

# KINGSPORT REGIONAL PLANNING COMMISSION

## TENTATIVE AGENDA

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

June 20, 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 MAY 13, 2019 AND THE REGULAR MEETING HELD ON MAY 16, 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.

#### **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, 11<sup>th</sup> Civil District of Sullivan County. (Harmon)

### **V. UNFINISHED BUSINESS**

None

### **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, 13<sup>th</sup> Civil District of Sullivan County. (Harmon)

#### **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, 7<sup>th</sup> Civil District of Sullivan County. (Harmon)

**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, 11<sup>th</sup> Civil District of Sullivan County. (Woods)

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

**VIII. OTHER BUSINESS**

**06-05** Nominating committee for July officer elections

**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**

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

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

May 13, 2019

12:00 noon

**Members Present**

Sam Booher, Chairman  
Mike McIntire  
Mark Selby  
Sharon Duncan  
Phil Rickman  
Beverley Perdue

**Members Absent**

Pat Breeding  
Paula Stauffer  
John Moody

**Staff Present**

Ken Weems, AICP  
Jessica Harmon  
Nathan Woods  
David Harris  
Kenny Lawson

**Visitor's**

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems identified two future training opportunities that will take place by the end of May 2019. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from either the April 2019 work session or regular meeting. With no corrections needed, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

**IV. CONSENT AGENDA**

**05-01 Resubdivision of Bell Ridge Heights – (19-201-00019)**

The Kingsport Regional Planning Commission is requested to consider approval of the Resubdivision of the Bell Ridge Heights Subdivision for the Larkin Estate based upon conformance to the subdivision regulations. The property is located inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission. Staff noted that the property is being divided into 4 lots which requires approval from the Commission. Staff noted the proposal conforms to the minimum subdivision regulations. No official action was taken.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**05-02 LPRF Grant Presentation on Preston Forest Park and Borden Park**

Mr. Kenny Lawson, from the City's Parks & Recreation Department, provided an overview of the proposed changes to both Borden Park and Preston Forrest Park. Mr. Lawson stated that the tennis court lights will be switched to LED for illumination and parking improvements will be made to Preston Forrest Park. Mr. Lawson agreed to bring a plan of action to the regular meeting that can be reviewed and endorsed by the Planning Commission for the grant purposes. No official action was taken.

**05-03 Edinburgh Master Plan Amendment – (19-103-00003)**

The Kingsport Regional Planning Commission is requested to consider approval of the amended master plan for the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff identified the vicinity of the new proposal inside the Edinburgh Development. Staff stated that the proposal meets the PD requirements and preserves appropriate open space as required. No official action was taken.

**05-04 The Cottages at Edinburgh Phase 1 – (19-201-00017)**

The Kingsport Regional Planning Commission is requested to consider Preliminary Plat approval for Phase 1 for the Cottages at Edinburgh, contingent upon approval of the construction documents by City Engineering. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff presented the proposal, which consists of 13 new lots inside the Edinburgh Development. Staff noted that the Engineering Dept is currently reviewing the plans for the development. Staff noted that the proposal conforms to zoning and that it also adds .119 acres of open space to the Edinburgh Development. No official action was taken.

**05-05 Cherokee Bend Master Plan Amendment 1 – (19-103-0004)**

The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Development Plan for Cherokee Bend based upon conformance to the Planned Development design standards. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff presented the proposal to the Commission. Staff noted that the proposal eliminates the second connection of McCoy Street to Virginia Avenue in favor of adding two lots and slightly altering an existing lot to no longer accommodate for the extension of McCoy Street. Staff noted that phase 2 of the development would likely see McCoy Street ending inside the development with a cul-de-sac. No official action was taken.

**05-06 Cherokee Bend Resubdivision of Lot 8 & Subdivision of Lots 9 & 10 Phase 1 (19-201-00018)**

The Kingsport Regional Planning Commission is requested to consider approval of the Resubdivision of Lot 8 and the Subdivision of Lots 9 & 10 Cherokee Bend Phase 1 based on conformance to the Master Plan and the subdivision regulations. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff detailed the proposal which uses Virginia Avenue for street frontage of the proposal. Two new lots are being added along Virginia Avenue along with an alteration of one existing lot. No official action was taken.

**05-07 W. Sullivan Street Surplus - (19-401-0005)**

The Kingsport Regional Planning Commission is requested to consider approve vacating of a portion of W. Sullivan Street right-of-way as city staff sees no future use of the property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that the adjacent property owner has requested a portion of W. Sullivan Street right-of-way be vacated. Staff noted that the owner desires to use the vacated right-of-way for apartment tenant parking. Staff noted that city departments have reviewed the request and that no department has a need for the requested vacated right-of-way. No official action as taken.

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

**VIII. OTHER BUSINESS**

**05-08** Receive a letter to certify the Resubdivision of units 17 & 18 Riverwatch located on Silk Mill Place.

**05-09** Receive a letter to certify the Final Development Plan Amended for Polo Fields Phase 1 Section A Lot 1 located on Rock Springs Road.

**05-10** Receive a letter to certify the Resubdivision of Part of Kingsport Block 214 located on Fort Henry Drive.

**05-11** Receive a letter to certify the Resubdivision of Lots 37 & 38 Block B Warrior Falls Phase 2.

**05-12** Receive, for informational purposes only, the April 2019 Building Department report.

**X. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 12:35 p.m.

Respectfully Submitted,

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Ken Weems, 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

May 16, 2019

5:30 p.m.

**Members Present**

Sam Booher, Chairman  
Sharon Duncan  
Mike McIntire  
John Moody  
Phil Rickman  
Mark Selby

**Members Absent**

Paula Stauffer  
Pat Breeding  
Beverley Perdue

**Staff Present**

Ken Weems, AICP  
Jessica Harmon  
Nathan Woods  
Dave Harris

**Visitor's**

John Rose  
Lance Lingerfelt

At 5:30 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Booher asked for approval of the agenda. A motion was made by Mark Selby seconded by Mike McIntire to approve the agenda as presented. The motion was approved unanimously, 5-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on April 15, 2019 and the regular meeting held on April 18, 2019. A motion was made by Mark Selby, seconded by John Moody, to approve the minutes as presented. The motion was approved unanimously 5-0.

**IV. CONSENT AGENDA**

**05-01 Resubdivision of Bell Ridge Heights – (19-201-00019)**

The Kingsport Regional Planning Commission is requested to consider approval of the Resubdivision of the Bell Ridge Heights Subdivision for the Larkin Estate based upon conformance to the subdivision regulations. The property is located inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. A motion was made by Mark Selby, seconded by Mike McIntire, to approve the consent agenda without further discussion. The motion passed unanimously, 5-0.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**05-02 LPRF Grant Presentation on Preston Forest Park and Borden Park**

Mr. Nathan Woods provided overview of the proposed changes to both Borden Park and Preston Forrest Park. Mr. Woods referenced highlights of the grant that propose the tennis court lights

being switched to LED for illumination and parking improvements that will be made to Preston Forrest Park. A motion was made by Mike McIntire, seconded by Sharon Duncan, to state that The Kingsport Regional Planning Commission supports and approves the project scope of the 2018 LPRF Grant (Kingsport Neighborhood Parks Renovations) at Borden Park and Preston Forest Park as outlined in the grant application and as presented to the Commission. The motion passed unanimously, 5-0.

**05-03 Edinburgh Master Plan Amendment – (19-103-00003)**

The Kingsport Regional Planning Commission is requested to consider approval of the amended master plan for the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff identified the vicinity of the new proposal known as “The Cottages” inside the Edinburgh Development. Staff stated that the proposal meets the PD requirements and preserves appropriate open space as required. A motion was made by Mike McIntire, seconded by Phil Rickman to approve the master plan amendment. The motion passed unanimously, 5-0.

**05-04 The Cottages at Edinburgh Phase 1 – (19-201-00017)**

The Kingsport Regional Planning Commission is requested to consider Preliminary Plat approval for Phase 1 for the Cottages at Edinburgh, contingent upon approval of the construction documents by City Engineering. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff presented the proposal, which consists of 13 new lots inside the Edinburgh Development. Staff noted that the Engineering Dept is currently reviewing the plans for the development. Staff noted that the proposal conforms to zoning and that it also adds .119 acres of open space to the Edinburgh Development. A motion was made by Mike McIntire, seconded by Sharon Duncan, to grant preliminary plat approval contingent upon approval of the construction documents by the Engineering Department. The motion passed unanimously, 5-0.

**05-05 Cherokee Bend Master Plan Amendment 1 – (19-103-0004)**

The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Development Plan for Cherokee Bend based upon conformance to the Planned Development design standards. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff presented the proposal to the Commission by detailing the before and after view of the development as compared to the previous approval. Staff noted that the proposal eliminates the second connection of McCoy Street to Virginia Avenue in favor of adding two lots and slightly altering an existing lot to no longer accommodate for the extension of McCoy Street. Staff noted that phase 2 of the development would likely see McCoy Street ending inside the development with a cul-de-sac. Staff noted that the entire existing street frontage on Virginia Avenue would now be fronted with single family homes. A motion was made by Mike McIntire, seconded by John Moody to approve the amended preliminary development plan based upon conformance with PD zone requirements. The motion passed unanimously, 5-0.

**05-06 Cherokee Bend Resubdivision of Lot 8 & Subdivision of Lots 9 & 10 Phase 1 (19-201-00018)**

The Kingsport Regional Planning Commission is requested to consider approval of the Resubdivision of Lot 8 and the Subdivision of Lots 9 & 10 Cherokee Bend Phase 1 based on conformance to the Master Plan and the subdivision regulations. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff detailed the proposal which uses Virginia Avenue for street frontage of the proposal. Two new lots are being added along Virginia Avenue along with an alteration of one existing lot. A motion was made by Mike McIntire, seconded by Mark Selby to approve the resubdivision. The motion passed unanimously, 5-0.

**05-07 W. Sullivan Street Surplus - (19-401-0005)**

The Kingsport Regional Planning Commission is requested to consider approve vacating of a portion of W. Sullivan Street right-of-way as city staff sees no future use of the property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that the adjacent property owner has requested a portion of W. Sullivan Street right-of-way be vacated. Staff noted that the owner desires to use the vacated right-of-way for apartment tenant parking. Staff noted that city departments have reviewed the request and that no department has a need for the requested vacated right-of-way. A motion was made by Mike McIntire, seconded by Sharon Duncan to declare the property surplus. The motion passed unanimously, 5-0.

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

**VIII. OTHER BUSINESS**

**05-08** Receive a letter to certify the Resubdivision of units 17 & 18 Riverwatch located on Silk Mill Place.

**05-09** Receive a letter to certify the Final Development Plan Amended for Polo Fields Phase 1 Section A Lot 1 located on Rock Springs Road.

**05-10** Receive a letter to certify the Resubdivision of Part of Kingsport Block 214 located on Fort Henry Drive.

**05-11** Receive a letter to certify the Resubdivision of Lots 37 & 38 Block B Warrior Falls Phase 2.

**05-12** Receive, for informational purposes only, the April 2019 Building Department report.

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 5:54 p.m.

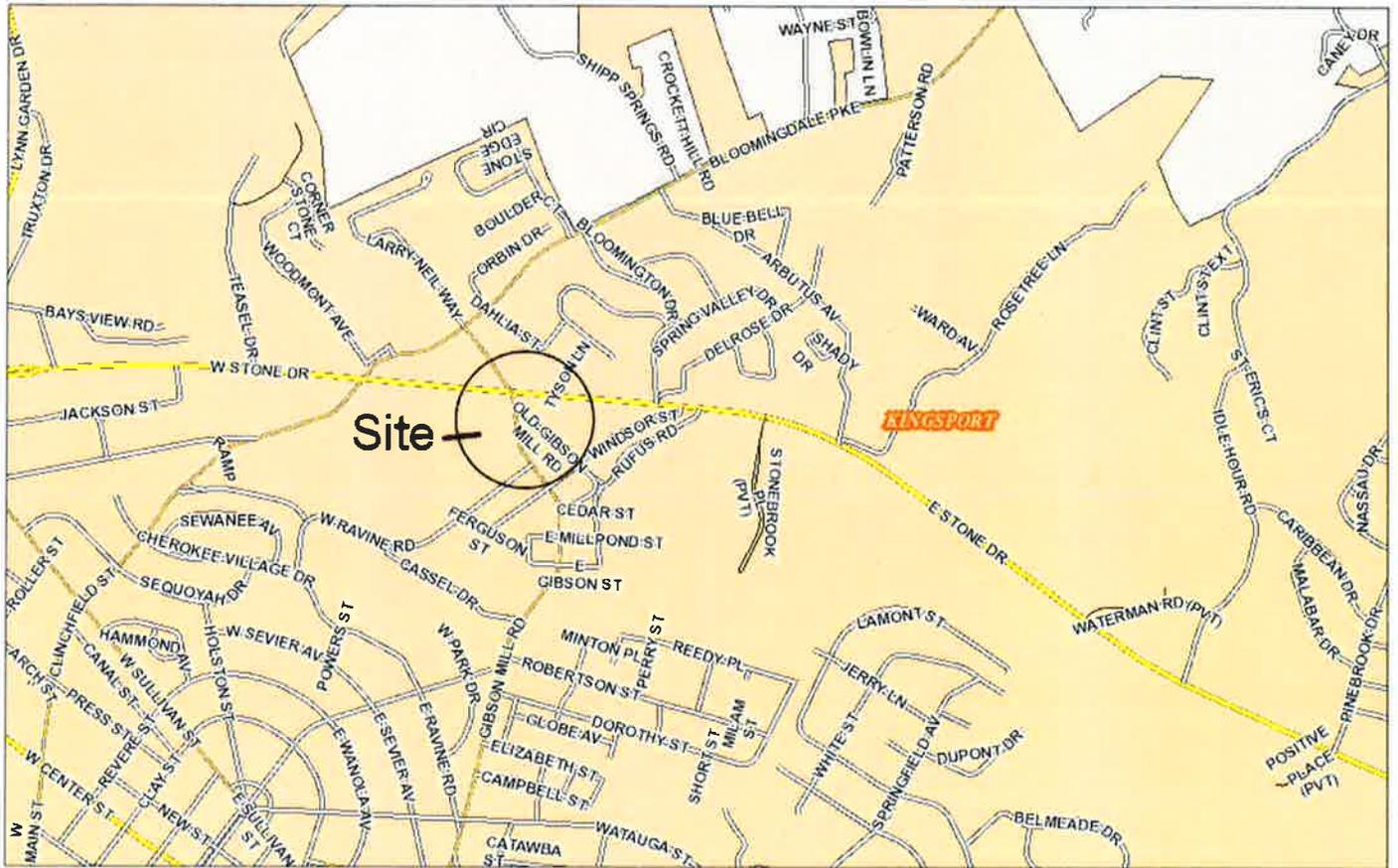
Respectfully Submitted,

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Ken Weems, AICP, Planning Commission Secretary

<b>Property Information</b>	Gibson Mill Right-of-Way Dedication Clean-Up		
<b>Address</b>	Gibson Mill Rd		
<b>Tax Map, Group, Parcel</b>	TM 046B Group G Parcel 12		
<b>Civil District</b>	11 <sup>th</sup> Civil District, Sullivan County		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Public		
<b>Zoning</b>	R-1B Single Family Residential		
<b>Area</b>	12,547 square feet of new right-of-way		
<b>Major or Minor / #lots</b>	Street Dedication	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> City of Kingsport <b>Address:</b> 225 W. Center St <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Mattern & Craig <b>Address:</b> 403 E Market St <b>City:</b> Johnson City <b>State:</b> TN <b>Zip Code:</b> 37601 <b>Email:</b> <b>Phone Number:</b> (423)-979-2220	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p>The Kingsport Planning Division recommends <b>APPROVAL</b> of the right-of-way dedication for Gibson Mill Road along with the associated easements:</p> <ul style="list-style-type: none"> <li>• The street was constructed in 2011 when Gibson Mill was re-aligned.</li> <li>• The plat meets the requirements of the Subdivision Regulations.</li> </ul> <p><b>Staff Field Notes and General Comments:</b> The submitted plat is proposing to dedicate right-of-way of at the round-about on Gibson Mill Road as well as half of the cul-de-sac along Old Gibson Mill Road. The City acquired the property for the re-alignment back in 2011 but the right-of-way was never officially dedicated. Sullivan County has expressed interest in this lot for an EMS Station and this action would clean up the right-of-way as well as dedicate several utility easements that the city will need when the parcel is developed in the future. The total area of dedication is 12,547 square feet.</p>			
<b>Planner:</b>	Harmon	<b>Date:</b> 6/6/2019	
		<b>Meeting Date:</b>	<b>June 20, 2019</b>

Location

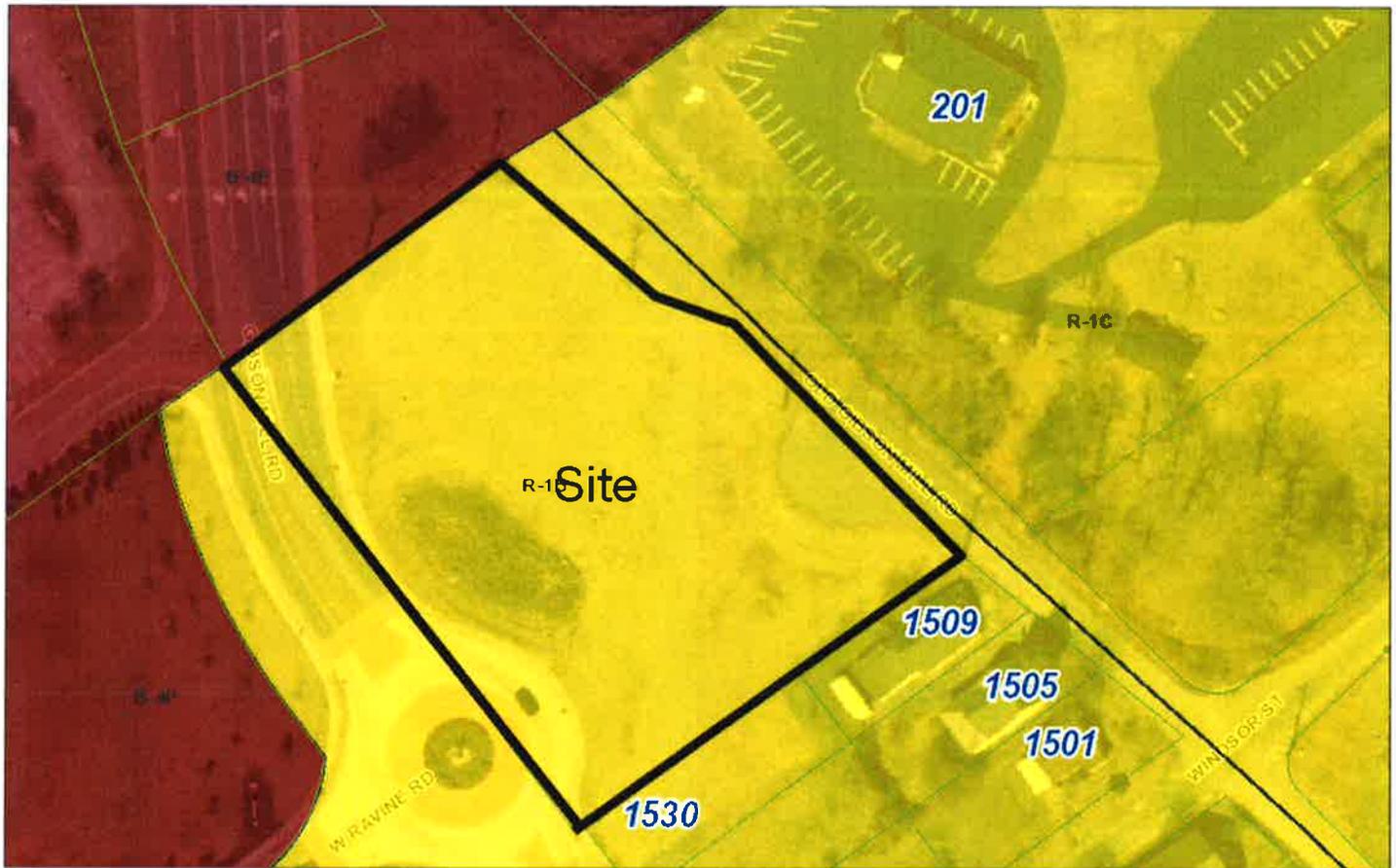


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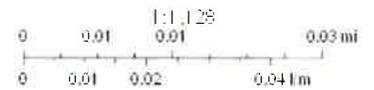
Zoning



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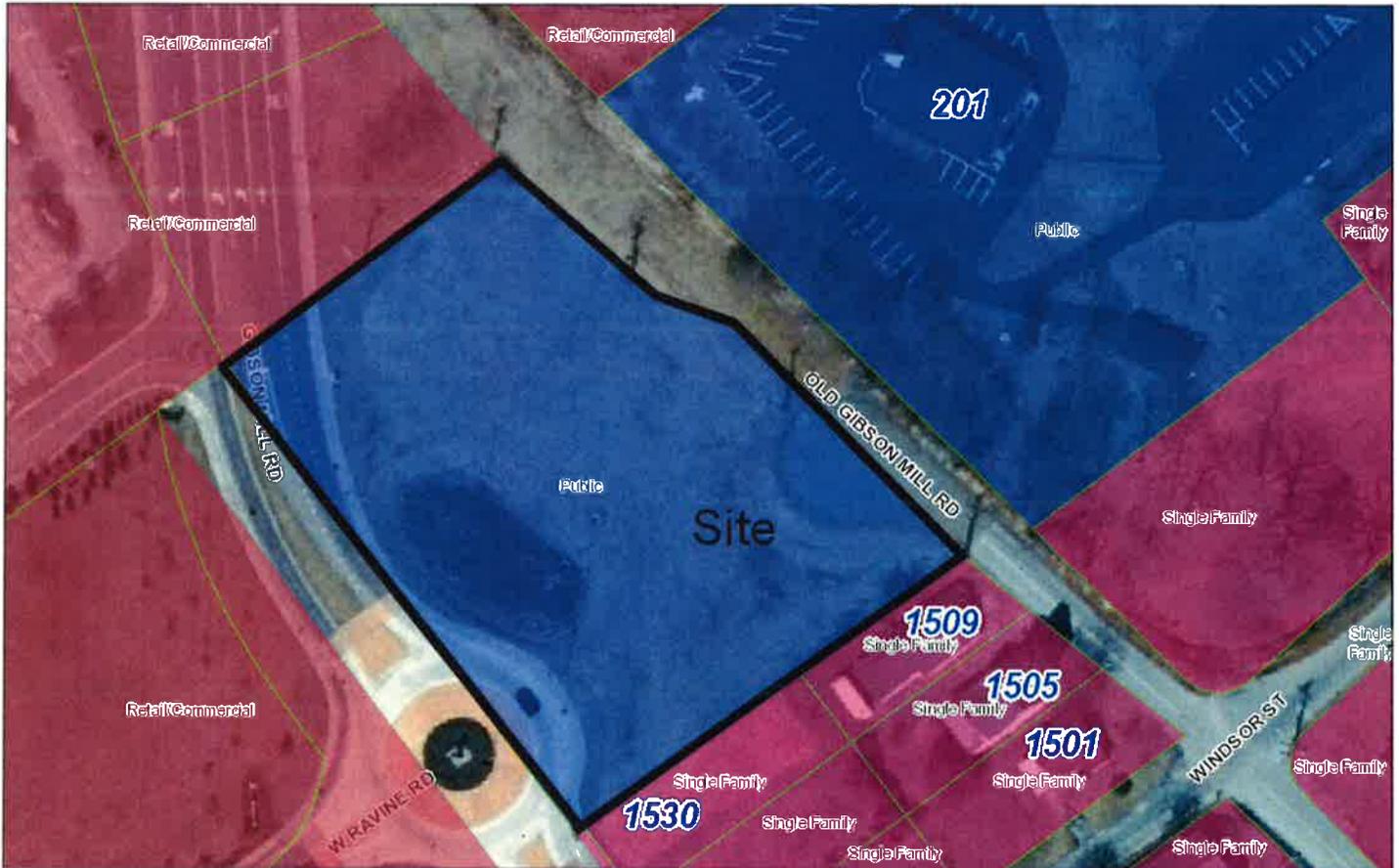
	Havkins County Parcels		Rpt 911 Address		TAC		GC		A-1		AP		B-2		B-3		B-4P
	Sullivan County Parcels		City Zoning		P-5		B-2E		A-2		B-1		B-3		B-4		B-4P

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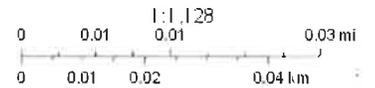


Web application

Future Land Use



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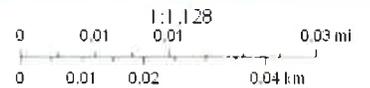
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Aerial w/Utilities



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



Web AppBuilder for ArcGIS



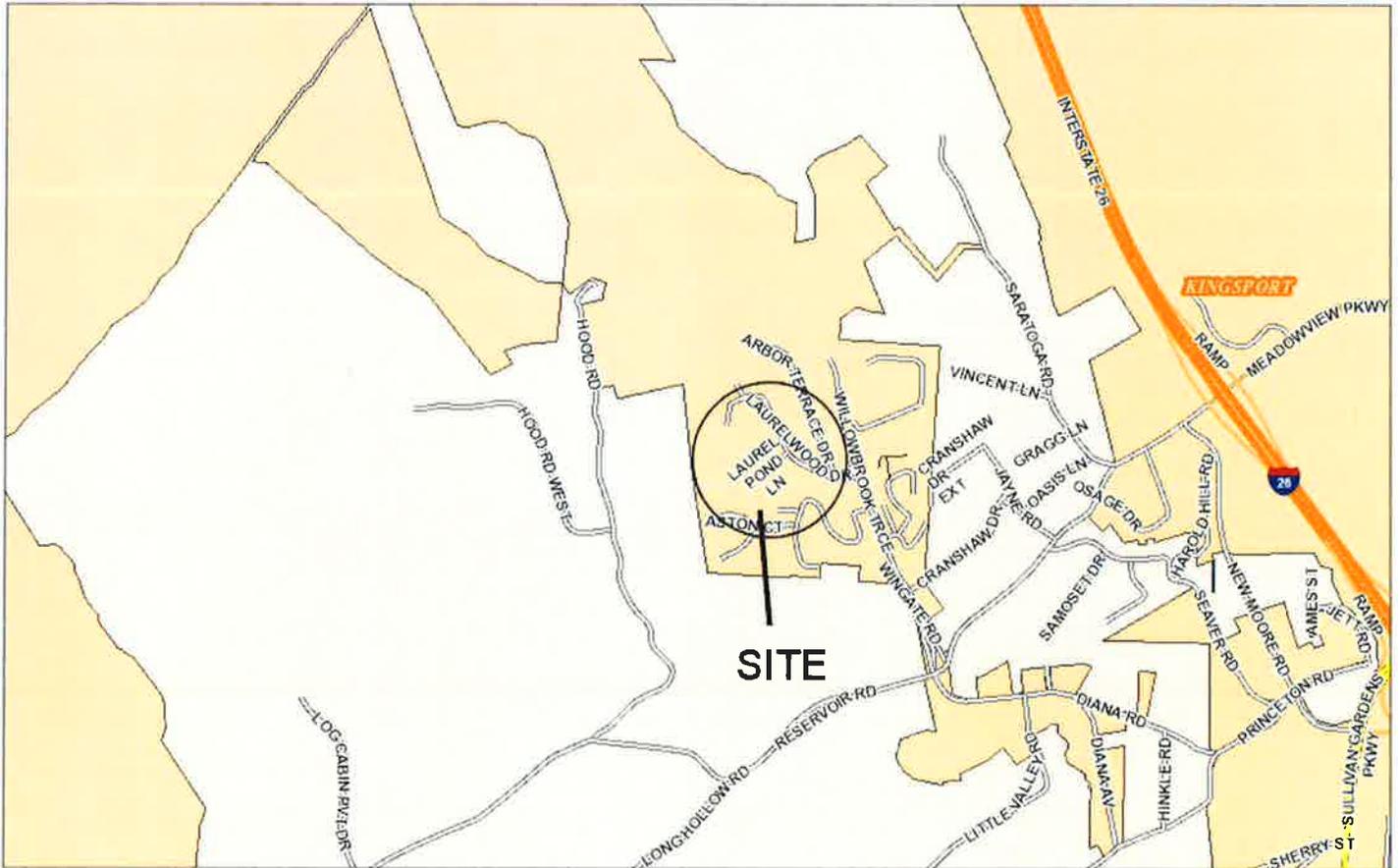
**Conclusion**

Staff is recommending approval of the Final Plat for dedication of right-of-way and associated easements along Gibson Mill Rd based on conformance with the Subdivision Regulations.

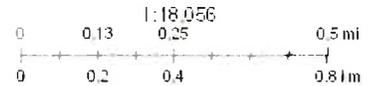


<b>Property Information</b>		Laurel Pond Lane Dedication & Replat	
<b>Address</b>		1104, 1105, 1106, 1108 Laurel Pond Lane	
<b>Tax Map, Group, Parcel</b>		TM 75K Group B Parcels 20.12, 20.15, 20.16, 20.17	
<b>Civil District</b>		13 <sup>th</sup> Civil District, Sullivan County	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Future Land Use	
<b>Zoning</b>		PD, Planned Development	
<b>Area</b>		0.412 acres of new road	
<b>Major or Minor / #lots</b>		Street Dedication & Minor Replat	<b>Concept Plan</b>
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Preliminary
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Gendren, Scott & Agnott <b>Address:</b> 1105 Laurel Pond Lane <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> Alley & Associates, INC. <b>Address:</b> 243 E. Market St <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37600 <b>Email:</b> <b>Phone Number:</b> (423) 392-8896	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends contingent preliminary APPROVAL of the street dedication and replat with associated variances based on the following.</b></p> <ul style="list-style-type: none"> <li>• Street extension to alleviate irregular shaped lots</li> <li>• Variances are necessary to match the existing street construction</li> <li>• Construction drawings are being submitted to Engineering</li> </ul> <p><b>Staff Field Notes and General Comments:</b> The submitted 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. The applicants are requesting a variance to the sidewalk requirements and the street light requirement due to the existing street not having sidewalks or streetlights. Should streetlights be requested at a later date, the cost of installation would be the responsibility of the owners. They are also requesting a variance to the street cross section so that the extension matches the type of construction that is currently in place. The current street is a 40' right-of-way with no sidewalks, no curb/gutters, and 11'-6" travel lanes. Engineering has reviewed these requests and are ok with the requested variances. Construction drawings will be submitted to engineering to review and approve. If approved, the existing T portion of the turnaround would be brought back to the Planning Commission for vacating once the street is constructed and approved.</p>			
<b>Planner:</b>	Harmon	<b>Date:</b> 6/10/2019	
		<b>Meeting Date:</b>	<b>June 20, 2019</b>

Location

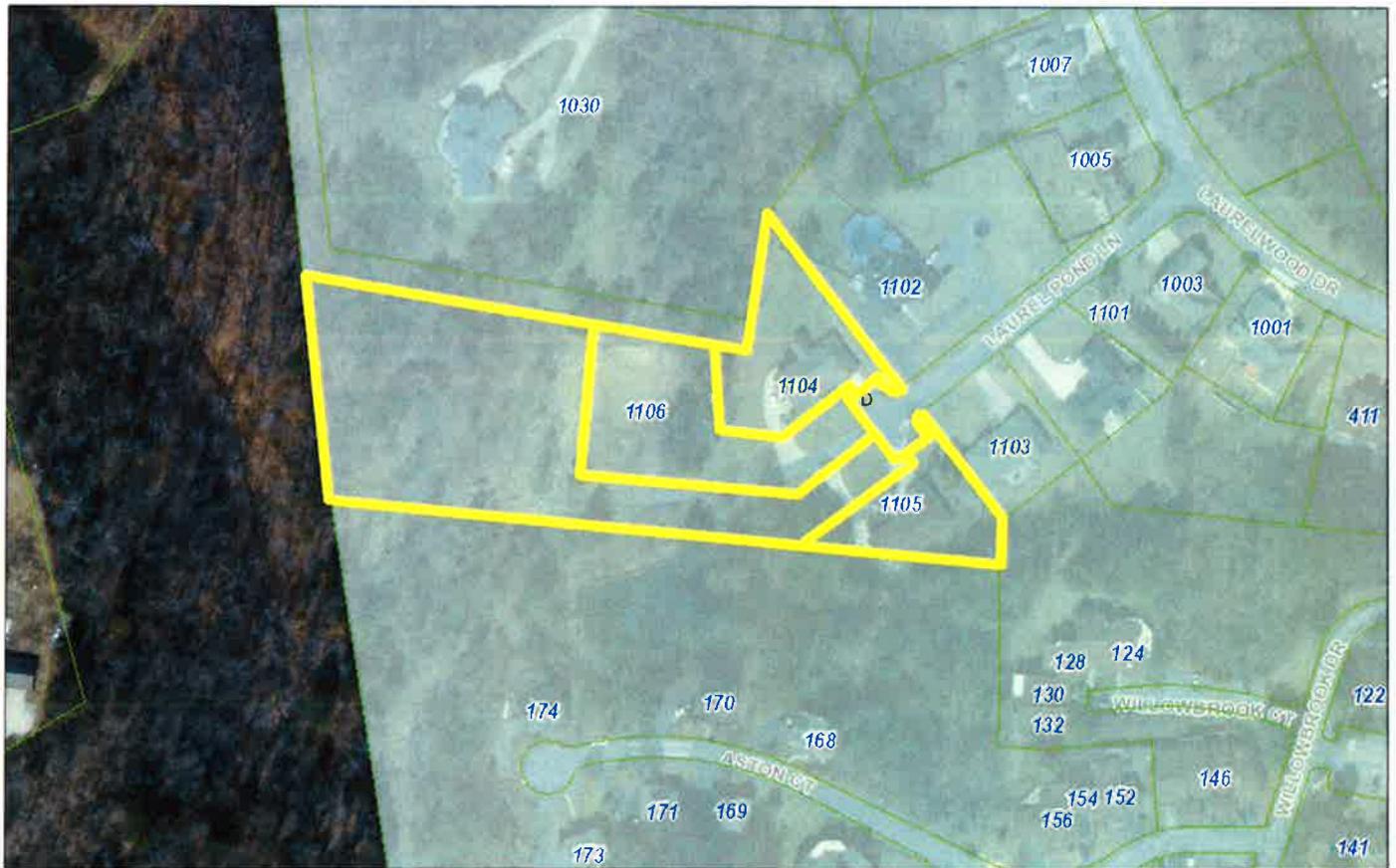


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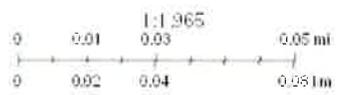
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Zoning



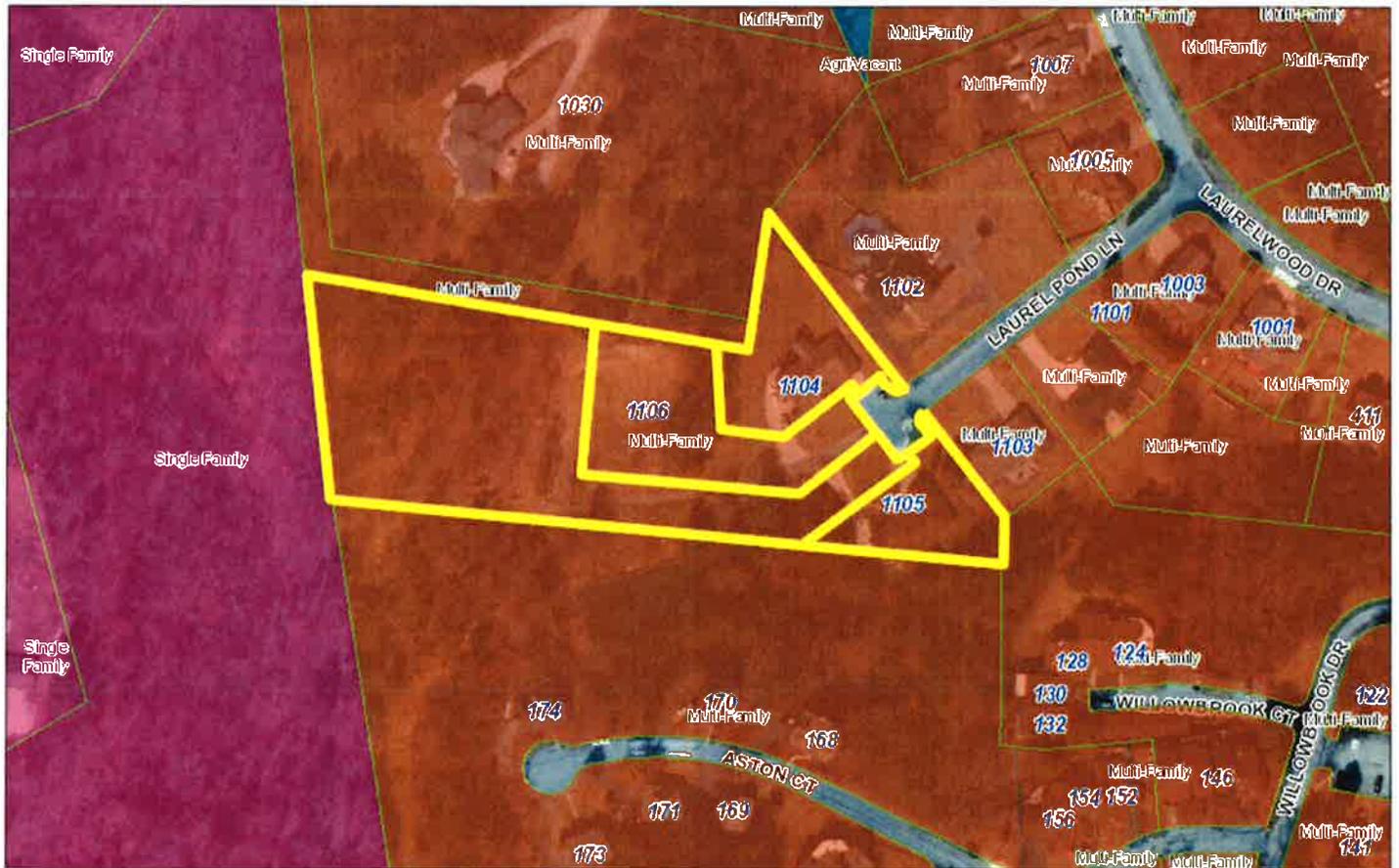
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Hawkins County Parcels	City Zoning	T-1C	G-C	A-1	A-2	A-3	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-11	A-12	A-13	A-14	A-15	A-16	A-17	A-18	A-19	A-20	A-21	A-22	A-23	A-24	A-25	A-26	A-27	A-28	A-29	A-30	A-31	A-32	A-33	A-34	A-35	A-36	A-37	A-38	A-39	A-40	A-41	A-42	A-43	A-44	A-45	A-46	A-47	A-48	A-49	A-50	A-51	A-52	A-53	A-54	A-55	A-56	A-57	A-58	A-59	A-60	A-61	A-62	A-63	A-64	A-65	A-66	A-67	A-68	A-69	A-70	A-71	A-72	A-73	A-74	A-75	A-76	A-77	A-78	A-79	A-80	A-81	A-82	A-83	A-84	A-85	A-86	A-87	A-88	A-89	A-90	A-91	A-92	A-93	A-94	A-95	A-96	A-97	A-98	A-99	A-100
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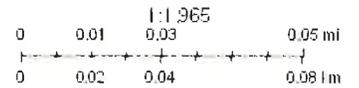


Web application for ArcGIS

Future Land Use

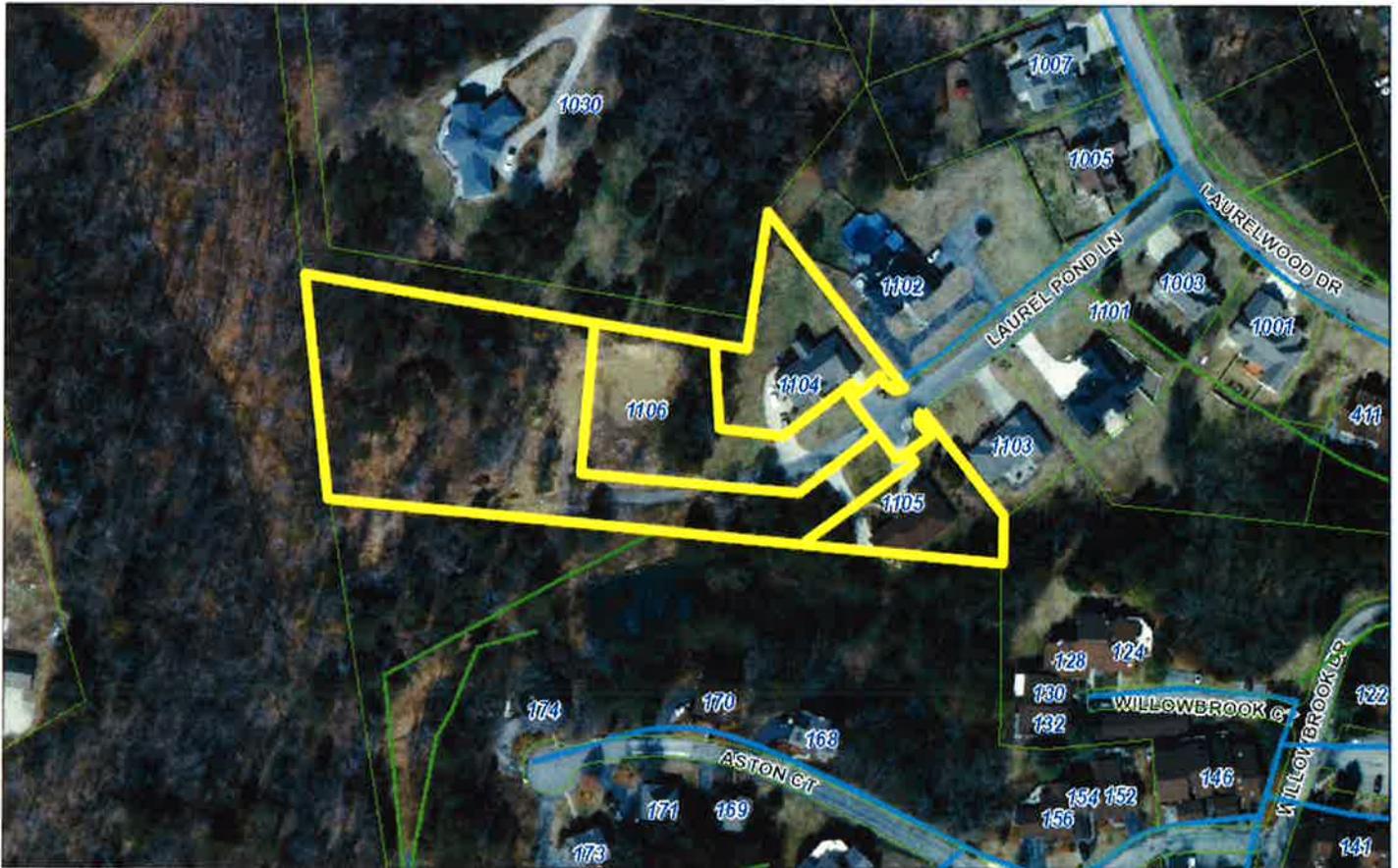


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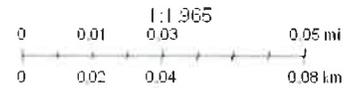
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Aerial w/Utilities



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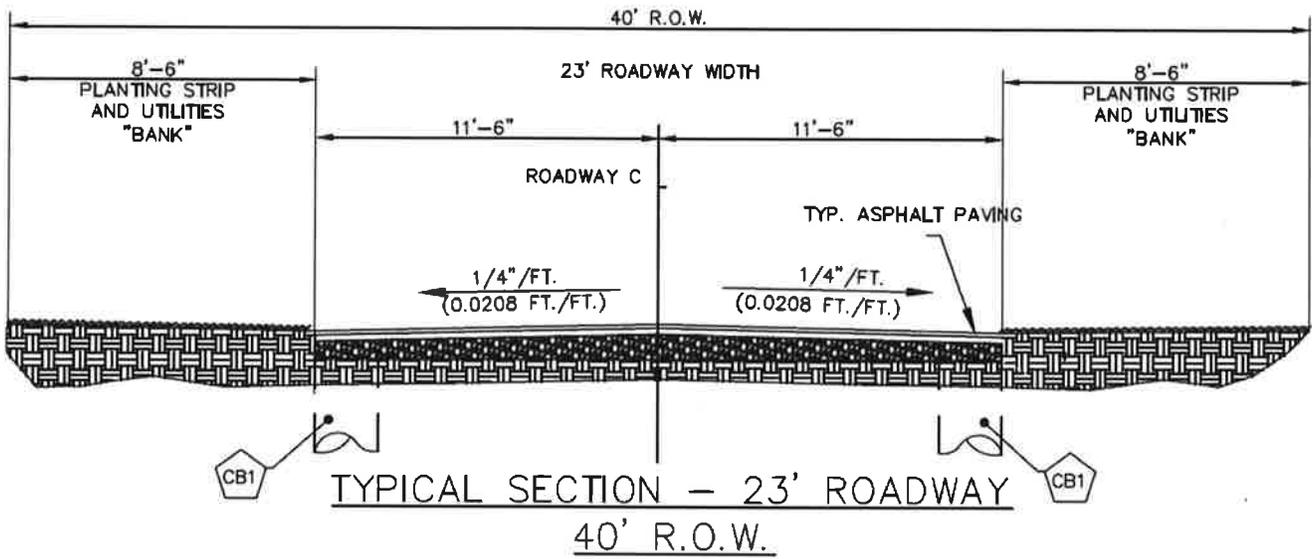
-  Hawkins County Parcels
-  Sullivan County Parcels
-  11pt 911 Address
-  Water Lines
-  Sewer Mains



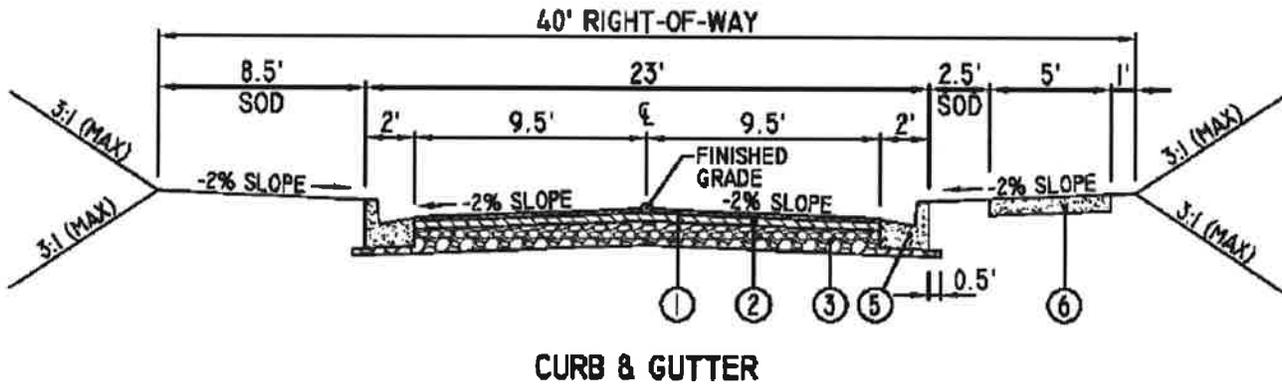
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**Proposed Cross Section**



**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 Preliminary Street Dedication and Replat for The Cottages at Laurel Pond along with the associated variances contingent upon the construction plans being approved by Engineering.



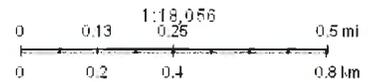


Location



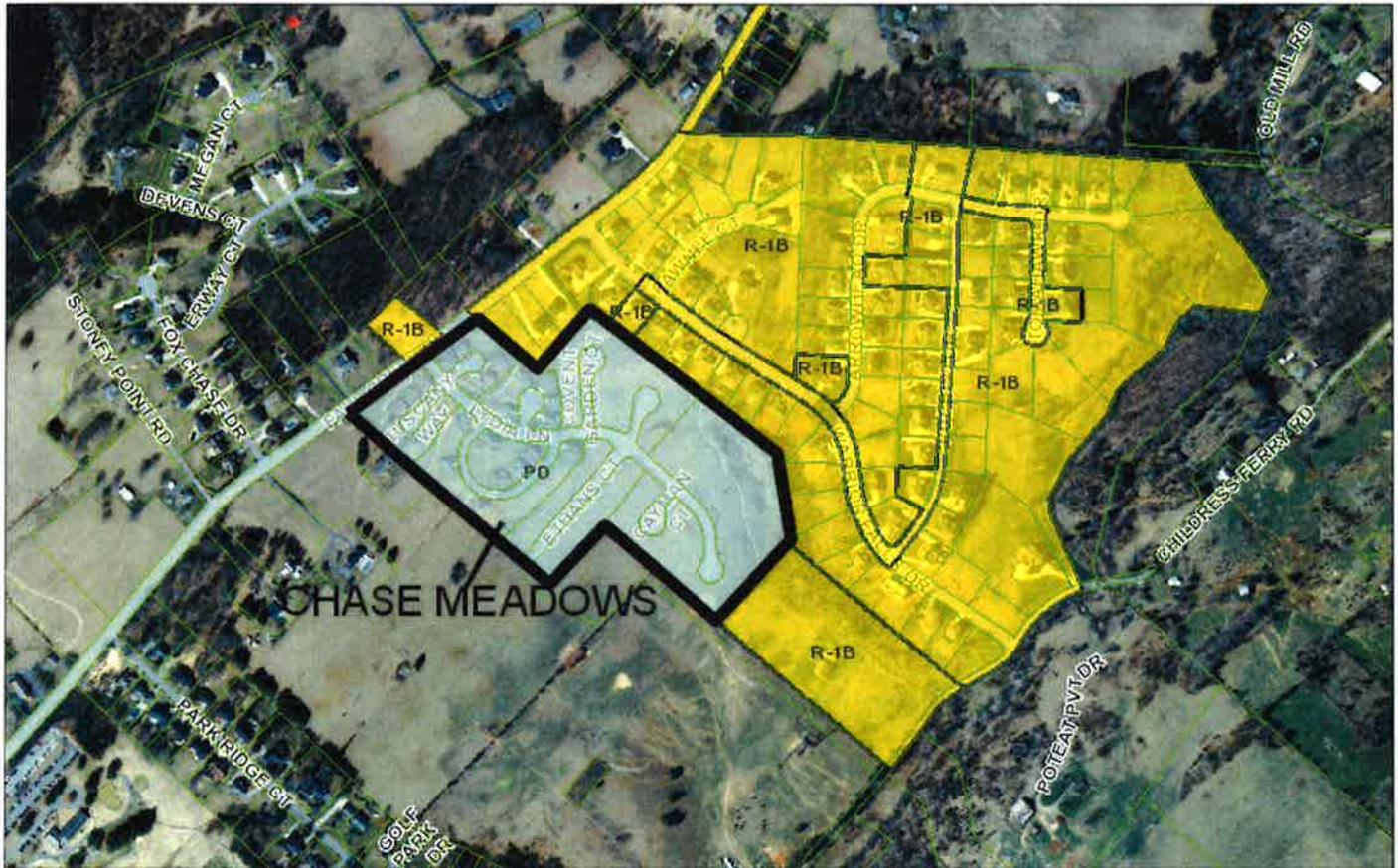
6/27/2018, 9:36:44 AM

Urban Growth Boundary

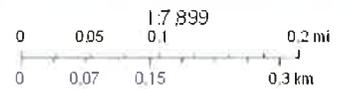


Web App Builder for ArcGIS

Zoning



5/30/2019, 10:56:13 AM



Web AppBuilder for ArcGIS

Aerial with Utilities



5/30/2019, 10:55:46 AM

- Hawkins County Parcels
- Sullivan County Parcels
- Water Lines
- Sewer Mains
- Rpt 911 Address



Web AppBuilder for ArcGIS





**CONCLUSION**

Staff recommends approval of the Chase Meadows PD Plan Amendment based on conformance to the Planned Development District Regulations.



**PROPERTY INFORMATION**

**Right-of-Way Vacating**

<b>ADDRESS</b>	<b>Buckingham Ct</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b> <b>11<sup>th</sup> Civil District, TM 47F Parcel 013.00</b>
<b>OVERLAY DISTRICT</b>	<b>R-1B</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/-</b>	<b>0.7</b>
<b>EXISTING USE</b>	<b>Residential</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**PETITIONER 1:**

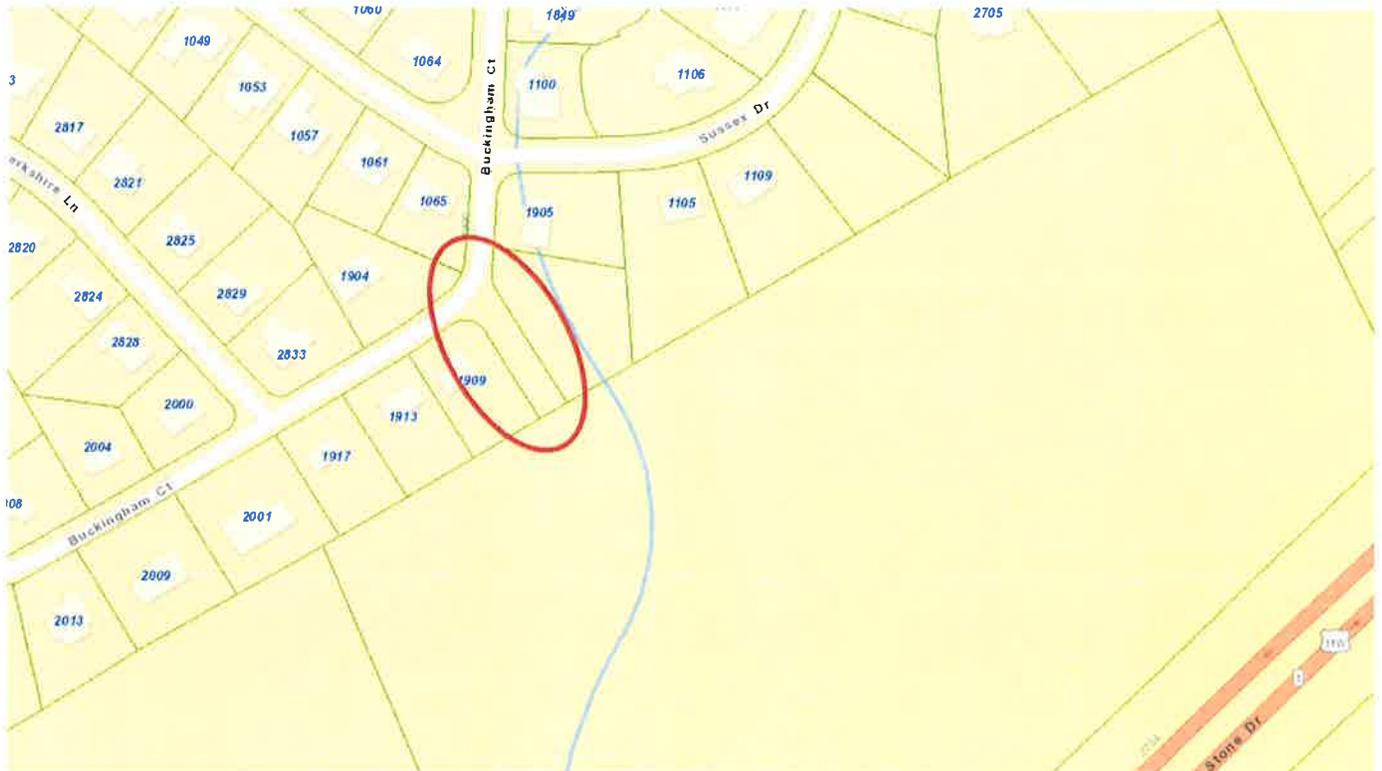
**INTENT**

The applicant is requesting that the portion of the right-of-way be vacated by the City of Kingsport. The purpose for the request is for the owner to be able to use a portion of the ROW as a driveway entrance to a home to be built on the site.

The area requested to be vacated is approximately 8,500 square feet.

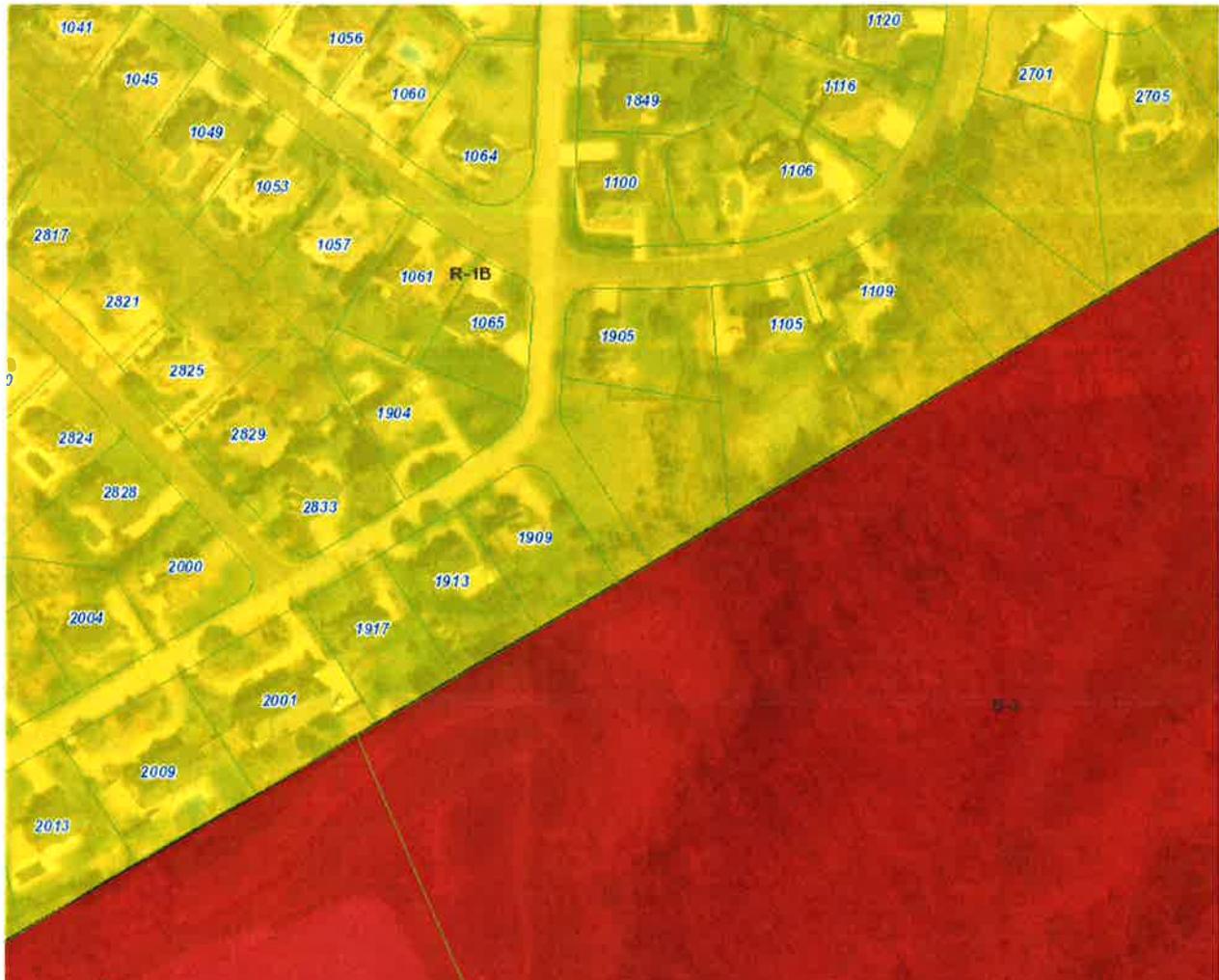
The request has been reviewed by all City Departments and Local Utility Providers. A sewer line runs through the vacating, but it's currently contained in an easement. That easement will be retained when the vacating occurs. All City Departments as well as local utility providers have said there is no need to retain this portion of right-of-way.

Staff recommends approval of the vacating of a portion of the right-of-way and retaining the sewer easement, as city staff sees no future use for the property.



**Location**

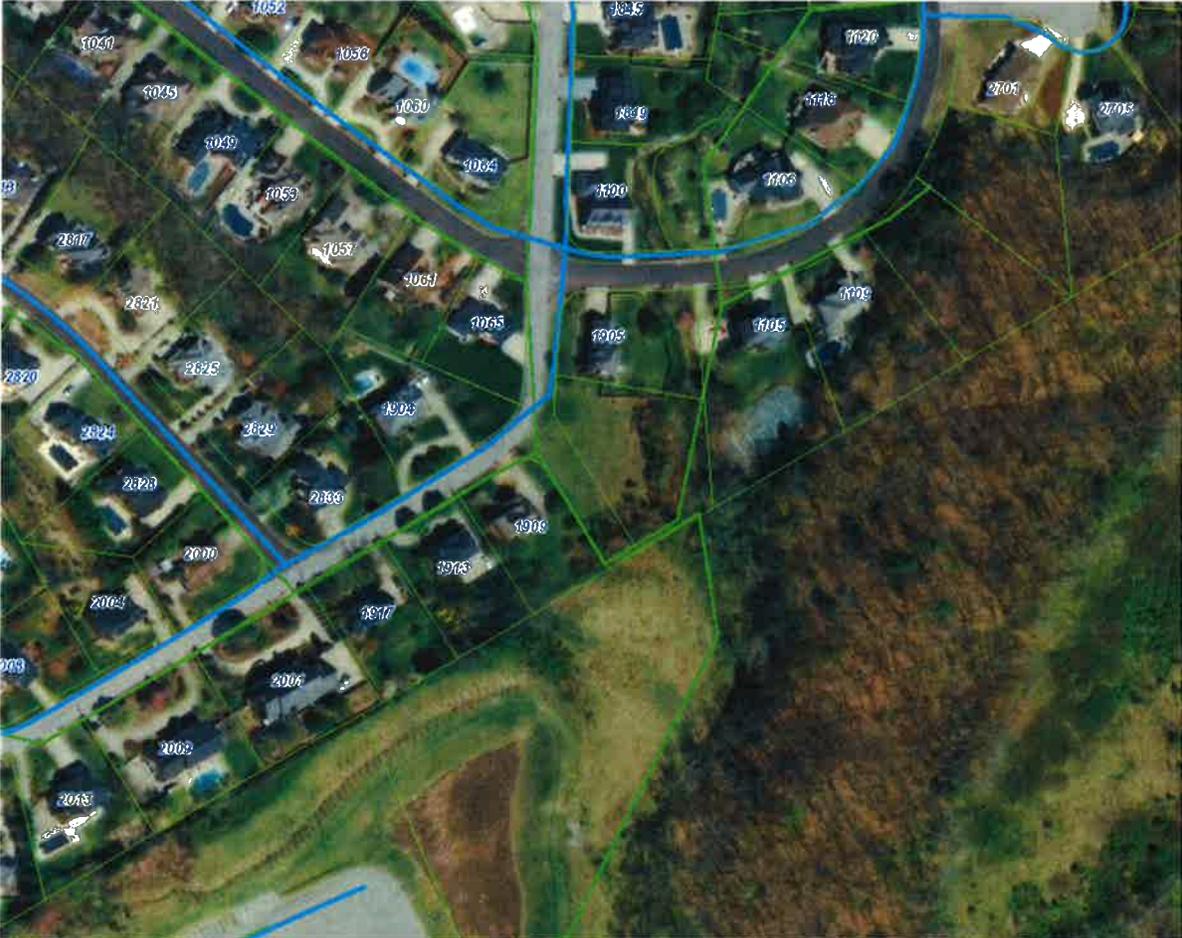
**Zoning**



Future Land Use



**Aerial With Utilities**



**Photos of Site**







**RECOMMENDATION:**

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of this portion of right-of-way as city staff sees no future use for the property.



May 10, 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 Combination Plat for First Baptist church of Kingsport, Inc. located on Longreen Road, surveyed by Cumberland Partners, LLC., 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,



Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





May 20, 2019

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

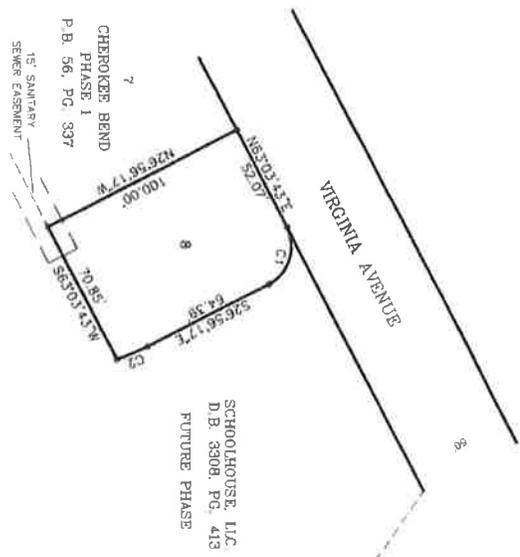
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of lot 8, Cherokee Bend, Ph1 & lot 9/10 Cherokee Bend Ph1 located on Virginia Avenue, surveyed by Alley & Associates, INC., 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,

  
Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



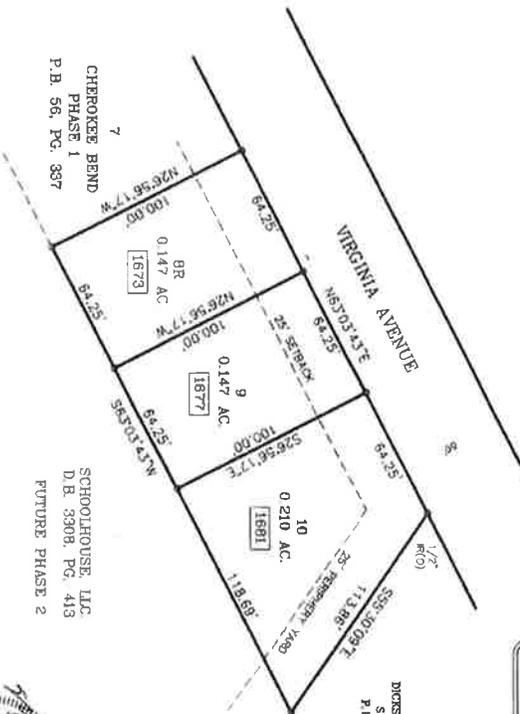
06/20/2019 - 11:01:27 AM  
19008849

PLAT BOOK: P88	1185
PAGE: 48-48	1185
DATE: 1/28	1185
AC. FEE: 3.95	1185
TOTAL: 17.00	1185

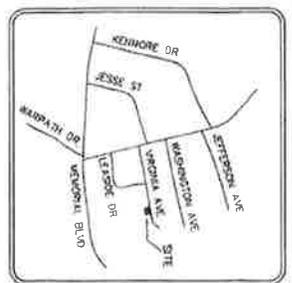
SMITHSONIAN INSTITUTION

- NOTES:
- 1) NORTH BASED ON SPT-8520"W AS SHOWN IN PLAT BOOK 38, PAGE 16
  - 2) PROPERTY IS ZONED PD
  - 3) FUTURE YARD SETBACK ALONG THE OUTER BOUNDARY

- LEGEND
- IR(O) IRON ROD(OLD)
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - P.F. PAGE
  - M.T.S. NOT TO SCALE
  - AC. ACRES
  - 123 911 ADDRESS



- NOTES:
- 1) NORTH BASED ON SPT-8520"W AS SHOWN IN PLAT BOOK 38, PAGE 16.
  - 2) PROPERTY IS ZONED PD/PURPAC ALONG THE OUTER BOUNDARY.
  - 3) FUTURE YARD SETBACK ALONG THE OUTER BOUNDARY.
  - 4) FLOOD INSURANCE ADMINISTRATION ZONING MAPS EFFECTIVE DATE SEPTEMBER 28, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 5) JOB NO. 18-1104
  - 6) CAD FILE 18-1104 BATTERY.DWG
  - 7) CAD FILE 18-1104 PAPER OF PARCEL 28, AND TAX MAP 624 "W" PARCEL 8
  - 8) DEED REFERENCES: D.B. 3808 PG. 413
  - 9) 1 HERBERT CENTER OF TRADE TRUSTS IS A CATEGORY 1 SURVEY THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 10) PRIOR 15' SANITARY SEWER EASEMENT ON LOTS 1-6 WILL BE ELIMINATED ON FUTURE PLAT.



<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT I AM ONE OF THE DOWNSIGNED SURVEYORS AND REGISTERED ENGINEERS AND THAT THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE PLAT BOOK AND PAGE NUMBER AND THE CITY AND COUNTY OF RECORD IS CORRECT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER DEEDS, EASEMENTS, ENCUMBRANCES, OR OTHER DEEDS WHICH MAY AFFECT THE PROPERTY AS SHOWN.</p> <p><i>Caroline Campbell</i> May 20, 19</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED IN THIS PLAT IS IN ACCORDANCE WITH THE CITY OF MEMPHIS STREET LIGHTING ORDINANCES AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER DEEDS, EASEMENTS, ENCUMBRANCES, OR OTHER DEEDS WHICH MAY AFFECT THE PROPERTY AS SHOWN.</p> <p>5-8-19</p>
<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEMS OR SYSTEMS DESCRIBED IN THIS PLAT ARE IN ACCORDANCE WITH THE CITY OF MEMPHIS UTILITY SYSTEMS ORDINANCES AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER DEEDS, EASEMENTS, ENCUMBRANCES, OR OTHER DEEDS WHICH MAY AFFECT THE PROPERTY AS SHOWN.</p> <p>5-8-19</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>
<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>
<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>
<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>
<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF SHELBY, TENNESSEE, AND THAT THE INSTRUMENT HAS BEEN FILED AS SHOWN.</p> <p>5-8-19</p>

ALLEY & ASSOCIATES, INC.  
283 E. BROAD STREET  
MEMPHIS, TENNESSEE 38008  
TEL: 901.522.8888  
F-MAIL: info@alleyandassociates.com

RESUBDIVISION OF LOT 8, CHEROKEE BEND, PHASE 1 & LOT 9 AND 10 CHEROKEE BEND, PHASE 1

OWNER: SCHOOLHOUSE, LLC  
SURVEYOR: ALLEY & ASSOCIATES, INC.  
SCALE: 1"=40'

TOTAL ACRES	0.504
TOTAL LOTS	3
ACRES NEW ROAD	0
ACRES OLD ROAD	0

CITY OF MEMPHIS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
CITY ENGINEER



May 28, 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 Division of a Part of Shekinah Church Ministries, INC. located off Glory Rd, surveyed by Saxon & 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 blue ink, appearing to read "Ken Weems", is written over the typed name.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





June 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 Bell Ridge Heights Subdivision and Tranbarger Avenue located on Bell Ridge Rd, surveyed by Alley & Associates, INC., 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,

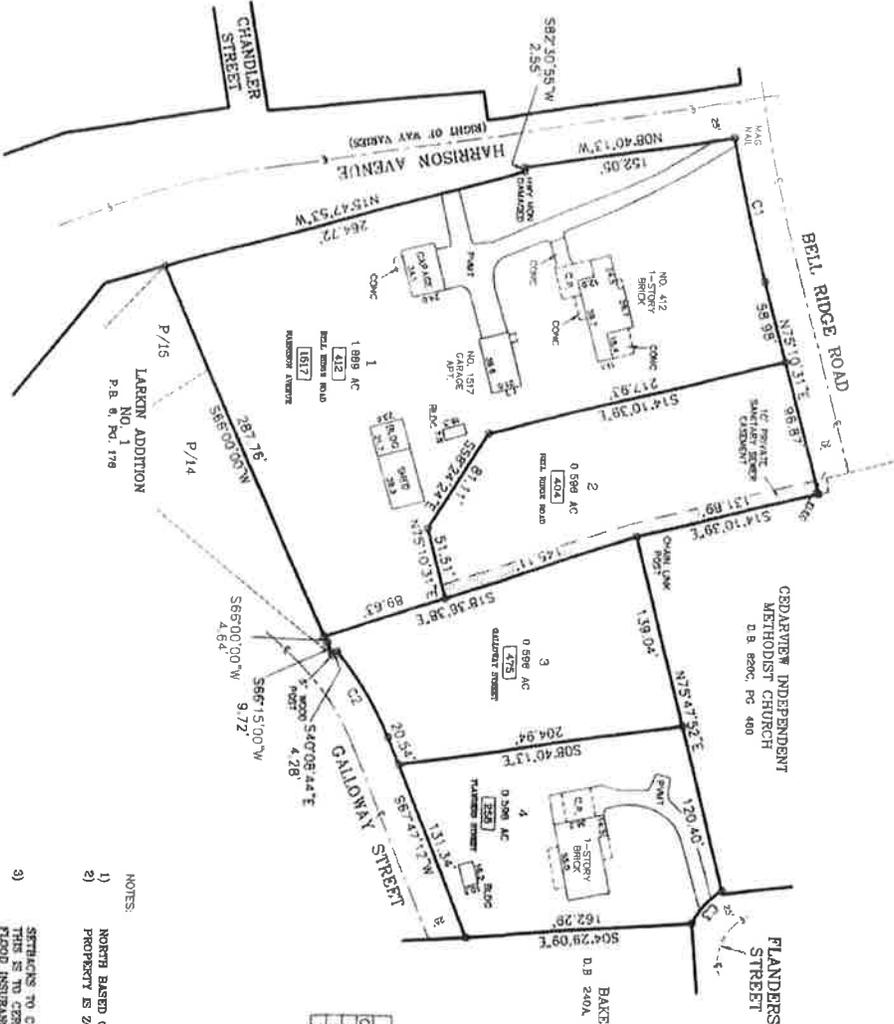


Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



- LEGEND**
- D.B DEED BOOK
  - P.B PLAT BOOK
  - PG PAGE
  - N.T.S NOT TO SCALE
  - AC ACRES
  - BLDG BUILDING
  - CONC CONCRETE
  - ASPH ASPHALT
  - HTY HIGHWAY
  - MON MONUMENT
  - PAVT PAVEMENT
  - CAR CAR PORT
  - CEM CEMENT
  - ELFC ELECTRICAL
  - 911 ADDRESS



CEDARVIEW INDEPENDENT  
METHODIST CHURCH  
D.B. 620C, PG. 400

FLANDERS  
STREET

BAKER  
D.B. 240A, PG. 889



**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD
C1	1,318.74	105.05	177.72727E
C2	2,501.19	174.04	586.69142W
C3	60,278	311.24	588,073.1E

**06/03/2019 - 10:20:58 AM**

**19009796**

1: TRUSSALVAT  
2: PLAT BOOK: P98  
3: PAGE: 28-29

REC FILE: 11/20  
NO FILE: 2/26  
APC FILE: 6/26  
TOTAL: 17/20

PREPARED BY: SHEENA R. INGBLEY  
DRAWN BY: SHEENA R. INGBLEY

**NOTES**

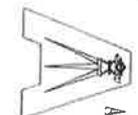
- 1) NORTH BASED ON SB890'W AS SHOWN IN PLAT BOOK 2 & PAGE 44.
- 2) PROPERTY IS ZONED R-1B
- 3) FRONT 30'
- 4) REAR 30'
- 5) SIDE 8'
- 6) SETBACKS TO CORNER AND ADJACENT ASSOCIATION
- 7) THIS IS TO CERTIFY THAT I HAVE CONDUCTED A PRELIMINARY FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS (FOID) RETROACTIVE DATE SEPTEMBER 20, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 8) ACAD FILE: 1810204 LARGEN ESTAB'D DWG
- 9) TAX MAP 129 'B' PARCELS 4 & 22
- 10) DEED REFERENCES: D.B. 114, PG. 115, D.B. 246A, PG. 129 & D.B. 618C, PG. 344.
- 11) I HEREBY CERTIFY THAT THIS IS A COMPLETELY NEW SURVEY AND THE BOUNDARY OF PROVISION IS GREATER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CONCURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) PLAT REFERENCES: PLAT BOOK 2, PAGE 44.
- 14) B/E FROM ROWS WITH ALLEY & ASSOCIATES' CAP ON ALL CORNER BUNDLES OTHERWISE NOTED.
- 15) TRANSPARENT AIRBORNE ACQUIRED BY CITY OF KINGSPORT APRIL 12, 2019

RESUBDIVISION OF LOTS  
1-7, 10, 11, 14-16 & AN UNOPENED ROAD  
(TRAMBARGER AVENUE)

BELL RIDGE HEIGHTS SUBDIVISION  
KINGSPORT REGIONAL PLANNING COMMISSION

OWNER: MALLACE LARGEN, DEWITT & LORRY, CIVIL ENGINEER, LTD.  
SURVEYOR: ALLEY & ASSOCIATES, INC. LICENSE NO. 211009

SCALE: 1"=50'



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
301 E. WILSON STREET  
KINGSPORT, TENNESSEE 37660  
TEL: 423.262.8855  
FAX: 423.262.8866  
E-MAIL: info@alleyandassociates.com

**CERTIFICATE OF CORRECTNESS AND RECORDATION**

I, COUNTY CLERK OF THE COUNTY OF KINGS, TENNESSEE, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SURVEY WAS FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THIS COUNTY ON 06/03/2019 AT 10:20:58 AM.

*Shirley A. Owen*  
County Clerk

**CERTIFICATE OF APPROVAL OF STREET LAYOUT SYSTEM**

I, COUNTY CLERK OF THE COUNTY OF KINGS, TENNESSEE, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SURVEY WAS FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THIS COUNTY ON 06/03/2019 AT 10:20:58 AM.

*Shirley A. Owen*  
County Clerk

**CERTIFICATE OF APPROVAL OF ASSURANCE**

I, COUNTY CLERK OF THE COUNTY OF KINGS, TENNESSEE, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SURVEY WAS FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THIS COUNTY ON 06/03/2019 AT 10:20:58 AM.

*Shirley A. Owen*  
County Clerk

**CERTIFICATE OF THE EXISTENCE OF THE EXISTING EASEMENTS, RIGHTS AND INTERESTS**

I, COUNTY CLERK OF THE COUNTY OF KINGS, TENNESSEE, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SURVEY WAS FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THIS COUNTY ON 06/03/2019 AT 10:20:58 AM.

*Shirley A. Owen*  
County Clerk

**CERTIFICATE OF APPROVAL OF THE RECORDING OF THE INSTRUMENT**

I, COUNTY CLERK OF THE COUNTY OF KINGS, TENNESSEE, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SURVEY WAS FILED FOR RECORDATION IN THE PUBLIC RECORDS OF THIS COUNTY ON 06/03/2019 AT 10:20:58 AM.

*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

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*Shirley A. Owen*  
County Clerk

May 2019

**REVENUE**

	<u>CURRENT</u>	<u>CALENDAR Y-T-D</u>	<u>FISCAL Y-T-D</u>
<b>BUILDING</b>	\$15,034.50	\$75,683.50	\$301,805.50
<b>ELECTRICAL</b>	\$3,255.00	\$30,177.50	\$52,019.00
<b>MECHANICAL</b>	\$3,026.00	\$21,745.00	\$44,262.00
<b>PLUMBING</b>	\$1,600.00	\$6,440.00	\$15,240.00
<b>TOTALS</b>	<b>\$22,915.50</b>	<b>\$134,046.00</b>	<b>\$413,326.50</b>

**INSPECTIONS**

	<u>CURRENT</u>	<u>CALENDAR Y-T-D</u>	<u>FISCAL Y-T-D</u>
<b>BUILDING</b>	137	564	1256
<b>ELECTRICAL</b>	189	943	2172
<b>MECHANICAL</b>	116	565	1202
<b>PLUMBING</b>	79	436	1283
<b>CODE COMPLAINTS</b>	73	176	301
<b>TOTALS</b>	<b>594</b>	<b>2684</b>	<b>6214</b>

**PERMITS**

	<u>CURRENT</u>	<u>CALENDAR Y-T-D</u>	<u>FISCAL Y-T-D</u>
<b>BUILDING</b>	72	265	567
<b>ELECTRICAL</b>	56	252	633
<b>MECHANICAL</b>	30	201	489
<b>PLUMBING</b>	27	102	317
<b>TOTALS</b>	<b>185</b>	<b>820</b>	<b>2006</b>