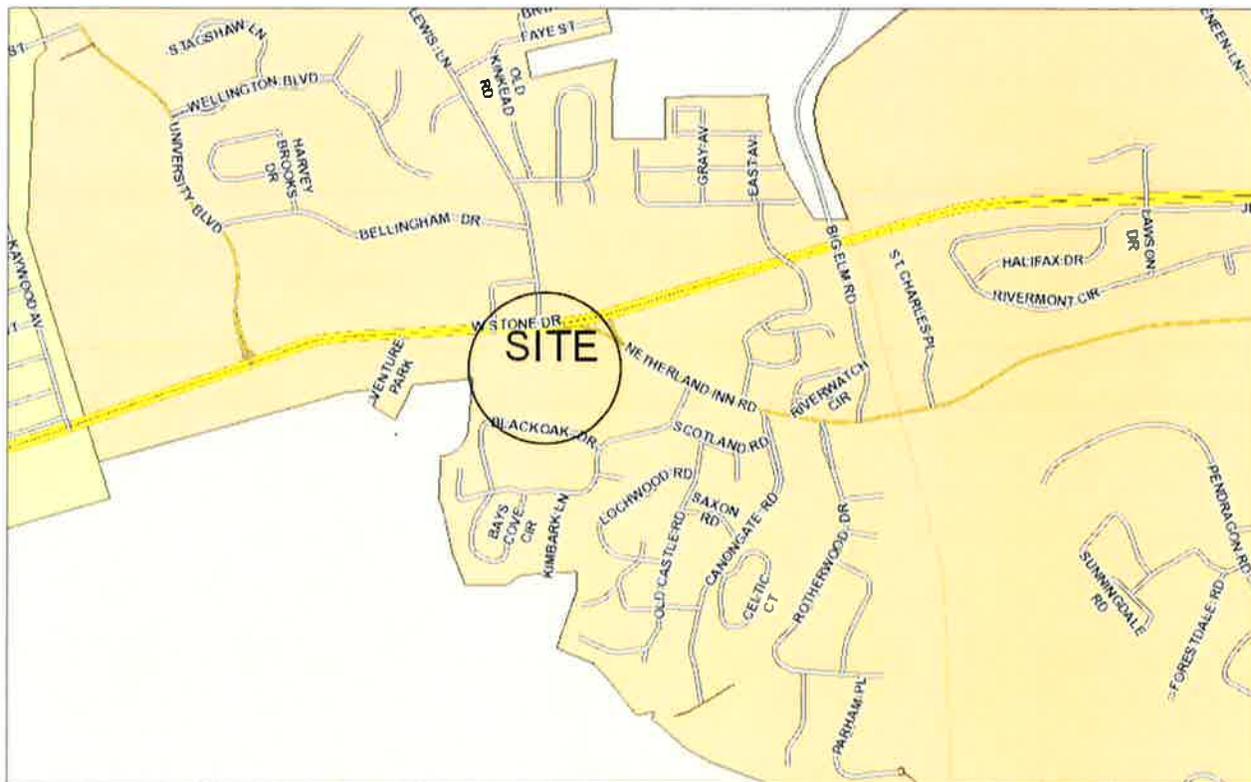
Property Information	West Park Lot 5 – Permanent Easement		
Address	4401 W Stone Drive		
Tax Map, Group, Parcel	TM 22 Parcel 66		
Civil District	1 st Civil District		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	8.87		
Major or Minor / #lots	1	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Todd East & Carla Karst Address: 155 Shelby Street Suite 3 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Rick Davies Address: PO Box 152 City: Bluff City State: TN Zip Code: 37618 Email: davies_land@msn.com Phone Number: 423-538-8855	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends contingent subdivision approval for the following reasons:</p> <ul style="list-style-type: none"> • 6 variances all dealing with street construction have been requested • Conceptual approval was granted 2/21/19 <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting conceptual plat approval for the subdivision of the property located in the 1st Civil District of Hawkins County and more fully described as Tax Map 22 Parcel 66, known as the "Armory." The submitted plat shows the establishment of a permanent easement running from W. Stone Drive approximately 373 feet into the property. The purpose of this easement is to give legal frontage per the Subdivision Regulations to the proposed Lot 5. The Subdivision Regulations require that all lots have 50' of frontage on a public street or on a permanent easement. The road contained in this permanent easement will be private and will function more like a drive aisle through the development. A 5' sidewalk has been added to the 60' permanent easement that connects up with West Stone Drive to allow pedestrians to get from the greenbelt along Stone Drive, into the development.</p> <p>A number of variances have been requested to the street construction standards since the Subdivision Regulations require that all private streets be built to public standards. Those variances include:</p> <ol style="list-style-type: none"> 1. Change the minimum easement width requirement from 60' to 40'; 2. Change the minimum street width from 33' to 28'; 3. Change the minimum street width from 33' to 25'; 4. Dismiss the requirement for sidewalks on both sides of the street and allow sidewalks on one side to be constructed where connectivity is important; 			

5. Dismiss requirement that all new streets have concrete curb/gutter; 6. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction

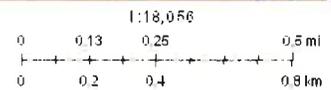
An estimate in the amount of \$14,118.00 to cover the cost of the remaining improvements for the street construction has been generated by the Engineering Department. This will be submitted in the form of an Irrevocable Letter of Credit which will be reviewed and approved by the City Attorney.

Planner:	Harmon	Date: 7/16/19	
Planning Commission Action		Meeting Date:	July 25, 2019

Location

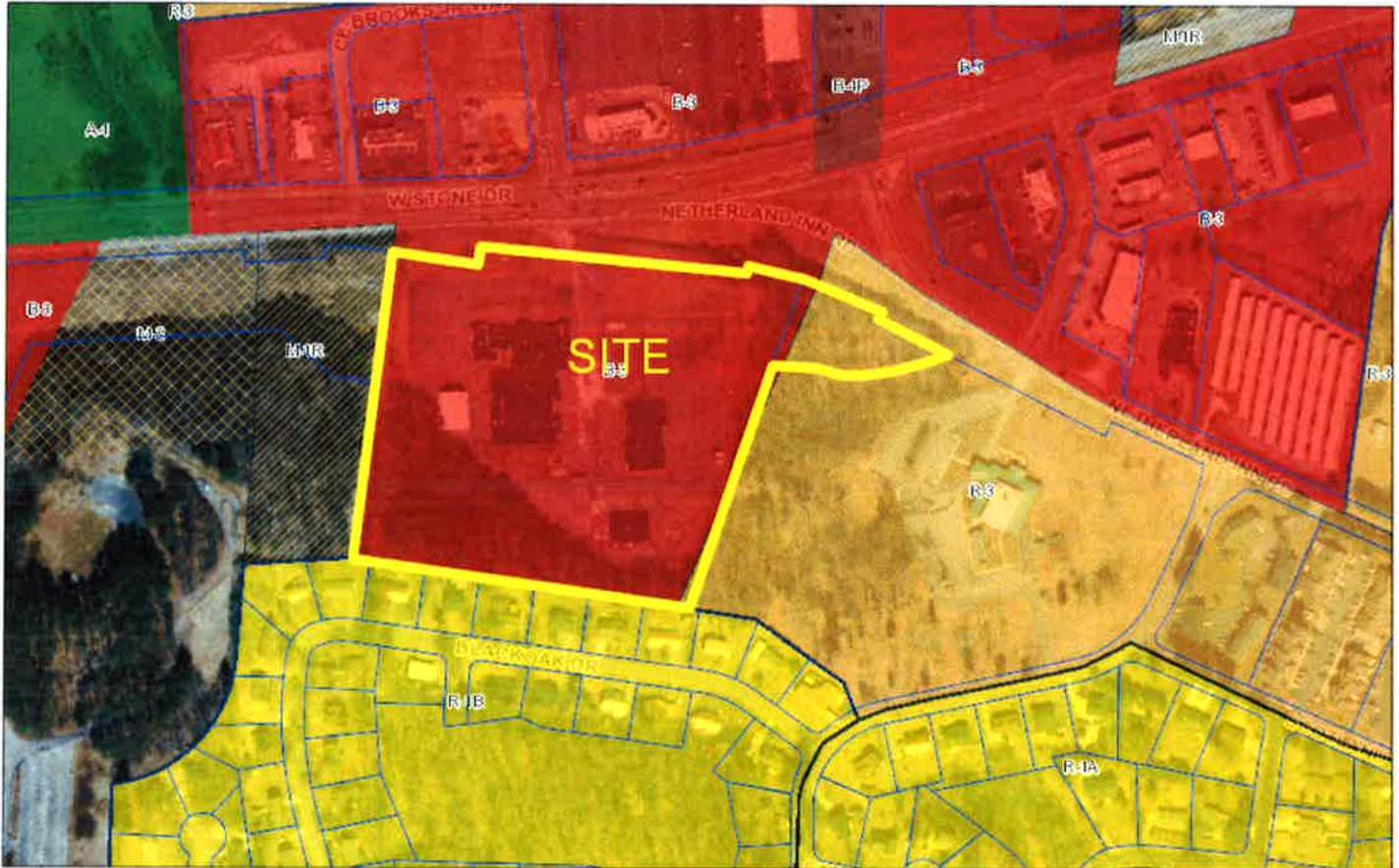


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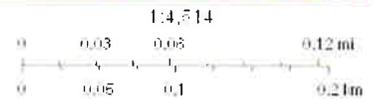
Map Data Provided by Aerial

Zoning



1/4/2019, 4:02:04 PM

Hawkins Co Parcel Data	T-1	B-2E	AP	B-3	B-4P	GC	M-2
City Zoning	P-5	A-1	B-1	B-3	B-4P	M-1	M-3
<Null>	GC	A-2	B-2	B-4	B-C	M-1P	P-1



DRACONER CONSULTING

Future Land Use



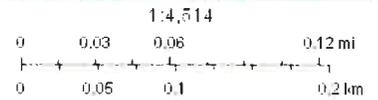
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Hawkins Co Parcel Data

Future Land Use

Agri/Vacant

- Single Family
- Industrial
- Public
- Multi-Family
- Retail/Commercial
- Utilities



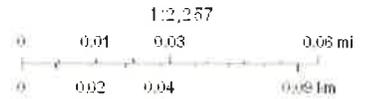
Web Application: 7/17/2019

Aerial

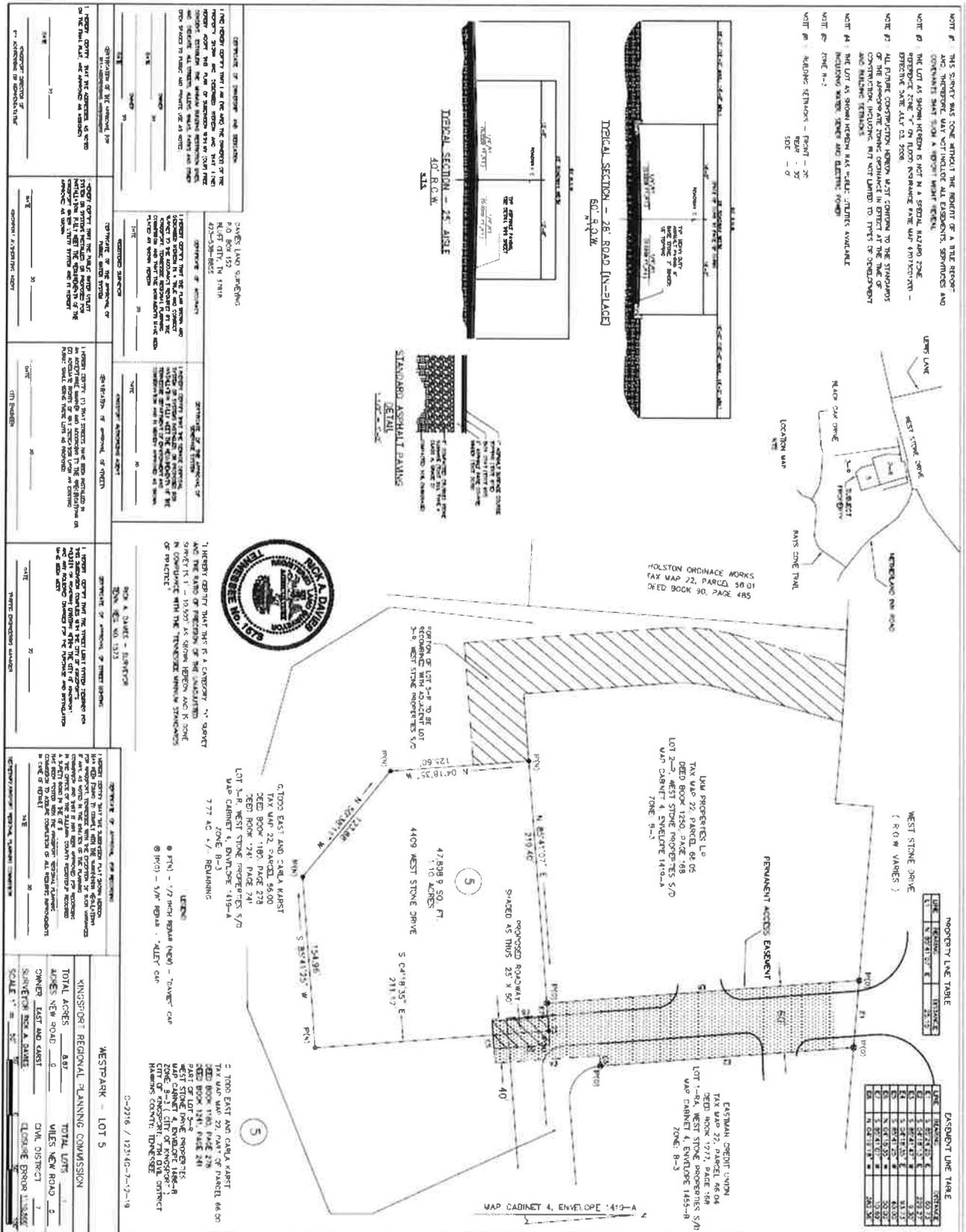


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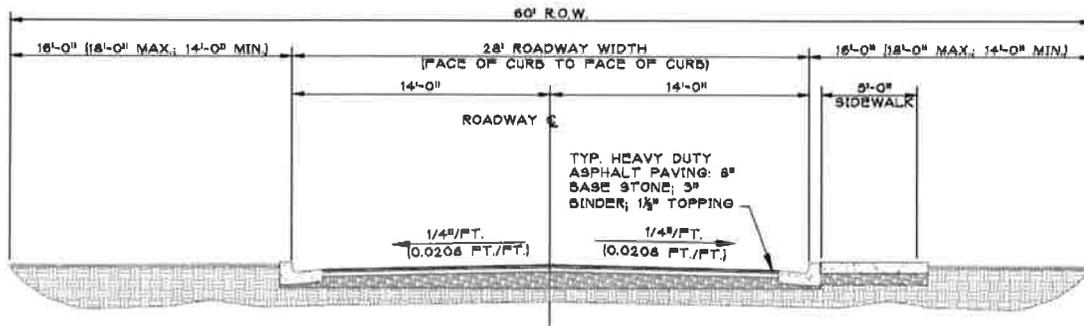
- Addresses
- Sewer Mains
- Hawkins Co Parcel Data
- Water Lines



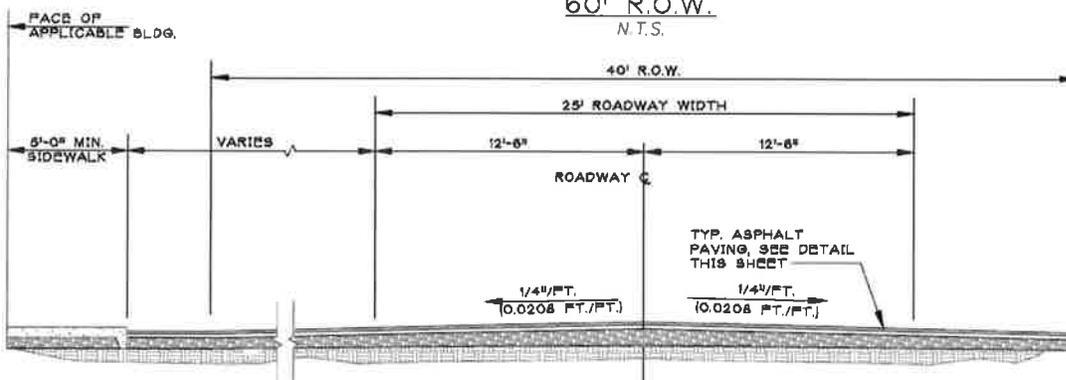
www.kingsport.com



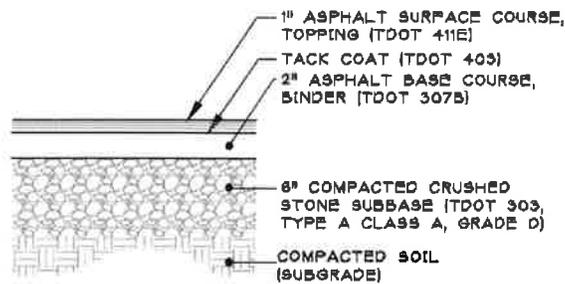
CROSS SECTIONS PROPOSED



TYPICAL SECTION - 28' ROAD [IN-PLACE]
 60' R.O.W.
 N.T.S.

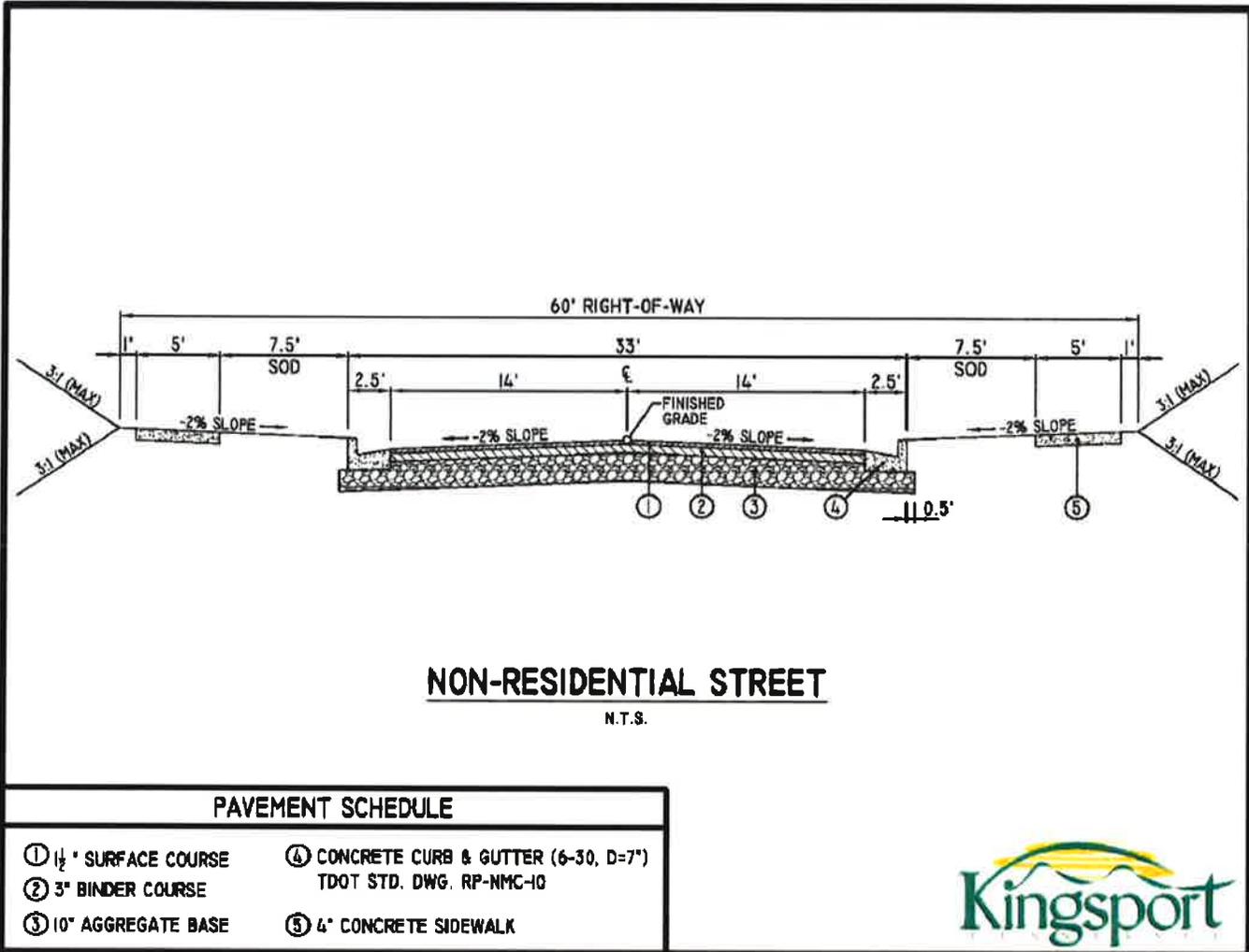


TYPICAL SECTION - 25' AISLE
 40' R.O.W.
 N.T.S.



STANDARD ASPHALT PAVING DETAIL
 1 1/2" = 1'-0"

CITY OF KINGSPORT CROSS SECTION FOR NON RESIDENTIAL STREETS



VARIANCES REQUESTED

1. Reduce the minimum easement width from 60 feet to 40 feet a portion of the permanent easement outlined in Article IV Section 4-1 Subsection 1.3 (D)
2. Reduce the minimum street width from 33 feet to 28 feet for the portion of pavement contained in the 60' easement as outlined in Article IV Section 4-1 Subsection 1.3 (D)
3. Reduce the minimum street width from 33 feet to 25 feet for the portion of pavement contained in the 40' easement as outlined in Article IV Section 4-1 Subsection 1.3 (D)
4. Dismiss requirement for concrete curb/gutter as outlined in Article V Section 5-1 Subsection 1.7
5. Dismiss sidewalk requirement for sidewalks on both sides of the street as outlined in Article V Section 5-1 Subsection 1.8 and allow a 5' sidewalk to be constructed in certain areas of connectivity.
6. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction as outline in the street cross section in Appendix B Design Specifications

Looking at Lot 5 and street extension area



Looking at connection with W Stone Drive



CONCLUSION

Staff recommends approval of the West Park Lot 5 final plat and associated variances contingent upon Construction Plan approval and the submission of an irrevocable letter of credit in the amount of \$14,118.00 for the remaining improvements.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, PRINCIPAL PLANNER

DATE: JULY 16, 2019

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR WEST PARK LOT 5

FILE NUMBER: 19-201-00037

The City Engineering Division has calculated a bond estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of West Park – Lot 5. The bond estimate is for the amount of \$14,118.00. An Irrevocable Letter of Credit will be submitted to the City for the amount matching the bond estimate. The remaining improvements will cover the cost pertaining to the road extension and top coat on the existing street.

This Irrevocable Letter of Credit will have an expiration date of July 25, 2020. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to April 25, 2020.

Staff Recommends approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$14,118.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

**ENGINEERS ESTIMATE (Revised)
WEST PARK LOT 5 - 25' AISLE**

FILE NO. 2018-D20

July 12, 2019

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 5,000.00	\$ 5,000.00
Paving					
2	11	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 43.00	\$ 473.00
3	5	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 175.00	\$ 875.00
4	13	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 290.00	\$ 3,770.00
Erosion Control					
5	1	LS	Erosion Control & Seeding	\$ 4,000.00	\$ 4,000.00
TOTAL				\$	14,118.00



David Harris
Civil Engineer I
City of Kingsport

 July 12, 2019

Date

PROPERTY INFORMATION	Saint Andrews Garth Preliminary Development Plan
ADDRESS	Saint Andrew Drive
DISTRICT, LAND LOT OVERLAY DISTRICT	13th Civil District, TM 119 Parcel 15.20 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	1.661
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Todd Stevens
ADDRESS: 2323 Rock Springs Road Kingsport, TN 37664

REPRESENTATIVE: John Rose
PHONE 423-579-2449

INTENT

The applicant is requesting Preliminary Development Plan approval for Phase 2 of the Saint Andrews Garth development located off Rock Springs Road and Saint Andrew Drive.

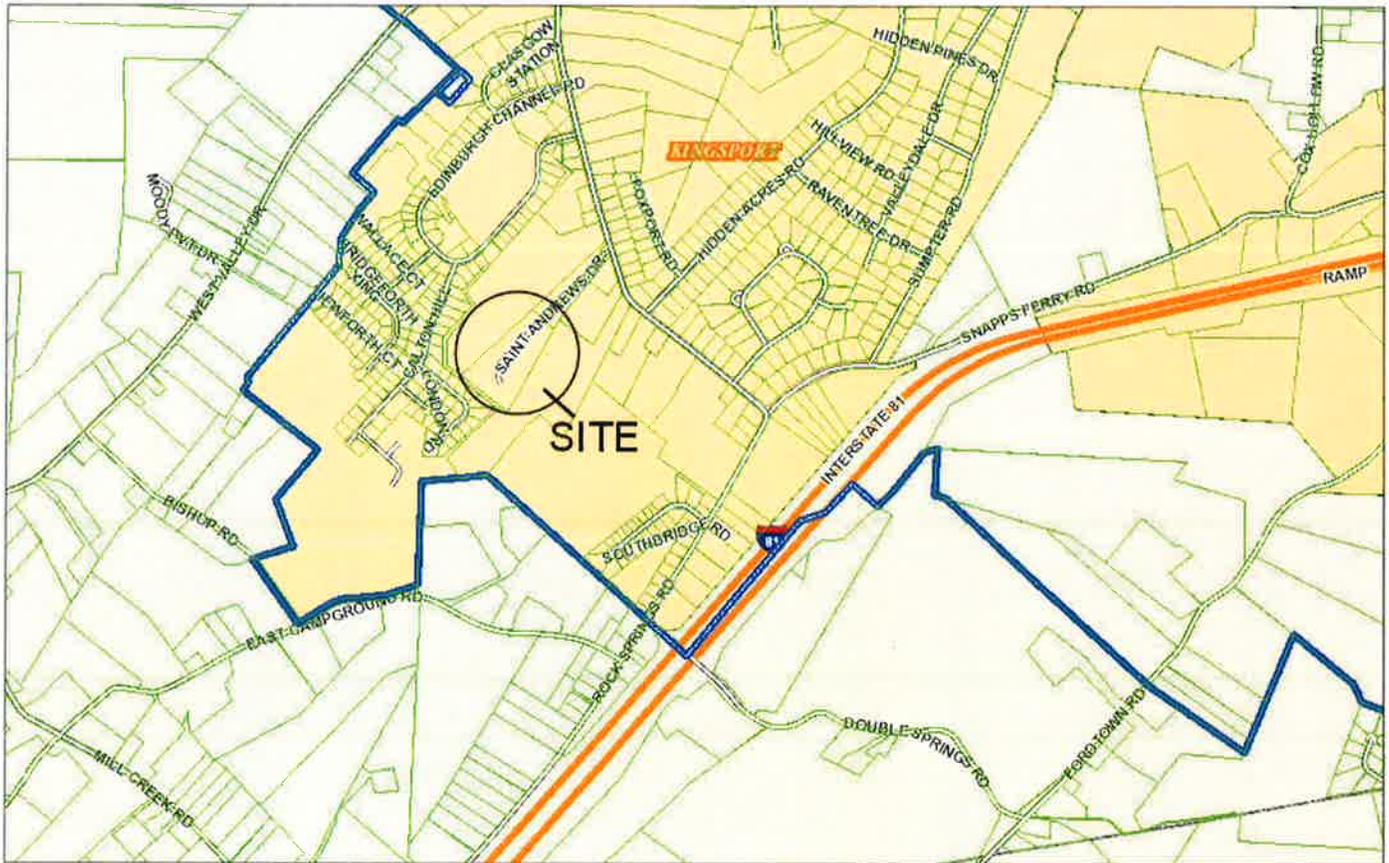
Phase 2 is a total of 1.661 acres and consists of 8 single family lots. Saint Andrew Drive will be extended from the existing temporary cul-de-sac and dead end into another temporary cul-de-sac. The street will be a 50’ right-of-way with a 28’ pavement width. Sidewalks currently exist on one side of the street. The applicant is seeking a variance to the street cross sections pertaining to no mountable curbs and sidewalks only on one side of the street. Phase one has detached concrete curbs, so the variance request would keep the consistency of the existing street. Phase one also has sidewalk on one side as the property is rather steep and narrow on the opposite side of the street. This action would keep the consistency of the neighborhood throughout the additional phases.

The plan shows the development free periphery yard around the perimeter of the property as well as a note stating that all structures must be 25’ away from the areas designated as open space. The open space for the area has remained unchanged and is still shown to be located at the rear of the property totaling 2.005 acres.

Phase One Development Plan
 Total Acreage: 3.068
 Open Space: 1.62 (59%)
 Density Allowed: 10u/ac – 31 units

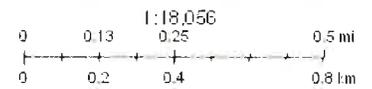
Phase Two Development Plan
 Total Acreage: 1.6661
 Open Space: 0.501 (30.4%)
 Density Allowed: 6u/ac – 10 units

Location



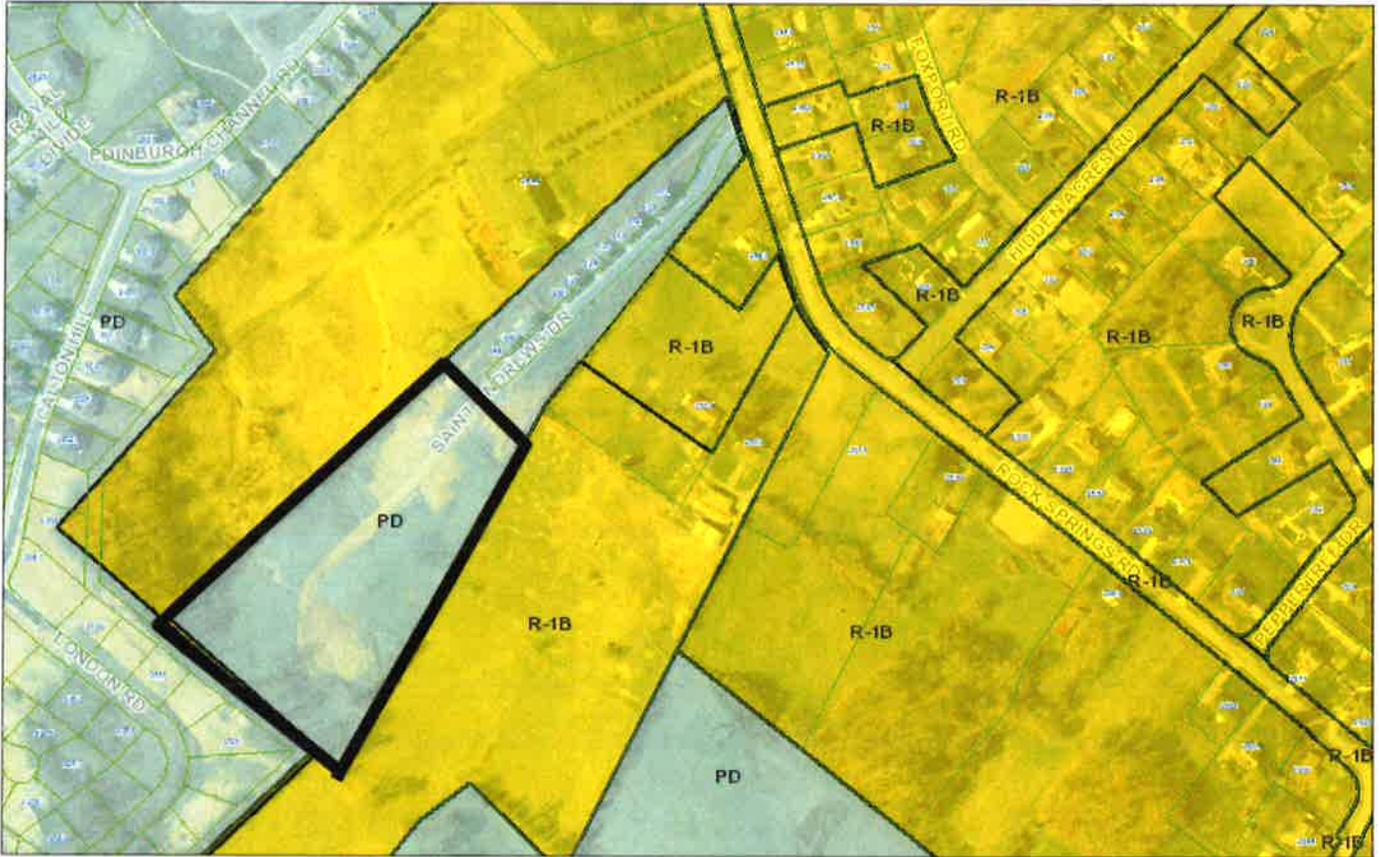
7/17/2019, 1:46:31 PM

- Hawkins County Parcels
- Sullivan County Parcels
- Urban Growth Boundary



Web AppBuilder for ArcGIS

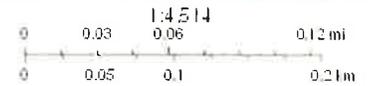
Zoning



7/17/2019 1:52:29 PM

	Hawkins County Parcels		City Zoning		T&C		GC		A-1		AP		B-2		B-3		B-4P
	Sullivan County Parcels		R-5		B-2E		A-2		B-1		B-3		B-4		B-4P		

<Full>

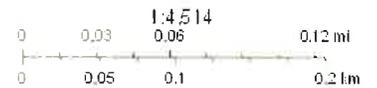
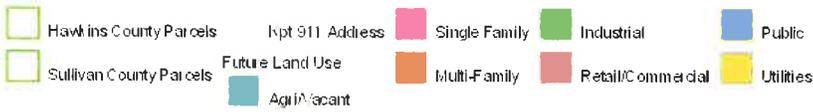


Web AppBuilder for ArcGIS

Future Land Use



7/17/2019, 1:51:00 PM



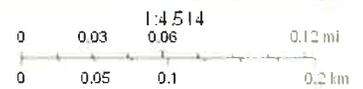
Web Applet User ID: A14RG16

Aerial



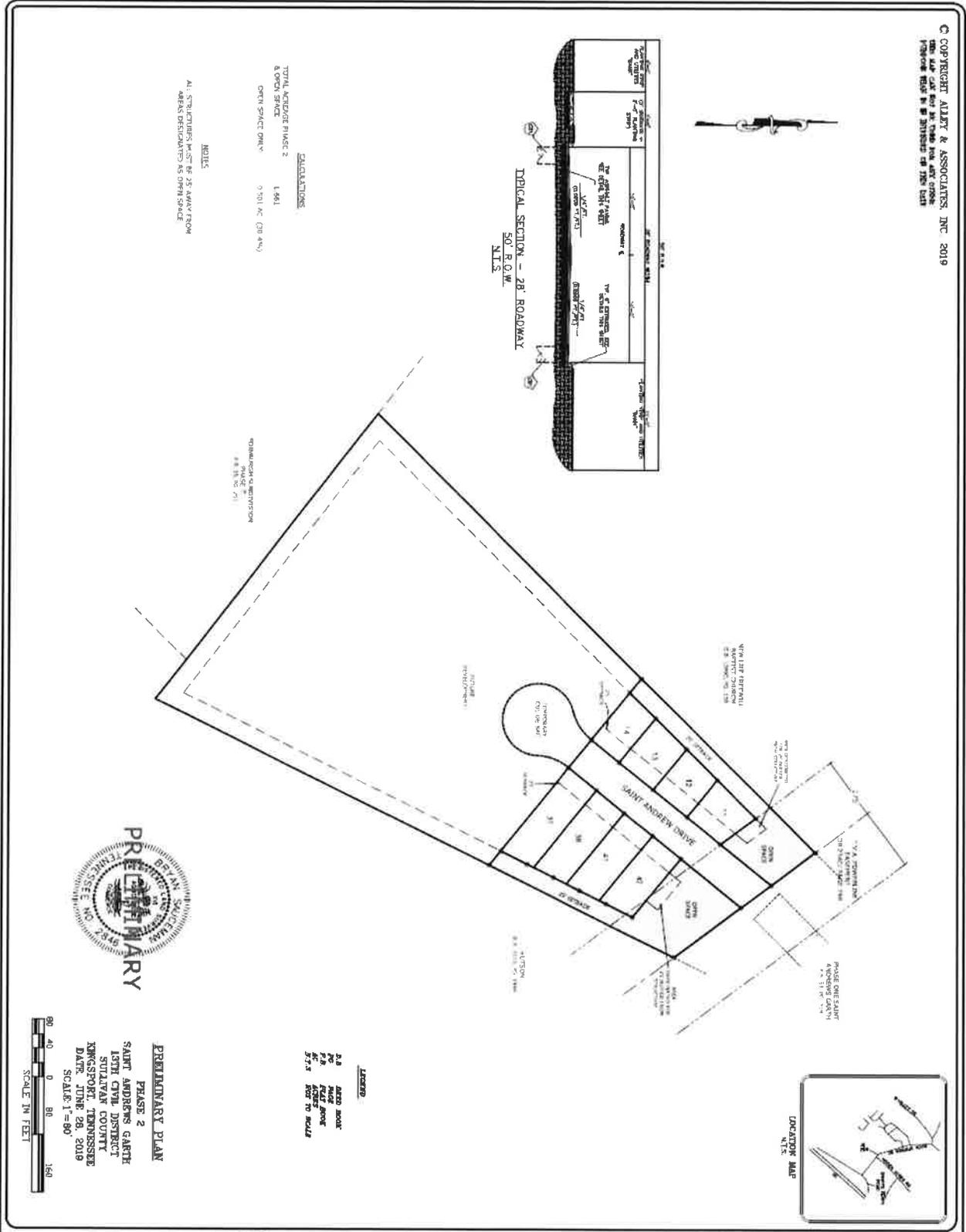
7/17/2019, 1:50:25 PM

- Hawkins County Parcels
- Sullivan County Parcels
- kpt 911 Address
- Water Lines
- Sewer Mains
- Urban Growth Boundary



Web AppBuilder for ArcGIS

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2019
 THIS MAP CAN BE USED FOR OTHER THAN THE PURPOSES
 FOR WHICH IT WAS DESIGNED FOR THESE PURPOSES



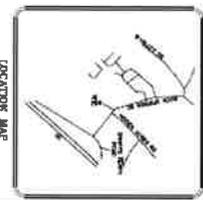
EXERCISES
 TOTAL AREA PHASE 2 1.661
 & OPEN SPACE
 OPEN SPACE ONLY 0.501 AC. (30.4%)

NOTES
 A. STRUCTURES MUST BE SET BACK FROM
 AREAS DESIGNATED AS OPEN SPACE



PRELIMINARY PLAN
 PHASE 2
 SAINT ANDREWS GARTH
 1401 GARDEN STREET
 SUTCLIFFE COURT
 KINGSFORT, TENNESSEE
 DATE: JUNE 28, 2019
 SCALE: 1"=80'

LEGEND
 3.0' ZERO FOOT
 12' 12' ZERO FOOT
 12' 12' ZERO FOOT
 3.75' 3.75' ZERO FOOT
 REF TO MOBILE



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 241 E. MARKET STREET
 KINGSFORT, TENNESSEE 37603
 423-242-1111
 FAX: (423) 242-1112

SAINT ANDREWS GARTH
 PHASE 2
 KINGSFORT, TENNESSEE

NO.	DATE	BY

View of property from end of Phase 1



View of Phase 1

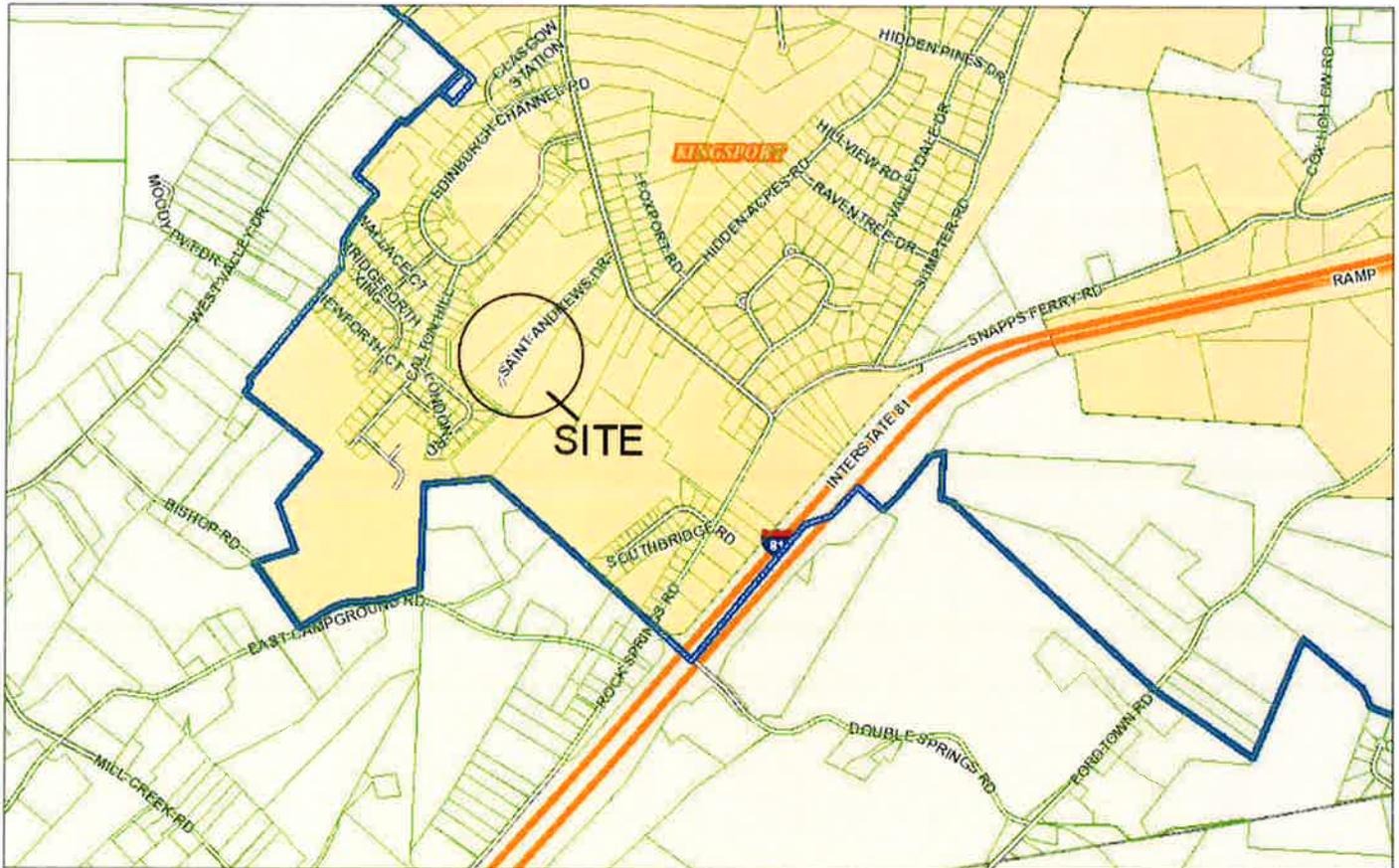


CONCLUSION

Staff recommends approval of the Preliminary Development Plan for Phase 2 of Saint Andrews Garth based upon conformance to the Planned Development District Design Standards and keeping the consistency of the neighborhood throughout all phases.

Property Information	Saint Andrews Garth Phase 2 - Preliminary		
Address	Saint Andrews Drive		
Tax Map, Group, Parcel	TM 119 Parcel 15.20		
Civil District	13 th Civil District		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	1.661		
Major or Minor / #lots	8	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Todd Stevens Address: 2323 Rock Springs Rd City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: N/A		Name: Bryan Sauceman Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: bsauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends contingent preliminary plat approval for the following reasons: <ul style="list-style-type: none"> • 2 variances requested • Remainder meets the minimum requirements set forth in the Subdivision Regulations 			
Staff Field Notes and General Comments:			
<p>The applicant is requesting preliminary plat approval for the subdivision of the property located in the 13th Civil District of Sullivan County and more fully described as Tax Map 119 Parcel 15.20. The submitted plat shows the extension of Saint Andrews Drive ending in a temporary cul-de-sac. The first phase of the development was approved in 2010 and at that time a variance was granted to allow a cul-de-sac longer than the set minimum in the Subdivision Regulations. That variance carries forward today. This new phase continues the 50' right-of-way and 28' pavement width that is in the previous phase. The applicant is requesting a variance to the curb type as set forth in the City Approved street cross sections. He is proposing to use detached concrete curbs - which are the curbs used in the first phase. The applicant is also requesting a variance to the requirement that sidewalks be constructed on both sides of the street. This request is due to the first phase of the development only having sidewalks on one side of the street due to the narrowness of the lot and the steep topography of the south side of the road. Both variances would keep the consistency of the neighborhood throughout all phases of the development. The submitted plat shows a total of 8 new lots all meeting the street frontage requirements as well as the 25' setback from streets and the areas designated open space. The plat also shows the areas designated open space as well as the 25' development free setback along the periphery of the development. Construction plans have been submitted and are in review with Engineering.</p>			
Planner:	Harmon	Date: 7/19/19	
Planning Commission Action		Meeting Date:	July 25, 2019

Location



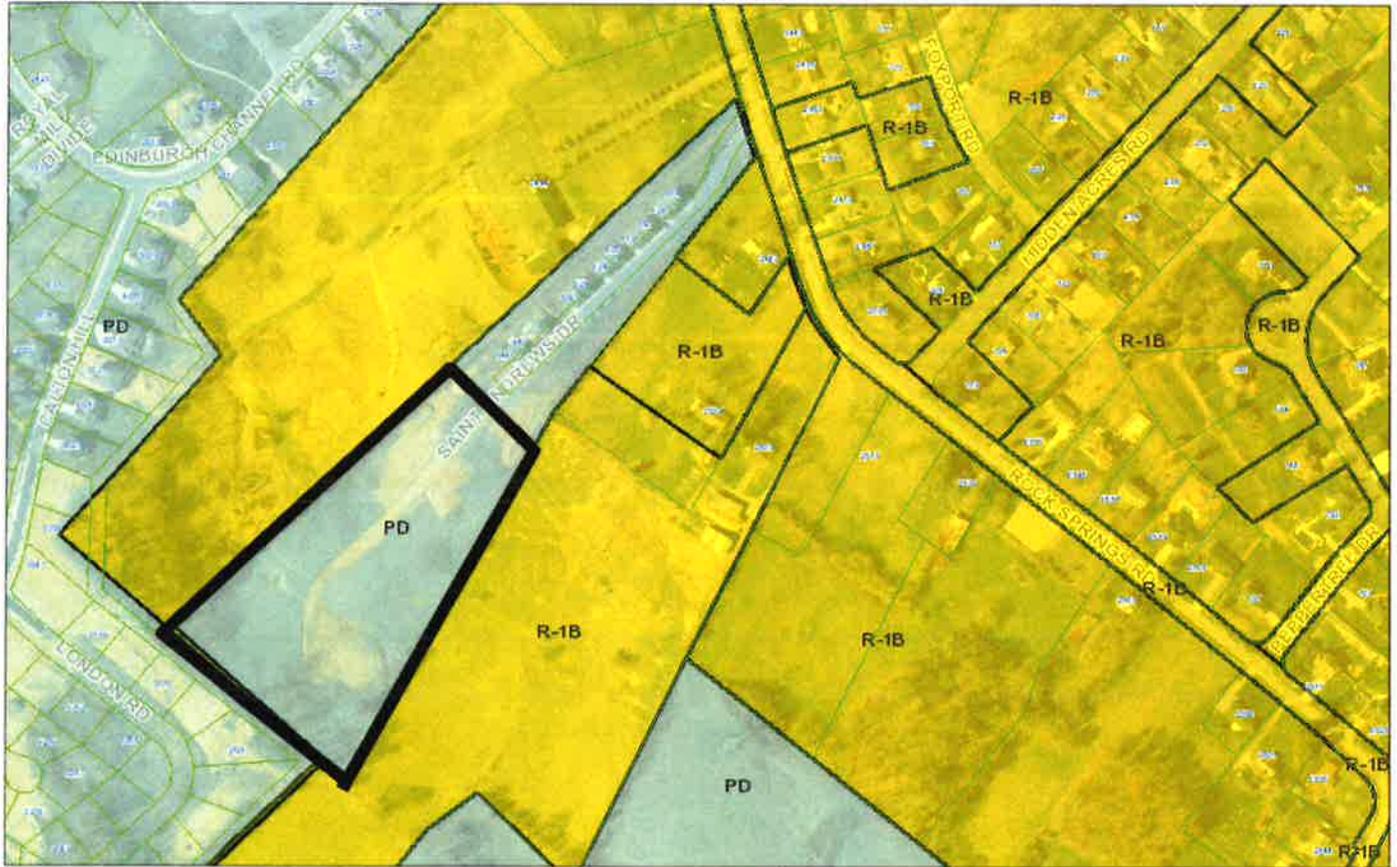
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- Hawkins County Parcels
- Urban Growth Boundary
- Sullivan County Parcels



Web AppBuilder for ArcGIS

Zoning

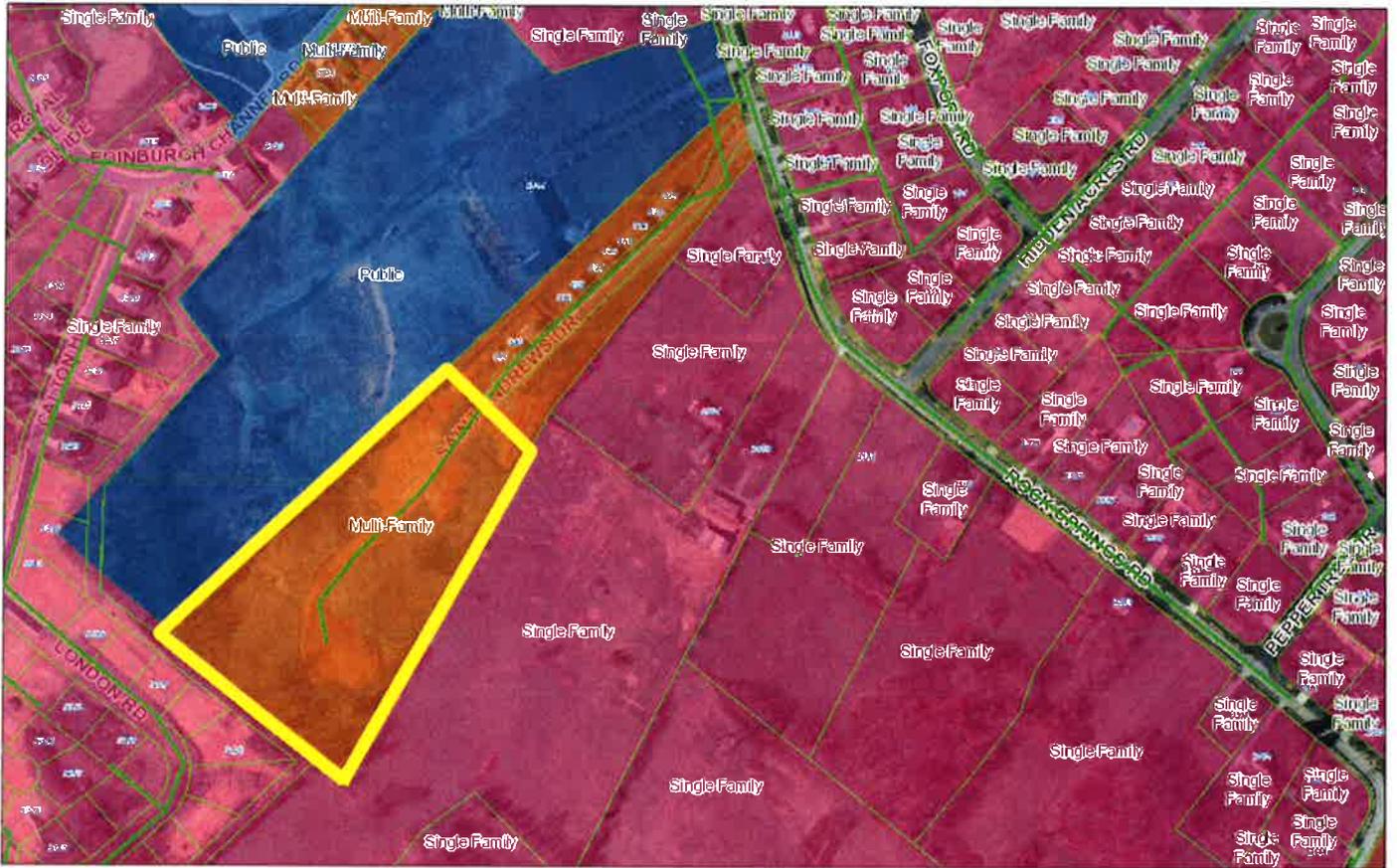


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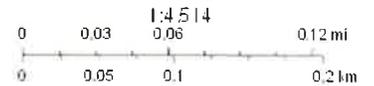
Web Applicable to ArcGIS

Future Land Use



7/17/2019, 1:51:00 PM

Hawkins County Parcels	Single Family	Industrial	Public
Sullivan County Parcels	Multi-Family	Retail/Commercial	Utilities
Ixpt 911 Address	Future Land Use	Agri/ Vacant	



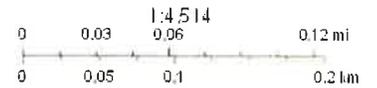
Web AppBuilder | ArcGIS

Aerial

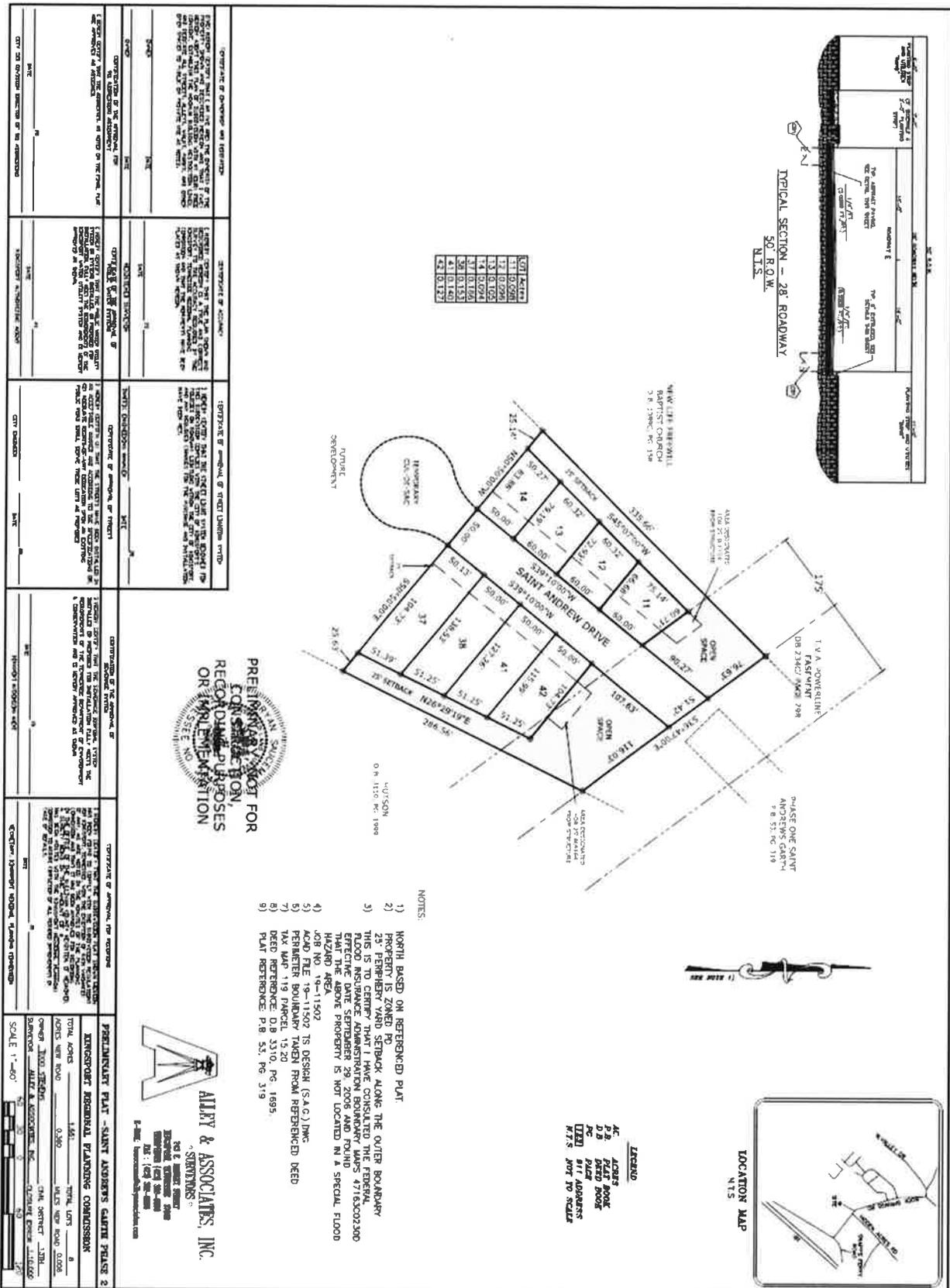


7/17/2019 1:50:25 PM

- Hawkins County Parcels
- Sullivan County Parcels
- Water Lines
- Sewer Mains
- Urban Growth Boundary
- Apt 911 Address



Web Applet User Interface



<p>CONTRACTOR OF DEVELOPMENT AND IMPROVEMENT</p> <p>ALBY & ASSOCIATES, INC.</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>ALBY & ASSOCIATES, INC.</p>	<p>REGISTERED PROFESSIONAL ARCHITECT</p> <p>ALBY & ASSOCIATES, INC.</p>	<p>REGISTERED PROFESSIONAL SURVEYOR</p> <p>ALBY & ASSOCIATES, INC.</p>	<p>REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT</p> <p>ALBY & ASSOCIATES, INC.</p>	<p>REGISTERED PROFESSIONAL CIVIL ENGINEER</p> <p>ALBY & ASSOCIATES, INC.</p>
<p>CITY OF KINGSPORT</p>	<p>CITY OF KINGSPORT</p>	<p>CITY OF KINGSPORT</p>	<p>CITY OF KINGSPORT</p>	<p>CITY OF KINGSPORT</p>	<p>CITY OF KINGSPORT</p>

<p>PRELIMINARY PLAT - SAINT ANDREW DRIVE PHASE 2</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 1.641</p> <p>OWNER: ALBY & ASSOCIATES, INC.</p> <p>DATE: 07/25/2019</p> <p>SCALE: 1" = 40'</p>

View of Property from End of Phase 1



View of Phase 1

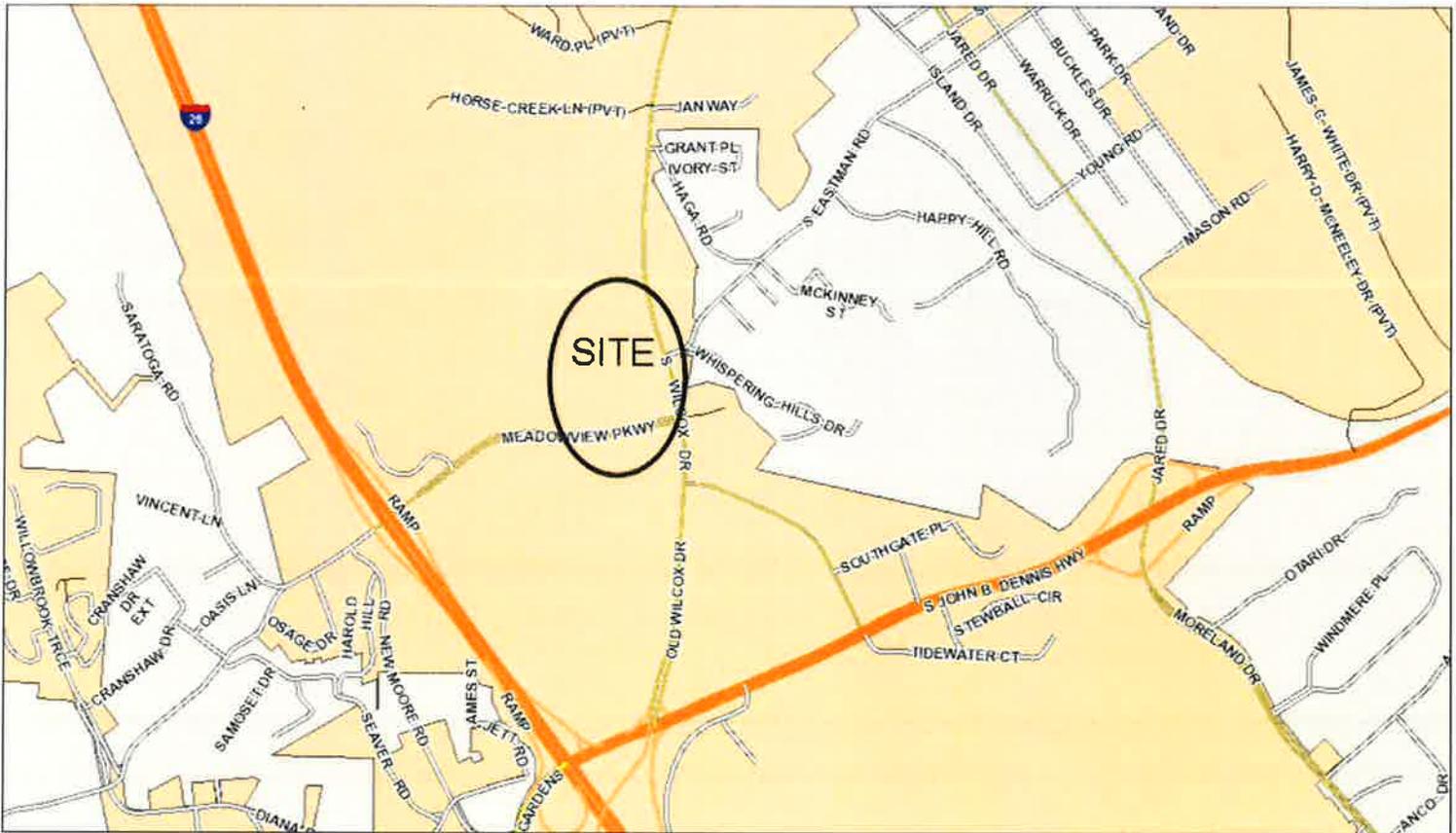


CONCLUSION

Staff recommends preliminary plat approval of Saint Andrews Garth Phase 2 as well as the associated variances, based upon the minimum subdivision regulations and keeping the consistency of the neighborhood, contingent upon approval of the construction plans by the Engineering Department.

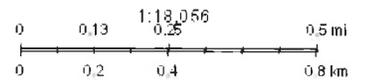
Property Information		Meadowview Business Park Final Street Dedication	
Address		Wilcox Drive/Meadowview Parkway	
Tax Map, Group, Parcel		TM 76, Parcel 6.90	
Civil District		13th Civil District	
Overlay District		Gateway	
Land Use Designation		Industrial	
Acres		3.531 (0.391 miles)	
Major or Minor / #lots	Major – new street	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: City of Kingsport Address: 225 W Center Street City: Kingsport State: TN Zip Code: 37660		Name: Brian Hill /Barge Design Solutions Address: 4 Sheridan Square City: Kingsport State: TN Zip Code: 37600	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
<p>The Kingsport Planning Division recommends Preliminary Street Dedication approval based on the following:</p> <ul style="list-style-type: none"> • One Variance has been requested to allow sidewalks on one side • Dedication is required for the remainder of the property to be subdivided and have legal street frontage • With the variance, the plat meets the intent of the Minimum Subdivision Regulations 			
<p>INTENT: The City is requesting final street dedication approval of the two new streets located off Wilcox Drive named Spring Meadow Court and Park Meadow Place. Spring Meadow Court enters off Wilcox Drive with an 80’ right-of-way designed as a boulevard street with a landscaped median down the center. There is a sidewalk on the south side of the street where development has already taken place. Sidewalk on the north side has not been constructed yet. At the time of proposed future development, sidewalk will be required to be installed once additional waterline work occurs to accommodate it. A roundabout connects Spring Meadow Court to Park Meadow Place which is 60’ right-of-way with sidewalk on the east side connecting to Meadowview Parkway. Sidewalk has been eliminated from the west side due to the steep slope down to the Aquatic Center. This slope is not suitable for sidewalk construction.</p>			
Planner:	Harmon	Date: 7/11/19	
Planning Commission Action		Meeting Date:	July 25, 2019
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Location



6/25/2018, 2:59:20 PM

- Water Lines
- Urban Growth Boundary
- Sewer Mains



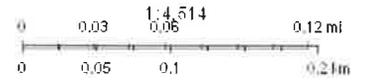
Web AppBuilder for ArcGIS

Zoning



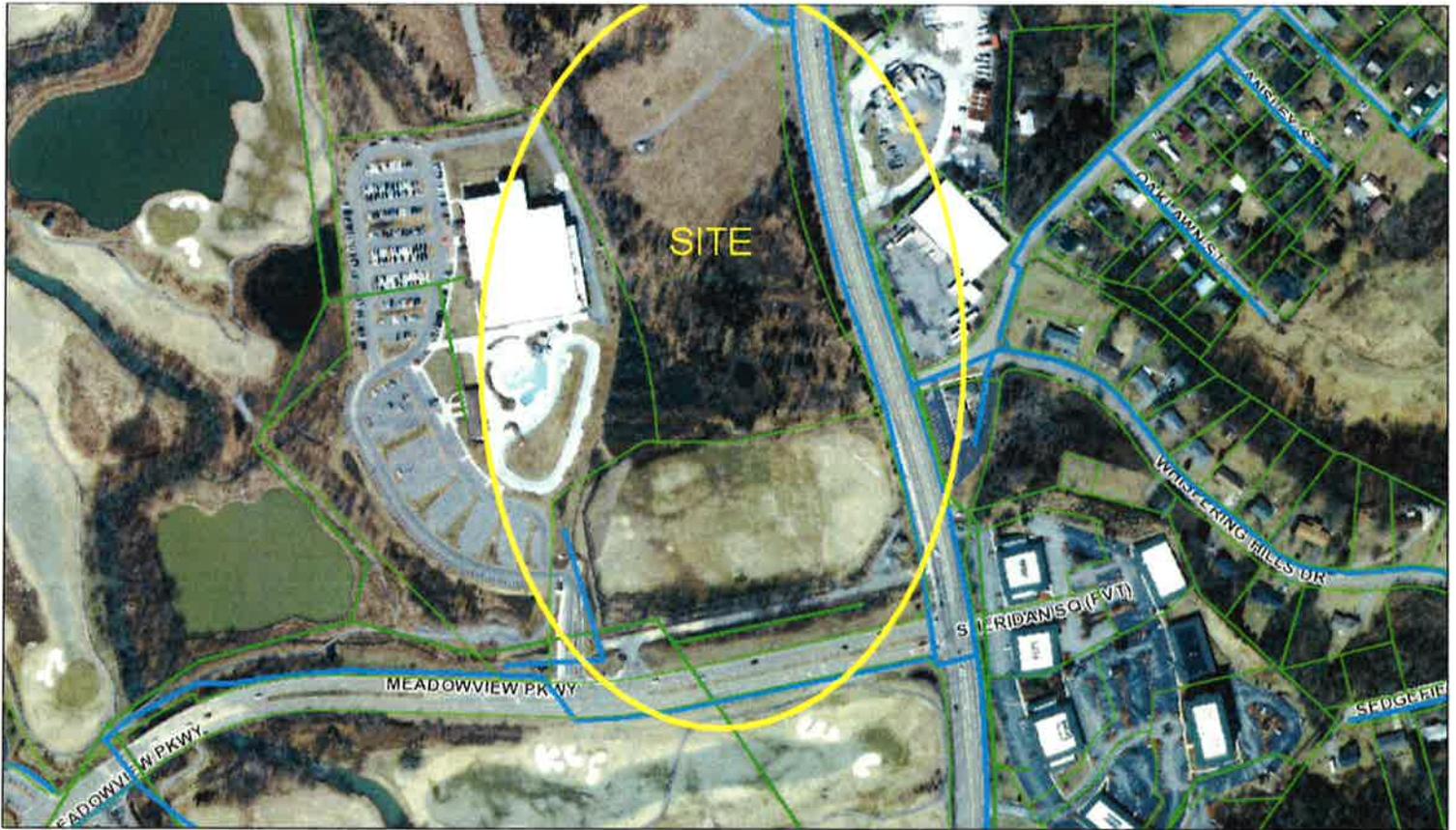
6/25/2018, 3:07:49 PM

Sullivan Co Parcel Data	T&C	B-2E	AP	B-3	B-4P	GC	M-2	P-D
City Zoning	P-6	A-1	B-1	B-3	B-4P	M-1	MX	PBD-3
<Null>	GC	A-2	B-2	B-4	B-C	M-1R	P-1	PBD-4



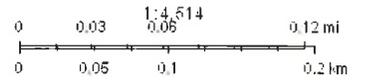
Web App Builder for ArcGIS

Aerial w/Utilities

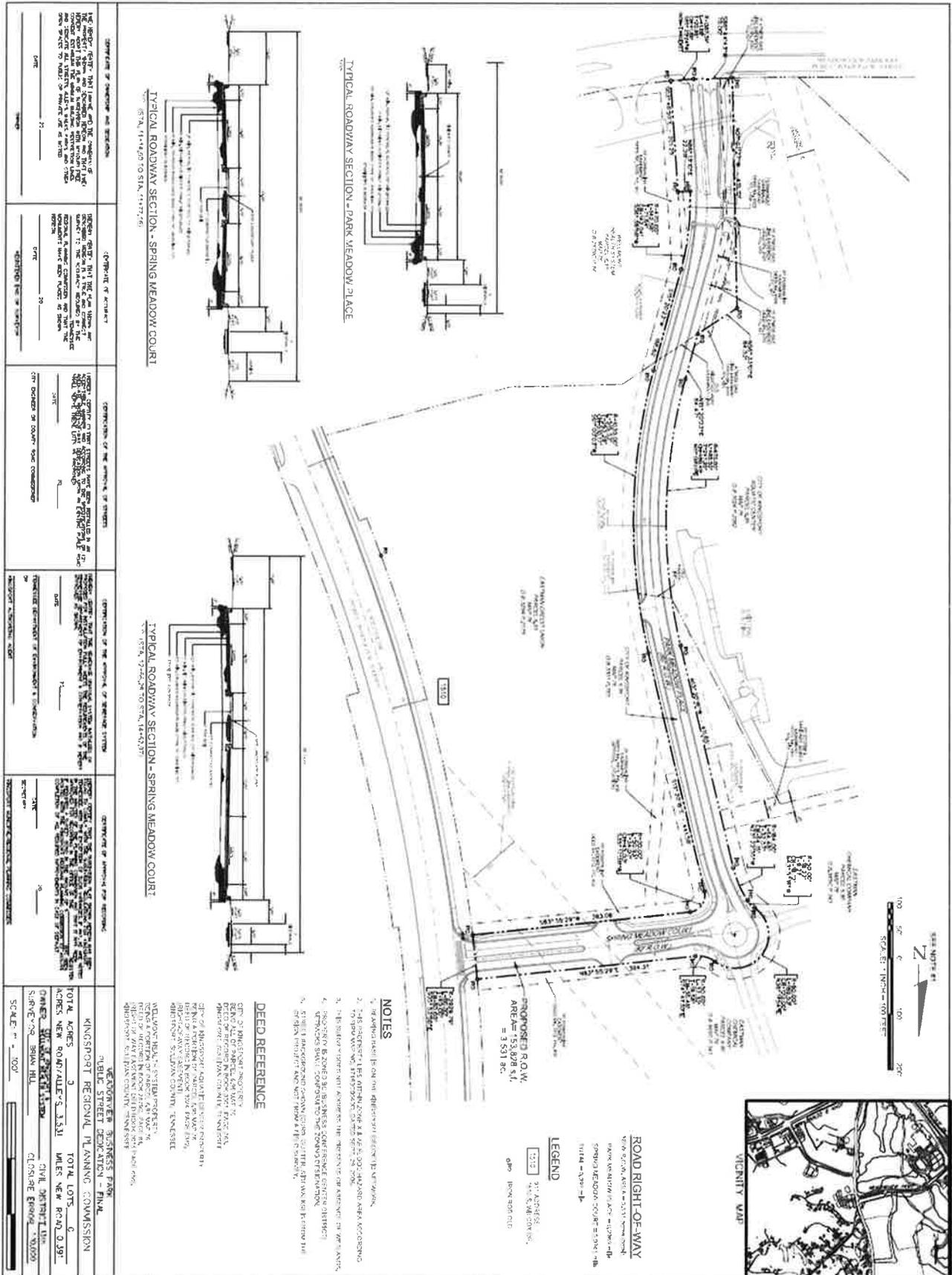


6/25/2018, 3:03:21 PM

- Sullivan Co Parcel Data
- Sewer Mains
- Water Lines
- Urban Growth Boundary



Web Airs Bundle v11-10-15



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on July 26, 2018

Spring Meadow Court connection with Wilcox Drive



Park Meadow Palce at intersection with Spring Meadow Court



Slope of Park Meadow Place



CONCLUSION

Staff recommends approval of the Meadowview Business Park Final Street Dedication as well as a variance to sidewalks only on one side of the street based upon the intent of the Minimum Subdivision Regulations as well as the proposed future work to take place where the additional sidewalk would be located and the steep slope.



June 12, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Preliminary Plat for the Cottages at Edinburgh Ph I located on Cottage Green Court, surveyed by Barge Design Solutions, meets the Minimum Standards for Subdivision Development of Major 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over the typed name.

Ken Weems,
Zoning Administrator

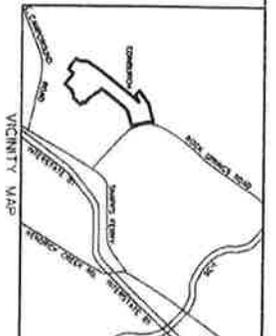
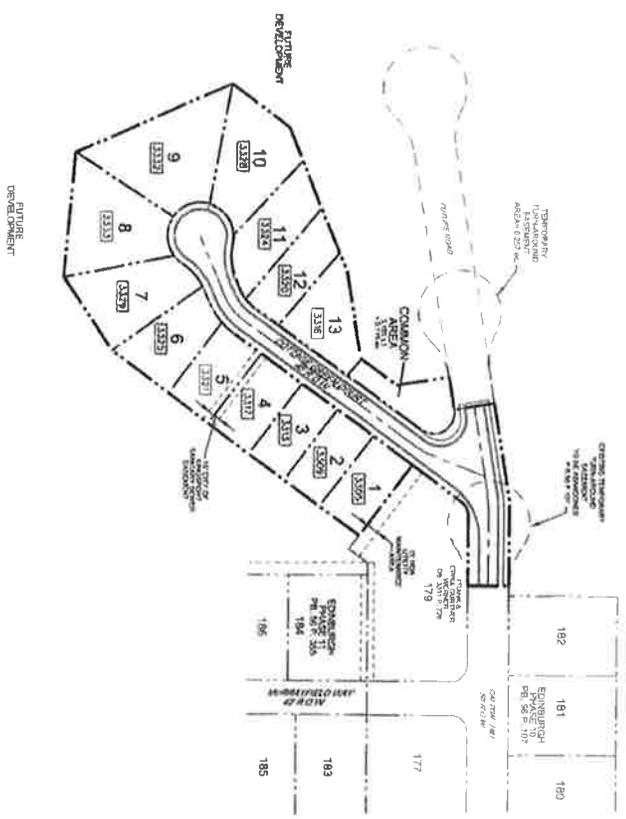
C: Kingsport Regional Planning Commission

This is to certify that this zoning development is in accordance with the zoning ordinance approved by the Planning Commission on 11/11/13 and is subject to any conditions as noted on this plan.

6-117-344.5
Date



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



06/12/2019 - 10:16:05 AM
198780543
TNS&P PLAT
PLAT BOOK P-6
PAGE 49-45



CERTIFICATE OF CORRECTNESS
DAVID B. HILL
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 19878

CERTIFICATE OF CORRECTNESS
DATE: 6/11/19
BY: [Signature]

PRELIMINARY PLAT - COTTAGES AT EDMBURGH - PHASE 1	
TOTAL ACRES	3.328
TOTAL LOTS	13
ACRES NEW ROAD/ALLEYS	0.756
OWNER	The Edmuburg Group, LLC
SURVEYOR	DAVID HILL
SCALE	1" = 100'

- NOTES:**
1. VERTICAL DATUM AND BENCHMARK IS BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
 2. CONTOUR INTERVAL IS 2 FEET AND IS PROVIDED BY ALTY'S TOPIC DATA VAPY AS PER ONGOING SITE CONSTRUCTION FOR THE DEVELOPMENT.
 3. DEED REFERENCE: PAPER L. TITLE: 28 JULY 1916.
 4. PROPERTY IDENTIFIED BY 20180205-0029.
 5. THERE IS A 30 FOOT PERIPHERY YARD AROUND THE EXISTING BOUNDARY.
 6. EASEMENTS IS FOOT LITRITY EASEMENT ALONG FRONT LOT LINES IS SHOWN IN SURVEYOR'S FIELD BOOK AS SHOWN.
 7. THIS PROPERTY IS SHOWN ON FRED CHAMBERLAIN'S PAGE 4478/2003/2001. REVISED SEPTEMBER 2006 AND DOES NOT LIE WITHIN THE SPECIAL 2500' WEDGEMAN ZONE.

DEVELOPER:
THE EDMBURGH GROUP, LLC
1542 CRESCENT DRIVE
KINGSPORT, TN 37054

Maintainence of Common Area:
THE OWNERS OF THE PROPERTY HEREBY AGREE TO ASSUME FULL AND COMPLETE RESPONSIBILITY FOR THE MAINTENANCE, LANDSCAPE AND OPERATION OF ALL COMMON AREAS.

OWNER: _____ DATE: _____

CONDOMINIUM AND UTILITY ACCESS:
THE OWNERS OF THE PROPERTY HEREBY AGREE TO GRANT FULL, EXCLUSIVE AND SEVERABLE RIGHTS OF ACCESS TO THE NECESSARY UTILITY LINES AND SERVICES TO THE PROPERTY, AND TO PROVIDE THE NECESSARY UTILITY ACCESS TO REMAIN FREE FROM OBSTRUCTION AND INTERFERENCE.



June 17, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that Remaining Lands of Garland Hobbs plat located off Moreland Drive, surveyed by Jonathan Willis, meets the Minimum Standards for Subdivision Development of Major 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,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



June 20, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Taylor Properties # 1 LP located off Mitchell Rd, surveyed by Rick Davies, meets the Minimum Standards for Subdivision Development of Major 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over the word "Sincerely,".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



June 20, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Edinburgh Phase 10 Lot 177 – Dissolution of Lot 175 located on Calton Hill, surveyed by Barge Design Solutions, meets the Minimum Standards for Subdivision Development of Major 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a faint, circular stamp or watermark.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 1, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

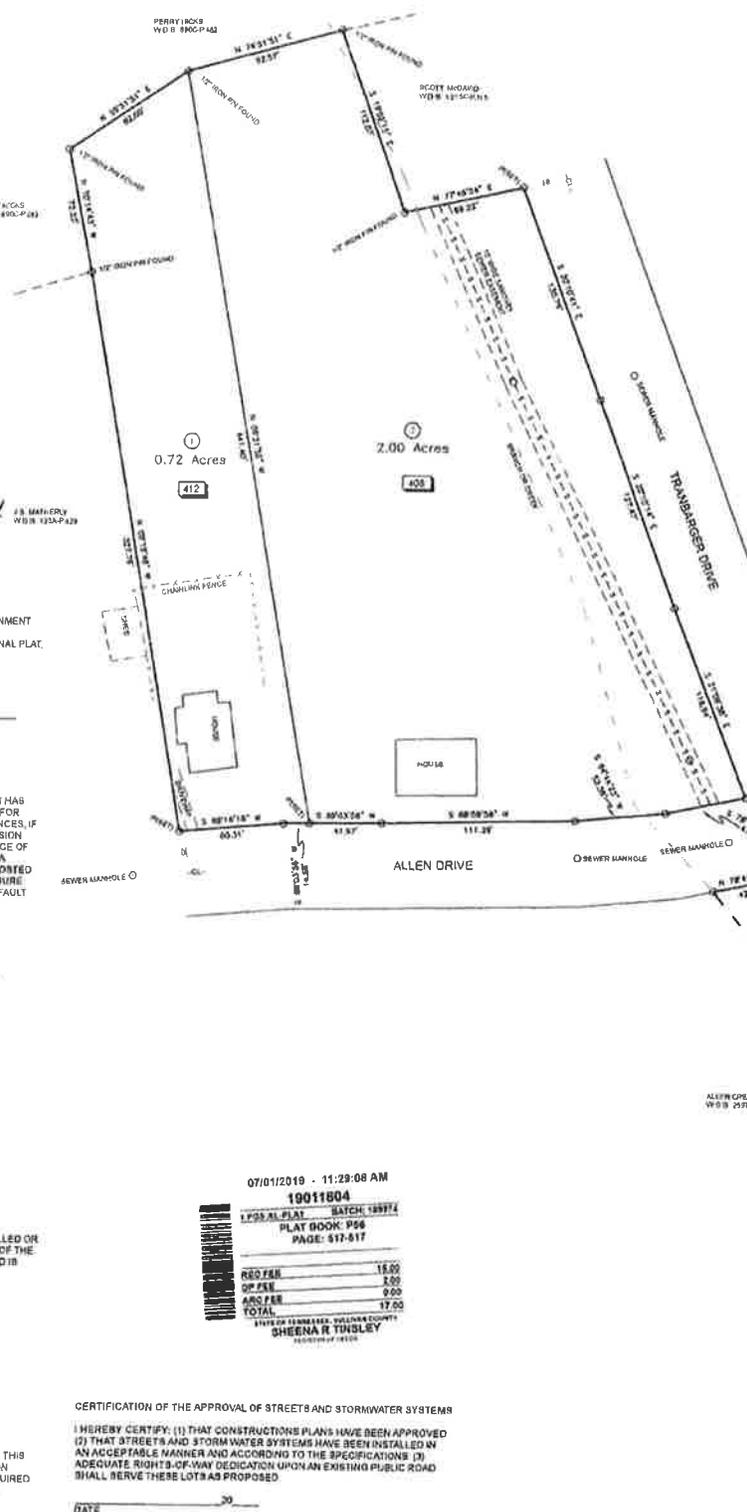
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Sandra Peters Property Replat located off Allen Drive, surveyed by Gary Weems, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over the typed name and title.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED.

DATE 6-24-2019
 OWNER Sandra Peters, Trustee
 J.B. MATHESLY
 W.D.B. 123A-P-239

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.

DATE June 28, 2019
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER
 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 7-1-2019
 SECRETARY
 KINGSPOINT REGIONAL PLANNING COMMISSION

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

DATE 6-23-2019
 LOCAL UTILITY DISTRICT PROVIDER OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 6-23-2019
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 OR
 KINGSPOINT AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 30
 TRAFFIC ENGINEERING MANAGER

07/01/2019 - 11:29:08 AM
19011804
 POSAL PLAT BATCH: 190714
 PLAT BOOK: P56
 PAGE: 517-517

REG FEE	15.00
OP FEE	3.00
AD FEE	9.00
TOTAL	27.00

SHEENA R. THOLEY
 COUNTY CLERK

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

DATE 30
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

FLOOD INSURANCE RATE
 By reference to the Flood Insurance Rate Map, Community Flood Number 11400-0001, effective date of 05/25/2015, the Flood Hazard Category for the above information is as follows:
 Category: Zone X1-X2
 Flood Hazard: Moderate to Severe

Legend
 (P) - (see Note 1) (Paved)
 (S) - (see Note 2) (Sewer)
 (C) - (see Note 3) (Culvert)
 (D) - (see Note 4) (Ditch)
 (E) - (see Note 5) (Easement)
 (F) - (see Note 6) (Fence)
 (G) - (see Note 7) (Grade)
 (H) - (see Note 8) (Height)
 (I) - (see Note 9) (Inlet)
 (J) - (see Note 10) (Junction)
 (K) - (see Note 11) (Kilometer)
 (L) - (see Note 12) (Line)
 (M) - (see Note 13) (Map)
 (N) - (see Note 14) (North)
 (O) - (see Note 15) (Other)

This survey is subject to any and all restrictions, covenants, conditions, easements, and other recorded or unrecorded interests on the survey or its show.

GENERAL NOTE
 PROPERTY WILL CONFORM TO THE CITY OF KINGSPOINT ZONING ORDINANCE.
 408 412 ADDRESSES

LOT 2418 NOT A BIFURCATED LOT AND IS TO BE ADDED TO LOT 2



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 KINGSPOINT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 6-11-2019
 Gary Weems

SANDRA PETERS PROPERTY		
DRAWN	DATE	12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TN W.D.B. 3280 - PAGE 1318 TAX MAP 025L '09 PARCELS 002 00
GW	8/11/2019	
APPROVED	DATE	PROJECT NO. 411 0291 R.002 00
GW	6/11/2019	
SCALE	SHEET	
1" = 40'		

I certify that this is a Category 1 survey and the ratio of precision survey is 1:12500. As shown herein, this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this Plan (or Map).

Gary Weems Land Surveyor
 Tennessee Reg No 1846
 P.O. Box 274
 Roguesville, TN 37657
 423-923-1378



July 3, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 15 & 16 Block 3 Fairacres located off Lamont Street, surveyed by Wilson & Associates, meets the Minimum Standards for Subdivision Development of Major 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 3, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of the FH Guinn Addition Lots 1-4 located off Belden Road, surveyed by Larry Culbertson, meets the Minimum Standards for Subdivision Development of Major 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a circular stamp or seal.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

REPLAT OF FH GUINN ADDITION LOTS 1-4

Date 03-01-2019	File: KETRON2.DWG Drawn By: CAG	Scale: 1" = 100'
11th Civil District Sullivan County, TN		Drawing Number 6843
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		

SEE NOTE 1

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
 DATE June 6th 2019
 [Signature]
 CITY OF KINGSPORT OR KINGSPORT CITY DIRECTOR OR 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

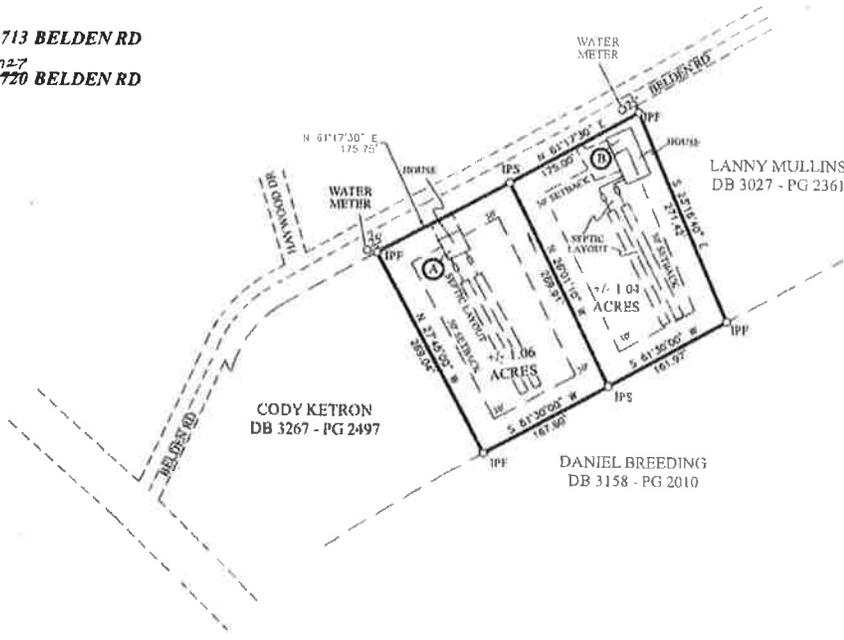
CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED OR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE SWD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE 6-18 2019
 [Signature]
 AUTHORIZING AGENT
 AUTHORIZED REPRESENTATIVE

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

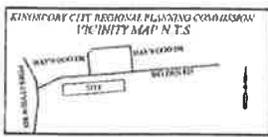
Legend
 IPF denotes 1/2" Rebar Found
 IPS denotes 1/2" Rebar Set

- Notes**
1. Deed Reference: DB 3267 - PG 2497
 2. TAX MAP: 030D B 003.50
 3. ZONED R-3
 4. OWNERS NAME: CODY KETRON
 5. ADDRESSES:

- Ⓐ 1713 BELDEN RD
- Ⓑ 1727 BELDEN RD
- Ⓒ 1770 BELDEN RD



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 # AT 4 2715C 0510
 SULLIVAN COUNTY, TENNESSEE, INCORPORATED AREAS
 EFFECTIVE DATE: 07-29-2006



THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER ON THAT WHICH MAY BE REQUIRED BY THE KINGSPORT CITY REGIONAL PLANNING COMMISSION

07/03/2019 - 11:38:15 AM
 19012061
 1 POSAL PLAT BATCH: 101016
 PLAT BOOK: P56
 PAGE: 522-522

SEC FEE	15.00
OP FEE	2.00
REC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE - SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTRAR FOR LANDS



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 RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT CITY PLANNING COMMISSION.
 DATE 6-18 2019
 [Signature]
 CITY ENGINEER OF COUNTY ROAD COMMISSIONER

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 6-18 2019
 [Signature]
 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 CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 DATE 6-18 2019
 [Signature]
 SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING
 CONFIRMATION BY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, 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. I HEREBY BESTOW A SURVIVY BOND IN THE AMOUNT OF \$ _____ HAS BEEN NOTICED WITH THE KINGSPORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE 7-1-19
 SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 DATE _____ 20____
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS _____
 SURVEYOR _____ TN REG NO _____
 DATE _____

Building Division Monthly Report
June 2019

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	8	\$57,705
ADDITIONS	2	\$56,250
ALTERATIONS	7	\$223,700
NEW CONDO		
NEW DUPLEX	4	\$595,680
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	1	\$550,000
RESIDENTIAL ROOF	6	\$31,758
COMMERCIAL PERMITS		
ADDITIONS	1	\$1,565,000
ALTERATIONS	4	\$2,131,591
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	1	\$16,885
COMMUNICATION TOWER		
COMMERCIAL ROOF	1	\$8,000
TOTAL	35	\$5,236,569
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	2	
MOVE STRUCTURE		
SIGNS	5	
TENTS	2	
TOTAL PERMITS ISSUED	44	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$26,579,771

2nd Quarter Summary 2018-2019

RESIDENTIAL PERMITS	2ND QUARTER 2018		2ND QUARTER 2019	
	COUNT	COST	COUNT	COST
ACCESSORY STRUCTURES	36	\$347,409	37	\$413,218
ADDITIONS	5	\$215,000	9	\$467,892
ALTERATIONS	29	\$803,520	21	\$661,700
NEW CONDO				
NEW DUPLEX			4	\$595,680
NEW GROUP HOME				
NEW MULTI-FAMILY				
NEW SINGLE-FAMILY	24	\$5,472,448	16	\$3,326,445
RESIDENTIAL ROOF	6	\$47,068	18	\$125,575
COMMERCIAL PERMITS				
ADDITIONS	1	\$24,000	4	\$3,680,427
ALTERATIONS	25	\$3,495,703	17	\$7,469,053
CHURCH RENOVATIONS	1	\$23,000		
SCHOOL RENOVATIONS			1	\$65,208
NEW CHURCH/RELIGIOUS BUILDINGS				
NEW COMMUNICATION TOWER				
NEW HOSPITAL/INSTITUTION/NURSING HOME				
NEW HOTEL/MOTEL				
NEW INDUSTRIAL				
NEW JAILS/POST OFFICE/BARNS				
NEW PARKING GARAGE				
NEW PARKS/POOLS/DOCKS				
NEW PROFESSIONAL/MEDICAL/BANK	1	\$11,029,928		
NEW PUBLIC WORKS/UTILITY				
NEW RETAIL/RESTAURANT/MALL				
NEW SERVICE STATION	1	\$800,000		
NEW SOCIAL/RECREATIONAL				
NEW SCHOOL/LIBRARY/MUSEUM				
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	\$72,000	2	\$15,450
GRADING	1	\$260,000		
FOUNDATION ONLY			2	\$48,885
COMMERCIAL ROOF	9	\$314,772	6	\$112,659
COMMUNICATION TOWER	5	\$132,865	1	\$25,000
TOTAL	146	\$23,037,713	138	\$17,007,192

City of Kingsport
 Building Permits Issued
 Fiscal Year 2018 - Fiscal Year 2019

07-19

<u>RESIDENTIAL PERMITS</u>	<u>Fiscal Year 2017-2018</u>		<u>Fiscal Year 2018-2019</u>	
	<u>COUNT</u>	<u>COST</u>	<u>COUNT</u>	<u>COST</u>
Accessory Structures	125	\$1,632,720	97	\$1,417,682
Additions	18	\$653,327	33	\$1,305,900
Alterations	99	\$2,716,378	75	\$2,523,245
New Duplex			4	\$595,680
New Group Home				
New Multi-Family	4	\$26,334,000	1	\$400,000
New Single-Family	98	\$21,261,739	66	\$14,083,791
Roof Residential	41	\$218,754	79	\$498,918
TOTAL RESIDENTIAL	385	\$52,816,918	355	\$20,825,216
<u>COMMERCIAL PERMITS</u>				
Additions	3	\$404,000	7	\$4,528,927
Alterations	65	\$10,959,798	75	\$42,086,684
Church Renovations	4	\$197,725	1	\$2,000
School Renovations	1	\$19,812,354	3	\$697,408
New Church	1	\$200,000	1	\$130,000
New Industrial	2	\$3,857,746	2	\$23,741,995
New Hospital/Institution/Nursing Home	1	\$11,800,000		
New Public Works/Utility	1	\$4,186,000		
New Professional/Medical/Bank	1	\$11,029,928	2	\$2,663,300
New School/Library/Museum				
New Restaurant/Retail/Mall	2	\$3,394,368	2	\$2,139,133
New Service Station	1	\$800,000	1	\$1,400,000
New Social/Recreational			1	\$393,000
New Other Non-Housekeeping Shelter	8	\$411,000	4	\$340,732
Grading	3	\$1,326,000	7	\$676,694
Foundation Only	11	\$3,134,883	6	\$1,072,827
Roof Commercial	22	\$802,587	23	\$656,445
Communication Tower	7	\$185,730	4	\$114,000
TOTAL COMMERCIAL	133	\$72,502,119	139	\$80,643,145
<u>OTHER NON-VALUATION PERMITS</u>				
Advertising Banners	4		1	
Events Tents	17		6	
Demolitions	26		17	
Move Structures	1			
Signage	82		91	
TOTAL ALL PERMITS	648	\$125,319,037	609	\$101,468,361