

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.

December 19, 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 NOVEMBER 18, 2019 AND THE REGULAR MEETING HELD ON NOVEMBER 21, 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.

12-01 Irrevocable Letter of Credit Reduction for Chase Meadows Phase 3 – (19-201-00089)

The Kingsport Regional Planning Commission is requested to consider approval of the reduction of the Irrevocable Letter of Credit for Chase Meadows Phase 3 from \$31,640.00 to \$5,000.00 and to extend the expiration date for one year. (Harmon)

12-02 Irrevocable Letter of Credit Reduction for Chase Meadows Phase 4– (19-201-00090)

The Kingsport Regional Planning Commission is requested to consider approval of the reduction of the Irrevocable Letter of Credit for Chase Meadows Phase 4 from \$46,500.00 to \$15,000 and to extend the expiration date for one year. (Harmon)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

12-03 904-910 E Center Street Alley Vacating – (19-401-0005)

The Kingsport Regional Planning Commission is requested to consider sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of the alley right-of-way located behind 904-910 E Center Street based upon the AEP easement being secured and no other department seeing use for this area of right-of-way. (Harmon)

12-04 Resubdivision of Lots 14-23 Roller Farm 6 lot minor - (19-201-00088)

The Kingsport Regional Planning Commission is requested to consider final plat approval as well as the associated variance to the lot shape requirement for the Resubdivision of the Roller

Property. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

12-05 2709 Rock Springs Road, Preliminary Zoning Development Plan – (19-102-00004)

The Kingsport Regional Planning Commission is requested to consider approval of the preliminary zoning development plan at 2709 Rock Spring Road for a B-4P zone. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Weems)

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

VIII. OTHER BUSINESS

12-06 Receive, a letter to certify the Subdivision of the Hyatt Property, located off Colonial Heights Road.

12-07 Receive, a letter to certify the Resubdivision of Lot 9, Whaley Oaks, located off Dogwood Drive.

12-08 Receive, a letter to certify the Final Plat, Edinburgh, Phase 12 located off Rock Springs Road.

12-09 Receive, a letter to certify the Resubdivision of Lots 8-11, Eagle Pointe Subdivision, Phase II located off Edens View Road.

12-10 Receive, a letter to certify the Subdivision for Wooded Acres, located off Cedar Branch Road.

12-11 Receive, for informational purposes only, the November 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

November 21, 2019

12:00 noon

Members Present

Mark Selby
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman
Paula Stauffer

Members Absent

Sam Booher

Staff Present

Ken Weems, AICP
Jessica Harmon

Visitors

none

At 12:00 p.m., 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 the October 2019 work session, regular meeting, or special called meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

11-01 Division of the Zimmerman Property – (19-201-00082)

The Kingsport Regional Planning Commission is requested to consider Final Plat Approval for the Division of the Zimmerman Property. The property is located outside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that the proposal is a 3 lot subdivision that does not require any variances. No official action was taken.

11-02 Resubdivision Lots 9-11 Eagle Pointe Subdivision Phase II – (19-201-00081)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the Resubdivision of Lots 8-11 Eagle Pointe Subdivision, Phase II. A portion of the property is inside the corporate limits of the City of Kingsport and a portion of property is outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the proposal enlarges two lots in the existing Eagle Pointe Subdivision. Staff identified the existing 40' wide parcel, which is proposed to be a public street in the future that will connect with the original Settler's Ridge parcel to the south. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-03 Edinburgh South Preliminary Development Plan – (19-103-00006)

The Kingsport Regional Planning Commission is requested to consider approval of the Amended Preliminary Development Plan for the Edinburgh South Subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that this item, which had received prior approval, was back before the Commission with a few minor changes. The minor changes resulted in shifting of lot locations and sizes, all appropriate for the zoning district. No official action was taken.

11-04 Edinburgh South Phase III Preliminary – Revised – (19-201-00046)

The Kingsport Regional Planning Commission is requested to consider approval of the Revised Preliminary Plat for Edinburgh South Subdivision Phase III. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff provided details of the revised item to the Commission. Staff stated that the engineering plans for the proposal have been approved. Staff spoke to how the proposal was back to the Commission for a few minor changes that were the same as mentioned during the preliminary development plan approval. No official action was taken.

11-05 Edinburgh South Phase III Final– (19-201-00083)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval 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. Staff identified the proposal which was consistent with the approved preliminary plat. Staff noted that this final approval was contingent upon completion of all improvements and subsequent verification from the City's Engineering Department. Staff stated that the variances had been requested for the items were consistent with phase II of Edinburgh South. Specifically, an alternative street cross section has been requested that provides a 22 foot street width. Outside the roadway will be a grass channel for stormwater on both sides of the street. The second variance is to the paving requirement for the mobility path, consistent with the approval for phase II of the same development. Staff recommended approval contingent upon Engineering Department approval of the constructed improvements. No official action was taken.

11-06 Cherokee Bend PH II Preliminary– (19-201-00075)

The Kingsport Regional Planning Commission is requested to consider approval of the Cherokee Bend Phase II Preliminary Plat. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. The proposal consists of an extension of the existing McCoy Street. The proposal will add 13 new lots for single family use. Staff noted that the engineering plans had already been approved. Staff recommended preliminary approval. No official action was taken.

11-07 G. H. Pullon Estate 3 Lot Minor – (19-201-00084)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the Tract 1R, 2R, & 3R G.H. Pullon Estate and the associated variance to the lot shape requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff referenced a former disapproval from the Commission last month due to the extreme irregularity of the proposed lot reconfiguration. Staff noted that the new proposal lessened the degree of irregularity of the lots. Staff additionally acknowledged the irregular shape of the existing lots. No official action was taken.

11-08 Resubdivision of Lots 13 & 9R Block A Wilcox Business Center – (19-201-00080)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the resubdivision of lots 13 & 9R Block A Wilcox Business Center. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District. Staff presented the details of the item to the Commission. Staff discussed the challenges of subdividing a property in a zone that permits multiple principal structures build prior to modern day zoning requirements. No official action was taken.

11-09 Sullivan County Sign Text Amendment – (19-801-00002)

The Kingsport Regional Planning Commission is requested to consider amending Article IX of the County zoning code in reference to signs. Staff presented the details of the item to the Commission. Staff spoke of the similarities between the county proposal and the existing sign allowances for similar zones and uses inside City limits. Staff recommended sending a positive recommendation to the Sullivan County Commission based upon similar allowances in the City. No official action was taken.

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

VIII. OTHER BUSINESS

- 11-10** Receive, a letter to certify the Replat of Lot 17X PB.-2/PG.-99, located off West Sullivan Street.
- 11-11** Receive, a letter to certify the E. David Lufi Property, located off Buttermilk Road.
- 11-12** Receive, a letter to certify the Resubdivision of Lots 21-24, Block 2 located off Easy Street.
- 11-13** Receive, a letter to certify the Combination and Re-plat of Lots 9 & 10 Adams Acres Subdivision Section 2, located off Adams Street.
- 11-14** Receive, a letter to certify the Replat Part of the Brad Duckworth Property, located off Colonial Heights Road.
- 11-15** Receive, a letter to certify the Resubdivision of Lot 8, located off N. John B. Dennis Highway.
- 11-16** Receive, a letter to certify the Desubdivision of Lot 58 & the Replat of Lot 59, located off Golf Ridge Drive.

- 11-17 Receive, a letter to certify the Resubdivision of Lot 8R and Lots 9 & 10, located off Virginia Avenue.
- 11-18 Receive, a letter to certify the Combination of Lot 7 & 8 Easley Estates, located off Easley Drive.
- 11-19 Receive, a letter to certify the Combination Plat of Lot 1 & Lot 1-A Josie Hood Subdivision, located off Oak Haven Drive.
- 11-20 Receive, a letter to certify the Replat of Gary & Donna Brewer Property, located off Colonial Heights Road.
- 11-21 Receive, for informational purposes only, the October 2019 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:45 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

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

November 21, 2019

5:30 p.m.

Members Present

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

Members Absent

James Phillips

Staff Present

Ken Weems, AICP
Jessica Harmon

Visitors

John Rose
Jerry Petzoldt
John Mize
Gene Douthat
Danny Karst
Christopher Kidder

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Mark Selby, seconded by Beverley Perdue, to approve the agenda as presented. The motion was approved unanimously, 7-0. Chairman Booher asked for approval of the minutes of the work session held on October 14, 2019, the regular meeting held on October 17, 2019 and the special called meeting held October 28, 2019. A motion was made by Mark Selby, seconded by John Moody, to approve the minutes for the work session held on October 14, 2019, the regular meeting held on October 17, 2019 and the special called meeting held October 28, 2019. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

11-01 Division of the Zimmerman Property – (19-201-00082)

The Kingsport Regional Planning Commission is requested to consider Final Plat Approval for the Division of the Zimmerman Property. The property is located outside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County.

11-02 Resubdivision Lots 9-11 Eagle Pointe Subdivision Phase II – (19-201-00081)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the Resubdivision of Lots 8-11 Eagle Pointe Subdivision, Phase II. A portion of the property is inside

the corporate limits of the City of Kingsport and a portion of property is outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County.

No additional information was requested on either consent agenda item. A motion was made by Mark Selby, seconded by John Moody, to approve the consent agenda. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-03 Edinburgh South Preliminary Development Plan – (19-103-00006)

The Kingsport Regional Planning Commission is requested to consider approval of the Amended Preliminary Development Plan for the Edinburgh South Subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff stated that this item, which had received prior approval, was back before the Commission with a few minor changes. The minor changes resulted in some shifting of lot locations and sizes, all appropriate for the zoning district. Mark Selby made a motion, seconded by Phil Rickman, to grant amended preliminary development plan approval. The motion passed unanimously, 7-0.

11-04 Edinburgh South Phase III Preliminary – Revised – (19-201-00046)

The Kingsport Regional Planning Commission is requested to consider approval of the Revised Preliminary Plat for Edinburgh South Subdivision Phase III. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff stated that the engineering plans for the proposal have been approved. Staff spoke to how the proposal was back to the Commission for a few minor changes that were the same as mentioned during the preliminary development plan approval. Specifically, a street extension to the north has been shifted to the south and 4 proposed lots on the north side of the development have been eliminated. Mark Selby made a motion, seconded by John Moody, to grant amended preliminary plat approval. The motion passed unanimously, 7-0.

11-05 Edinburgh South Phase III Final– (19-201-00083)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval 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. Staff identified the proposal which was consistent with the approved preliminary plat. Staff noted that this final approval was contingent upon completion of all improvements and subsequent verification from the City's Engineering Department. Staff stated that the variances had been requested for the items were consistent with phase II of Edinburgh South. Specifically, an alternative street cross section has been requested that provides a 22 foot street width. Outside of the roadway will be a grass channel for stormwater on both sides of the street. The second variance is to the paving requirement for the mobility path, consistent with the approval for phase II of the same development. Staff recommended approval contingent upon Engineering Department approval of the constructed improvements. Mark Selby made a motion to approved contingent upon final approval of the

required improvements by the engineering department no later than December 19, 2019. The motion was seconded by John Moody. The motion passed unanimously, 7-0.

11-06 Cherokee Bend PH II Preliminary– (19-201-00075)

The Kingsport Regional Planning Commission is requested to consider approval of the Cherokee Bend Phase II Preliminary Plat. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. The proposal consists of an extension of the existing McCoy Street. The proposal will add 13 new lots for single family use. Staff noted that the engineering plans had already been approved and the proposal meets all design criteria without the need for variances. A motion was made by Sharon Duncan, seconded by Pat Breeding, to grant preliminary plat approval. The motion passed unanimously, 7-0.

11-07 G. H. Pullon Estate 3 Lot Minor – (19-201-00084)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the Tract 1R, 2R, & 3R G.H. Pullon Estate and the associated variance to the lot shape requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff referenced a former disapproval from the Commission last month due to the extreme irregularity of the proposed lot reconfiguration. Staff noted that the new proposal lessened the degree of irregularity of the lots. Staff additionally acknowledged the irregular shape of the existing lots. John Mize commented on the proposal, stating that he has been working with the family for a long time to settle the disposition of the family farm. A motion was made by Beverley Perdue, seconded by Mark Selby, to grant the irregular lot shape variance and subsequent final plat approval. The motion passed unanimously, 7-0.

11-08 Resubdivision of Lots 13 & 9R Block A Wilcox Business Center – (19-201-00080)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the resubdivision of lots 13 & 9R Block A Wilcox Business Center. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District. Staff presented the details of the item to the Commission. Staff discussed the challenges of subdividing a property in a zone that permits multiple principal structures build prior to modern day zoning requirements. Staff noted that the parcels all had cross access easements to allow free passage and parking for the existing structures. Jerry Petzoldt spoke to the need of the subdivision for financing purposes. Staff identified the requested variances as two lot frontage variances of 30 feet and 0.68 feet. A motion was made by Mark Selby, seconded by Phil Rickman, to grant the associated variances along with final plat approval. The motion passed unanimously, 7-0.

11-09 Sullivan County Sign Text Amendment – (19-801-00002)

The Kingsport Regional Planning Commission is requested to consider amending Article IX of the County zoning code in reference to signs. Staff spoke of the similarities between the county proposal and the existing sign allowances for similar zones and uses inside City limits. Staff stated that the proposal will allow 32 square foot freestanding signs for churches, apartment complexes, and similar uses in both agricultural and residential zones. Staff also noted that the

proposal does not apply to single family land uses in those zones. A motion was made by Pat Breeding, seconded by Sharon Duncan, to send a favorable recommendation to the Sullivan County Commission to approved the zoning text amendment. The motion passed unanimously, 7-0.

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

VIII. OTHER BUSINESS

- 11-10 Receive, a letter to certify the Replat of Lot 17X PB.-2/PG.-99, located off West Sullivan Street.
- 11-11 Receive, a letter to certify the E. David Lufi Property, located off Buttermilk Road.
- 11-12 Receive, a letter to certify the Resubdivision of Lots 21-24, Block 2 located off Easy Street.
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- 11-18 Receive, a letter to certify the Combination of Lot 7 & 8 Easley Estates, located off Easley Drive.
- 11-19 Receive, a letter to certify the Combination Plat of Lot 1 & Lot 1-A Josie Hood Subdivision, located off Oak Haven Drive.
- 11-20 Receive, a letter to certify the Replat of Gary & Donna Brewer Property, located off Colonial Heights Road.
- 11-21 Receive, for informational purposes only, the October 2019 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:30 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, PRINCIPAL PLANNER

DATE: DECEMBER 19, 2019

SUBJECT: IRREVOCABLE LETTER OF CREDIT REDUCTION FOR CHASE MEADOWS PH3

FILE NUMBER: 19-201-00089

The City currently holds an Irrevocable Letter of Credit in the amount of \$31,640.00 for Chase Meadows Phase 3. This Letter of Credit is set to expire on February 21, 2020. The City Engineering Division has reviewed the majority of the improvements have been completed. All streets have received their final paving and has been approved by Engineering. The remaining item left on the Bond Estimate is for As-Built surveys/record drawings totaling \$5,000.

The Kingsport Regional Planning Commission is asked to approve the reduction and of an Irrevocable Letter of Credit for Chase Meadows Phase 3 from \$31,640 to \$5,000 and to extend the expiration date for one year. This Irrevocable Letter of Credit will have an expiration date of December 19, 2020. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to September 19, 2020.

Staff Recommends approval of the reduction of the Irrevocable Letter of Credit to \$5,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3.

**BOND ESTIMATE
FOR
Chase Meadows- Phase 3
October 2, 2019**

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	LS	AS-BUILT SURVEY/RECORD DRAWINGS	\$ 5,000.00	\$ <u>5,000.00</u>
CONSTRUCTION TOTAL				\$	5,000.00

Pamela Gilmer

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

10-2-19
October 2, 2019

**MEMORANDUM****TO: KINGSPORT REGIONAL PLANNING COMMISSION****FROM: JESSICA HARMON, SENIOR PLANNER****DATE: DECEMBER 19, 2019****SUBJECT: IRREVOCABLE LETTER OF CREDIT REDUCTION FOR CHASE MEADOWS PH 4****FILE NUMBER: 19-201-00090**

The City currently holds an Irrevocable Letter of Credit in the amount of \$46,500.00 for Chase Meadows Phase 4. This Letter of Credit is set to expire on January 17, 2020. The City Engineering Division has reviewed the estimate and has found that the majority of the improvements have been completed. The remaining improvements include As-Built Surveys and the conversion of the sediment pond into a retention pond. A new bond estimate has been generated totaling \$15,000 for the remaining improvements.

The Kingsport Regional Planning Commission is asked to approve the reduction of an Irrevocable Letter of Credit for Chase Meadows Phase 4 from \$46,500.00 to \$15,000 and extend the approval for one year. This Irrevocable Letter of Credit will have an expiration date of December 19, 2020. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to September 19, 2020.

Staff Recommends approval of the reduction of the Irrevocable Letter of Credit to \$15,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 4.

**BOND ESTIMATE
FOR
Chase Meadows- Phase 4
October 2, 2019**

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	LS	AS-BUILT SURVEY/RECORD DRAWINGS	\$ 5,000.00	\$ 5,000.00
2	1	LS	CONVERT SEDIMENT PONDS TO DETENTION	\$ 10,000.00	\$ 10,000.00
CONSTRUCTION TOTAL				\$	\$ 15,000.00

Pamela Gilmer

Pamela Gilmer, P.E.

Civil Engineer
City of Kingsport

10-2-19

October 2, 2019

Location



11/21/2019, 11:36:48 AM



Web AppBuilder for ArcGIS

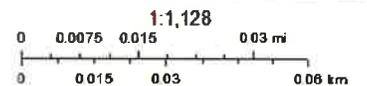
Zoning



11/21/2019, 11:40:58 AM

Kpt 911 Address

- Sullivan County Parcels
- Hawkins County Parcels



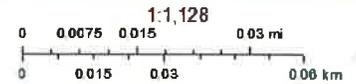
Web AppBuilder for ArcGIS

Future Land Use



11/21/2019, 11:39:54 AM

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



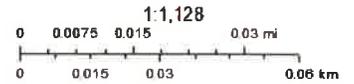
Web App Developer by ArcGIS

Aerial



11/21/2019, 11:39:01 AM

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



Web App Builder for ArcGIS

View from Mapleoak



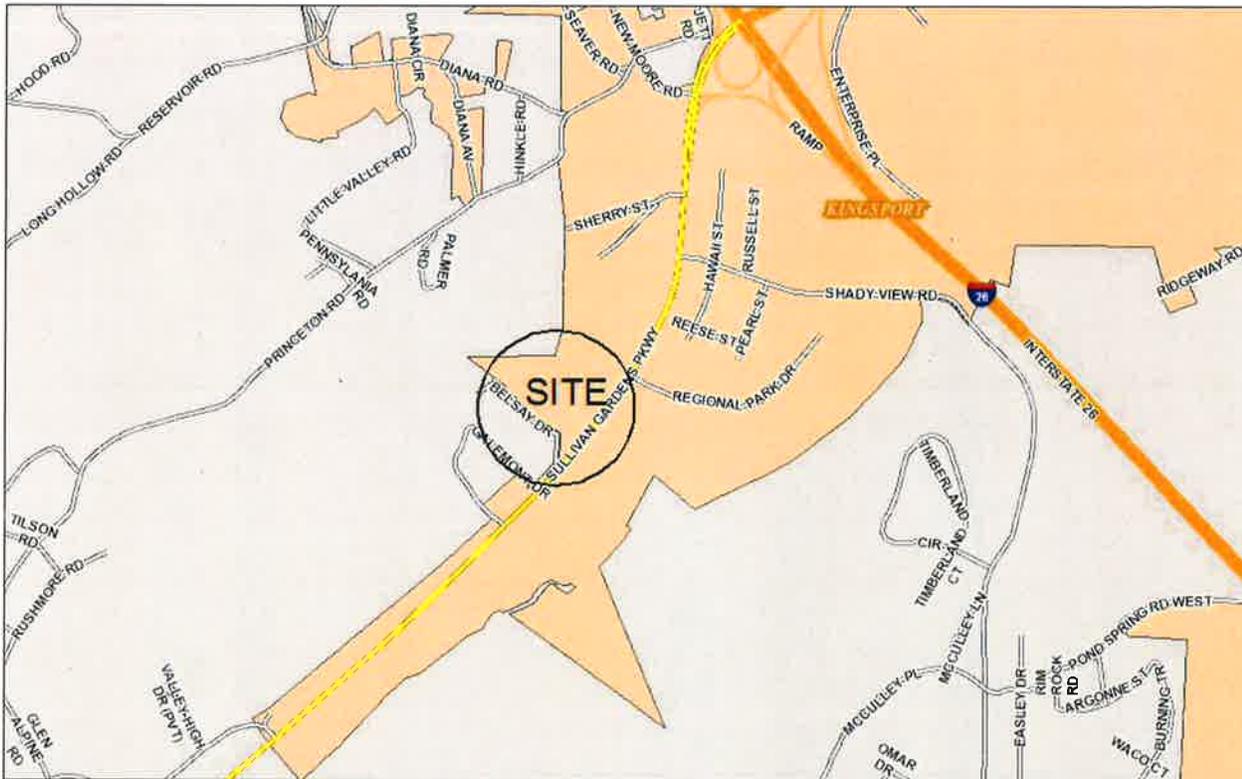
RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of the alley right-of-way located behind 904-910 E Center Street based upon the AEP easement being secured and no other department seeing any use for this area of right-of-way.

Property Information	Resub. Of part of lots 14-23 Block A, Roller Farm Property		
Address	2898, 2902, 2904, 2912, 2916 Sullivan Gardens Pkwy, 124 Belsay Dr.		
Tax Map, Group, Parcel	TM 91A Group A Parcels 27, 27.1, 27.2, 27.3, 27.4, 28, 28.01, 29, 30		
Civil District	13 th Civil District		
Overlay District	Gateway		
Land Use Designation	Retail/Commercial & Industrial		
Acres	+/- 14.165		
Major or Minor / #lots	Minor - 6	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Stephen Kerney Address: 2898 Sullivan Gardens Parkway 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: 37660 Email: Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the intent of the minimum subdivision regulations • One variance has been requested to the lot shape requirement <p>A request for final plat for property located inside the City Limits has been received. The property is located on Sullivan Gardens Parkway near the intersection with Belsay Drive.</p> <p>The submitted plat reconfigures the current lot arrangement into 6 lots. The intent of the resubdivision is to reallocate the property among the existing owners while conforming to the current constructed physical features on the property. There are currently 8 lots involved in this area with irregular shapes that have no respect in relationship to the constructed features.</p> <p>All of the lots meet the minimum requirements of the Zoning Code as well as the frontage requirements in the Subdivision Regulations. Water and Sewer are available to the proposed lots. However, the owners are requesting a variance to section 3.8 of the Subdivision Regulations which deals with lot shape. That section states that irregular lot shapes shall not be permitted. As mentioned before, the reason for this request is to reconfigure the lots so that the property lines fall in line with the constructed elements already located on the property.</p> <p>The M-1 (Light Manufacturing) district allows for multiple structures to be constructed on one lot. This can present a challenge at times when an owner would like to reconfigure the property lines. The proposed configuration meets the M-1 standards in the Zoning Code and conforms to the subdivision regulations with the requested variance.</p>			

Staff recommends final plat approval as well as the associated variance to the lot shape requirement for the Resub of the Roller Farm Property based upon conformance with the Zoning Code and Subdivision Regulations			
Planner:	Harmon	Date: 11/25/19	
		Meeting Date:	December 19, 2019

Location



11/21/2019, 11:44:23 AM



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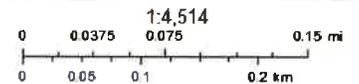
Zoning



11/21/2019, 11:50:00 AM

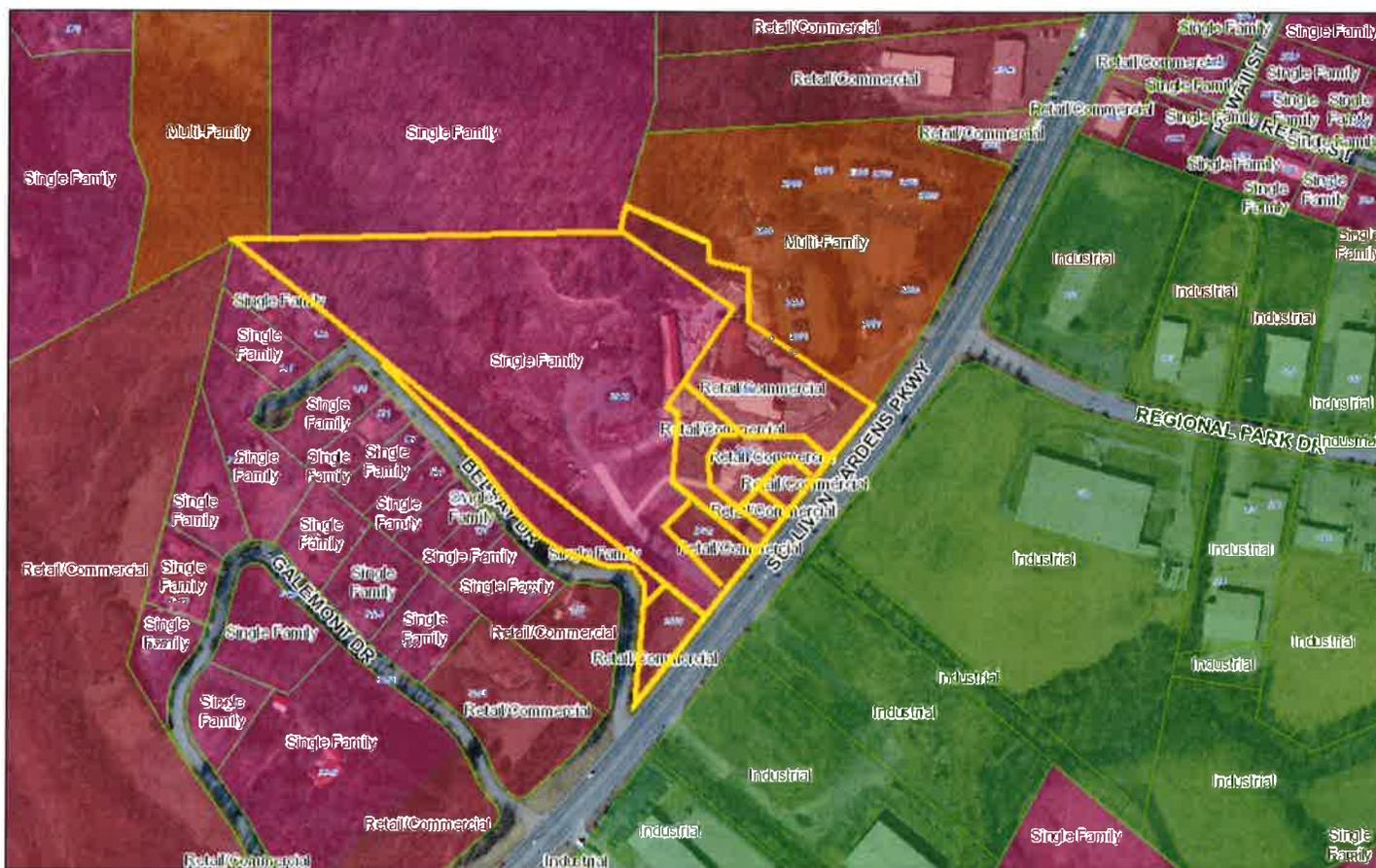
Kpt 911 Address

- Sullivan County Parcels
- Hawkins County Parcels



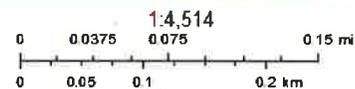
Web AppBuilder for ArcGIS

Future Land Use



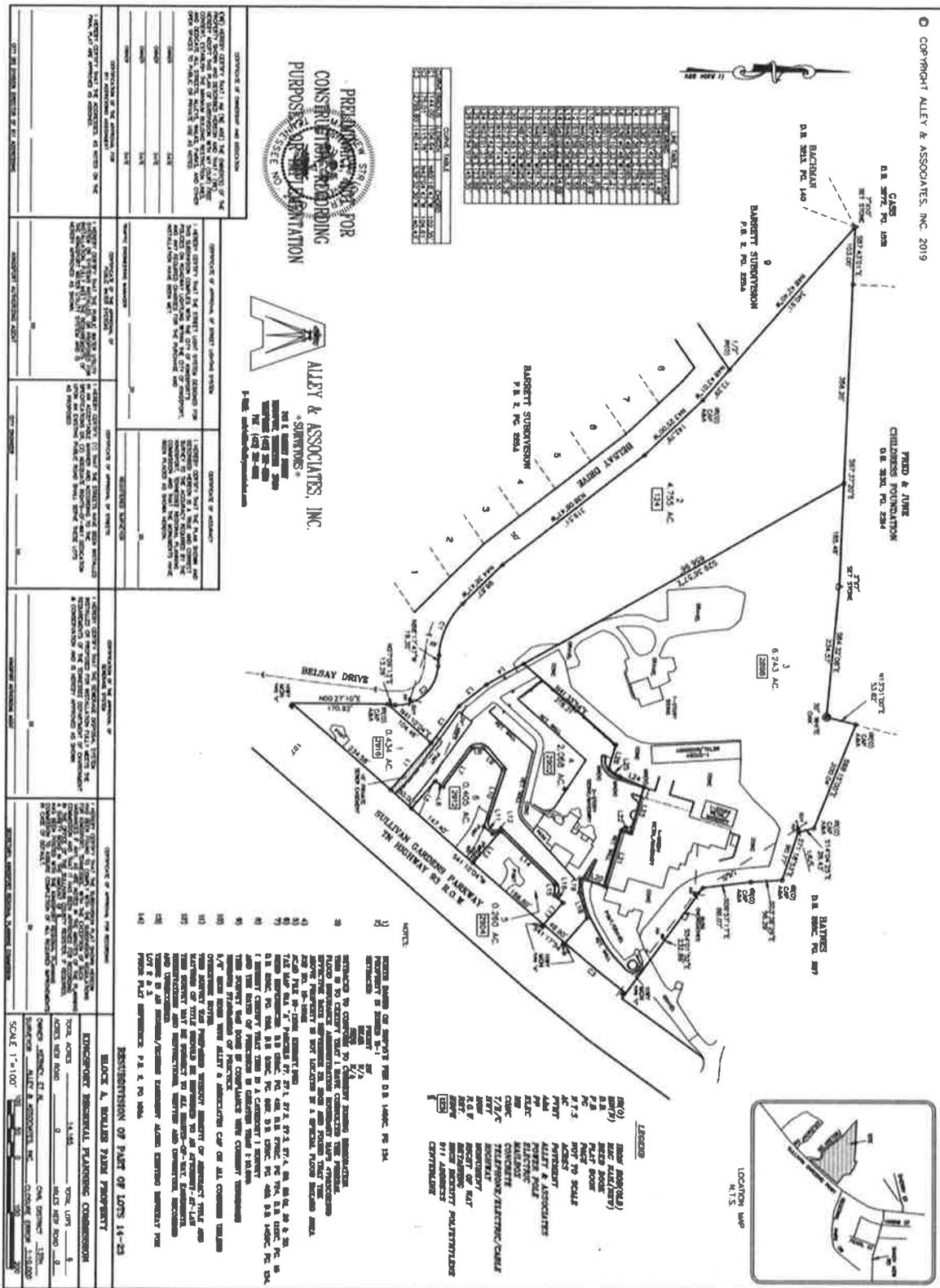
11/21/2019, 11:51:14 AM

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



Web App Builder for ArcGIS

SUBMITTED PLAT



VARIANCE LETTER



Alley & Associates, Inc.

Surveyors • Planners • Managers

243 East Market Street
Kingsport, Tennessee 37660
Telephone: (423) 392-8898
FAX: (423) 392-8898

November 22, 2019

To the Kingsport Planning Commission

I would like to request a variance for section 4-3 3.8 which states that excessive depth in relation to width or very irregular shaped lots may not be permitted. The subject property is located at 2898 Sullivan Gardens Parkway, tax map 91A "A" parcels 27, 27.1, 27.2, 27.3, 27.4, 28, 28.01, 29, and 30. It is currently zoned M-1. The reason for this is to reallocate the property among existing owners to conform with current constructed physical features.

Thank you

Matthew Strickler, PLS | Alley & Associates, Inc. | Surveyors
243 E. Market Street | Kingsport, TN 37660
Phone: 423-392-8896 | Fax: 423-392-8898
Website: alleyassociates.com



VIEW FROM INTERSECTION WITH BELSAY DR



VIEW FROM SULLIVAN GARDENS PKWY



CONCLUSION

Staff recommends final plat approval as well as the associated variance to the lot shape requirement for the Resubdivision of the Roller Farm Property based upon conformance with the Zoning Code and Subdivision Regulations

PROPERTY INFORMATION

ADDRESS: 2709 Rock Springs Rd

DISTRICT: 14th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 1.8

EXISTING USE: vacant with abandoned partially constructed building

PROPOSED USE: Church

PETITIONER

ADDRESS 743 W. Campground Rd, Fall Branch, TN 37656

REPRESENTATIVE

PHONE (423) 390-8284

INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a church use.

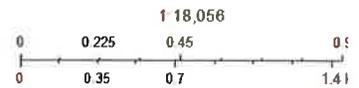
LOCATION MAP

ArcGIS Web Map



12/2/2019, 9:14:13 AM

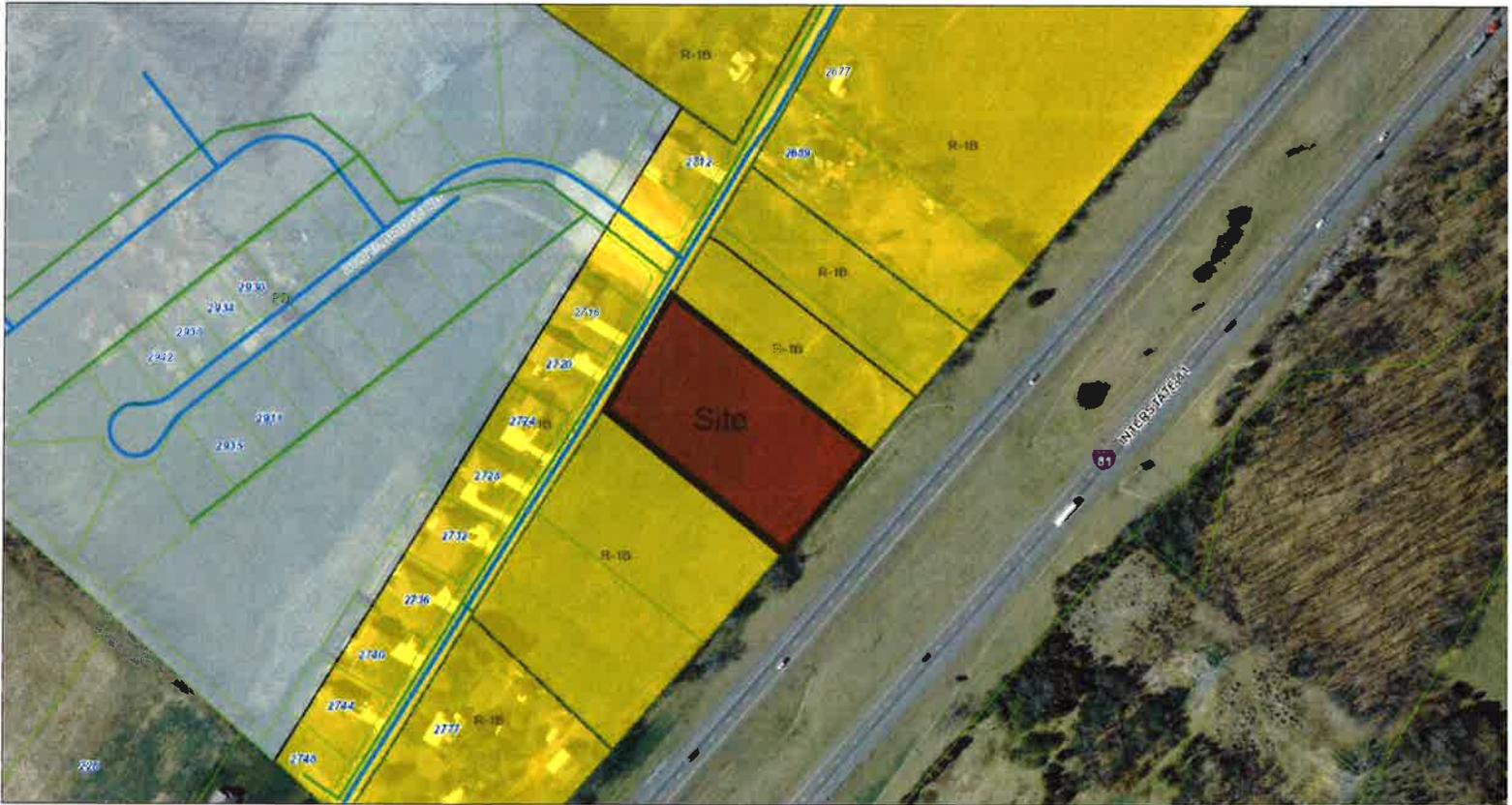
- Sullivan County Parcels
- Hawkins County Parcels



Web AppBuilder for ArcGIS

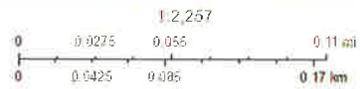
CURRENT ZONING MAP

ArcGIS Web Map



12/2/2019, 9:20:15 AM

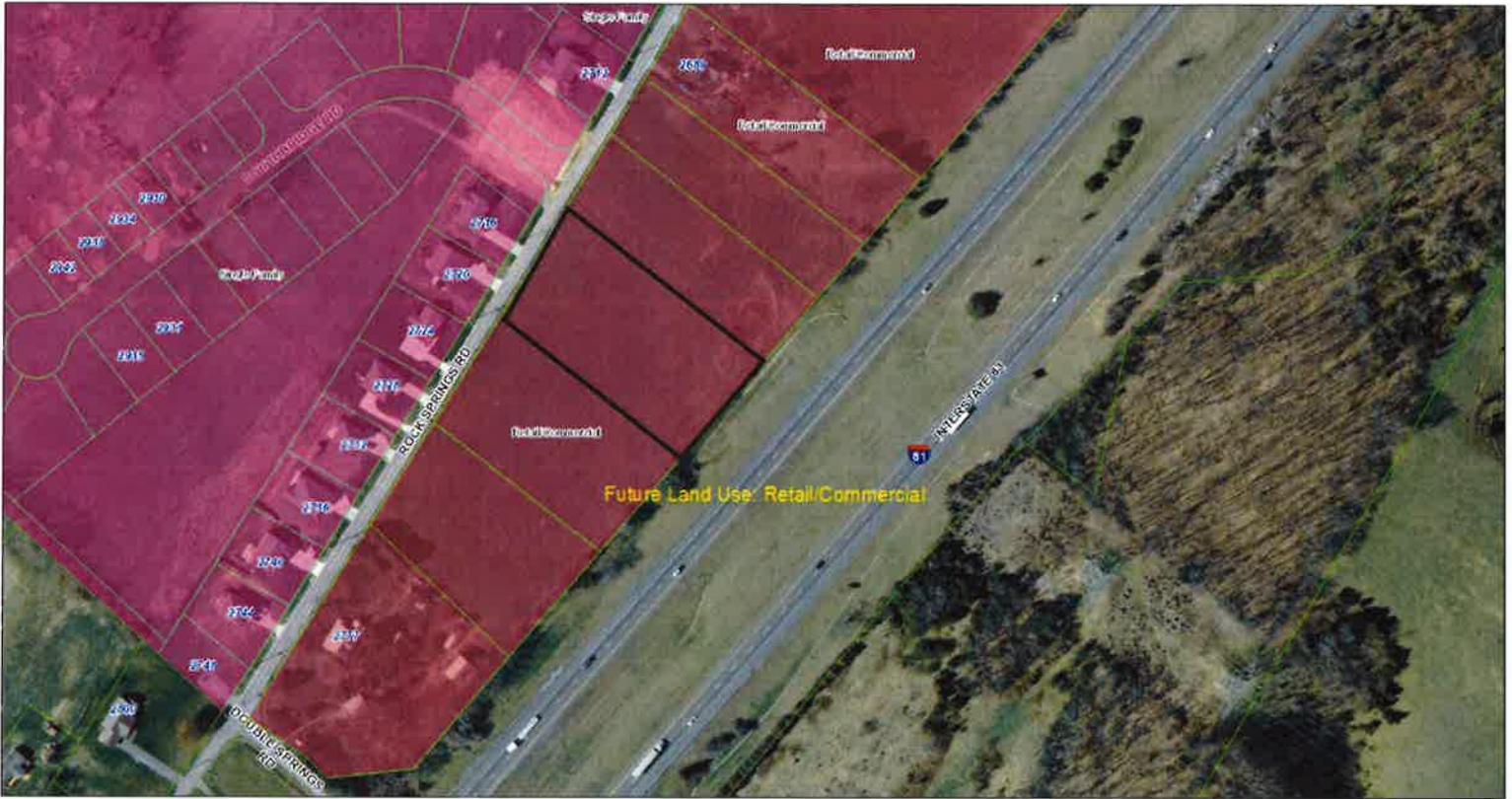
Kpt 911 Address	City Zoning	Parcel								
Sullivan County Parcels	<Null>	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C		
Hawkins County Parcels	TA-C	A-2	B-4	M-1R	PBD-1*	R-1	R-3A	UAE		
Water Lines	AR	B-4P	M-2	PD	R-1A	R-1B	R-3B			
Sewer Mains	R-5	B-1	MX	PMD-1	R-1C	R-1C	R-4			
	GC	B-2	BC	P-1	PMD-2	R-2	Split			
	B-2E	B-3	GC	P-D	PUD	TA				



Web AppBuilder for ArcGIS

FUTURE LAND USE PLAN MAP (COMMERCIAL USE)

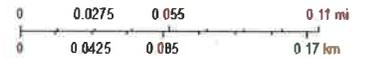
ArcGIS Web Map



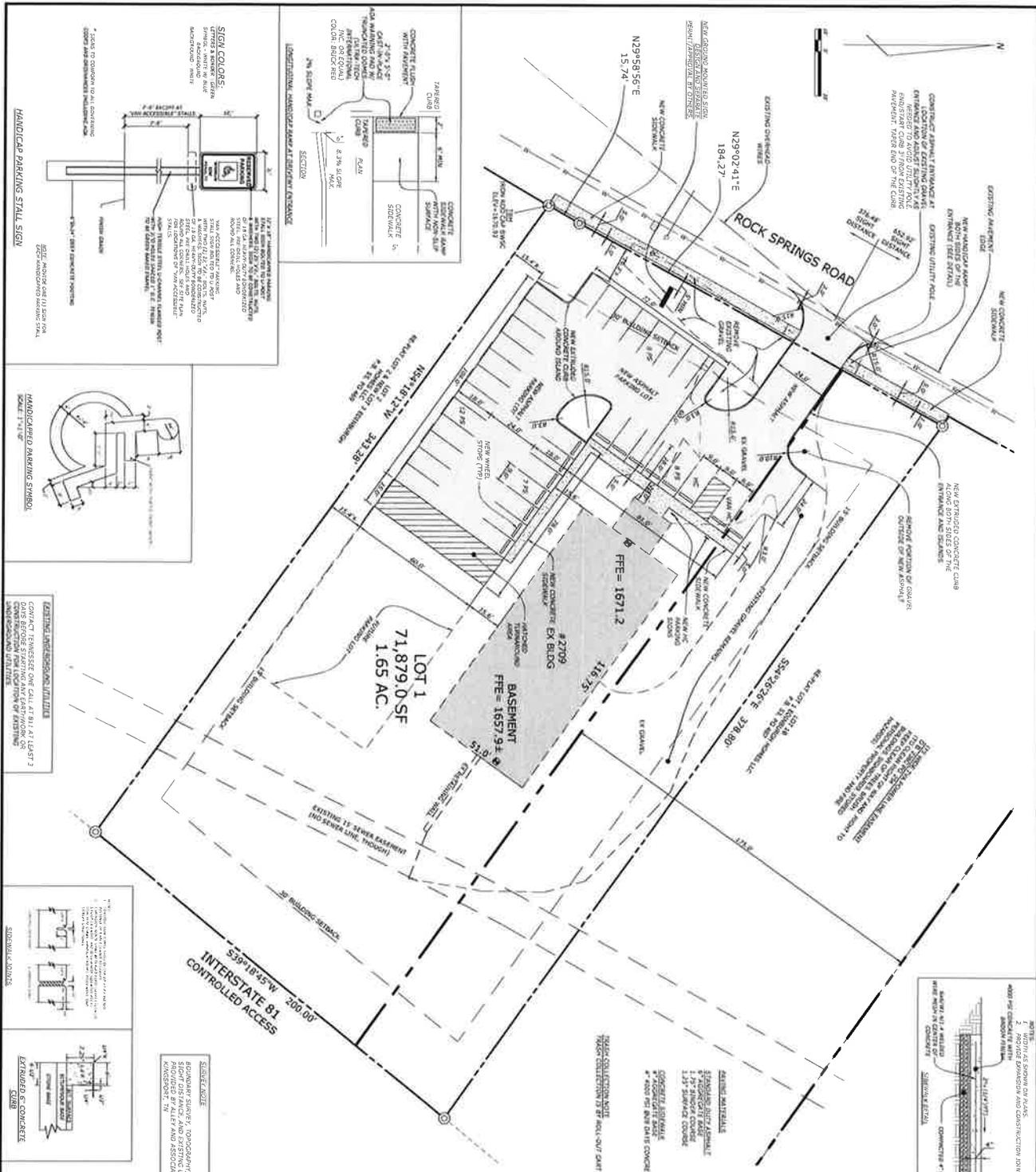
12/2/2019, 11:34:34 AM

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

1:2,257



Web AppBuilder for ArcGIS



NOTES

1. PROVIDE SIGNAGE AND PAVERS
2. PROVIDE SIGNAGE AND CONSTRUCTION LIMITS

ADDITIONAL NOTES:

- 1. PROVIDE SIGNAGE WITH 18" HIGH LETTERS
- 2. PROVIDE SIGNAGE WITH 18" HIGH LETTERS
- 3. PROVIDE SIGNAGE WITH 18" HIGH LETTERS

EXISTING UTILITIES:

- 1. EXISTING UTILITIES TO REMAIN
- 2. EXISTING UTILITIES TO BE REMOVED
- 3. EXISTING UTILITIES TO BE RELOCATED

CONSTRUCTION LIMITS:

- 1. CONSTRUCTION LIMITS TO BE MAINTAINED
- 2. CONSTRUCTION LIMITS TO BE MAINTAINED
- 3. CONSTRUCTION LIMITS TO BE MAINTAINED

ADDITIONAL NOTES:

- 1. PROVIDE SIGNAGE WITH 18" HIGH LETTERS
- 2. PROVIDE SIGNAGE WITH 18" HIGH LETTERS
- 3. PROVIDE SIGNAGE WITH 18" HIGH LETTERS

CONSTRUCTION LIMITS:

- 1. CONSTRUCTION LIMITS TO BE MAINTAINED
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- 3. CONSTRUCTION LIMITS TO BE MAINTAINED

SITE PLAN
KINGSFORT SOVEREIGN GRACE CHURCH
 2709 ROCK SPRINGS ROAD
 KINGSFORT, TENNESSEE

REVISIONS

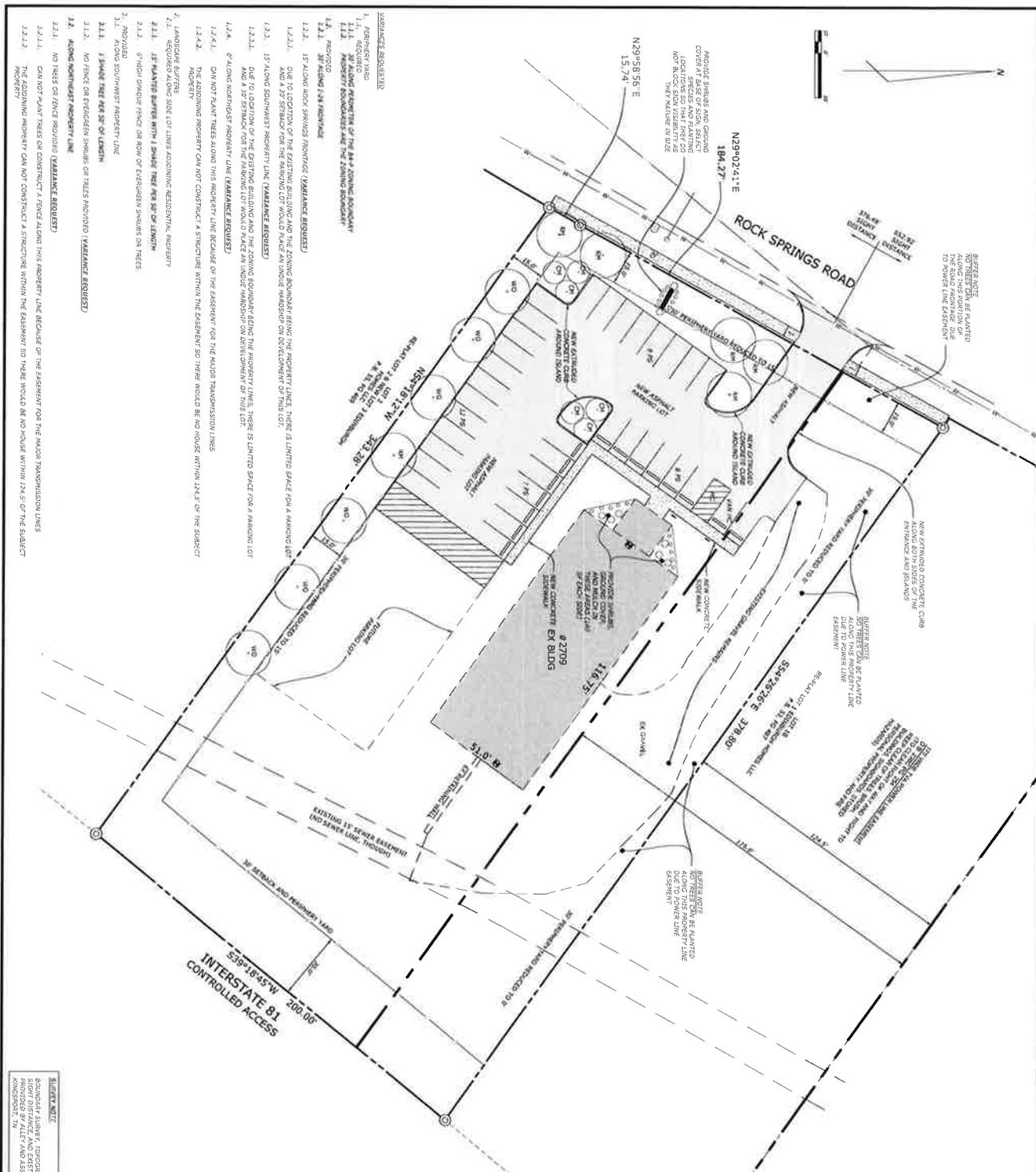
NO.	REVISIONS	BY	DATE

PREPARED FOR:
 PROFESSIONAL ARCHITECTURE GROUP

DTWood Engineering, Inc.
 Land Development Design & Consulting
 PO Box 4373, Johnson City, Tennessee 37602-4373
 423.791-4730 tdd@dtwoodengineering.com

DATE: 11-13-2019

C1



- VARIANCES REQUESTED**
- 1.1. PERMITS REQUIRED
 - 1.1.1. REQUIRED
 - 1.1.2. REQUIRED
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LANDSCAPE PLAN
KINGSPORT SOVEREIGN GRACE CHURCH
 2709 ROCK SPRINGS ROAD
 KINGSPORT, TENNESSEE

DATE: 11-12-2018

PREPARED FOR:
 REDBUSH ARCHITECTURAL GROUP

DTWood Engineering, Inc.
 Land Development Design & Consulting
 PO Box 1375, Johnson City, Tennessee 37602-1375
 423.791.4730 | 1668@dtwoodengineering.com

PRELIMINARY ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on 14 October 2019, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- 30' development-free periphery district/parcel buffering: appropriate with granted BZA variances for the southwest and northeast sides of the parcel.
- Driveway access approved by the City Traffic Dept
- 30% building ground coverage for the district as a whole
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code: (one space per four seats in the principal place of worship).
- The proposed landscaping plan conforms with B-4P standards after the following BZA variances were awarded on Dec 5, 2019:
 - a 15 foot reduction to fence and/or evergreen screening portion of the planting strip boundary along the southwest and northeast parcel boundary to Sec 114-600(d)4; and a landscaping elimination variance along the northeast parcel boundary to Sec 114-600(d)4.

The ZDP indicates compliance with the development standards.

DESCRIPTION OF PROPERTY FEATURES

This site is somewhat unique for a B-4P commercial district since the associated parcel alone is its own B-4P district. Typically, B-4P districts include much larger parcels or multiple parcels and multiple tenants (examples include the Fort Henry Mall and East Stone Commons). Additionally, since this B-4P district is surrounded by residential zone, it is also impacted by added buffering requirements (relieved by Board of Zoning Appeals action on Dec 5, 2019).

The existing conditions of the site consist of a parcel that gradually slopes south toward Interstate 81 right-of-way. The parcel contains a partially constructed building that was originally going to be a construction office/ cabinet showroom. The new owner plans to complete the construction of the building and build an associated parking lot to city standards.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.



November 13, 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 Subdivision of the Hyatt Property meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

1
BLOCK A
RUSSELL JEWETT
SUBDIVISION
P.B. 4, PG. 150B

DISHMAN
D.B. 2706C, PG. 151

1
BLOCK A
RUSSELL JEWETT
SUBDIVISION
P.B. 4, PG. 150B

DISHMAN
D.B. 2706C, PG. 151



BEFORE

AFTER

LEGEND

- IR(O) IRON ROD (OLD)
- D.B. DEED BOOK
- P.C. PLAT BOOK
- P.B. PLAT BOOK
- 911 ADDRESS
- N.T.S. NOT TO SCALE
- R= RADIUS
- L= LENGTH
- CH= CHORD
- ∠ CENTERLINE



CERTIFICATE OF CONFORMANCE AND SOLUTION

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAN SHOWN AND DESCRIBED HEREON AS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & OBSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-07-19
RECEIVED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & OBSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-07-19
RECEIVED SURVEYOR

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & OBSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-07-19
RECEIVED SURVEYOR

CERTIFICATE OF APPROVAL FOR ECONOMIC DEVELOPMENT

I HEREBY CERTIFY THAT THE PROPOSED DEVELOPMENT DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & OBSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-07-19
RECEIVED SURVEYOR

CERTIFICATE OF APPROVAL FOR PLANNING

I HEREBY CERTIFY THAT THE PROPOSED DEVELOPMENT DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & OBSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-07-19
RECEIVED SURVEYOR

NOTES:

- 1) NORTH BASED ON REFERENCED DEED
- 2) PROPERTY IS ZONED B-4
- 3) SETBACKS TO CONFORM WITH CURRENT ZONING.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C02350 AND THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 19-11619
- 6) ACAD FILE 19-11619 HYATT.DWG
- 7) TAX MAP 92C 'B', PARCEL 6
- 8) DEED REFERENCE D.B. 941C, PG. 613
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM SURVEYING PRACTICES.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.
- 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE, AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 12) PRECISION IS BETTER THAN 1:10,000.
- 13) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP UNLESS OTHERWISE NOTED

ALLEY & ASSOCIATES, INC.
SURVEYORS
248 N. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8888
FAX: (423) 382-8888
E-MAIL: tlangerie@alleysurvey.com

12-06

CERTIFICATE OF THE APPROVAL FOR SUBDIVISION

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

DATE: 11-7-19

CERTIFICATE OF APPROVAL FOR SUBDIVISION

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

DATE: 11-7-19

CERTIFICATE OF APPROVAL FOR SUBDIVISION

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DATE: 11-7-19

CERTIFICATE OF APPROVAL FOR SUBDIVISION

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

DATE: 11-7-19

SUBDIVISION OF THE HYATT PROPERTY	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	0.756
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	ALLEY & ASSOCIATES, INC.
SURVEYOR	T. LINGERIE
CIVIL DISTRICT	1487
CLOSURE ERROR	1:10,000
SCALE	1"=50'



LOCATION MAP
N.T.S.

11/13/2019 - 10:35:49 AM
19021102

1	LESSAL PLAT	BATCH: 22013
2	PLAT BOOK: P57	PAGE: 34-34
3	SEC FEE	15.00
4	PLAT FEE	2.00
5	ASC FEE	2.00
6	TOTAL	17.00

STATE OF TENNESSEE
SHERA R. TINSLEY
SURVEYOR



November 13, 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 9, Whaley Oaks Subdivision located off Dogwood Drive 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



November 21, 2019

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

Dear Mr. Booher:

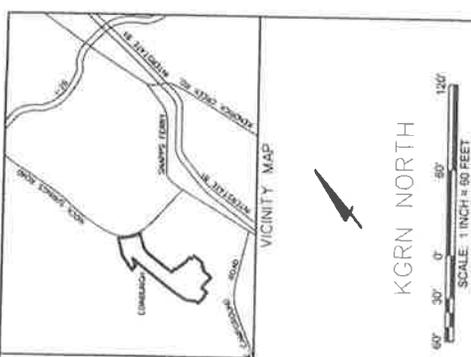
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Final Plat, Edinburgh, Phase 12 located off Rock Springs Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

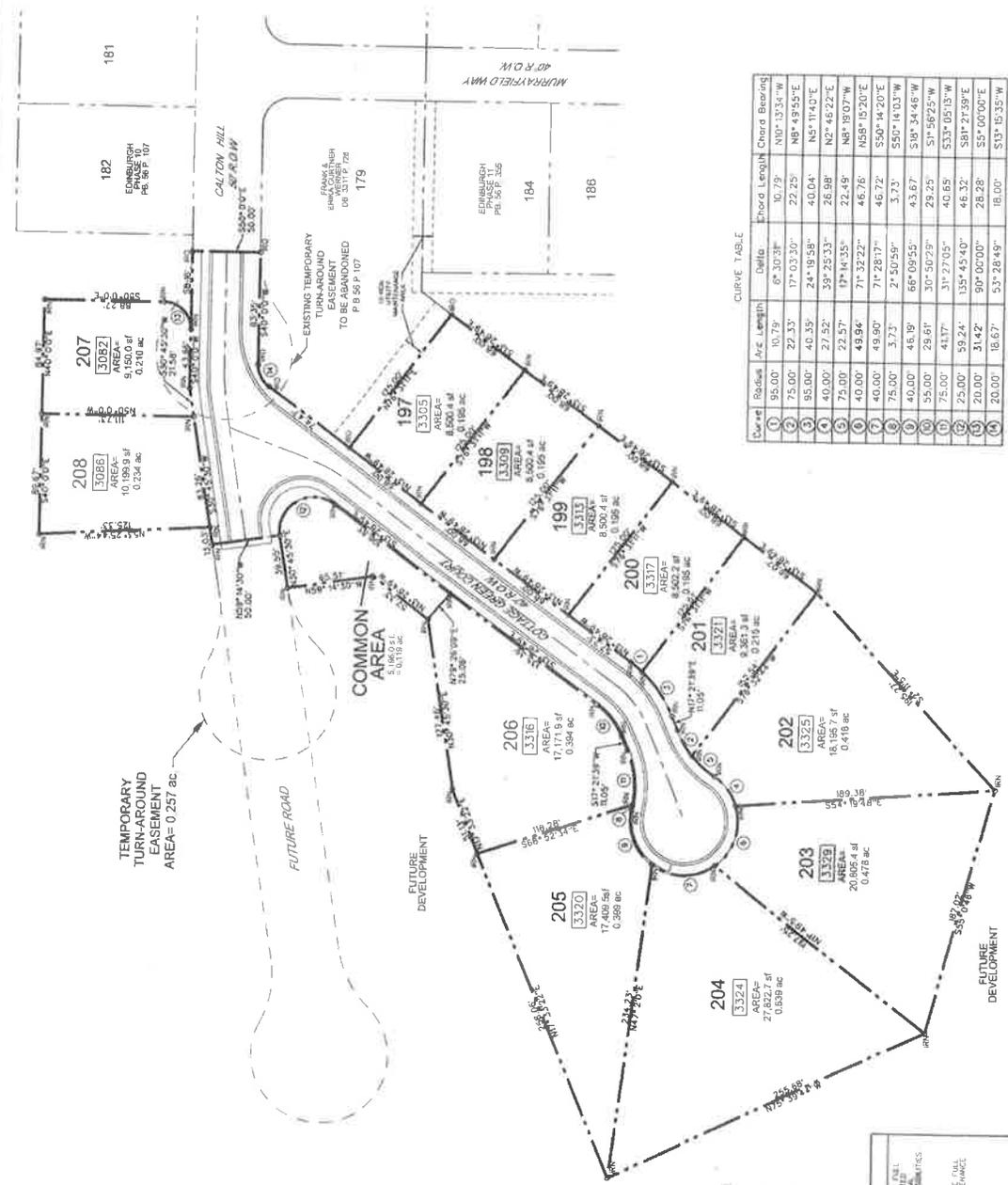
A handwritten signature in black ink, appearing to read "Ken Weems", is written over a light blue horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



- NOTES:
1. BEARINGS ARE BASED ON THE KINGSFORT GEODETIC REFERENCE NETWORK
 2. DEED REFERENCE: TAX MAP 103 PARCEL 11, 5th, CIVIL DISTRICT DEED BOOK 23798C PAGE 420
 3. PROPERTY OWNED: PD - PLANNED DEVELOPMENT
 4. FLOOD MAP- 476J3C02300; EFFECTIVE DATE SEPT. 2006. THIS PROPERTY DOES NOT LE WITHIN A SPECIAL FLOOD HAZARD AREA.
 5. UTILITY PROVIDERS: KINGSFORT WATER & SEWER, KINGSFORT SANITARY SEWER, KINGSFORT ELECTRIC, CENTURYLINK, AMERICAN ELECTRIC POWER, KINGSFORT POWER COMPANY, SPECTRUM
 6. ADDRESS: 53005 - 911 ADDRESS
 7. UTILITY EASEMENTS: EASEMENTS ALONG FRONT LOT LINES - HOA UTILITY MAINTENANCE EASEMENTS AS SHOWN
 8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



CURVE TABLE

Curve	Radius	Arc Length	Delta	Chord Length	Chord Bearing
1	95.00'	10.79'	6° 30' 33"	10.79'	N0° 12' 34" W
2	75.00'	22.53'	17° 03' 30"	22.25'	N8° 49' 55" E
3	95.00'	40.35'	24° 18' 58"	40.04'	N5° 11' 45" E
4	40.00'	27.52'	39° 25' 53"	26.98'	N2° 48' 22" E
5	75.00'	22.57'	17° 03' 30"	22.48'	N8° 19' 07" W
6	40.00'	49.96'	71° 28' 17"	46.72'	S50° 14' 20" E
7	40.00'	49.90'	71° 28' 17"	46.72'	S50° 14' 20" E
8	75.00'	37.23'	27° 50' 59"	37.23'	S50° 14' 20" W
9	40.00'	45.99'	66° 09' 55"	43.67'	S18° 34' 45" W
10	40.00'	29.61'	30° 50' 75"	29.25'	S1° 56' 25" W
11	75.00'	41.17'	31° 27' 05"	40.65'	S33° 05' 13" W
12	25.00'	59.24'	135° 45' 40"	46.32'	S81° 27' 39" E
13	20.00'	31.42'	90° 02' 00"	28.28'	S9° 00' 00" E
14	20.00'	18.67'	53° 28' 49"	18.00'	S33° 15' 35" W

DEVELOPER:
THE EDINBURGH GROUP, LLC
1562 CRESCENT DRIVE
KINGSFORT, TN 37664



FINAL PLAT - EDINBURGH - PHASE 12
KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.644 TOTAL LOTS 12
ACRES NEW ROAD/ALLEYS 0.756 MILES NEW ROAD 0.13
OWNER: The Edinburgh Group, LLC CIVIL DISTRICT 15th
SURVEYOR: DAVID HILL CLOSURE ERROR: 1.00.000
SCALE: 1" = 60'

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

DATE: 11/15/19 AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM

DATE: 11/15/19 AUTHORIZING AGENT: [Signature]

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

DATE: 11/15/19 AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL OF STREETS

DATE: 11/15/19 AUTHORIZING AGENT: [Signature]

CERTIFICATE OF AGENCY

DATE: 11/15/19 AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING

DATE: 10/23/19 AUTHORIZING AGENT: [Signature]

DATE: 10/13/19 AUTHORIZING AGENT: [Signature]

11/21/2019 03:06:32 PM
19021893
LEGAL PLAT
PLAT BOOK: 647
PAGE: 40-40

RECFEE	15.00
DPF FEE	2.00
TITLE	0.00
TOTAL	17.00

WATER MARKING MAINTENANCE
SHEENA R TINSLEY



November 22, 2019

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

Dear Mr. Booher:

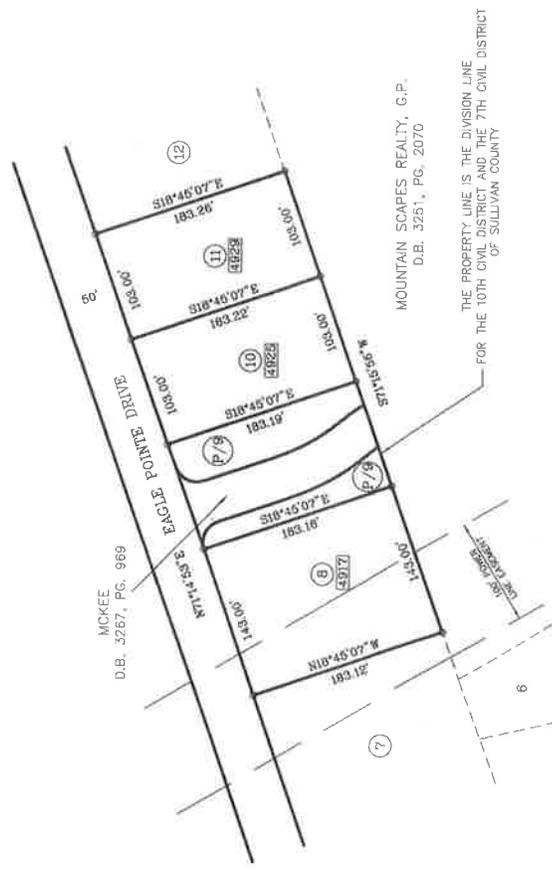
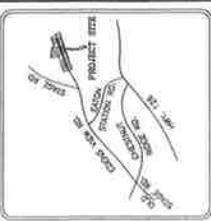
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 8-11, Eagle Pointe Subdivision, Phase II located off Edens View Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport 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

BLOCK 3-A
A.N. BRIDWELL NO. 2
P.B. 4, PG. 21A

AFTER

BLOCK 30-A
A.N. BRIDWELL NO. 2
P.B. 4, PG. 21A

11/22/2019 - 03:06:23 PM
19021810
19021810
PLAT BOOK: P57
PAGE: 42-42

REFEE	15.00
RECORD	0.00
ARJEE	0.00
TOTAL	17.00

STATE OF TENNESSEE - SULLIVAN COUNTY
SHEENA R. TINSLEY
REGISTERED SURVEYOR

NOTES:

- NORTH BASED ON SURVEY BY CULBERTSON SURVEY DATED MARCH 01, 1999
- PROPERTY IS ZONED R-1
- SETBACKS: FRONT 30' SIDE 12' REAR 30'
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 470181 0020 C EFFECTIVE DATE OCTOBER 16, 1990 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- ACAD FILE 00-5501PHASE2SUBD.DWG
- TAX MAP 48, PARCEL 97.10
- DEED REFERENCE: DB, 1395C, PG. 776 (PRIOR), DB, 1395C, PG. 781 (PRIOR)
- 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR
- LOT LINES: 5' ALONG FRONT OF ALL LOTS
- PLANNED DEVELOPMENT: PARCELS 6, 7, 8 & 9 OF THE S & R REALTY PROPERTY (UNRECORDED)
- SHOULD TWO CONTIGUOUS LOTS HAVE COMMON OWNERSHIP AND ARE USED AS ONE BUILDING SITE THERE WILL BE NO EASEMENT FOR UTILITIES AND DRAINAGE ALONG THE INTERIOR LOT LINE UNLESS LOCATION OF STRUCTURES INDICATE OTHERWISE.

LEGEND

ELEC ELECTRIC
DB, D.B.
P.B. PLAT BOOK
PG. PAGE
1723 511th ADDRESS
N.T.S. NORTH
WV WATER VALVE
PD PLANNED DEVELOPMENT
WATER LINE

LEGEND

ELEC ELECTRIC
DB, D.B.
P.B. PLAT BOOK
PG. PAGE
1723 511th ADDRESS
N.T.S. NORTH
WV WATER VALVE
PD PLANNED DEVELOPMENT
WATER LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE CONSENTED TO THE SUBDIVISION AND THAT I (WE) HAVE CONSENTED TO ESTABLISH THE UNPAVED BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Edward E. D... 11-23-19
OWNER DATE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SYSTEM TO BE INSTALLED AND THAT THE SYSTEM COMPLETION DATE IS AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SYSTEM TO BE INSTALLED AND THAT THE SYSTEM COMPLETION DATE IS AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVING OF STREETS

I HEREBY CERTIFY THAT THE STREETS DESCRIBED HEREON HAVE BEEN REVIEWED BY AN ADJUSTABLE MANAGER AND APPROVED FOR INSTALLATION AND THAT THE STREETS DESCRIBED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVING OF STREETS

I HEREBY CERTIFY THAT THE STREETS DESCRIBED HEREON HAVE BEEN REVIEWED BY AN ADJUSTABLE MANAGER AND APPROVED FOR INSTALLATION AND THAT THE STREETS DESCRIBED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWING HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVING OF STREETS

I HEREBY CERTIFY THAT THE STREETS DESCRIBED HEREON HAVE BEEN REVIEWED BY AN ADJUSTABLE MANAGER AND APPROVED FOR INSTALLATION AND THAT THE STREETS DESCRIBED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVING OF STREETS

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DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVING OF STREETS

I HEREBY CERTIFY THAT THE STREETS DESCRIBED HEREON HAVE BEEN REVIEWED BY AN ADJUSTABLE MANAGER AND APPROVED FOR INSTALLATION AND THAT THE STREETS DESCRIBED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-23-19
COMMISSIONER OF HIGHWAYS

RESUBDIVISION OF LOTS 8-11, EAGLE POINTE SUBDIVISION, PHASE II

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 1.728 TOTAL LOTS: 3
ACRES NEW ROAD: 0 MILES NEW ROAD: 0
OWNER: CIVIL DISTRICT LOT#
SURVEYOR: ALLEY & ASSOCIATES, INC. CLARIPSE, EBOOK 110.000
SCALE: 1" = 80'

11-23-19
11-23-19
11-23-19
11-23-19

12-09



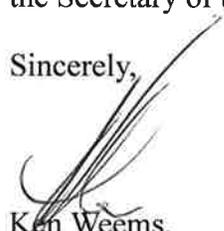
November 22, 2019

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 Subdivision for Wooded Acres located off Cedar Branch Road 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

Building Division Monthly Report
November 2019

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	9	\$109,700
ADDITIONS	3	\$124,500
ALTERATIONS	31	\$411,728
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY	1	\$725,000
NEW SINGLE-FAMILY	3	\$686,080
RESIDENTIAL ROOF	7	\$32,861
COMMERCIAL PERMITS		
ADDITIONS		
ALTERATIONS	8	\$2,335,775
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	1	\$105,000
FOUNDATION ONLY	1	\$6,350
COMMUNICATION TOWER		
COMMERCIAL ROOF	2	\$114,344
TOTAL	66	\$4,651,338
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	4	
MOVE STRUCTURE	1	
SIGNS	7	
TENTS		
TOTAL PERMITS ISSUED	78	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$53,806,764