

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

August 15, 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 JULY 22, 2019 AND THE REGULAR MEETING HELD ON JULY 25, 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.

08-01 Resubdivision of Lots 37-41 Vernon Heights – (19-201-00044)

The Kingsport Regional Planning Commission is requested to consider approval of the Final Plat Approval for Lots 37-41 Vernon Heights located on Shady View Road. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

08-02 Holston Hills Irrevocable Letter of Credit Release – (19-201-00048)

The Kingsport Regional Planning Commission is requested to release the Irrevocable Letter of Credit for Holston Hills Drive in the amount of \$36,847.34 back to the developer since all remaining improvements have been completed. (Harmon)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

08-03 Resubdivision of Lot 3 & 4, Replat of Lot 2-A Cottages at Laurel Pond – (19-201-00045)

The Kingsport Regional Planning Commission is requested to consider approval of the Final Plat of lot 3 & 4 and Replat of lot 2-A 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. (Harmon)

08-04 Victory Baptist Church Irrevocable Letter of Credit Call In – (19-201-00047)

The Kingsport Regional Planning Commission is requested to consider the Irrevocable Letter of Credit be called for non-compliance in the relocation of sanitary sewer line from underneath the structure on the property at Victory Baptist Church located on Fairview Avenue. (Harmon)

08-05 Edinburgh South Master Plan Amendment – (19-103-00006)

The Kingsport Regional Planning Commission is requested to consider approval of an amendment to the Preliminary Development Plan for the Edinburgh South Development. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

08-06 Edinburgh South Phase III Preliminary Plat– (19-201-00046)

The Kingsport Regional Planning Commission is requested to consider approval for the revised Preliminary Plat for the Edinburgh South Phase III Subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

08-07 Cox Hollow MX Master Plan – (19-102-00001)

The Kingsport Regional Planning Commission is requested to consider approval for the Master plan for the Cox Hollow Road Development. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District. (Harmon)

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

VIII. OTHER BUSINESS

08-08 Receive, a letter to certify the Division of the A.P. Mann Property, located off Memorial Boulevard.

08-09 Receive, a letter to certify the Gibson Mill ROW Dedication, located off Gibson Mill Road.

08-10 Receive, a letter to certify the Replat of Lots 11 & 12, Block 2 Windridge Estates, Section 2 located off Windridge Drive.

08-11 Receive, a letter to certify the Resubdivision of the Animal Control Center, INC Property located off E. Stone Drive.

08-12 Receive, a letter to certify the Replat of N.M. Dickson Carrollwood Heights Subdivision, located off Carrollwood Road.

08-13 Receive, a letter to certify the Division of the Jason STE Marie Property, located off Island Road.

08-14 Receive, for informational purposes only, the July 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

July 22, 2019

12:00 noon

Members Present

Sam Booher, Chairman
Mark Selby
Sharon Duncan
John Moody
Beverley Perdue
Pat Breeding

Members Absent

Paula Stauffer
Phil Rickman
James Phillips

Staff Present

Ken Weems, AICP
Jessica Harmon
Nathan Woods
Dave Harris
Bill Albright

Visitors

Bob Bowman
Pat Shull, Mayor

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from either the June 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

V. UNFINISHED BUSINESS

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. Staff presented the details of the item, which consists of a street extension to alleviate existing irregular shaped lots. Staff outlined the proposed variances that will extend existing street conditions, having been approved in preliminary form during the June 2019 regular meeting. The variances proposed consist of elimination of the sidewalk requirement, the street lighting requirements, and residential lane deviation with no curb and gutter. No official action was taken.

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 Laurel Pond Road Dedication. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff reviewed the bond estimate for the Laurel Pond Lane dedication. The irrevocable letter of credit amounts to \$272,556.71. No official action was taken.

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. Staff presented the details of the item, which creates a new lot in the West Park Development with an accompanying 50 feet of permanent easement for legal street frontage. The request is accompanied by variances that were detailed during a conceptual approval for the development during the February 12, 2019 regular meeting. The variances consist of a change in the minimum easement width requirement from 60 feet to 40 feet, street width reduction from 33 feet to 28 feet, minimum street width change from 33 feet to 25 feet, dismissal of sidewalks on both sides of the proposed permanent easement in favor of 1,012 feet of sidewalk constructed where connectivity is important, dismissal of the requirement that all new streets have concrete curb/gutter, and a change in the pavement construction from a 10/3/1.5 to a 6/2/1 composition. Staff commented that they would communicate to the developer the need to account for the required amount of sidewalk constructed as the development progresses. No official action was taken.

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. Staff noted the amount of the letter of credit being \$14,118.00 for the West Park Lot 5 improvements. No official action was taken.

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. Staff presented the details of the item to the Commission. Staff stated that phase 2 is a total of 1.661 acres and is proposed to contain a total of 8 single family lots. The applicant is seeking a variance to not install mountable curbs and to only have sidewalks on one side of the street. This will allow the newly constructed street to match the existing street. The development plan shows the majority of the required open space at the end of the development, totaling 2.005 acres. No official action was taken.

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. Staff reviewed the Phase 2 plat that conforms with the associated PD plan preliminary plan. No official action was taken.

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. Staff presented the detail of two newly constructed public streets, Spring Meadow Court and Park Meadow Place. Staff stated that the streets need to be dedicated due to the future need to subdivide off of. Staff further noted that a variance request to eliminate sidewalks from the north side of Spring Meadow Court and the west side of Park Meadow Place. Staff stated that sidewalk construction would take place on the north side of Spring Meadow Court after a proposed water line is installed. Staff noted that the sidewalk variance for the west side of Park Meadow Place is due to the steep topography abutting the aquatic center property. No official action was taken.

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. Mr. Weems stated that the Commission would learn the nominations from the nominating committee Thursday night.
- 07-09** MPO Road Project Update. Bill Albright, the City's MPO Director, provided a summary of current road projects to the Commission. The Commission was appreciative of the update and was pleased to know that Mr. Albright would return for updates in the future as needed.
- 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

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:15p.m.

Respectfully Submitted,

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

July 25, 2019

5:30 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
Phil Rickman
Mark Selby

Members Absent

Paula Stauffer
James Phillips

Staff Present

Ken Weems, AICP
Jessica Harmon
Nathan Woods
Dave Harris

Visitors

Tom Hale
John Rose

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. Secretary Weems stated that the applicant for items 07-01 and 07-02 wished to remove the items from the agenda. Secretary Weems stated that the applicant was concerned about the financial risk of the project. The Chairman asked for approval of the amended agenda. A motion was made by Mark Selby, seconded by Beverley Perdue, to approve the agenda as amended. The motion was approved unanimously, 6-0. Chairman Booher asked for approval of the minutes of the work session held on June 17, 2019 and the regular meeting held on June 20, 2019. A motion was made by Mark Selby, seconded by John Moody, to approve the minutes for both the June 17, 2019 work session and the June 20, 2019 regular meeting as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

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. This item was not heard by the Commission due to the applicant's request.

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. This item was not heard by the Commission due to the applicant's request.

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. Staff presented the details of the item, which creates a new lot in the West Park Development with an accompanying 50 feet of permanent easement for legal street frontage in a B-3 zone. The request is accompanied by variances that were detailed during a conceptual approval for the development during the February 12, 2019 regular meeting. The variances consist of a change in the minimum easement width requirement from 60 feet to 40 feet, street width reduction from 33 feet to 28 feet, minimum street width change from 33 feet to 25 feet, dismissal of sidewalks on both sides of the proposed permanent easement in favor of 1,012 feet of sidewalk constructed where connectivity is important, dismissal of the requirement that all new streets have concrete curb/gutter, and a change in the pavement construction from a 10/3/1.5 to a 6/2/1 composition. Staff commented that the developer would account for the required amount of sidewalk constructed as the development progresses. Pat Breeding made a motion, seconded by Beverley Perdue, to grant final plat approval along with all associated variances of a change in the minimum easement width requirement from 60 feet to 40 feet, street width reduction from 33 feet to 28 feet, minimum street width change from 33 feet to 25 feet, dismissal of sidewalks on both sides of the proposed permanent easement in favor of 1,012 feet of sidewalk constructed where connectivity is important, dismissal of the requirement that all new streets have concrete curb/gutter, and a change in the pavement construction from a 10/3/1.5 to a 6/2/1 composition contingent upon receipt of an irrevocable letter of credit in the amount of \$14,118.00. The motion passed unanimously, 6-0.

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. A motion was made by Beverley Perdue, seconded by Sharon Duncan, to approve the acceptance of an irrevocable letter of credit for West Park Lot 5. The motion passed unanimously, 6-0.

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. Staff stated that phase 2 is a total of 1.661 acres and is proposed to contain a total of 8 single family lots in a PD, Planned Development zone. The applicant is seeking a variance to not install mountable curbs and to only have sidewalks on one side of the street. This will allow the newly constructed street to match the existing street in phase 1. The development plan shows the majority of the required open space being located in the rear of the development, totaling 2.005 acres. A motion was made by Beverley Perdue, seconded by John Moody, to grant preliminary development plan approval along with the associated variances of not installing mountable curbs and to only have sidewalks on one side of the street. The motion passed unanimously, 6-0.

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. Staff presented the phase 2 preliminary plat of the development, which aligns with the associated preliminary development plan. A motion was made by Beverley Perdue, seconded by John Moody, to grant preliminary approval with the variances of not installing mountable curbs in favor of detached curbs and to only have sidewalks on one side of the street, contingent upon approval of the engineering plans. The motion passed unanimously, 6-0.

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. Staff presented the details of the two newly constructed public streets, Spring Meadow Court and Park Meadow Place. Staff stated that the streets need to be dedicated due to the future need of future abutting property owners to subdivide off of them. Staff further noted that a variance request to eliminate sidewalks from the north side of Spring Meadow Court and the west side of Park Meadow Place. Staff stated that sidewalk construction would take place on the north side of Spring Meadow Court after a proposed water line is installed. Staff noted that the sidewalk variance for the west side of Park Meadow Place is due to the steep topography abutting the aquatic center property. A motion was made by Beverley Perdue, seconded by Mark Selby to approve the street dedication plat along with the associated sidewalk variance. The motion passed, 6-0.

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 the July Planning Commission Officer Election.

The nominating committee nominated Sam Booher for Chairman and Mark Selby for Vice Chairman. Chairman Booher called for a vote on the nominations. The Commission voted unanimously, 6-0 to elect Sam Booher as Chairman. Chairman Booher called for a vote on the position of Vice Chairman. The Commission voted unanimously, 6-0, to elect Mark Selby as Vice Chairman.

- 07-09** MPO Road Project Update. The Commission agreed that the road project update presented during work session was helpful and stated, in general, that they looked forward to future updates as needed.
- 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.
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- 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

There being no further business the meeting adjourned at approximately 6:05p.m.

Respectfully Submitted,

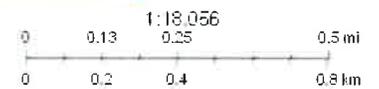
Ken Weems, AICP, Planning Commission Secretary

Property Information	Resubdivision of Lots 37-41 Vernon Heights		
Address	Shady View Road		
Tax Map, Group, Parcel	TM 91A Group E Parcel 20		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	0.788		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Holt Address: 145 Shady View Rd City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Matthew Strickler – Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City’s minimum regulations for subdivisions. • No variances have been requested. <p>The property lies inside the City Limits and is located on Shady View Road and bound by Hawaii Street and Russell Street. The submitted plat would reconfigure several old existing lot lines into three new lots. A single family home exists on two of the lots and the third is currently vacant. The property is zoned R-1B – Single Family Residential and the proposed plat meets all the requirements of that district. Water and Sewer are both available to the property.</p> <p>State law requires that any subdivision greater than 2 lots be brought before the Planning Commission for review and approval. Anything under 3 lots can be approved in house by the Planning Commission Secretary.</p> <p>Staff recommends final plat approval of the Resubdivision of Lots 37-41 based upon the conformance to the Minimum Subdivision Regulations</p>			
Planner:	Harmon	Date: 8/5/19	
		Meeting Date:	August 15, 2019

Location

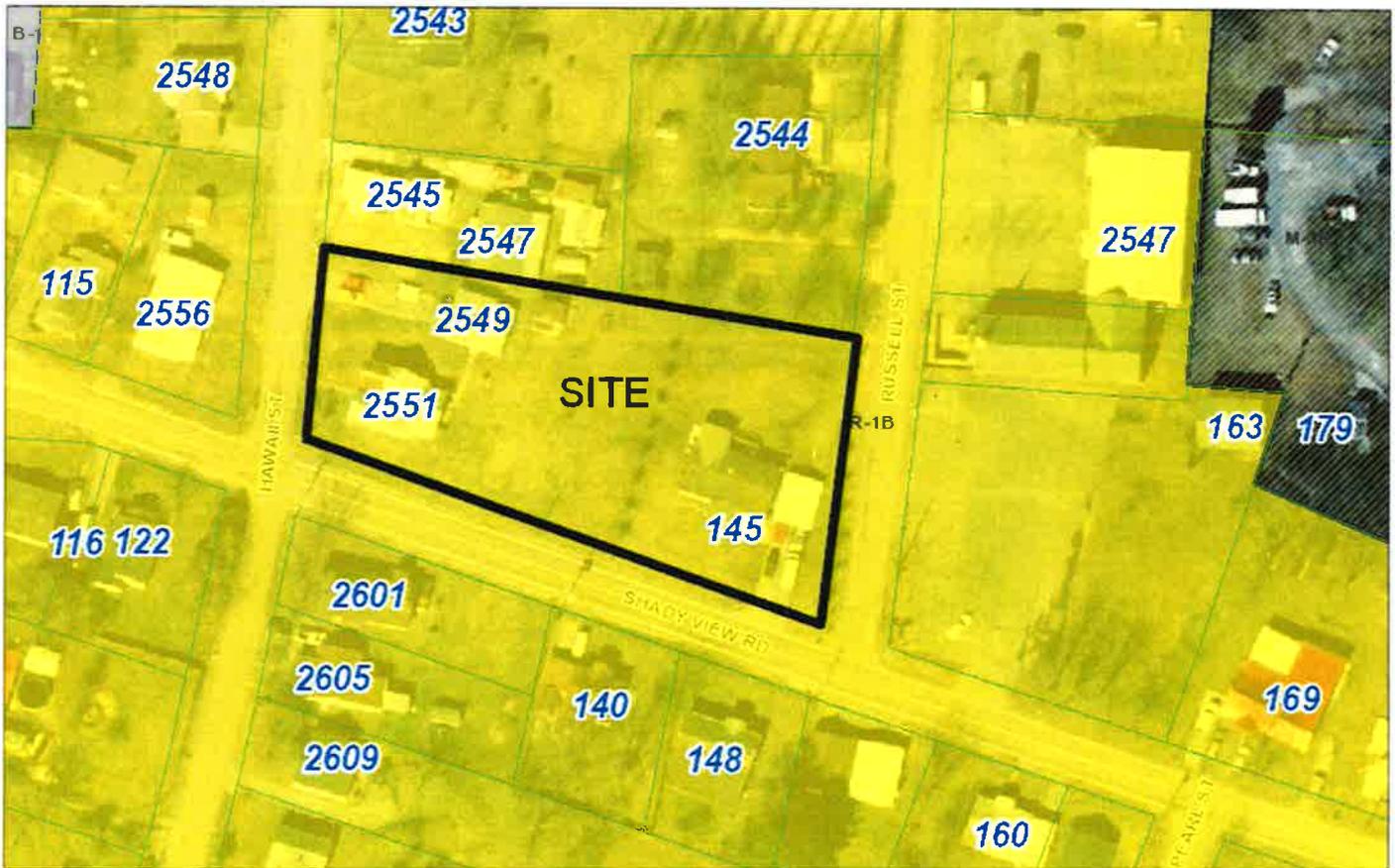


7/25/2019, 11:33:49 AM



Web AppBuilder for ArcGIS

Zoning



7/25/2019, 11:36:21 AM

Hawking County Parcels	Apt 911 Address	TAC	GC	A-1	4P	B-2	B-3	B-4P
Sullivan County Parcels	City Zoning	R-5	B-2E	A-2	B-1	B-3	B-4	B-4P

<Full>

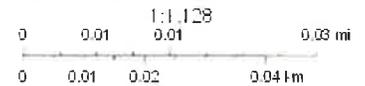


Web application for ArcGIS

Future Land Use



7/25/2019, 11:37:00 AM



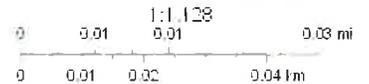
Web App Enabled by ArcGIS

Aerial w/Utilities

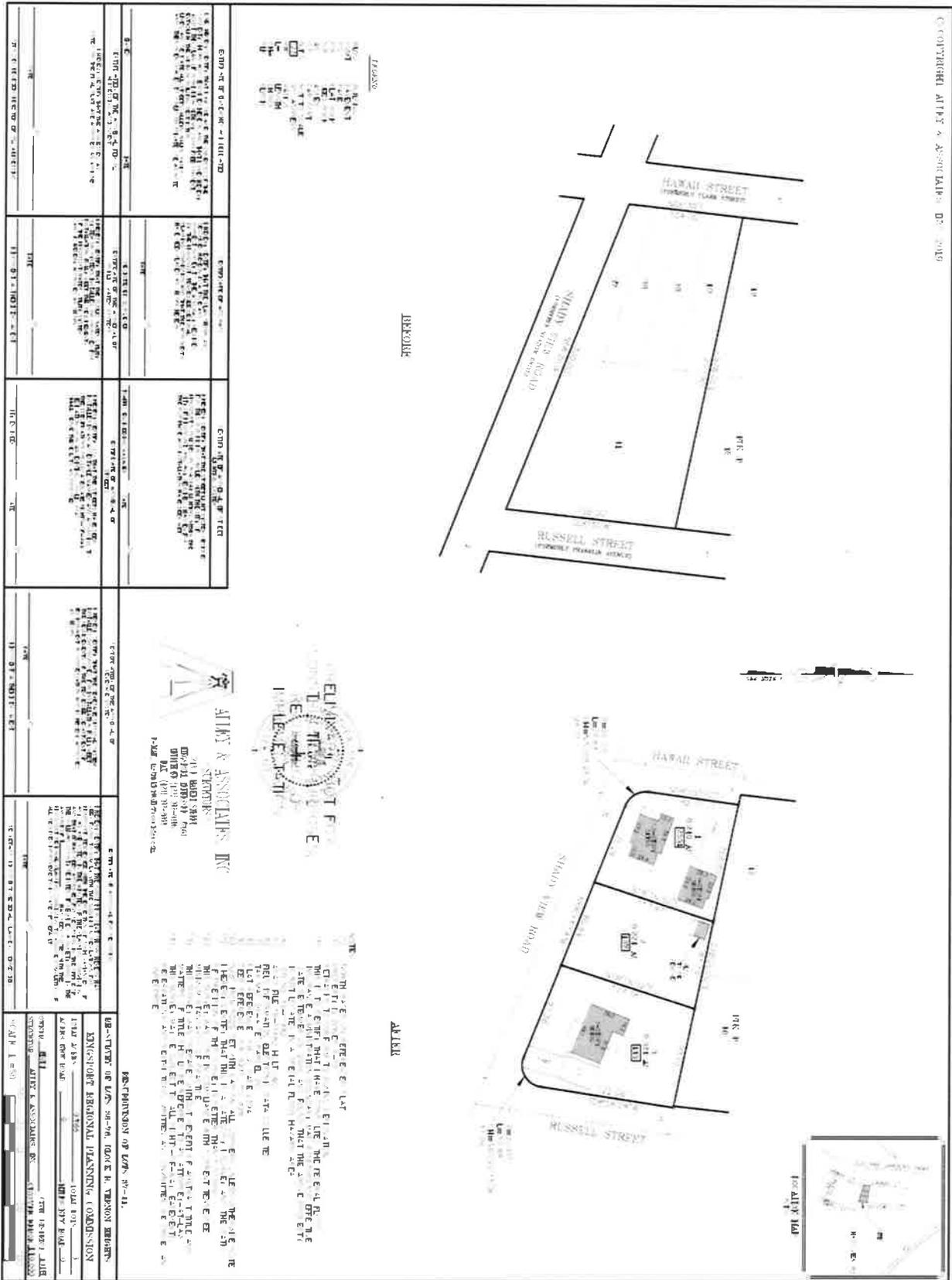


7/25/2019, 11:38:21 AM

- Hawkins County Parcels
- Sullivan County Parcels
- Hpt 911 Address
- Sewer Mains
- Sewer Manholes
- Water Lines



Web AppBuilder for ArcGIS



Prepared by Kingsport Planning Department for the
 Kingsport Regional Planning Commission Meeting on August 15, 2019

View from Intersection of Hawaii St and Shadyview Dr



View from Intersection of Russell St and Shadyview Dr



CONCLUSION

Staff recommends final plat approval of the resubdivision of Lots 37-41 based upon conformance to the Minimum Subdivision Regulations.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: AUGUST 15, 2019

SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE – RIVERBEND: HOLSTON HILLS DRIVE

FILE NUMBER: 19-201-00048

The City currently holds an Irrevocable Letter of Credit in the amount of \$36,847.34 for the Riverbend: Holston Hills Drive Subdivision. That letter of credit is set to expire on August 16, 2019. The Developer has completed the required work that was listed in the Bond Estimate and all work has been inspected and approved by the City Engineering Division.

The Kingsport Regional Planning Commission is asked to release the Irrevocable Letter of Credit back to the developer since all remaining improvements have been completed.

Staff recommends the release of the Irrevocable Letter of Credit for Holston Hills Drive back to the developer in the amount of \$36,847.34

ENGINEER BOND ESTIMATE
Riverbend: Holston Hills Drive

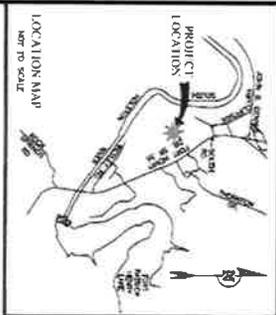
July 31, 2018

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Paving					
1	188	CY	Surface Course TDOT 411 D/E	\$ 92.00	\$ 17,296.00
2	451	GAL	Asphaltic Tack Coat	\$ 5.00	\$ 2,255.00
3	908	SY	Cold Planing (Pavement Milling) @ 1.25"	\$ 3.00	\$ 2,724.00
4	167	LF	4" Single Solid Yellow Line (Thermoplastic)	\$ 7.00	\$ 1,169.00
5	200	LF	4" Single Solid White Line (Thermoplastic)	\$ 7.00	\$ 1,400.00
6	250	LF	4" Double Solid Yellow Line (Thermoplastic)	\$ 8.00	\$ 2,000.00
7	261	LF	12" Single Solid Yellow Line (Thermoplastic)	\$ 7.00	\$ 1,827.00
8	84	LF	Plastic Pavement Marking (24" Stop Line)	\$ 12.00	\$ 1,008.00
9	8	EA	Solid Left and Right Turn Arrows	\$ 200.00	\$ 1,600.00
10	65	LF	12" Single Solid White Line (Thermoplastic)	\$ 11.00	\$ 715.00
Signs					
11	2	EA	"Round About Ahead" Sign	\$ 200.00	\$ 400.00
12	2	EA	Yield Sign	\$ 200.00	\$ 400.00
					\$ 32,794.00
CONTINGENCIES (6%)					\$ 1,967.64
					\$ 34,761.64
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)					\$ 2,085.70
TOTAL					\$ 36,847.34


Pamela Gilmer, PE
Civil Engineer II
City of Kingsport

July 31, 2018

Date



LEGEND

- 1/2" ROAD AND DRIVE
- 1/4" STREET ADDRESS

NOTES

1. OWNER, GEORGE AND TINA B. JOHNSON
 2. OWNER'S CONSULTING FIRM, CARROLL J. JOHNSON
 3. PROJECT NO. 13-0000, TR. 13-0000
 4. SHEET 5 OF 5



TYPICAL ROADWAY SECTION

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

REQUIREMENTS OF APPROVAL FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.

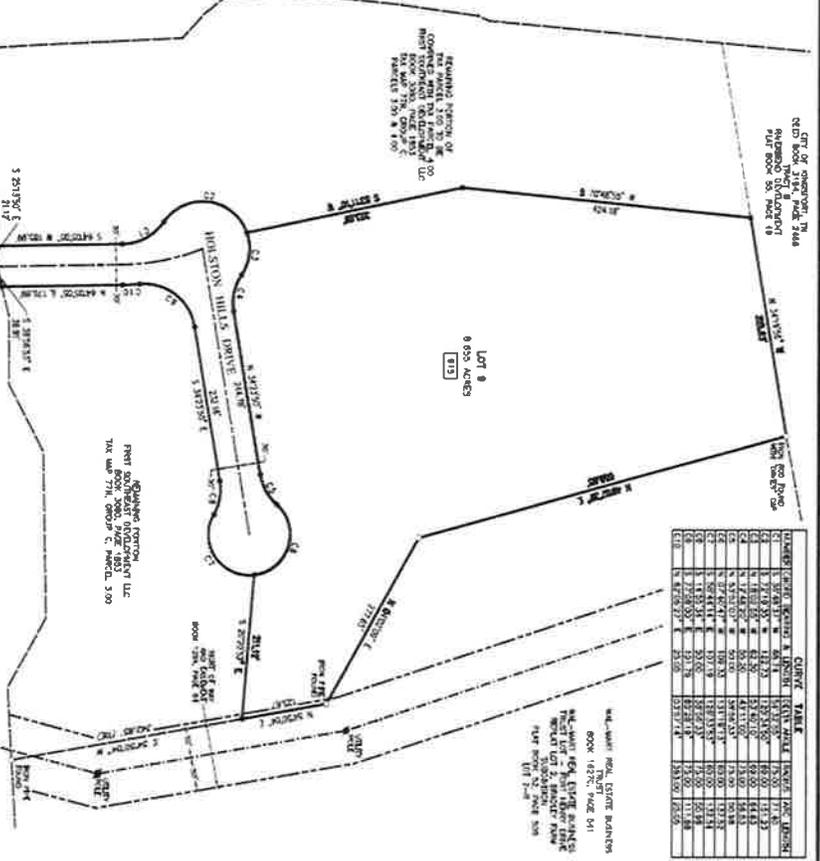
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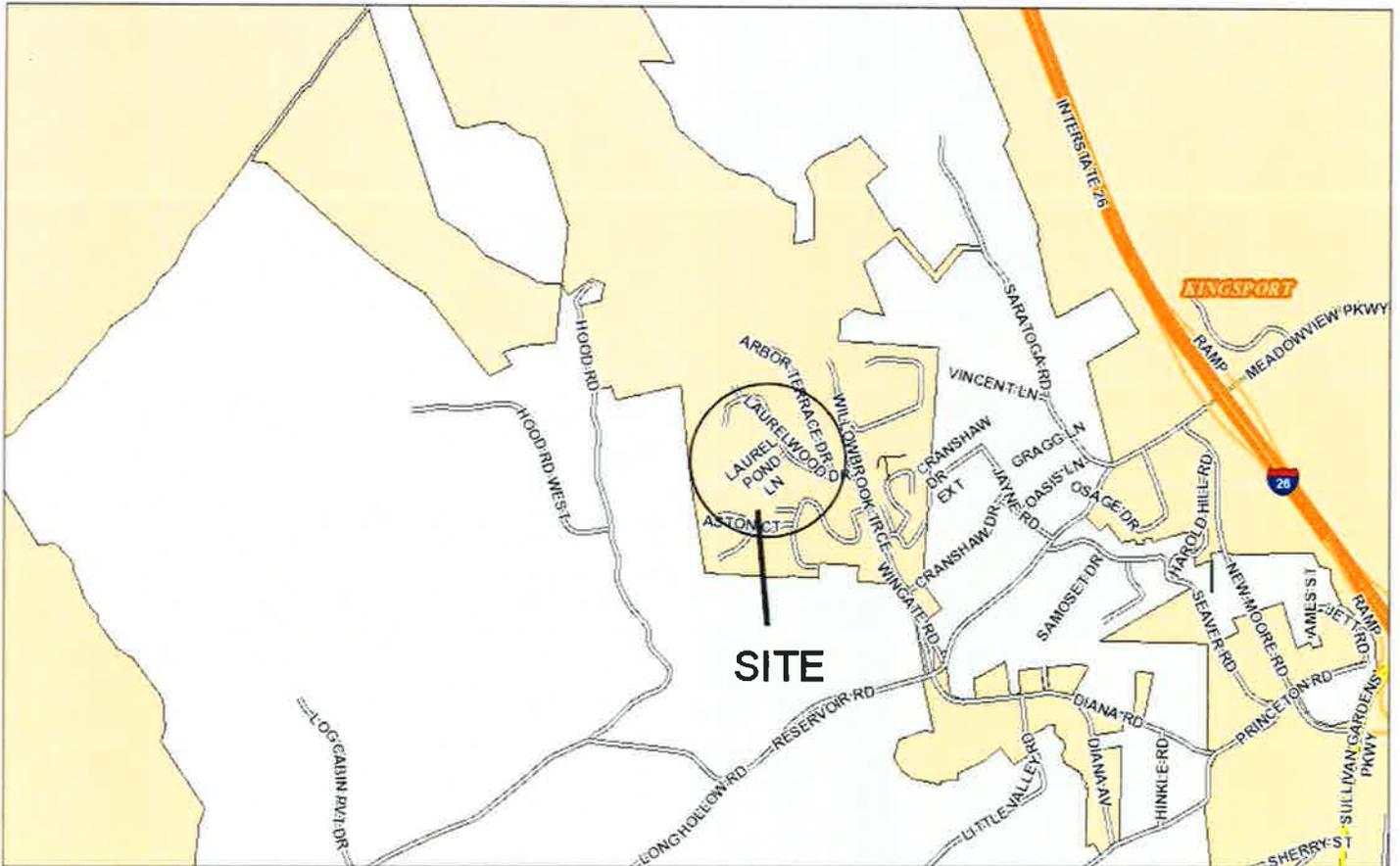


CLUMP	AREA (AC)	PERCENT	TOTAL AREA (AC)
1	0.10	1.16	8.655
2	0.10	1.16	8.655
3	0.10	1.16	8.655
4	0.10	1.16	8.655
5	0.10	1.16	8.655
6	0.10	1.16	8.655
7	0.10	1.16	8.655
8	0.10	1.16	8.655
9	0.10	1.16	8.655
10	0.10	1.16	8.655
11	0.10	1.16	8.655
12	0.10	1.16	8.655
13	0.10	1.16	8.655
14	0.10	1.16	8.655
15	0.10	1.16	8.655
16	0.10	1.16	8.655
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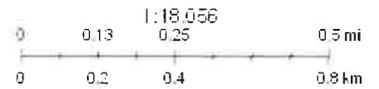
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Property Information		Resub Lot 3 & 4, Replat Lot 2-A Cottages @ Laurel Pond	
Address		1105 Laurel Pond Lane	
Tax Map, Group, Parcel		TM 75K Group B Parcels 20.16 & 20.17	
Civil District		13 th Civil District, Sullivan County	
Overlay District		N/A	
Land Use Designation		Future Land Use	
Zoning		PD, Planned Development	
Area		1.55 acres	
Major or Minor / #lots		Minor	Concept Plan
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Lucille T. Gendron Living Trust 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			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends final plat approval for the following reasons: <ul style="list-style-type: none"> • One variance requested to the lot shape requirement • Meets all requirements of the Minimum Subdivision Regulations with requested variance <p>Staff Field Notes and General Comments: The submitted final plat shows the combination of lots 3 & 4 as well as a property exchange between the Gendron property on Laurel Pond and the Homeowners Association property below. That property is over 5 acres and therefore, is not required to be shown on the plat. The subdivision regulations state that lots shall not be irregular in shape. Therefore the owner is requesting a variance to that requirement to allow the shown configuration. Previously, the owners wanted to extend the street and reconfigure the lot lines, however, they have decided to not pursue that request any further at this time. With the requested variance, the lot meets the requirements of both the Subdivision Regulations as well as the Zoning Code.</p>			
Planner:		Harmon	Date 8/5/19
		Meeting Date:	August 15, 2019

Location



6/11/2019 9:23:23 AM



Web AppBuilder for ArcGIS

Zoning



8/5/2019, 11:15:08 AM

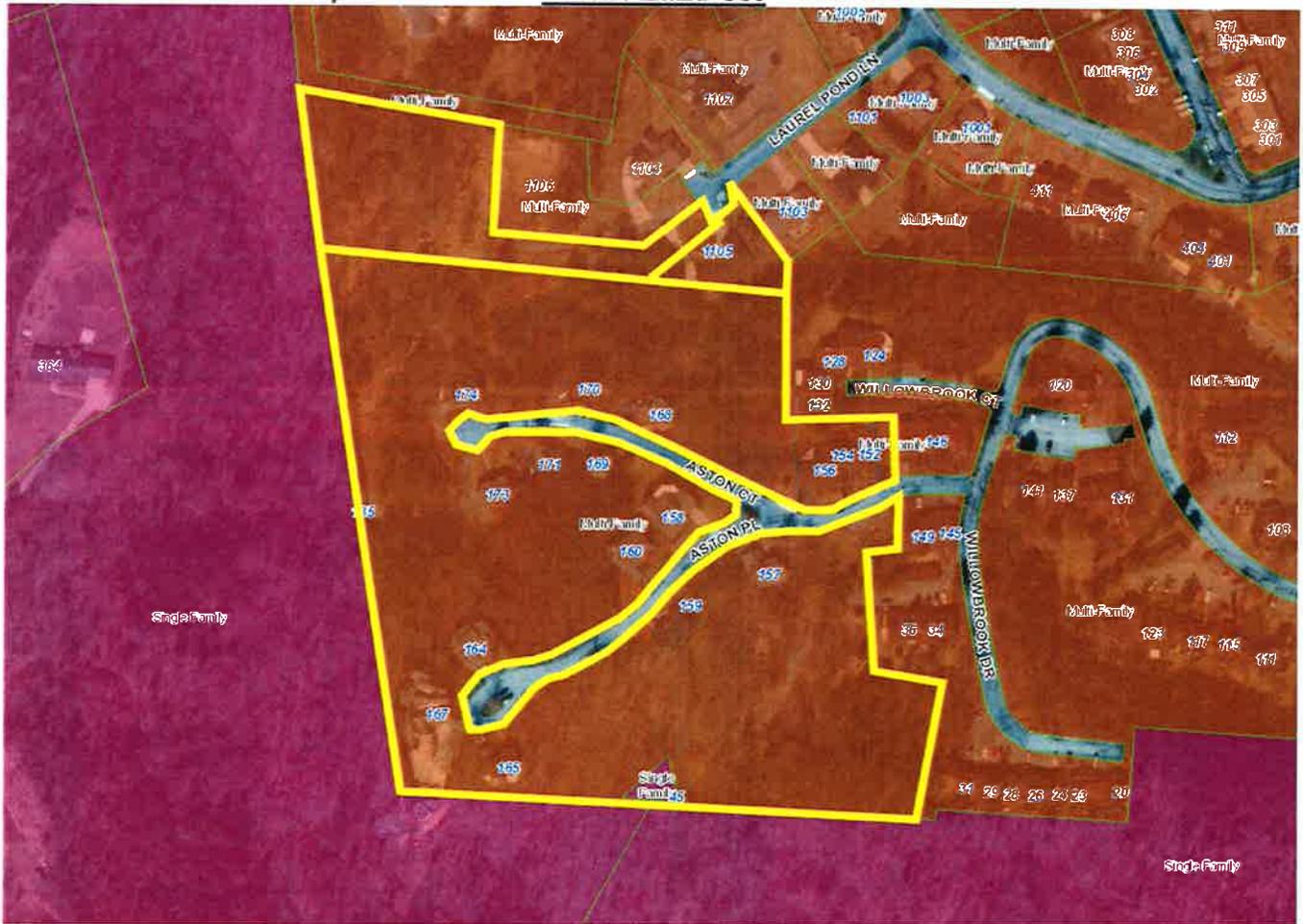
-  Hawkins County Parcels
-  Sullivan County Parcels

Kpt 911 Address



Map App Builder for ArcGIS

Future Land Use



Aerial



View from 1105 Laurel Pond Lane



View from 1106 Laurel Pond Lane toward Lot 4



Conclusion

Staff is recommending approval of the Final Plat for the resubdivision of lot 3 & 4 and replat of lot 2-A for the Cottages at Laurel Pond with the variances to the shape of the lot based upon conformance to the minimum Subdivision Regulations.

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: AUGUST 15, 2019

PROJECT NO: 19-201-00047

SUBJECT: CALLING OF THE IRREVOCABLE LETTER OF CREDIT FOR VICTORY BAPTIST CHURCH

The City currently holds an Irrevocable Letter of Credit in the amount of \$3,800 for sanitary sewer work at Victor Baptist Church on Fairview Avenue. The Engineering Division provided a Bond Estimate to the Planning Commission back in September 2018 which covered all costs related to the relocation of the sanitary sewer line that is currently under the structure on the property.

This Irrevocable Letter of Credit is set to expire on September 20, 2019. Staff has been in discussion with the owners of the property about the status of the remaining work to be completed. The owners have stated that they can not locate anyone to do the work and are willing to surrender their Irrevocable Letter of Credit so that the City may do the required work.

Staff recommends that the letter of credit for the Victory Baptist Church Subdivision be called for non-compliance in the relocation of the sanitary sewer line from underneath the structure on the property. Further, the requested monies due amounts to \$3,800 and direct the City Treasurer to submit on a date in compliance with the terms of the letter of credit a request to the guarantor bank, Eastman Credit Union, for such monies as are due the beneficiary, the City of Kingsport, from the account party, Victory Baptist Church.

**ENGINEER BOND ESTIMATE
Victory Baptist**

September 17, 2018

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	120	LF	6" PVC Sanitary Sewer Lateral	\$ 25.00	\$ 3,000.00
2	2	EA	Cleanouts	\$ 150.00	\$ 300.00
					\$ 3,300.00
CONTINGENCIES (6%)					\$ 200.00
					\$ 3,500.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)					\$ 300.00
TOTAL					\$ 3,800.00

**Pamela Gilmer, P.E.
Civil Engineer
City of Kingsport**

September 17, 2018

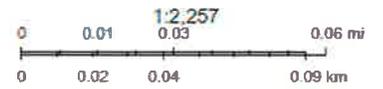
Date

Aerial w/Utilities



8/27/2018, 2:30:20 PM

- Addresses
- Sewer Manholes
- Water Lines
- Sullivan Co Parcel Data
- Sewer Mains



PROPERTY INFORMATION	Edinburgh South Preliminary Development Plan
ADDRESS	Rock Springs Road
DISTRICT, LAND LOT	14th Civil District, Tax Map 119, Parcel 21.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	43.1
EXISTING USE	Vacant
PROPOSED USE	Single family Residential

APPLICANT: Mr. Danny Karst (Owner)
PHONE 423-384-7001

REPRESENTATIVE Mr. John Rose
PHONE 423-817-7308

INTENT

The Edinburgh Development Group is requesting Planning Commission approval of an amendment to the preliminary development plan for the Edinburgh South Development. The Planned Development District requires the submission of a development plan for any proposed development. The Planned Development District allows for placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional subdivisions. Such concerns as density are determined on a project basis utilizing the physical characteristics of the location allowing for the clustering of buildings which not only may create a more useful open space but also reduce public facility costs. The submitted plan shows Edinburgh South Phases I-III with the remainder of the lot being dedicated for future development.

The proposed plan shows the development breakdown as follows:

Development Plan Breakdown

- Commercial Area: 0 acres
- Open Space: 8.7 acres
- Periphery Yard: 25' around exterior of development

Density Calculations

- 43.1 acres 20 % open space
- Total open space provided: 8.7
- Total units allowed: 4 units/acre = 172 units



CONCLUSION

STAFF RECOMMENDS APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN FOR THE EDINBURGH SOUTH SUBDIVISION. THE SUBMITTED PRELIMINARY DEVELOPMENT PLAN MEETS THE OPEN SPACE AND DENSITY REQUIREMENTS OF THE PD DISTRICT.

Property Information	Edinburgh South Phase III		
Address	Phillips Way		
Tax Map, Group, Parcel	TM 119, part of Parcel 21.00		
Civil District	14th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	5.806		
Major or Minor / #lots	Major - 24	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Edinburgh Homes, INC. Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code:37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: BSauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends revised Preliminary Subdivision Approval contingent upon the approval of the engineering documents and minor corrections noted by staff:</p> <ul style="list-style-type: none"> • The plat meets the intent of the City’s minimum regulations for subdivisions. • Two variances have been requested. • Engineering documents need approval • Note needs to be added to cul-de-sac at end of Phillips Way to state Temporary Turnaround <p>Staff Field Notes and General Comments: The applicant is requesting preliminary plat approval for Phase III of the Edinburgh South Subdivision which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.</p> <p>This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. The Engineering Department has not approved the Construction Plans at this point in time. Phase II will consist of the extension of Phillips Way – a 50’ right-of-way with 22’ of roadway width. Phillips way will have two 50’ right-of-way extensions coming off of it and ending in a cul-de-sac.</p> <p>Two variances have been requested for this subdivision.</p> <p>The first is to the street cross section to allow it to match the previous phase of the subdivision. The standard Residential Street calls for a 50’ right-of-way with a 25’ pavement width. The previous phase of development used the same cross section that is being proposed for this section.</p> <p>The second variance is to the paving requirement for the mobility path. Within the PD District, mobility paths are allowed as an alternative to construction of sidewalks, so long as they are paved with asphalt. The previous phase</p>			

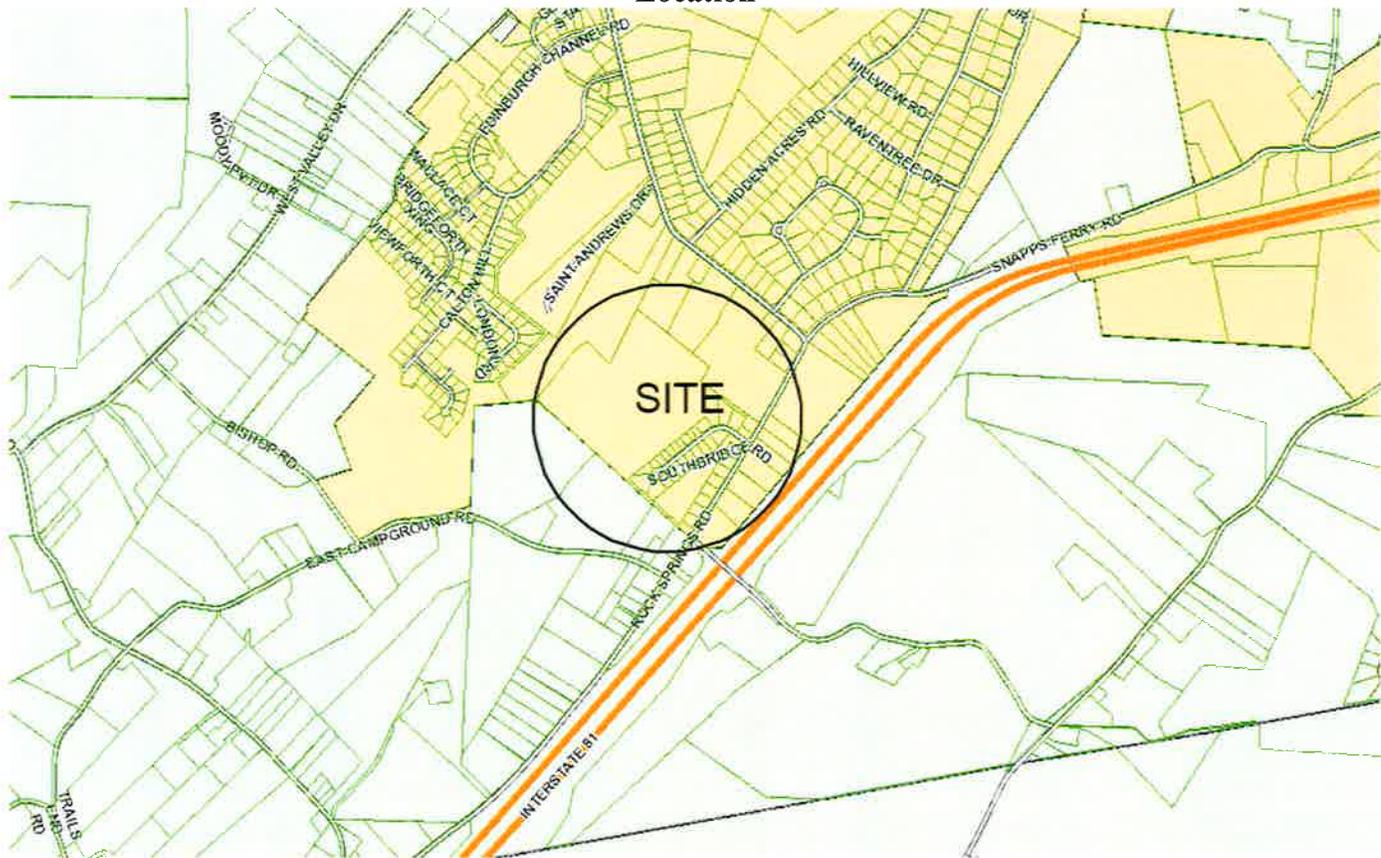
of development allowed for the mobility path to be constructed of stone instead of asphalt by approving a variance. This request is being proposed for this phase as well. The mobility path is located in the power line easement running parallel to the development.

Staff recommends Preliminary Plat approval for Edinburgh South Subdivision Phase III as well as the associated variances, contingent upon approval of the construction documents by Engineering as well as the minor corrections noted by staff.

Utilities: Utilities are available to the property.

Planner:	Harmon	Date: 8/5/19	
		Meeting Date:	August 15, 2019

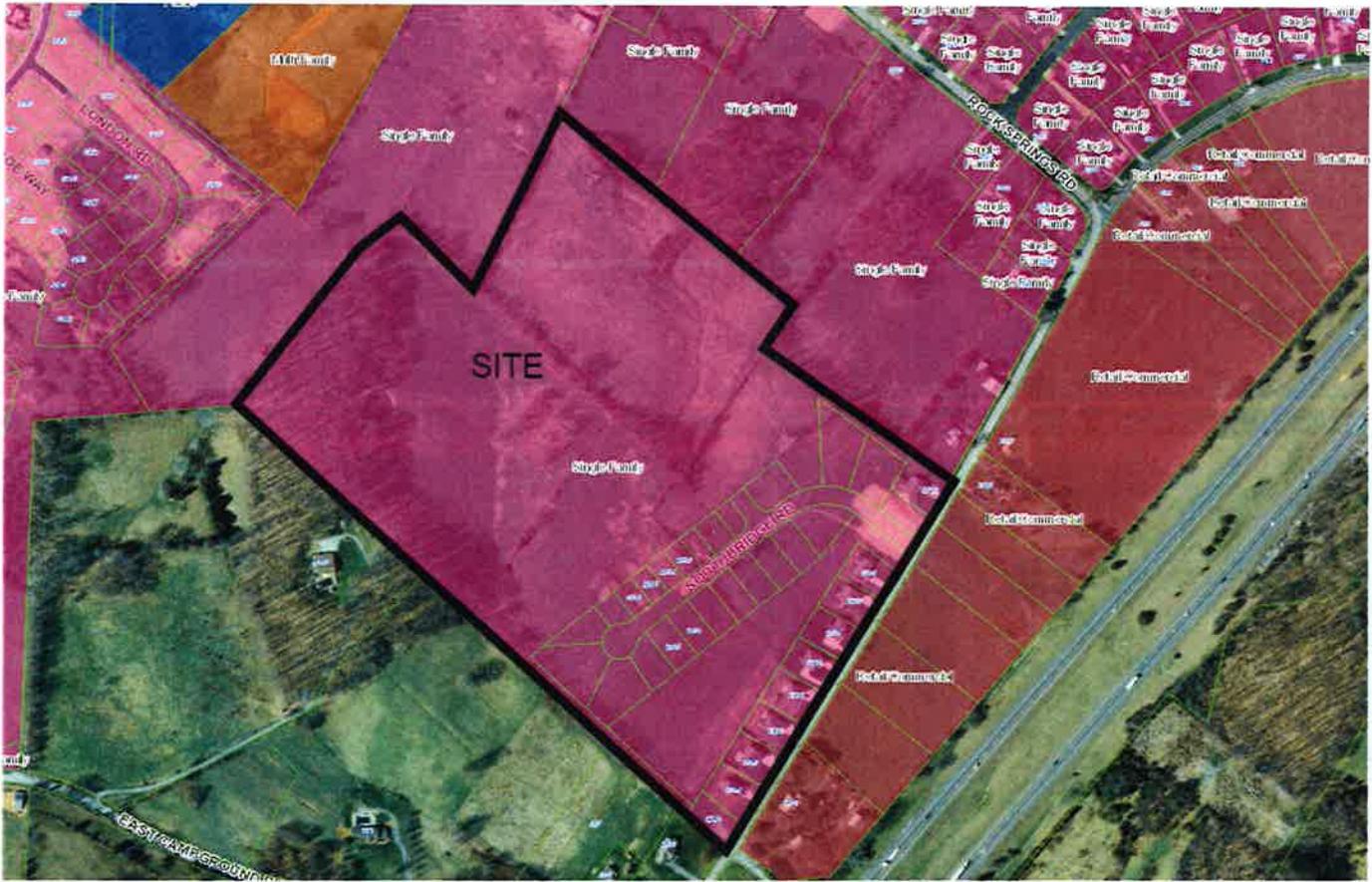
Location



Zoning



Future Land Use Plan



Aerial



View of Phillips Way from Southbridge Rd



View of Phase III Area



CONCLUSION

Staff recommends revised Preliminary Plat approval for the Edinburgh South Phase III Subdivision as well as the associated variances, contingent upon approval of construction plans and minor corrections noted by staff, based upon conformance to the minimum subdivision regulations as well as the PD District Regulations.

PROPERTY INFORMATION	MX District Master Plan – Cox Hollow
ADDRESS	Cox Hollow Rd.
DISTRICT, LAND LOT	13th Civil District, Tax Map 105, Parcel 74.20
OVERLAY DISTRICT	Gateway
EXISTING ZONING	MX – Mixed Use District
PROPOSED ZONING	No Change
ACRES	13.068
EXISTING USE	Vacant
PROPOSED USE	Single family Residential

APPLICANT: Ms. Carla Karst (Owner)
PHONE 423-384-7001

REPRESENTATIVE Mr. Danny Karst
PHONE 423-384-7001

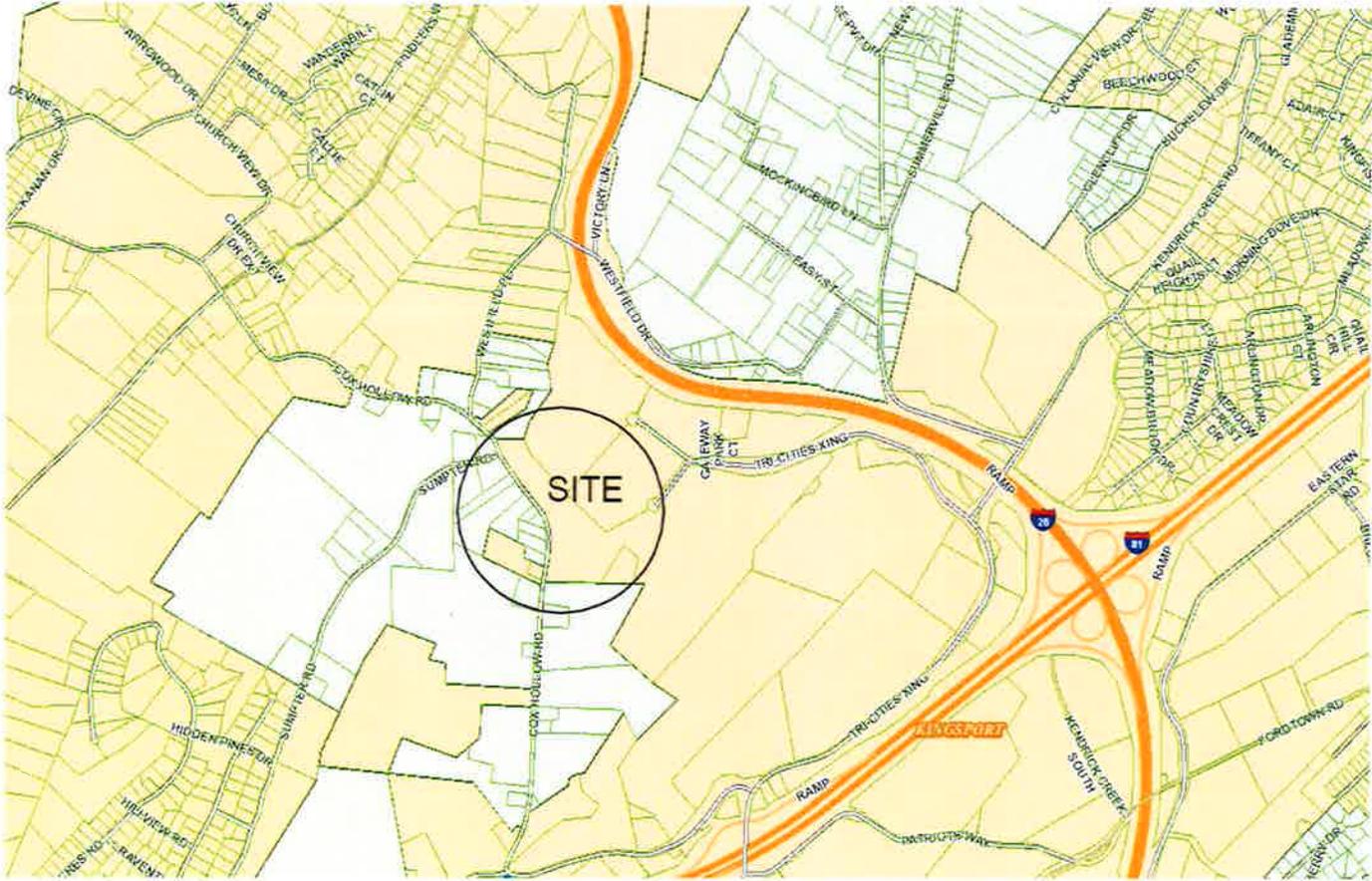
INTENT

The applicant has submitted a Master Plan to be approved by the Planning Commission, which is a requirement of the MX – Mixed Use Zoning District. The subject property is approximately 13 acres and located on Cox Hollow Road behind the FedEx building.

The plan shows 22 new lots being created with 21 being dedicated to single family residential. The remaining lot has been set aside for future development. Residential uses are an allowable use within the MX zoning district. Mixed Use districts require that lots be one acre in size and accessed by an internal road. It also requires that there be a 30’ landscaped development-free buffer as well as a 30’ front and rear yard setback and a 15’ side yard setback. At their August 1, 2019 meeting, the Board of Zoning Appeals approved a request for variances to several of these provisions. Per Board of Zoning Appeals action, lot sizes will all be less than 1 acre with the smallest proposed lot being 12,549 square feet. A variance was also granted to the 30’ landscaped development-free buffer as well as allowing a front yard setback of 25’ and side yards of 8.5’. Also during that meeting, the Board of Zoning Appeals made a zoning interpretation that the language pertaining to all lots being required to have access off of an internal road was not intended to apply to single family residential lots fronting on an existing perimeter street.

The plan shows Cox Hollow Road fronting all of the proposed lots. The majority of this portion of Cox Hollow Road lies within the Sullivan County Highway jurisdiction and when a plat is submitted, it will be reviewed and approved by their offices. Water is already available to the property along Cox Hollow Road and has adequate capacity to serve the proposed development. Sewer is located within 100’ of the proposed development and is proposed to be extended by the developer in accordance with City of Kingsport Requirements.

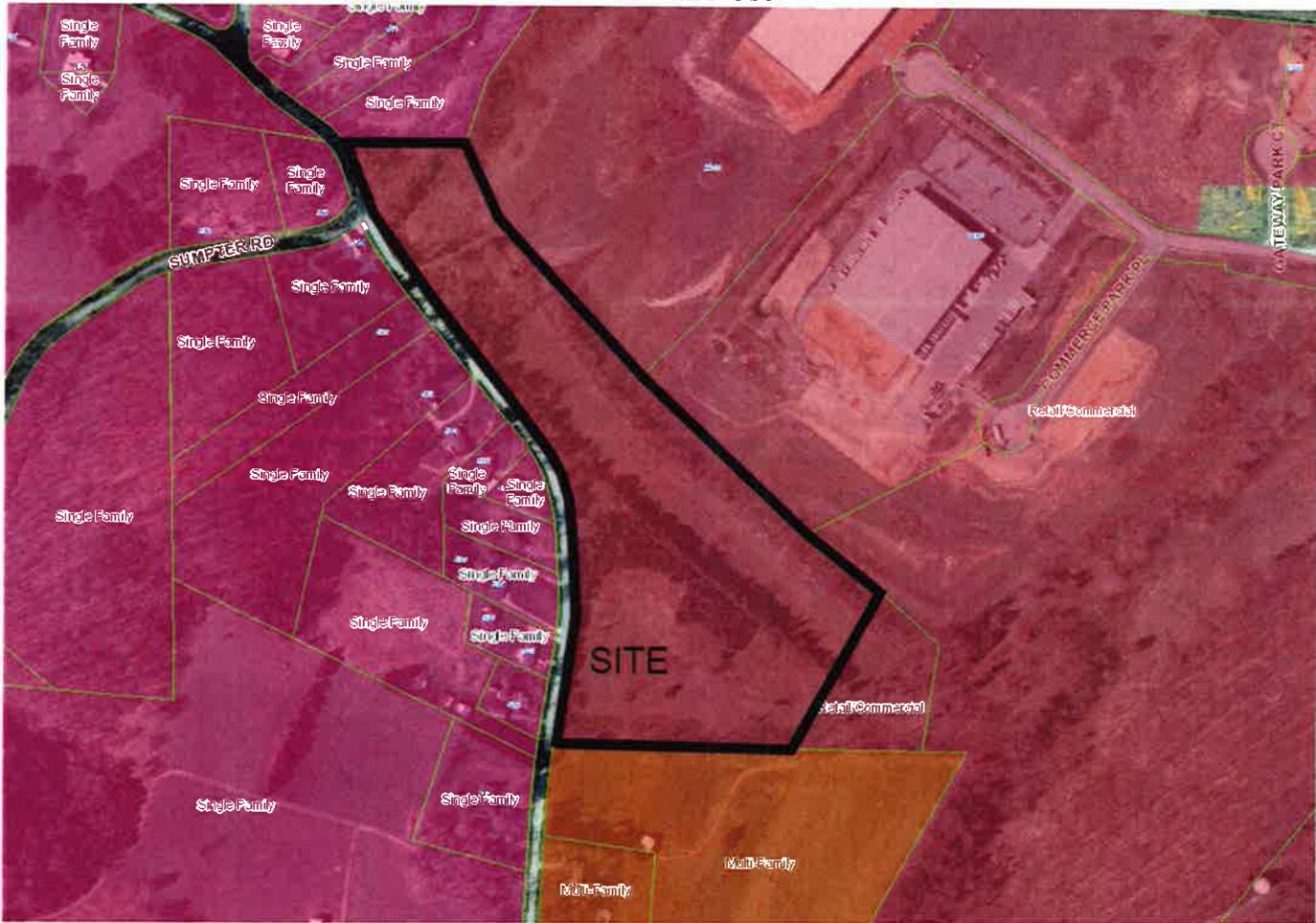
Location



Zoning

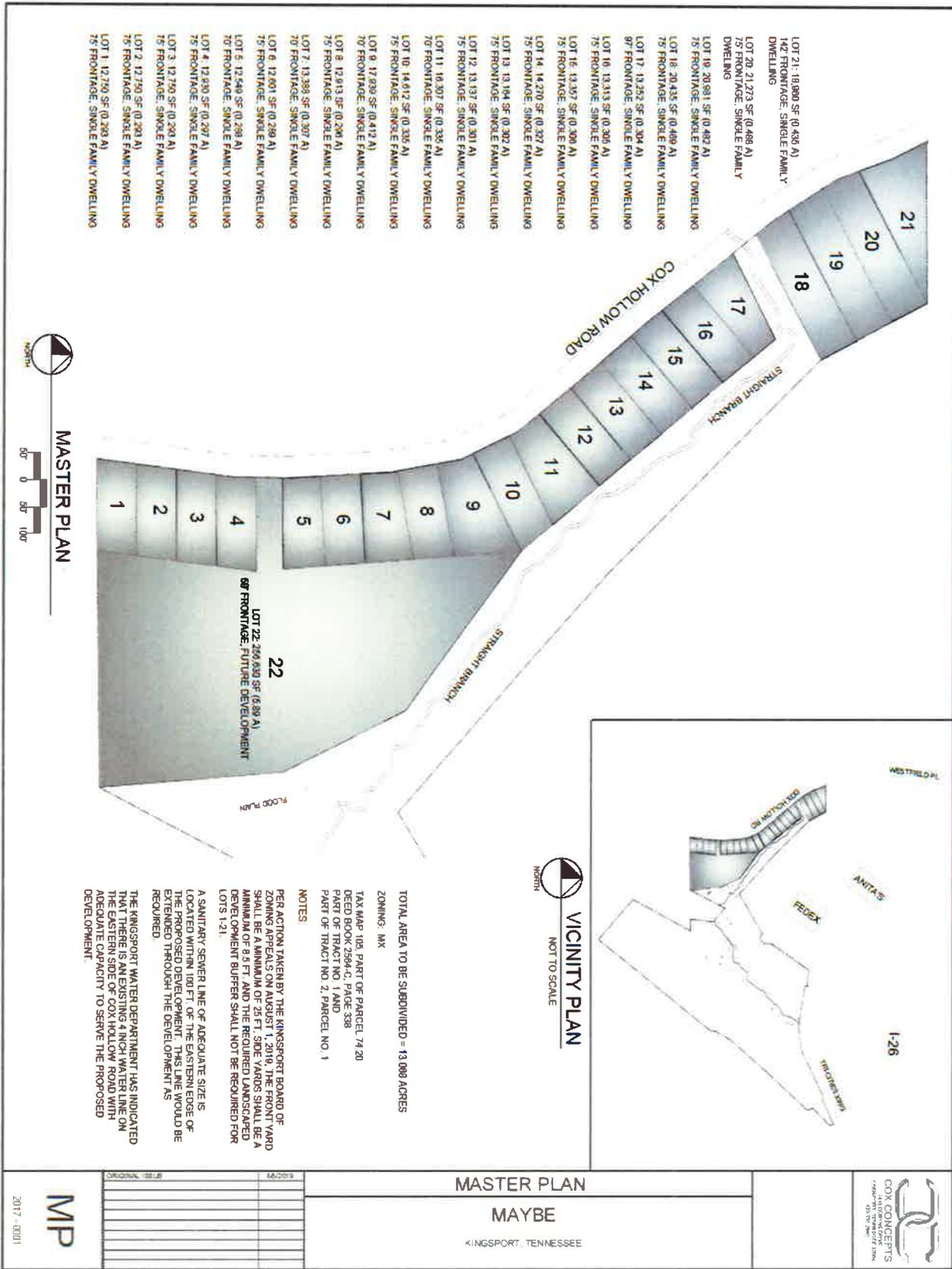


Future Land Use



Aerial





VIEW OF PROPERTY ON RIGHT FROM COX HOLLOW RD



CONCLUSION

STAFF RECOMMENDS APPROVAL OF THE MASTER PLAN FOR THE COX HOLLOW ROAD DEVELOPMENT BASED UPON CONFORMANCE TO THE MX – MIXED USE DISTRICT AND THE APPROVED VARIANCES BY THE BOARD OF ZONING APPEALS.



July 15, 2019

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

Dear Mr. Booher:

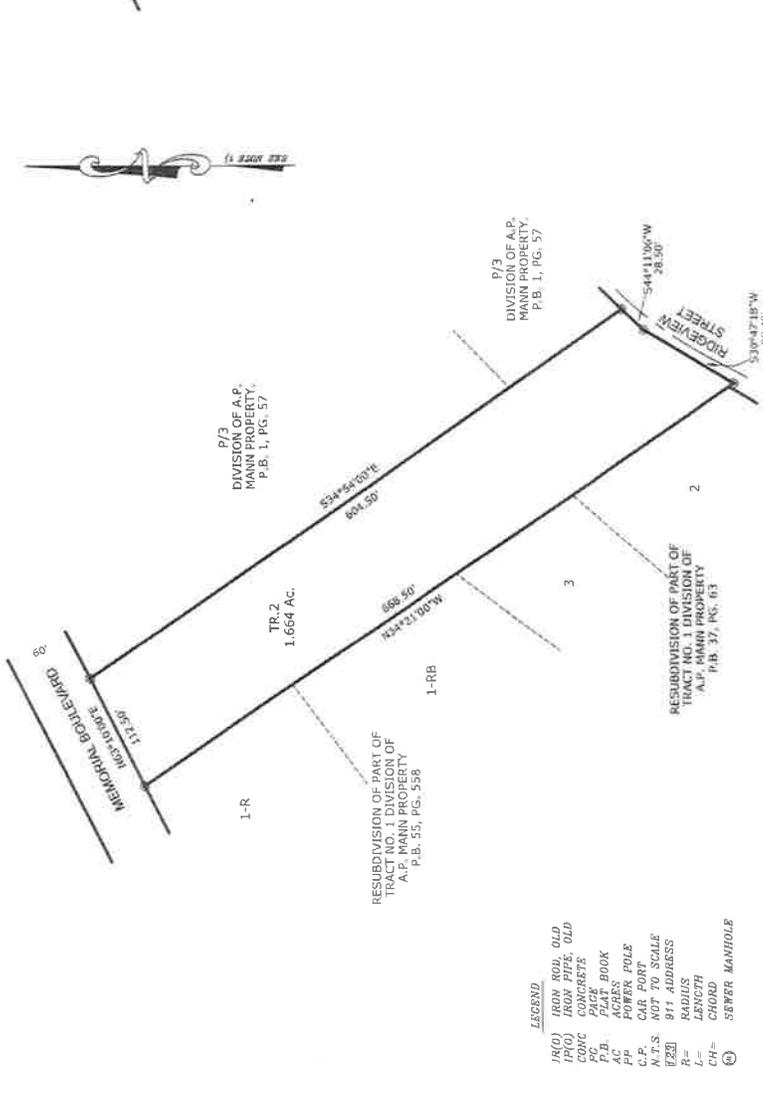
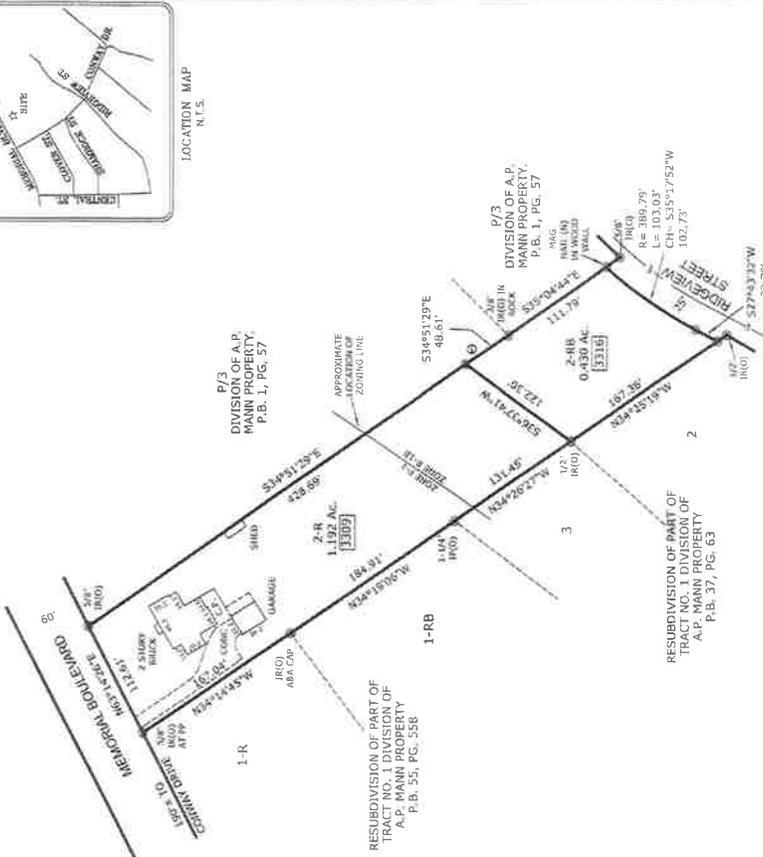
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of A.P Mann Property, located off Memorial Boulevard, surveyed by Saxon & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport 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 black ink, appearing to read "Ken Weems", is written over a faint, illegible stamp or background.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



- LEGEND**
- IR(O) IRON ROV. OLD
 - IP(O) IRON PIPE, OLD
 - CONC CONCRETE
 - PC PAVE
 - PCB PCB
 - AC ACRES
 - PH POWER POLE
 - C.P. CAR PORT
 - N.T.S. NOT TO SCALE
 - E220 911 ADDRESS
 - R= RADIUS
 - CH= CHORD
 - ⊙ SEWER MANHOLE

BEFORE

AFTER



- NOTES:**
- 1) VERIFY BASED ON REFERENCED DEED.
 - 2) PROPERTY IS ZONED P-1 AND R-1B.
 - 3) SETBACKS TO CONFORM TO ZONING DESIGNATION.
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) GRN NO. 19-11464.
 - 6) ACAD FILE 19-11464 SEGUNDWS
 - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 8) TAX MAP 62-G-A PARCEL 40
 - 9) PLAT REFERENCES: P.B. 1, PAGE 57, 48A
 - 10) DEED REFERENCES: P.B. 1, PAGE 57, 48A
 - 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 13) THIS SURVEY IS BEING PERFORMED WITHOUT BENEFIT OF ABSTRACT, TITLE AND MATRICES. TITLE SHOULD BE OBTAINED TO AN ATTORNEY-AT-LAW.
 - 14) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

07/19/2019 - 02:04:47 PM
 19012725
 LISA ALLEY HATCH TITLE
 PLAT BOOK: P56
 PAGE: 57-57

REG FEE	15.00
OFFICE	0.00
TOTAL	17.00

STATE OF TENNESSEE
 SHERRILL B. BAUMANN, CLERK

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 249 S. MARKET STREET
 KINGSFORD, TENNESSEE 37660
 TELEPHONE (423) 382-8886
 FAX (423) 382-8888
 E-Mail: baumem@alleyassociates.com

RESUBDIVISION OF TRACT 2, DIVISION OF A.P. MANN PROPERTY	
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.664
ACRES NEW ROAD	0
MILES NEW ROAD	0
CIVIL DISTRICT LITHO	CLOSURE ERROR 1:10,000
SCALE: 1" = 80'	

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM	DATE: 7-10-19
CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS	DATE: 7-10-19
CITY ENGINEER	DATE
CITY CLERK	DATE

CERTIFICATE OF ACCURACY	DATE: 7-11-19
CERTIFICATE OF APPROVAL OF STREETS	DATE: 7-11-19

CERTIFICATE OF OVERSIGHT AND REGULATION	DATE: 7-11-19
CERTIFICATE OF ADDRESSING ASSIGNMENT	DATE: 7-11-19

CERTIFICATE OF ADDRESSING ASSIGNMENT	DATE: 7-11-19
CERTIFICATE OF ADDRESSING ASSIGNMENT	DATE: 7-11-19

July 19, 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 Gibson Mill ROW Dedication, located off Gibson Mill Road, 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



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

FORM MAP # 470502040
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 28, 2005

ZONING:
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS
PROPERTY IS CURRENTLY ZONED CITY OF KINGSFORT R18
SETBACKS: 30' FRONT, 5' SID, 30' REAR

MONUMENTATION:
ALL CORNERS ARE MARKED AS SHOWN.

RECORDING DATA:
PROPERTY RECORDED AT BOOK 1474, PAGE 80
AND IS SHOWN ON TAX MAP 485, GROUP C, PARCEL T200

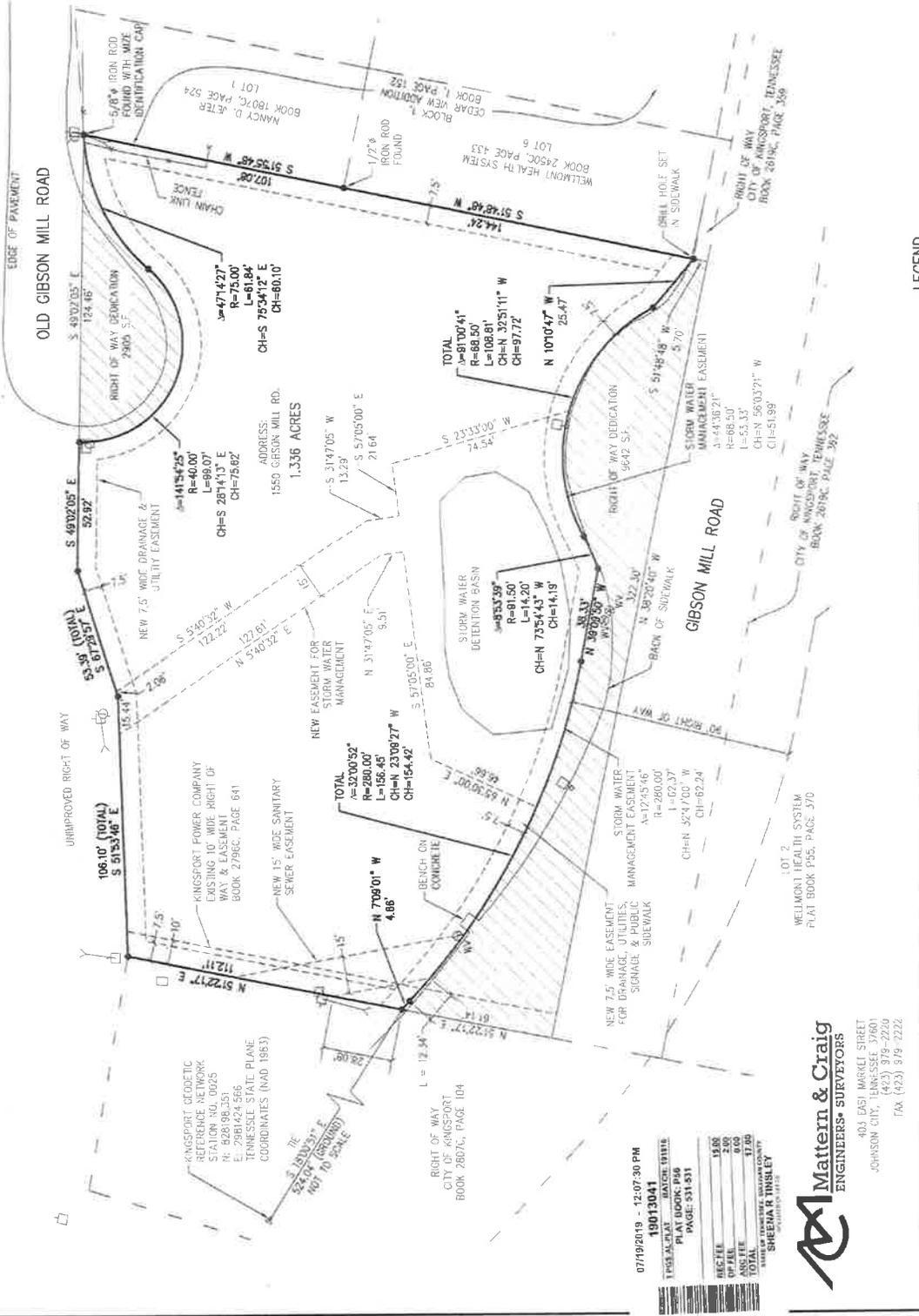


I HEREBY CERTIFY THAT THIS IS A CALICOURT 1 SURVEY, WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE RULES OF PRACTICE OF THE SURVEYORS' BOARD OF TENNESSEE.

FINAL PLAT

**REMAINING PORTION OF
CITY OF KINGSFORT PROPERTY
DEED BOOK 1474, PAGE 80
11th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE**

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.336
TOTAL LOTS	1
ACRES NEW ROAD	0
MILES NEW ROAD	0
CIVIL DISTRICT	11th
OWNER	CITY OF KINGSFORT
SURVEYOR	DAVID L. BARR
CLOSURE ERROR	1:10000



<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE CITY OF KINGSFORT. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.</p> <p>DATE: 7-19-19</p> <p>DAVID L. BARR CITY ENGINEER</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE CITY OF KINGSFORT. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.</p> <p>DATE: 7-19-19</p> <p>DAVID L. BARR CITY ENGINEER</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE CITY OF KINGSFORT. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.</p> <p>DATE: 7-19-19</p> <p>DAVID L. BARR CITY ENGINEER</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE CITY OF KINGSFORT. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.</p> <p>DATE: 7-19-19</p> <p>DAVID L. BARR CITY ENGINEER</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE CITY OF KINGSFORT. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.</p> <p>DATE: 7-19-19</p> <p>DAVID L. BARR CITY ENGINEER</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE CITY OF KINGSFORT. THE CITY ENGINEER HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER.</p> <p>DATE: 7-19-19</p> <p>DAVID L. BARR CITY ENGINEER</p>
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08-09

07/19/2019 - 12:07:30 PM
19013041
TERRAL PLAT MATCH TITLE
PLAT BOOK P56
PAGE 331-331

Mattern & Craig
ENGINEERS-SURVEYORS

403 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (423) 979-2222

REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE, LICENSE NO. 35827

July 19, 2019

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

Dear Mr. Booher:

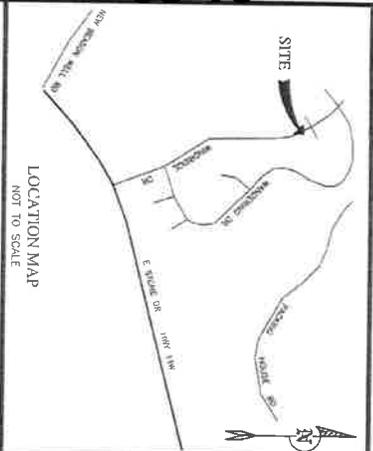
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat Lots 11 & 12, Block 2 Windridge Estates, Section 2, located off Windridge Drive, surveyed by Saxon & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

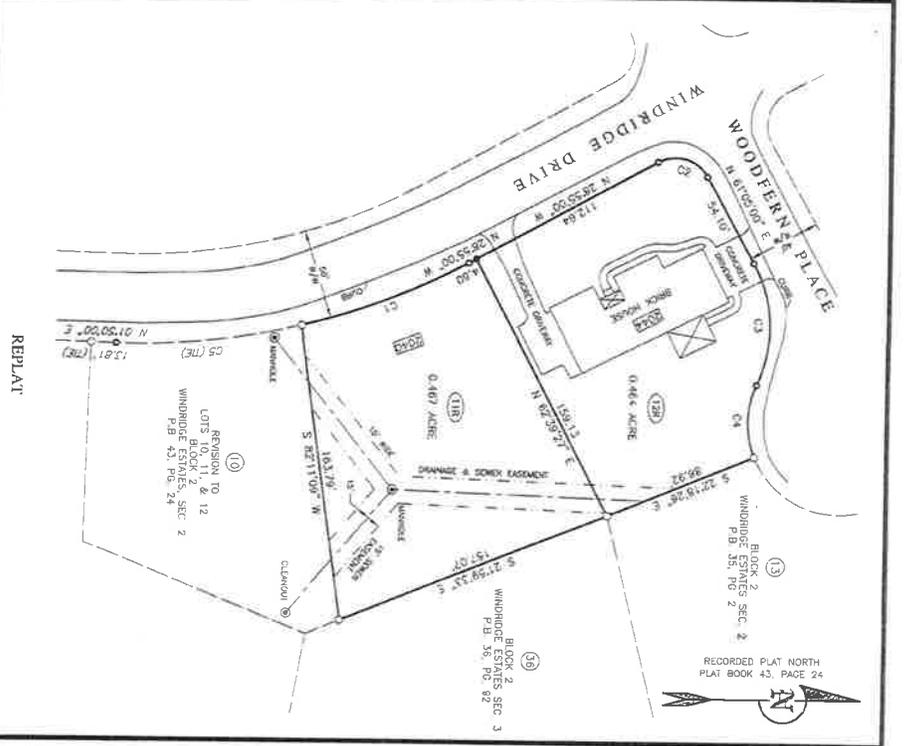
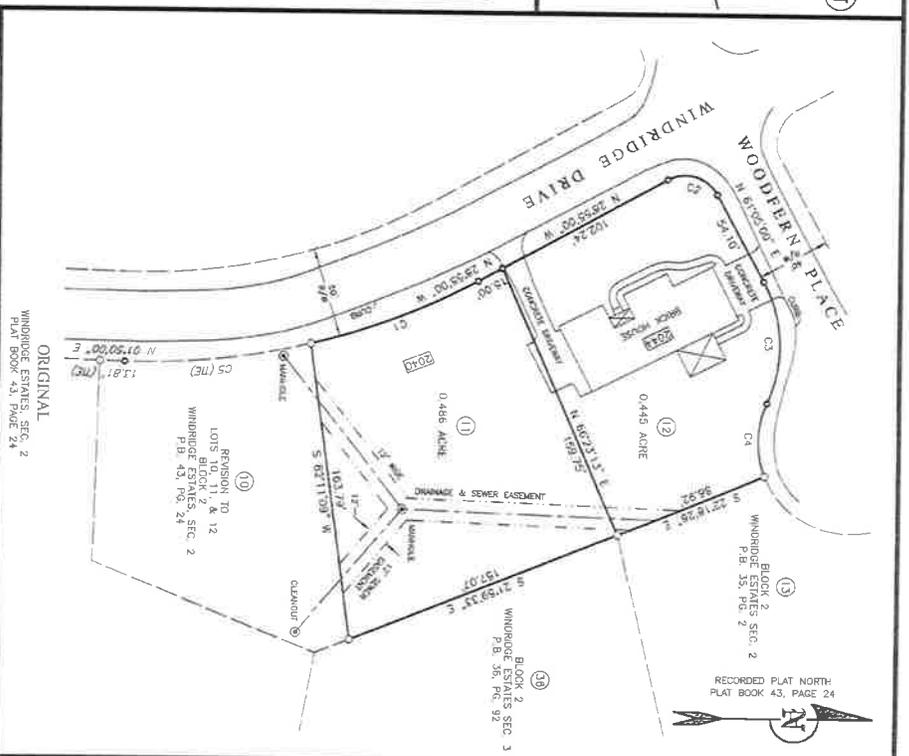


NUMBER	CURVE	TABLE	DELTA	ARC LENGTH
C1	N 21°27'05" W	97.55	14°58'46"	97.82
C2	N 16°05'00" E	28.28	90°00'00"	31.42
C3	N 87°55'56" E	67.75	75.00	53°11'51"
C4	S 88°45'27" E	39.94	50.00	47°04'36"
C5	N 08°04'08" W	103.02	375.00	15°47'26"

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- POINT
- E-911 ADDRESS
- LINES PLOTTED FROM PLAT DESCRIPTIONS

NOTES:
OWNER: SHERREY C. WICKLIFF AND LYNN S. WICKLIFF, OREGON BOOK 2338E, PAGE 77
LOT 11, SULLIVAN COUNTY TAX MAP 410, GROUP A, PARCEL 44.00, LOT 12, SULLIVAN COUNTY TAX MAP 410, GROUP A, PARCEL 43.00.
THE OWNERS HEREBY DEDICATE(S) A 15' DRAINAGE AND UTILITY EASEMENT ALONG ALL FRONT LOT LINES AND A 7.5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
SUBJECT PROPERTY IS CURRENTLY ZONED R-1-B.
FRONT: 30'
SIDE: 8'
REAR: 30'



07/19/2019 - 12:07:30 PM
19013040
PLAT BOOK P56
PAGE: 58-59-50
SHERREY C. WICKLIFF & LYNN S. WICKLIFF
OWNER

CERTIFICATE OF APPROVAL OF SHEET LIGHTING SYSTEMS
I HEREBY CERTIFY THAT THE SHEET LIGHTING SYSTEM DESCRIBED FOR THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND THE PLANNING BOARD. THE PLANNING COMMISSION AND THE PLANNING BOARD HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SHEET LIGHTING SYSTEM AND HAVE DETERMINED THAT THE SYSTEM IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS. THE PLANNING COMMISSION AND THE PLANNING BOARD HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SHEET LIGHTING SYSTEM AND HAVE DETERMINED THAT THE SYSTEM IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM DESCRIBED FOR THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND THE PLANNING BOARD. THE PLANNING COMMISSION AND THE PLANNING BOARD HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SEWERAGE SYSTEM AND HAVE DETERMINED THAT THE SYSTEM IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS. THE PLANNING COMMISSION AND THE PLANNING BOARD HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SEWERAGE SYSTEM AND HAVE DETERMINED THAT THE SYSTEM IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:48,000. THE RLS #2155.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT I HAVE THE RIGHT TO MAKE THE DEDICATION AND OWNERSHIP STATEMENTS SET FORTH IN THIS PLAT. I HEREBY DEDICATE AND RESERVE THE RIGHTS AND INTERESTS SET FORTH IN THIS PLAT TO THE PUBLIC AND TO THE STATE OF TENNESSEE. I HEREBY DEDICATE AND RESERVE THE RIGHTS AND INTERESTS SET FORTH IN THIS PLAT TO THE PUBLIC AND TO THE STATE OF TENNESSEE.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN AND THAT I HAVE REVIEWED THE PLAN AND SPECIFICATIONS FOR THE PROJECT AND HAVE DETERMINED THAT THE PLAN IS ACCURATE AND CORRECTLY REPRESENTS THE PROPERTY DESCRIBED IN THIS PLAT. I HEREBY CERTIFY THAT THE PLAN IS ACCURATE AND CORRECTLY REPRESENTS THE PROPERTY DESCRIBED IN THIS PLAT.

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM DESCRIBED FOR THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION AND THE PLANNING BOARD. THE PLANNING COMMISSION AND THE PLANNING BOARD HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PUBLIC WATER SYSTEM AND HAVE DETERMINED THAT THE SYSTEM IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS. THE PLANNING COMMISSION AND THE PLANNING BOARD HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PUBLIC WATER SYSTEM AND HAVE DETERMINED THAT THE SYSTEM IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

CERTIFICATE OF APPROVAL FOR RECORDING
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CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT I HAVE THE RIGHT TO MAKE THE DEDICATION AND OWNERSHIP STATEMENTS SET FORTH IN THIS PLAT. I HEREBY DEDICATE AND RESERVE THE RIGHTS AND INTERESTS SET FORTH IN THIS PLAT TO THE PUBLIC AND TO THE STATE OF TENNESSEE. I HEREBY DEDICATE AND RESERVE THE RIGHTS AND INTERESTS SET FORTH IN THIS PLAT TO THE PUBLIC AND TO THE STATE OF TENNESSEE.

CERTIFICATE OF ACCURACY
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CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS. THE SURVEYOR HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE APPLICABLE REGULATIONS AND STANDARDS.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:48,000. THE RLS #2155.



July 24, 2019

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

Dear Mr. Booher:

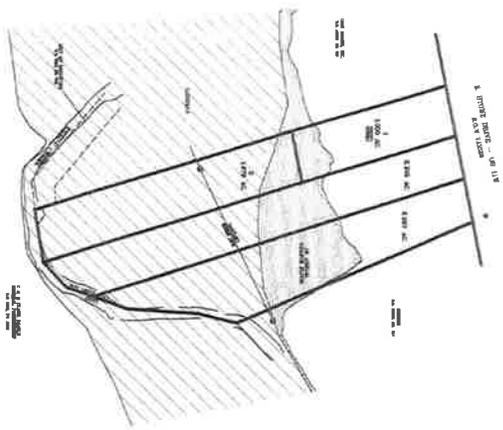
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of the Animal Control Center, INC Property, located off E. Stone Drive, surveyed by Saxon & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision 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,



Ken Weems,
Zoning Administrator

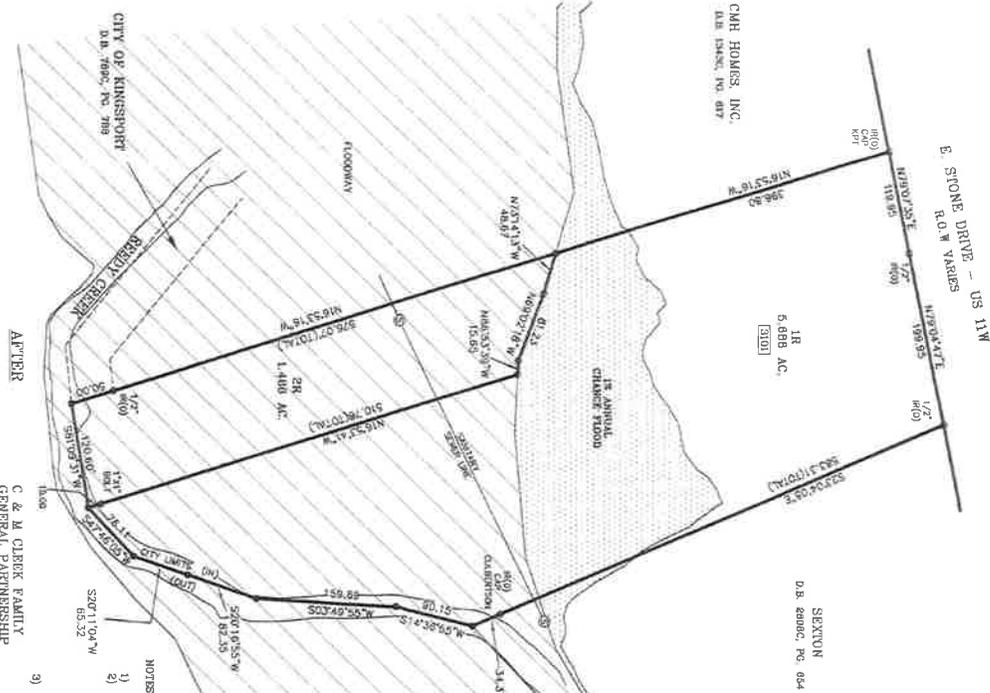
C: Kingsport Regional Planning Commission



BEFORE
SCALE: 1" = 200'

07/24/2019 - 11:44:42 AM
19013337
L2934 PLAT BATCH 2934
PLAN BOOK F38
PAGE: 639-532

AREA	16.65
PERCENT	2.69
TOTAL	0.00
DATE OF PREPARATION	11/19
DRAWN BY	SHEKHAR FINSLAY
CHECKED BY	



NOTES:
1) NORTH BASED ON PLAT BOOK 54, PAGE 563
2) PROPERTY IS ZONED B-3
3) SETBACKS:
FRONT 20'
REAR 30'
SIDE N/A
4) SERVICED TO CONFORM TO ZONING DISCREPANCY
5) THIS IS AN UNOFFICIAL REPRODUCTION OF THE GENERAL
6) PLAT AS SUBMITTED TO THE PLANNING COMMISSION ON
7) EFFECTIVE DATE SEPTEMBER 28, 2008 AND FOUND THAT THE
8) ABOVE PROPERTY IS LOCATED IN A SPECIAL PLOTTED HAZARD AREA
9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT
10) RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000
11) THE SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT
12) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHER WISE NOTED

RESUBDIVISION OF THE DIVISION OF CITY OF
KINGSPORT PROPERTY AND THE DIVISION OF
SULLIVAN COUNTY-BLUFF CITY-KINGSPORT

ANIMAL CONTROL CENTER, INC PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 7.174 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

CITY OF KINGSPORT CIVIL DISTRICT 10TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1.0000

SCALE 1" = 100'

<p>CERTIFICATE OF OWNERSHIP AND RESOLUTION</p> <p>1. HEREBY CERTIFY THAT I AM OF AND THE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT ARE THE LEGAL AND SOLE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT AND HAVE THE RIGHT TO CONVEY THE SAME TO THE CITY OF KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY OF KINGSPORT</p> <p>1. HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE PLAT AND APPROVED THE SAME FOR THE PURPOSES OF THE PLAT.</p> <p>DATE: 03/14/19</p> <p>SIGNED: [Signature]</p>
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July 31, 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 N.M. Dickson Carrollwood Heights Subdivision Part of Lot, located off Carrollwood Road, 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

REPLAT OF N. M. DICKSON CARROLLWOOD HEIGHTS SUBDIVISION PART OF LOT 20

Date 01-24-2019	File: BOWERY.DWG Drawn By: CAG	Scale: 1" = 50'
10th Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 6820



CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THIS FINAL PLAT, ARE APPROVED AS ASSIGNED
 DATE: 5-21-19
 CITY OF TN DIVISION OR KINGSPOUR CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE PUBLIC WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN
 DATE: 5-21-19
 AUTHORIZED AGENT: Fred Acker
 AUTHORIZED REPRESENTATIVE



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS
 PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-1
 SETBACKS: 30' ON BOTH ROADS 12' SIDE 30' REAR
 FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD HUNDBARI MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 FIRM MAP # 47163C0655D
 KINGSPOUR CITY, TENNESSEE AND INCORPORATED AREAS
 EFFECTIVE DATE: 09-29-2005



Legend
 IPF denotes 1/2" Rebar Found
 IPS denotes 1/2" Rebar Set
 SL denotes Setback Line

- Notes
1. Deed Reference: DB 0266A - PG 576
 2. TAX MAP: 031K - C - 024.00
 3. ZONED R-1
 4. N. M. DICKSON CARROLLWOOD HEIGHTS SUBDIVISION PB 2 - PG 142
 5. ESTATE OF RICHARD BOWERY 3001 CARROLLWOOD HGTS RD. BUILT IN 1965. DATE OF SEPTIC PERMIT IS 10-31-1978 NAME RICHARD BOWERY.
 6. JAMES & LINDA HICKS 3009 CARROLLWOOD HGTS RD. BUILT IN 1965
 7. LOT SIZES ARE LEGAL BUT NON-CONFORMING TO THE CURRENT ZONING REGULATIONS; HOWEVER THE HOMES WERE CONSTRUCTED PRIOR TO ZONING
 8. 356 SQUARE FEET +/- 0.008 ACRES ADDED TO HOUSE LOT 3009



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 RUNOFF 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 OR THAT WHICH MAY BE REQUIRED BY THE KINGSPOUR CITY REGIONAL PLANNING COMMISSION.

CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SINCE THESE LOTS ARE PROPOSED, OR THAT IT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPOUR CITY PLANNING COMMISSION
 DATE: 7-1-19
 CITY ENGINEER OR COUNTY BOARD MEMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED
 DATE: 5-21-19
 SIGNATURE: Rebecca Bowery (Authorized Representative for the estate of Richard Bowery)

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 KINGSPOUR CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON
 DATE: 4-30-19
 SURVEYOR: Larry M. Culbertson

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 KINGSPOUR 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 CLERK OF THE COUNTY RECORDER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ 5000.00 HAS BEEN POSTED WITH THE KINGSPOUR CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 7-26-19
 CONFIRMED BY KINGSPOUR CITY PLANNING DIRECTOR
 SECRETARY OF THE KINGSPOUR CITY PLANNING COMMISSION

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: 5-21-19
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:
 SURVEYOR DATE: 5-21-19
 TN REG NO: 889

07/26/2019 - 10:42:03 AM
 19013499
 1 PGS AL PLAT DATE: 07/26/2019
 PLAT BOOK: P56
 PAGE: 534-534

REC FEE	15.00
MP FEE	2.00
ABC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE - SULLIVAN COUNTY
 SHEENA R TINSLEY
 COUNTY CLERK

July 31, 2019

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

Dear Mr. Booher:

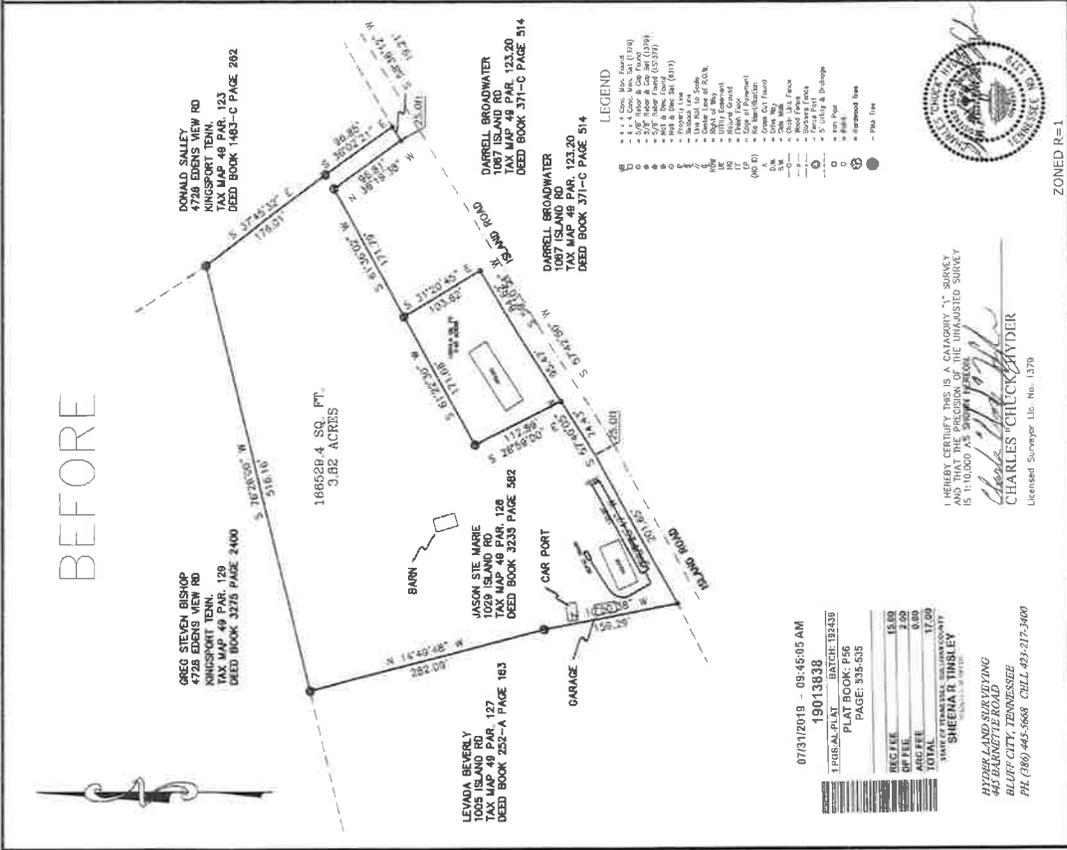
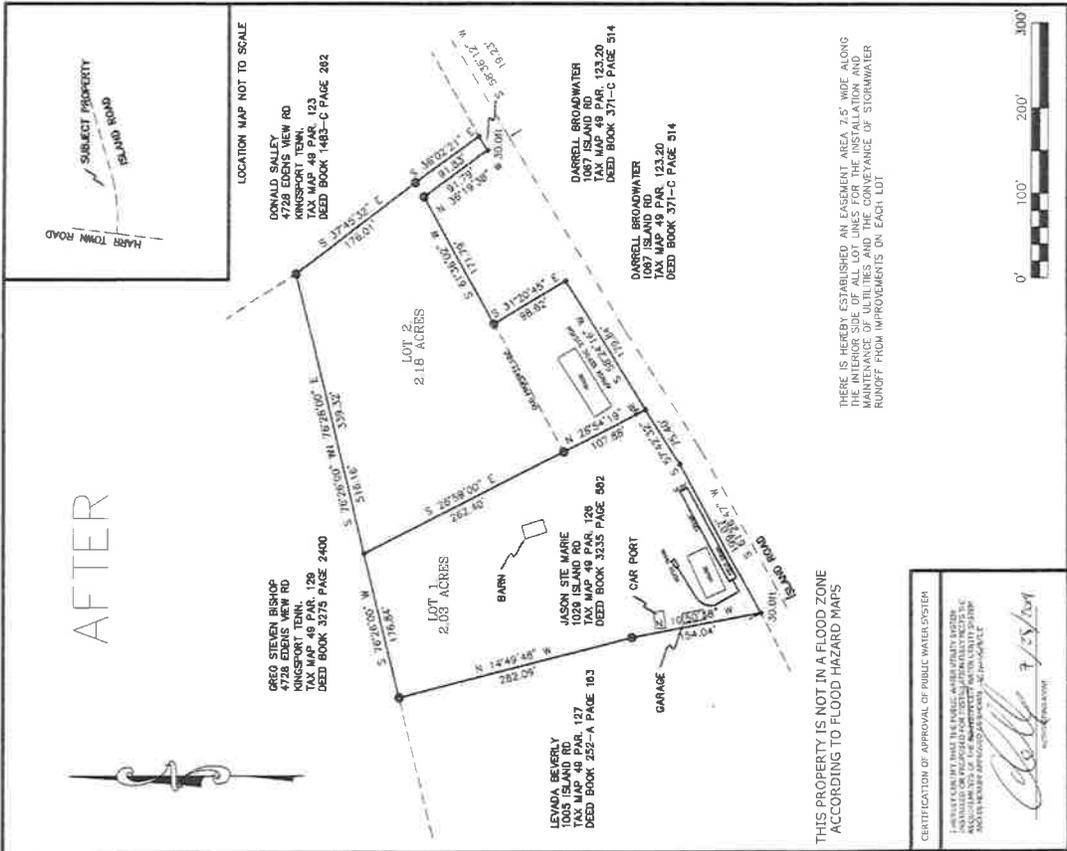
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of the Jason STE Marie Property, located off Island Road, surveyed by Saxon & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FLOOD HAZARD MAPS

THESE ARE HEREBY ESTABLISHED AN EASEMENT AREA 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT

CERTIFICATION OF APPROVAL OF PUBLIC UTILITIES SYSTEM

CERTIFICATE OF APPROVAL OF STREETS

CERTIFICATE OF APPROVAL FOR RECORDING

JASON STE MARIE PROPERTY
CITY OF KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 4.23 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
SURVEYOR: CHRYDER CIVIL DISTRICT J: 30000
DATE 7-9-19 SCALE: 1"=100'

LEGEND

- 1 - 1/4" Corner, Iron, Set (1/4")
- 2 - 1/2" Corner, Iron, Set (1/2")
- 3 - 3/4" Corner, Iron, Set (3/4")
- 4 - 1" Corner, Iron, Set (1")
- 5 - 1 1/2" Corner, Iron, Set (1 1/2")
- 6 - 2" Corner, Iron, Set (2")
- 7 - 3" Corner, Iron, Set (3")
- 8 - 4" Corner, Iron, Set (4")
- 9 - 6" Corner, Iron, Set (6")
- 10 - 8" Corner, Iron, Set (8")
- 11 - 10" Corner, Iron, Set (10")
- 12 - 12" Corner, Iron, Set (12")
- 13 - 14" Corner, Iron, Set (14")
- 14 - 16" Corner, Iron, Set (16")
- 15 - 18" Corner, Iron, Set (18")
- 16 - 20" Corner, Iron, Set (20")
- 17 - 24" Corner, Iron, Set (24")
- 18 - 30" Corner, Iron, Set (30")
- 19 - 36" Corner, Iron, Set (36")
- 20 - 42" Corner, Iron, Set (42")
- 21 - 48" Corner, Iron, Set (48")
- 22 - 54" Corner, Iron, Set (54")
- 23 - 60" Corner, Iron, Set (60")
- 24 - 72" Corner, Iron, Set (72")
- 25 - 84" Corner, Iron, Set (84")
- 26 - 96" Corner, Iron, Set (96")
- 27 - 108" Corner, Iron, Set (108")
- 28 - 120" Corner, Iron, Set (120")
- 29 - 144" Corner, Iron, Set (144")
- 30 - 168" Corner, Iron, Set (168")
- 31 - 192" Corner, Iron, Set (192")
- 32 - 216" Corner, Iron, Set (216")
- 33 - 240" Corner, Iron, Set (240")
- 34 - 288" Corner, Iron, Set (288")
- 35 - 336" Corner, Iron, Set (336")
- 36 - 384" Corner, Iron, Set (384")
- 37 - 432" Corner, Iron, Set (432")
- 38 - 480" Corner, Iron, Set (480")
- 39 - 528" Corner, Iron, Set (528")
- 40 - 576" Corner, Iron, Set (576")
- 41 - 624" Corner, Iron, Set (624")
- 42 - 672" Corner, Iron, Set (672")
- 43 - 720" Corner, Iron, Set (720")
- 44 - 768" Corner, Iron, Set (768")
- 45 - 816" Corner, Iron, Set (816")
- 46 - 864" Corner, Iron, Set (864")
- 47 - 912" Corner, Iron, Set (912")
- 48 - 960" Corner, Iron, Set (960")
- 49 - 1008" Corner, Iron, Set (1008")
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- 53 - 1200" Corner, Iron, Set (1200")
- 54 - 1248" Corner, Iron, Set (1248")
- 55 - 1296" Corner, Iron, Set (1296")
- 56 - 1344" Corner, Iron, Set (1344")
- 57 - 1392" Corner, Iron, Set (1392")
- 58 - 1440" Corner, Iron, Set (1440")
- 59 - 1488" Corner, Iron, Set (1488")
- 60 - 1536" Corner, Iron, Set (1536")
- 61 - 1584" Corner, Iron, Set (1584")
- 62 - 1632" Corner, Iron, Set (1632")
- 63 - 1680" Corner, Iron, Set (1680")
- 64 - 1728" Corner, Iron, Set (1728")
- 65 - 1776" Corner, Iron, Set (1776")
- 66 - 1824" Corner, Iron, Set (1824")
- 67 - 1872" Corner, Iron, Set (1872")
- 68 - 1920" Corner, Iron, Set (1920")
- 69 - 1968" Corner, Iron, Set (1968")
- 70 - 2016" Corner, Iron, Set (2016")
- 71 - 2064" Corner, Iron, Set (2064")
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- 73 - 2160" Corner, Iron, Set (2160")
- 74 - 2208" Corner, Iron, Set (2208")
- 75 - 2256" Corner, Iron, Set (2256")
- 76 - 2304" Corner, Iron, Set (2304")
- 77 - 2352" Corner, Iron, Set (2352")
- 78 - 2400" Corner, Iron, Set (2400")
- 79 - 2448" Corner, Iron, Set (2448")
- 80 - 2496" Corner, Iron, Set (2496")
- 81 - 2544" Corner, Iron, Set (2544")
- 82 - 2592" Corner, Iron, Set (2592")
- 83 - 2640" Corner, Iron, Set (2640")
- 84 - 2688" Corner, Iron, Set (2688")
- 85 - 2736" Corner, Iron, Set (2736")
- 86 - 2784" Corner, Iron, Set (2784")
- 87 - 2832" Corner, Iron, Set (2832")
- 88 - 2880" Corner, Iron, Set (2880")
- 89 - 2928" Corner, Iron, Set (2928")
- 90 - 2976" Corner, Iron, Set (2976")
- 91 - 3024" Corner, Iron, Set (3024")
- 92 - 3072" Corner, Iron, Set (3072")
- 93 - 3120" Corner, Iron, Set (3120")
- 94 - 3168" Corner, Iron, Set (3168")
- 95 - 3216" Corner, Iron, Set (3216")
- 96 - 3264" Corner, Iron, Set (3264")
- 97 - 3312" Corner, Iron, Set (3312")
- 98 - 3360" Corner, Iron, Set (3360")
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- 106 - 3744" Corner, Iron, Set (3744")
- 107 - 3792" Corner, Iron, Set (3792")
- 108 - 3840" Corner, Iron, Set (3840")
- 109 - 3888" Corner, Iron, Set (3888")
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- 120 - 4416" Corner, Iron, Set (4416")
- 121 - 4464" Corner, Iron, Set (4464")
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- 123 - 4560" Corner, Iron, Set (4560")
- 124 - 4608" Corner, Iron, Set (4608")
- 125 - 4656" Corner, Iron, Set (4656")
- 126 - 4704" Corner, Iron, Set (4704")
- 127 - 4752" Corner, Iron, Set (4752")
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- 217 - 9072" Corner, Iron, Set (9072")
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- 281 - 12144" Corner, Iron, Set (12144")
- 282 - 12192" Corner, Iron, Set (12192")
- 283 - 12240" Corner, Iron, Set (12240")
- 284 - 12288" Corner, Iron, Set (12288")
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- 291 - 12624" Corner, Iron, Set (12624")
- 292 - 12672" Corner, Iron, Set (12672")
- 293 - 12720" Corner, Iron, Set (12720")
- 294 - 12768" Corner, Iron, Set (12768")
- 295 - 12816" Corner, Iron, Set (12816")
- 296 - 12864" Corner, Iron, Set (12864")
- 297 - 12912" Corner, Iron, Set (12912")
- 298 - 12960" Corner, Iron, Set (12960")
- 299 - 13008" Corner, Iron, Set (13008")
- 300 - 13056" Corner, Iron, Set (13056")
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- 303 - 13200" Corner, Iron, Set (13200")
- 304 - 13248" Corner, Iron, Set (13248")
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- 306 - 13344" Corner, Iron, Set (13344")
- 307 - 13392" Corner, Iron, Set (13392")
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- 310 - 13536" Corner, Iron, Set (13536")
- 311 - 13584" Corner, Iron, Set (13584")
- 312 - 13632" Corner, Iron, Set (13632")
- 313 - 13680" Corner, Iron, Set (13680")
- 314 - 13728" Corner, Iron, Set (13728")
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- 317 - 13872" Corner, Iron, Set (13872")
- 318 - 13920" Corner, Iron, Set (13920")
- 319 - 13968" Corner, Iron, Set (13968")
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- 321 - 14064" Corner, Iron, Set (14064")
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- 328 - 14400" Corner, Iron, Set (14400")
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- 349 - 15408" Corner, Iron, Set (15408")
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- 352 - 15552" Corner, Iron, Set (15552")
- 353 - 15600" Corner, Iron, Set (15600")
- 354 - 15648" Corner, Iron, Set (15648")
- 355 - 15696" Corner, Iron, Set (15696")
- 356 - 15744" Corner, Iron, Set (15744")
- 357 - 15792" Corner, Iron, Set (15792")
- 358 - 15840" Corner, Iron, Set (15840")
- 359 - 15888" Corner, Iron, Set (15888")
- 360 - 15936" Corner, Iron, Set (15936")
- 361 - 15984" Corner, Iron, Set (15984")
- 362 - 16032" Corner, Iron, Set (16032")
- 363 - 16080" Corner, Iron, Set (16080")
- 364 - 16128" Corner, Iron, Set (16128")
- 365 - 16176" Corner, Iron, Set (16176")
- 366 - 16224" Corner, Iron, Set (16224")
- 367 - 16272" Corner, Iron, Set (16272")
- 368 - 16320" Corner, Iron, Set (16320")
- 369 - 16368" Corner, Iron, Set (16368")
- 370 - 16416" Corner, Iron, Set (16416")
- 371 - 16464" Corner, Iron, Set (16464")
- 372 - 16512" Corner, Iron, Set (16512")
- 373 - 16560" Corner, Iron, Set (16560")
- 374 - 16608" Corner, Iron, Set (16608")
- 375 - 16656" Corner, Iron, Set (16656")
- 376 - 16704" Corner, Iron, Set (16704")
- 377 - 16752" Corner, Iron, Set (16752")
- 378 - 16800" Corner, Iron, Set (16800")
- 379 - 16848" Corner, Iron, Set (16848")
- 380 - 16896" Corner, Iron, Set (16896")
- 381 - 16944" Corner, Iron, Set (16944")
- 382 - 16992" Corner, Iron, Set (16992")
- 383 - 17040" Corner, Iron, Set (17040")
- 384 - 17088" Corner, Iron, Set (17088")
- 385 - 17136" Corner, Iron, Set (17136")
- 386 - 17184" Corner, Iron, Set (17184")
- 387 - 17232" Corner, Iron, Set (17232")
- 388 - 17280" Corner, Iron, Set (17280")
- 389 - 17328" Corner, Iron, Set (17328")
- 390 - 17376" Corner, Iron, Set (17376")
- 391 - 17424" Corner, Iron, Set (17424")
- 392 - 17472" Corner, Iron, Set (17472")
- 393 - 17520" Corner, Iron, Set (17520")
- 394 - 17568" Corner, Iron, Set (17568")
- 395 - 17616" Corner, Iron, Set (17616")
- 396 - 17664" Corner, Iron, Set (17664")
- 397 - 17712" Corner, Iron, Set (17712")
- 398 - 17760" Corner, Iron, Set (17760")
- 399 - 17808" Corner, Iron, Set (17808")
- 400 - 17856" Corner, Iron, Set (17856")
- 401 - 17904" Corner, Iron, Set (17904")
- 402 - 17952" Corner, Iron, Set (17952")
- 403 - 18000" Corner, Iron, Set (18000")
- 404 - 18048" Corner, Iron, Set (18048")
- 405 - 18096" Corner, Iron, Set (18096")
- 406 - 18144" Corner, Iron, Set (18144")
- 407 - 18192" Corner, Iron, Set (18192")
- 408 - 18240" Corner, Iron, Set (18240")
- 409 - 18288" Corner, Iron, Set (18288")
- 410 - 18336" Corner, Iron, Set (18336")
- 411 - 18384" Corner, Iron, Set (18384")
- 412 - 18432" Corner, Iron, Set (18432")
- 413 - 18480" Corner, Iron, Set (18480")
- 414 - 18528" Corner, Iron, Set (18528")
- 415 - 18576" Corner, Iron, Set (18576")
- 416 - 18624" Corner, Iron, Set (18624")
- 417 - 18672" Corner, Iron, Set (18672")
- 418 - 18720" Corner, Iron, Set (18720")
- 419 - 18768" Corner, Iron, Set (18768")
- 420 - 18816" Corner, Iron, Set (18816")
- 421 - 18864" Corner, Iron, Set (18864")
- 422 - 18912" Corner, Iron, Set (18912")
- 423 - 18960" Corner, Iron, Set (18960")
- 424 - 19008" Corner, Iron, Set (19008")
- 425 - 19056" Corner, Iron, Set (19056")
- 426 - 19104" Corner, Iron, Set (19104")
- 427 - 19152" Corner, Iron, Set (19152")
- 428 - 19200" Corner, Iron, Set (19200")
- 429 - 19248" Corner, Iron, Set (19248")

Building Division Monthly Report
July 2019

08-14

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	14	\$776,221
ADDITIONS	1	\$8,000
ALTERATIONS	33	\$416,747
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	5	\$1,745,000
RESIDENTIAL ROOF	6	\$35,051
COMMERCIAL PERMITS		
ADDITIONS	1	\$20,000
ALTERATIONS	5	\$471,790
CHURCH RENOVATIONS	1	\$2,000
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	\$10,280
COMMUNICATION TOWER		
COMMERCIAL ROOF	2	\$330,000
TOTAL	69	
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	4	
MOVE STRUCTURE		
SIGNS	3	
TENTS		
TOTAL PERMITS ISSUED	76	\$3,815,089
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$30,394,860