

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 20, 2020

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

A determination by the Board that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare, of all concerned in light of the COVID-19 virus.

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON JULY 20, 2020 AND THE REGULAR MEETING HELD ON JULY 23, 2020.

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

08-01 Miller Parke Phase 1 Preliminary – (2020-401-00026)

The Kingsport Regional Planning Commission is requested to approve the Miller Parke Phase 1 Preliminary Plat along with the two variances of no sidewalks and no curbs. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Garland)

08-02 Division of the Vaughn Property – (2020-201-00025)

The Kingsport Regional Planning Commission is requested to approve the final plat approval of the Division of the Vaughn Property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Garland)

08-03 Cherokee Bend Phase II Final– (2020-201-00033)

The Kingsport Regional Planning Commission is requested to approve the Cherokee Bend Phase II Final plat. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Garland)

08-04 Oak Glen Drive Surplus Request– (2020-401-00007)

The Kingsport Regional Planning Commission declare 998 Oak Glen Drive as surplus property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Garland)

08-05 E. Center Street Surplus Request– (2020-301-00002)

The Kingsport Regional Planning Commission is requested to declare E. Center St. Tax map 61D Group F Parcel 20 as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Garland)

08-06 Planned Development Zone Zoning Text Amendment – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to amend Chapter 114, Article III, Division 6 of Kingsport's Zoning Code to make various adjustments to the Planned Development (PD) zone. (Weems)

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

VIII. OTHER BUSINESS

08-07 Receive, a letter to certify the Division of the Sue Ola Emmert Estate, located off of Cox Hollow Rd.

08-08 Receive, a letter to certify the Resubdivision of the Cherokee Bend Phase I, located off of Virginia Ave.

08-09 Receive, a letter to certify the Replat of the Bill Sumner Property, located off of Moreland Drive.

08-10 Receive, a letter to certify the Replat of Westpark Lot 6, located off of Port Drive.

08-11 Receive, a letter to certify the Granby Place Subdivision, located off of Granby Road.

08-12 Receive, a letter to certify the Consolidation of lots 12, 13, 14 Block 2 Bridwell Farm, located off of Bridwell Heights Road.

08-13 Receive, a letter to certify the Division of the Harrison Property, located off of Honeysuckle Drive.

08-14 Receive, a letter to certify the Division of Joy Estates lots 1 & 2, located off of Orebank Road.

08-15 Receive, a letter to certify the Division of the Ronnie Chase Property, located off of Pickens Rd.

08-16 Receive, a letter to certify the Division of Homer Dal Rogers Property, located off of Henry Harr Road.

- 08-17** Receive, a letter to certify the Division of the Riverwatch open space, located off of Silk Mill Place.
- 08-18** Receive, a letter to certify the Resubdivision of the Wilcox Business Center , located off of South Wilcox Drive.
- 08-19** Receive, a letter to certify the Division of the Cross Property, located off of Shady View Road.
- 08-20** Receive, a letter to certify the Division of the Robert Earl Jones Property, located off of Childress Ferry Road.
- 08-21** Receive, for informational purposes only, the July 2020 Building Department report.

IX. ADJOURNMENT

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

Kingsport City Hall, Council Room
225 West Center Street, Kingsport, TN 37660

July 20, 2020

12:00 noon

Members Present

James Phillips
Sharon Duncan
John Moody
Beverley Perdue
Phil Rickman
Brad Blackwell
Paula Stauffer

Members Absent

Sam Booher
Pat Breeding

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut

Visitors

none

At 12:00 p.m., Ken Weems called the meeting to order. Mr. Weems made the following statement: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement unanimously by roll call (7-0 affirmed). Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the June 2020 work session or regular 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

07-01 Shady View 3 Lot Minor – (2020-201-00032)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the Division of the Paul H. Cross, Jr and Mary Alice Cross property. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that the proposal did not require any variances and was before the Commission due to the 3 lot configuration. No official action was taken.

07-02 Joy Estates 4 Lot Final– (2020-201-00023)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the resubdivision of Lots 1 & 2 Joy Estates. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff stated that the proposal consists of 4 new lots with double frontage on both Orebank Rd and Cleek Rd. Staff noted that no variances are associated with the subdivision. No official action was taken.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

07-03 Joy Estates Right-of-Way Vacating – (2020-401-00006)

The Kingsport Regional Planning Commission is requested to approve the vacating of the right-of-way of Old Cleek Road. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff noted that this action would remove the right-of-way that used to contain the old road bed for Cleek Road. Staff noted that since the realignment of Cleek Rd, the old right-of-way is no longer needed. No official action was taken.

07-04 Robert Earl Jones Property, Water Variance– (2020-201-00024)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the Subdivision of a Part of the Robert Earl Jones, ET UX, and the variance to the public water requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that this property has a working well and is very far away from the nearest existing public water supply. Staff recommended approval of the water variance for the proposal. No official action was taken.

07-05 Homer Dal Rogers Minor Final, Water Variance – (2020-201-00027)

The Kingsport Regional Planning Commission is requested to grant final plat approval for the Subdivision of Part of the Revision of the Homer Dal Rogers property and the variance to the public water requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that this property has a working well and is very far away from the nearest existing public water supply. Staff noted that the proposal is a trade off with an abutting land owner to reconfigure the property lines. Staff recommended approval of the water variance for the proposal. No official action was taken.

07-06 718 Bell Ridge Road Annexation – (2020-301-00003)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Bell Ridge Road Annexation. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff drew reference to the location of the annexation site, noting the small cost to provide sewer to the area. Staff further noted that the property owners want to be annexed for the sewer service. Staff stated that the annexation of the site falls within the BMA's policy for annexations that pay for themselves. No official action was taken.

07-07 869 Cooks Valley Road Annexation – (2020-301-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Cooks Valley Road Annexation. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the area in Cooks Valley where the annexation site exists. Staff noted that the owners want city school availability for their

family. Staff noted the low cost of providing services to the parcel and that it fits the BMA's annexation policy. No official action was taken.

07-08 Bell Ridge Road County Rezoning – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to rezone from R-1 to R-2. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff identified the rezoning site. Staff stated that the owner needs a different county zone in order to create the necessary density for his single family home proposal. Staff referenced the supportive recommendation for the project, noting that the proposed zone is consistent with the uses in the area. No official action was taken.

07-09 E Street Rezoning – (2020-101-000007) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the applicant needs a multifamily zone in order to turn the existing buildings into all apartment use. Staff noted that the original building that used to be the White Floral Co. used to contain 4 apartment units in the top half. Staff noted stated that a successful rezoning would make the apartment use conforming and also provide adequate parking in the rear of the property for a parking lot that is constructed to the city standard. No official action was taken.

07-10 Mitchell Road Rezoning – (2020-101-00006) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from A-1 to R-1B. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff stated that the owner of the property desired to create a 9-lot subdivision at the rezoning site. Staff acknowledged the land use plan designation for the rezoning site which is single family. Staff noted that no public comment had been received on the item. No official action was taken.

07-11 Miller Parke Phase 1 Preliminary – (2020-201-00026)

The Kingsport Regional Planning Commission is requested to approve the Miller Parke Phase 1 Preliminary Plat. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff noted that the construction plans were not approved yet and that the item would have to drop off of the agenda.

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

VIII.  OTHER BUSINESS

07-12 PC Officer Nominating Committee: Receive Recommendation from Nominating Committee and hold July PC Officer Election. The Committee spokesperson stated that nomination were ready and would be announced during the regular meeting. No official action was taken.

07-13 Receive, for informational purposes only, the June 2020 Building Department report.

07-14 Receive, for informational purposes only, the 2nd Quarter 2020 Building Department Report.

X. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

City Hall
225 West Center Street, Kingsport, TN 37660

July 23, 2020

5:30 p.m.

Members Present

Sam Booher, Chairman
John Moody
Sharon Duncan
Brad Blackwell
Beverley Perdue
James Phillips
Phil Rickman

Members Absent

Pat Breeding
Paula Stauffer

Staff Present

Ken Weems, AICP
Savannah Garland
Elizabeth Poczobut
Jessica Harmon

Visitors

Darrell Shoemaker
Mike Cross
Sherri Jones
Peggy Barnett
Renee Henderson
Angie Cox

At 5:30 p.m., Chairman Booher called the meeting to order. The Chairman read the following statement: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement unanimously by roll call (7-0 affirmed). The Chairman 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 Beverley Perdue, seconded by Phil Rickman, to approve the agenda as presented. The motion was approved unanimously, 7-0 via roll call vote. Chairman Booher asked for approval of the minutes of the work session held on June 15, 2020, the regular meeting held on June 18, 2020 and the called meeting held on June 30, 2020. The minutes were approved without exceptions.

IV. CONSENT AGENDA

07-01 Shady View 3 Lot Minor – (2020-201-00032)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the Division of the Paul H. Cross, Jr and Mary Alice Cross property. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that the proposal did not require any variances and was before the Commission due to the 3-lot configuration.

07-02 Joy Estates 4 Lot Final– (2020-201-00023)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the resubdivision of Lots 1 & 2 Joy Estates. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff stated that the proposal consists of 4 new lots with double frontage on both Orebank Rd and Cleek Rd. Staff noted that no variances

are associated with the subdivision. A motion was made by Phil Rickman, seconded by John Moody, to approve the consent agenda. The motion passed unanimously, 7-0 via roll call vote.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

07-03 Joy Estates Right-of-Way Vacating – (2020-401-00006)

The Kingsport Regional Planning Commission is requested to approve the vacating of the right-of-way of Old Cleek Road. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff noted that this action would remove the right-of-way that used to contain the old road bed for Cleek Road. Staff noted that since the realignment of Cleek Rd is complete, the old right-of-way is no longer needed. Staff stated that no department had a use for the old right-of-way. A motion was made by Phil Rickman, seconded by Beverley Perdue, to send a positive recommendation to the BMA in support of vacating the subject right-of-way. The motion passed unanimously, 7-0 via roll call vote.

07-04 Robert Earl Jones Property, Water Variance– (2020-201-00024)

The Kingsport Regional Planning Commission is requested to grant final plat approval of the Subdivision of a Part of the Robert Earl Jones, ET UX, and the variance to the public water requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that this property has a working well according to the owner and is very far away from the nearest existing public water supply. Staff recommended approval of the water variance for the proposal. A motion was made by Sharon Duncan, seconded by Beverley Perdue to grant final approval along with the requested water service variance. The motion passed unanimously, 7-0 via roll call vote.

07-05 Homer Dal Rogers Minor Final, Water Variance – (2020-201-00027)

The Kingsport Regional Planning Commission is requested to grant final plat approval for the Subdivision of Part of the Revision of the Homer Dal Rogers property and the variance to the public water requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that this property has a working well and is very far away from the nearest existing public water supply. Staff noted that the proposal is a trade off with an abutting land owner to reconfigure the property lines. Staff recommended approval of the water variance for the proposal. A motion was made by Sharon Duncan, seconded by John Moody to grant final approval along with the requested water service variance. The motion passed unanimously, 7-0 via roll call vote.

07-06 718 Bell Ridge Road Annexation – (2020-301-00003)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Bell Ridge Road Annexation. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff drew reference to the location of the annexation site, noting the small cost to provide sewer to the area. Staff further noted that the property owners want to be annexed for the sewer service. Staff stated that the annexation of the

site falls within the BMA's policy for annexations that pay for themselves. A motion was made by Beverley Perdue, seconded by Sharon Duncan, to send a favorable recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0 via roll call vote.

07-07 869 Cooks Valley Road Annexation – (2020-301-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Cooks Valley Road Annexation. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the area in Cooks Valley where the annexation site exists. Staff noted that the owners want city school availability for their family. Staff noted the low cost of providing services to the parcel and that it fits the BMA's annexation policy. A motion was made by Beverley Perdue, seconded by Phil Rickman, to send a favorable recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0 via roll call vote.

07-08 Bell Ridge Road County Rezoning – (2020-101-00008)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to rezone from R-1 to R-2. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff identified the rezoning site. Staff stated that the owner needs a different county zone in order to create the necessary density for his single family home proposal. Staff referenced the supportive recommendation for the project, noting that the proposed zone is consistent with the uses in the area. A motion was made by Phil Rickman, seconded by Sharon Duncan, to send a positive recommendation in support of the rezoning to the Sullivan County Commission. The motion passed unanimously, 7-0 via roll call vote.

07-09 E Street Rezoning – (2020-101-000007) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff noted that the original building that used to be the White Floral Co. used to contain 4 apartment units in the top half. Staff noted stated that a successful rezoning would make the apartment use conforming and also provide adequate parking in the rear of the property for a parking lot that is constructed to the city standard. Peggy Barnett commented that the area has seen an increase in loitering and suspected drug dealing ever since the new apartments on the other side of E Center St. from the rezoning site were constructed. Ms. Barnett stated that no more apartments were needed in the area. Candy Harper stated that she was in opposition to the request. Duncan Harper stated opposition to the request. Rhea Henderson and Angela Cox both voiced opposition to the request. A motion was made by Phil Rickman, seconded by James Phillips, to send a positive recommendation in support of the rezoning to the Board of Mayor and Aldermen. Sharon Duncan stated that the Commission's charge is to recommend on the rezoning and that a precedent is in place for the same request that was approved across E Center Street from the rezoning site in recent past. The motion passed by a roll call vote of 6-0-1, with John Moody abstaining.

07-10 Mitchell Road Rezoning – (2020-101-00006) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from A-1 to R-1B. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. . Staff stated that the owner of the property desired to create a 9-lot subdivision at the rezoning site. Staff acknowledged the land use plan designation for the rezoning site which is single family. Staff noted that no public comment had been received on the item. A motion was made by Sharon Duncan, seconded by Beverley Perdue, to send a positive recommendation in support of the rezoning to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0 via roll call vote.

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

VIII. OTHER BUSINESS

07-12 PC Officer Nominating Committee: The nominating committee nominated Sam Booher for Chairman and Pat Breeding for Vice Chairman. A motion was made by James Phillips, seconded by Phil Rickman to approve the nominating committee’s recommendation. The motion passed, 7-0.

07-13 Receive, for informational purposes only, the June 2020 Building Department report.

07-14 Receive, for informational purposes only, the 2nd Quarter 2020 Building Department Report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:45p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Property Information		Miller Parke Preliminary Phase 1	
Address		Valley Parke Road	
Tax Map, Group, Parcel		TM 120, Part of Parcel 3.00	
Civil District		14 th Civil District	
Overlay District		N/A	
Land Use Designation		Industrial	
Acres		5.680	
Major or Minor / #lots		Major - 38	Concept Plan
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Integrity Building Group, LLC Address: City: Kingsport State: TN Zip Code: 37664 Email: N/A 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 Preliminary Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • Two variances have been requested <p>Staff Field Notes and General Comments:</p> <p>The property lies inside the City Limits along Breckenridge Trace. The submitted plat creates 38 new lots and a future road of 1.406 acres (0.22 miles) is to be built. The location is zoned M-1R and P-1, but it is currently going through the re-zoning process to be R-1B. This re-zoning will take effect Aug. 1, 2020.</p> <p>The owner is requesting two variances. The two variances are no sidewalks and no curbs. The applicant’s variance letter states: 1.) Our proposed design will allow us to better meet the new storm water regulations and 2.) Provide walking area further removed from vehicular traffic.</p>			
Planner:	Garland	Date: 06/18/20	
Planning Commission Action		Meeting Date:	August 20, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Miller Parke Phase 1 Preliminary
ADDRESS	Valley Parke Road
DISTRICT, LAND LOT	14th Civil District, TM 102, Part of Parcel 3
OVERLAY DISTRICT	N/A
EXISTING ZONING	M-1R (Light Manufacturing) and P-1 (Professional Offices)
PROPOSED ZONING	R-1B (Residential)

ACRES 5.680 – 38 lots – 0.22 miles of new streets

EXISTING USE Vacant

PROPOSED USE Single Family Residential

PETITIONER: Integrity Building Group, LLC
ADDRESS: 1562 Crescent Dr. Kingsport, TN 37664

REPRESENTATIVE: Bryan Sauceman
PHONE: 423-392-8896

INTENT

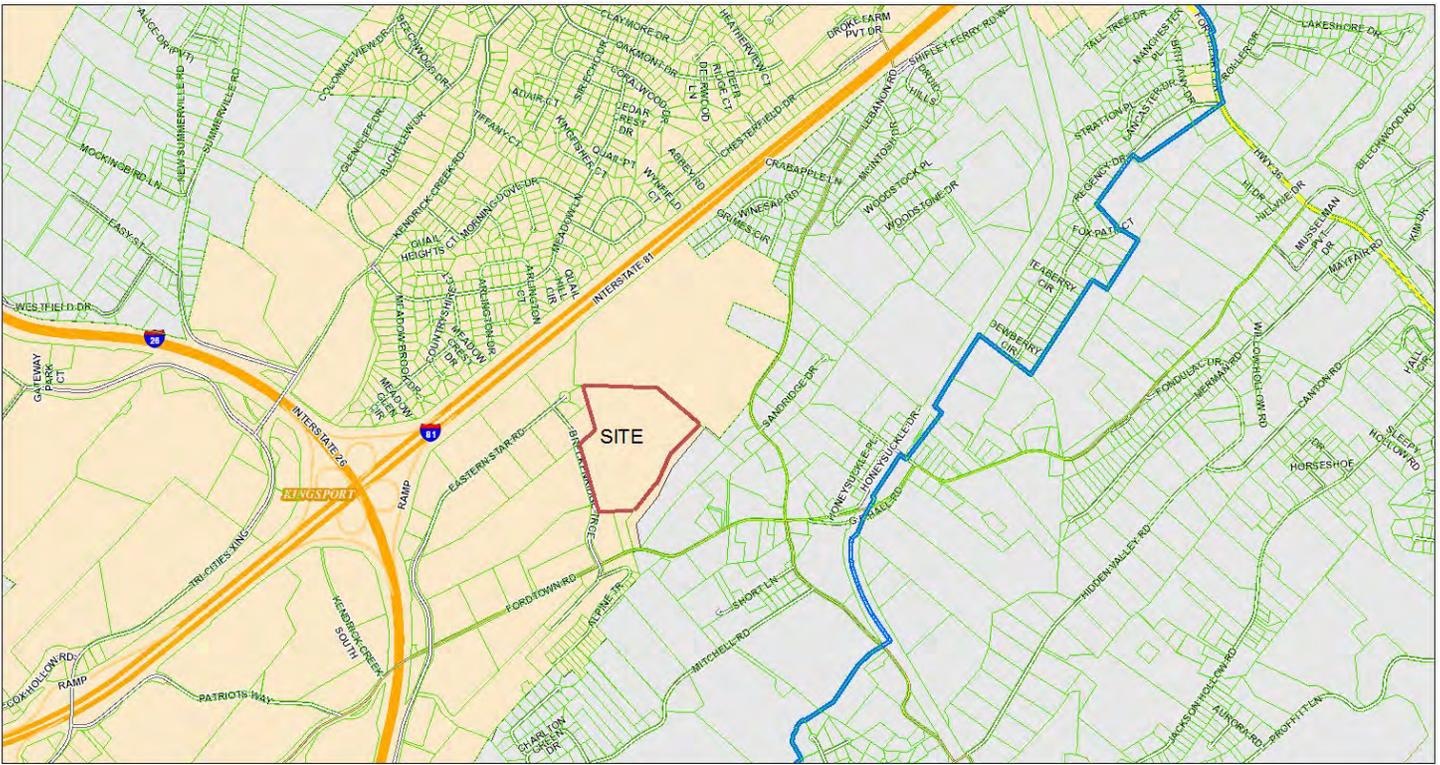
The applicant is requesting a preliminary plat approval for the subdivision of the property located in the 14th Civil District and more fully described as Tax Map 10, part of Parcel 3.

The submitted plat would create thirty-eight lots along Breckenridge Trace. These lots will be utilized for single family residential homes. The property is zoned M-1R and P-1, however it is currently in the re-zoning process to be R-1B. This re-zoning will be in effect Aug. 1, 2020. The lots submitted meet the standards set forth in the R-1B Zoning District which allows lots a minimum of 7,500 square feet per lot.

The owner is requesting two variances to reference to section 6-3 of the Subdivision Regulation. The two variances are no sidewalks and no curbs. The applicant’s variance letter states: 1.) Our proposed design will allow us to better meet the new storm water regulations and 2.) Provide walking area further removed from vehicular traffic.

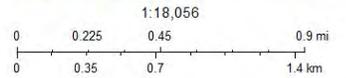
Staff recommends approval of the Miller Parke Phase 1 Preliminary Plat along with the two variances of no sidewalks and no curbs based upon the conformance with the subdivision regulations.

Site Map



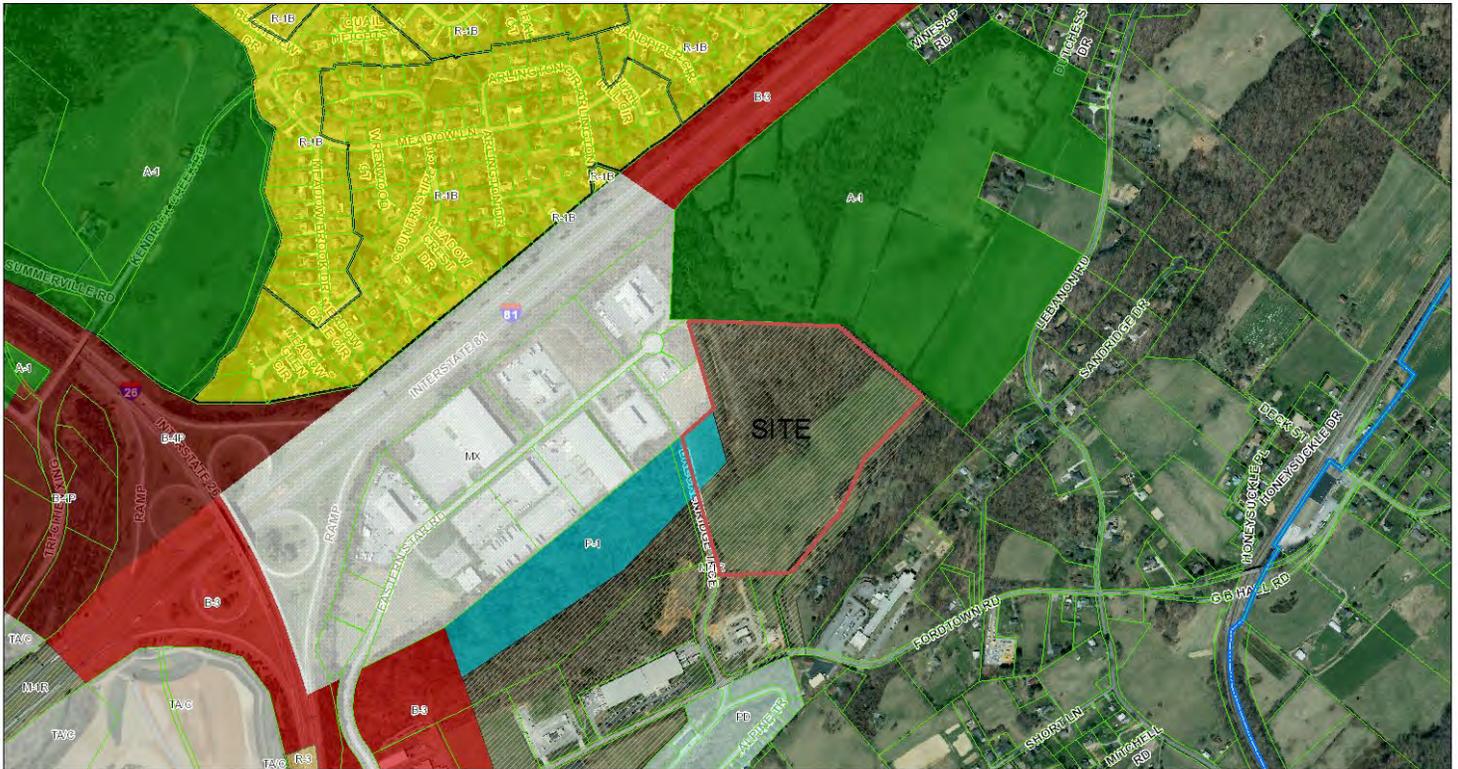
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|-----------------|-----------------|-----------------------|
| Lake_Pond | Street_ROW | River |
| Parcel_Conflict | Lake_Pond | Street_ROW |
| Parcels | Parcel_Conflict | Urban Growth Boundary |
| Railroad_ROW | Parcels | |
| River | Railroad_ROW | |



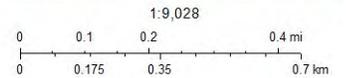
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Zoning



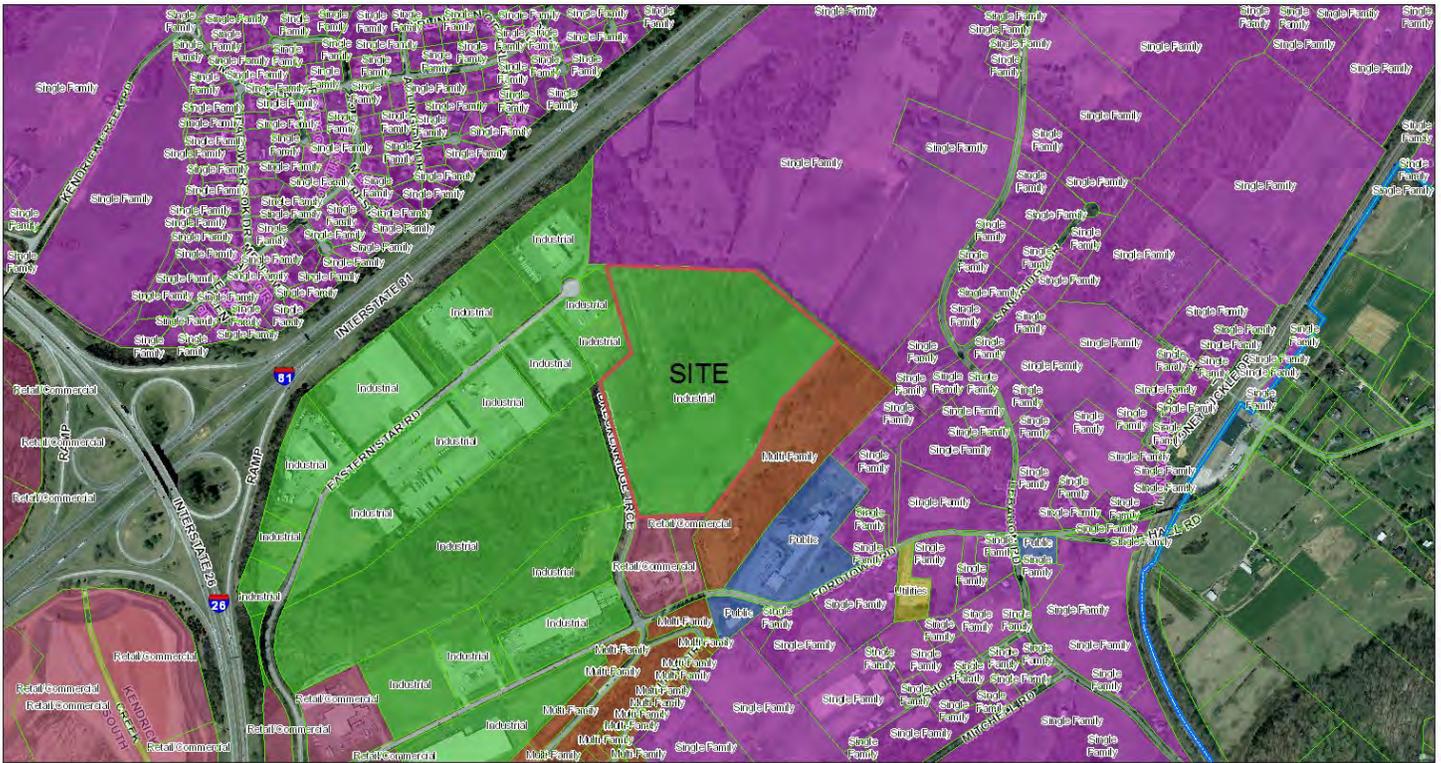
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|-------------------------|------------------------|-----------------------|------|------|------|-------|-------|------|------|
| Sullivan County Parcels | Street_ROW | River | R-5 | B-1 | B-4P | MX | PMD-1 | R-1B | R-4 |
| Lake_Pond | Hawkins County Parcels | Street_ROW | GC | B-2 | BC | P-1 | PMD-2 | R-1C | R-1 |
| Parcel_Conflict | Lake_Pond | Urban Growth Boundary | B-2E | B-3 | GC | P-D | PUD | R-2 | TA |
| Parcels | Parcel_Conflict | City Zoning | A-1 | B-3 | M-1 | PBD-3 | PVD | R-3 | TA-C |
| Railroad_ROW | Parcels | <Null> | A-2 | B-4 | M-1R | PBD/* | R-1 | R-3A | UAE |
| River | Railroad_ROW | TAC | AR | B-4P | M-2 | PD | R-1A | R-3B | |



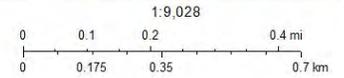
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Future Land Use



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- | | | | |
|-------------------------|------------------------|------------------------|-------------------|
| Sullivan County Parcels | Street_ROW | River | Multi-Family |
| Lake_Pond | Hawkins County Parcels | Street_ROW | Industrial |
| Parcel_Conflict | Lake_Pond | Urban Growth Boundary | Retail/Commercial |
| Parcels | Parcel_Conflict | Future Land Use | Public |
| Railroad_ROW | Parcels | Agri/Vacant | Utilities |
| River | Railroad_ROW | Single Family | |



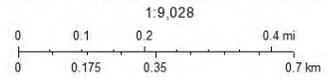
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Utilities

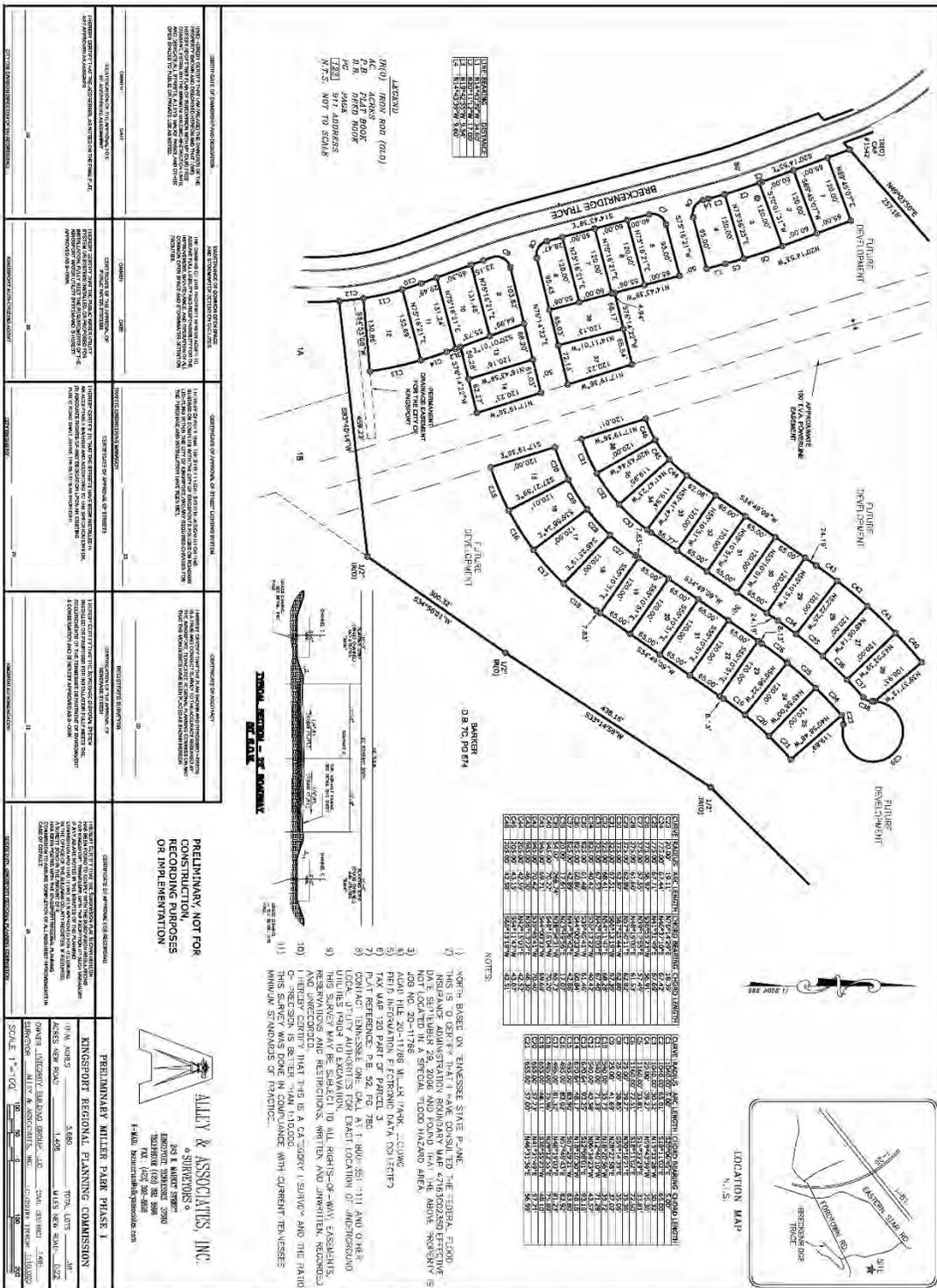


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| | Hawkins County Parcels | |
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Web AppBuilder for ArcGIS



Integrity Building Group, LLC

June 15, 2020

To: City of Kingsport Planning

Attn: Savannah Garland

We request that Miller Parke subdivision be constructed with open swales in lieu of standard pipes and curb inlets. We request that the constructed improvements, be accepted by the City of Kingsport.

This a would require that the City grant two variances in relation to the roadway cross section;

No Sidewalks

No Curbs

6-3 Variances....

3.2 Unique Conditions

The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property. A variance shall not be based exclusively upon a desire for financial gain.

We request these variances based on the following items.

1. Our proposed design will allow us to better meet the new storm water regulations.
2. Provide walking area further removed from vehicular traffic.

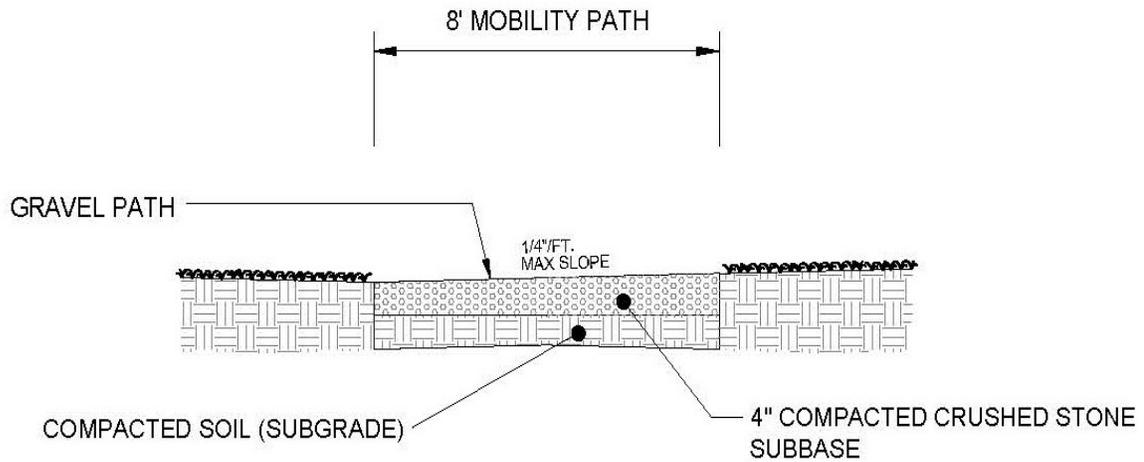
A stone mobility path will be constructed for pedestrian use during phase 2 & 3 of Miller Parke

Thank you for your consideration of this matter.

Sincerely,

Darin E. Karst

Darin E. Kars



TYPICAL SECTION - PEDESTRIAN MOBILITY PATH
N.T.S.

The developer needs to use the area that the mobility path will be located in, as a barrow site to develop the entire subdivision. This will make the area where the path is located more accessible and flatter for the residents.

SITE PICTURES

View from Breckenridge Trce

North facing view



East facing View



South facing View



CONCLUSION

Staff recommends approval of the Miller Parke Phase 1 Preliminary Plat based upon the conformance of the Subdivision Regulations.

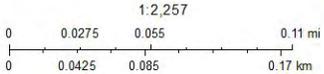
Property Information		Division of the Vaughn Property	
Address		977 Mitchell Road	
Tax Map, Group, Parcel		TM 119, Parcel 50.20	
Civil District		14 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 3.467	
Major or Minor / #lots		Minor - 9	Concept Plan
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Ricky Vaughn Address: P.O box 5713 City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: N/A		Name: Alley & Associates, Inc. Address: 234 E. Market St. City: Kingsport State: TN Zip Code: 37660 Email: MStrickler@alleyassociates.com 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 minimum subdivision regulations <p>A request for re-plat of parcel 50.20 tax map 119 for property located inside the City Limits has been received. The property is located on the corner of Pickens Road and Mitchell Road.</p> <p>The submitted plat divides the 3.467+/- acres into nine lots. Lot 1 will be 0.297 acres, lot 2 will be 0.810 acres, lot 3 will be 0.812 acres, lot 4 will be 0.296 acres, lot 5 will be 0.231 acres, lot 6 will be 0.231 acres, lot 7 will be 0.231 acres, lot 8 will be 0.230 acres, and lot 9 will be 0.234 acres. In lieu of the Storm water testing it was decided by the City Engineers that the following statement could be added to the plat, "Total Disturbed area includes the building footprints and driveways and results in less than on acre." This would protect the City in the event that there is way more grading that occurs rather than just the building footprint and driveway stated.</p> <p>All lots are zoned A-1, but it is currently going through a re-zoning process to R-1B. The new zoning will be in effect Sept. 1, 2020. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><u>Staff recommends final plat approval of the Division of the Vaughn Property based upon conformance to the Minimum Subdivision Regulations.</u></p>			
Planner:	Garland	Date: 6/17/20	
		Meeting Date:	August 20, 2020

Site Map



6/17/2020, 9:36:51 AM

- Kpt 911 Address River
- Sullivan County Parcels Street_ROW
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- Urban Growth Boundary



Web AppBuilder for ArcGIS

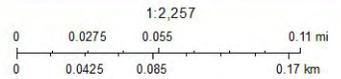
Going through a re-zoning process to be R-1B

Zoning



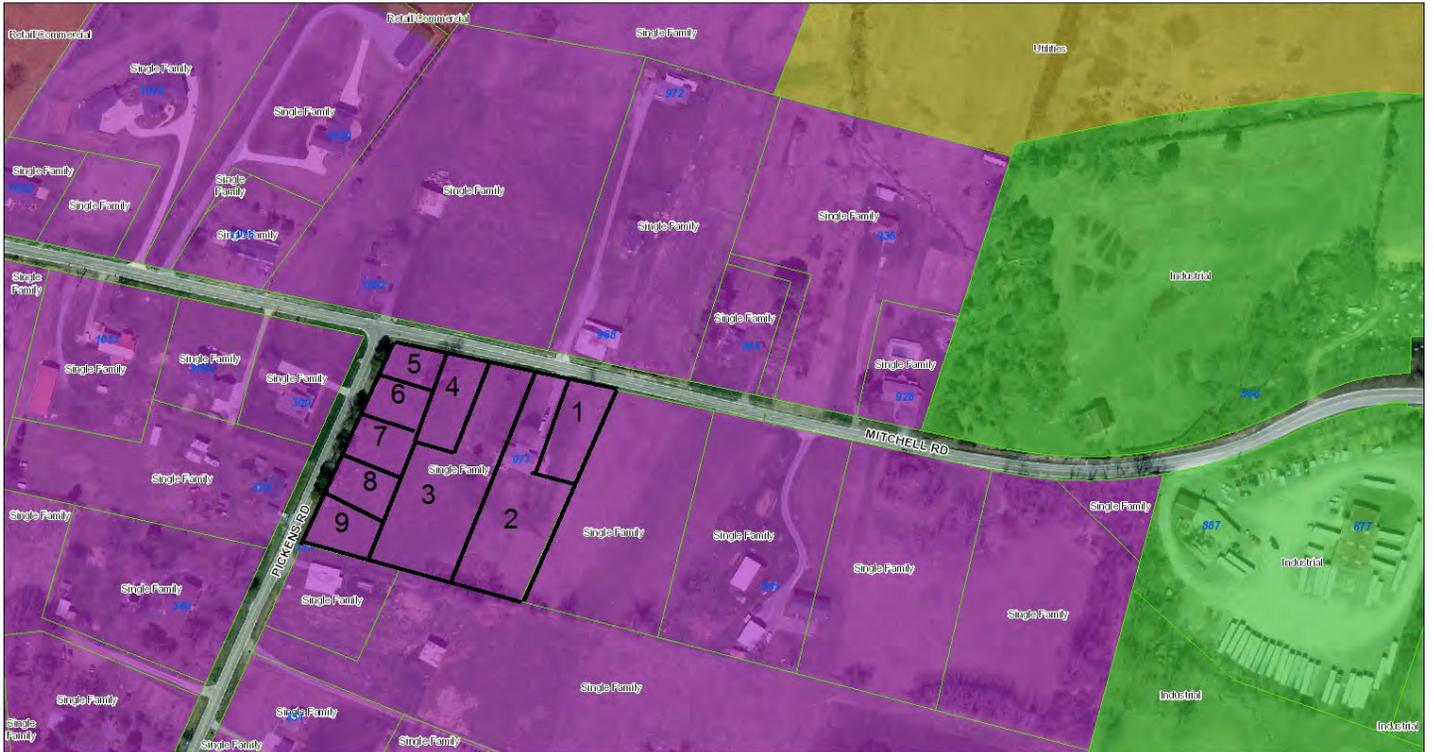
6/17/2020, 9:41:11 AM

Kpt 911 Address	River	Railroad_ROW	TAC	AR	B-4P	M-2	PD	R-1A	R-3B
Sullivan County Parcels	Street_ROW	River	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Lake_Pond	Hawkins County Parcels	Street_ROW	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcels	Parcel_Conflict	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Railroad_ROW	Parcels	<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE



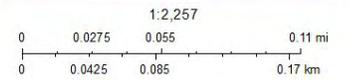
Web AppBuilder for ArcGIS

Future Land Use



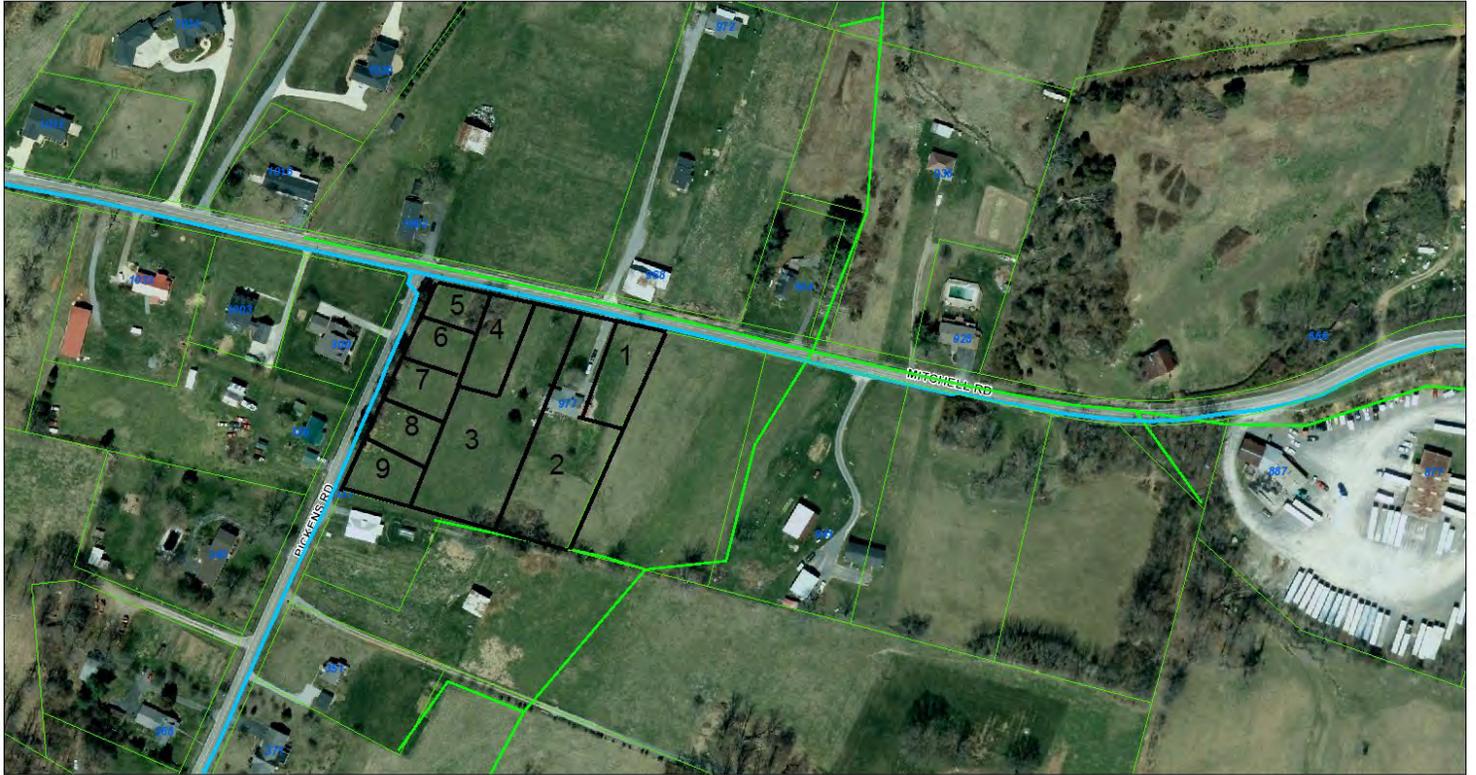
6/17/2020, 9:42:27 AM

- | | | | |
|-------------------------|------------------------|------------------------|-------------------|
| Kpt 911 Address | River | Railroad_ROW | Single Family |
| Sullivan County Parcels | Street_ROW | River | Multi-Family |
| Lake_Pond | Hawkins County Parcels | Street_ROW | Industrial |
| Parcel_Conflict | Lake_Pond | Urban Growth Boundary | Retail/Commercial |
| Parcels | Parcel_Conflict | Future Land Use | Public |
| Railroad_ROW | Parcels | Agri/Vacant | Utilities |



Web AppBuilder for ArcGIS

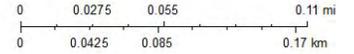
Utilities



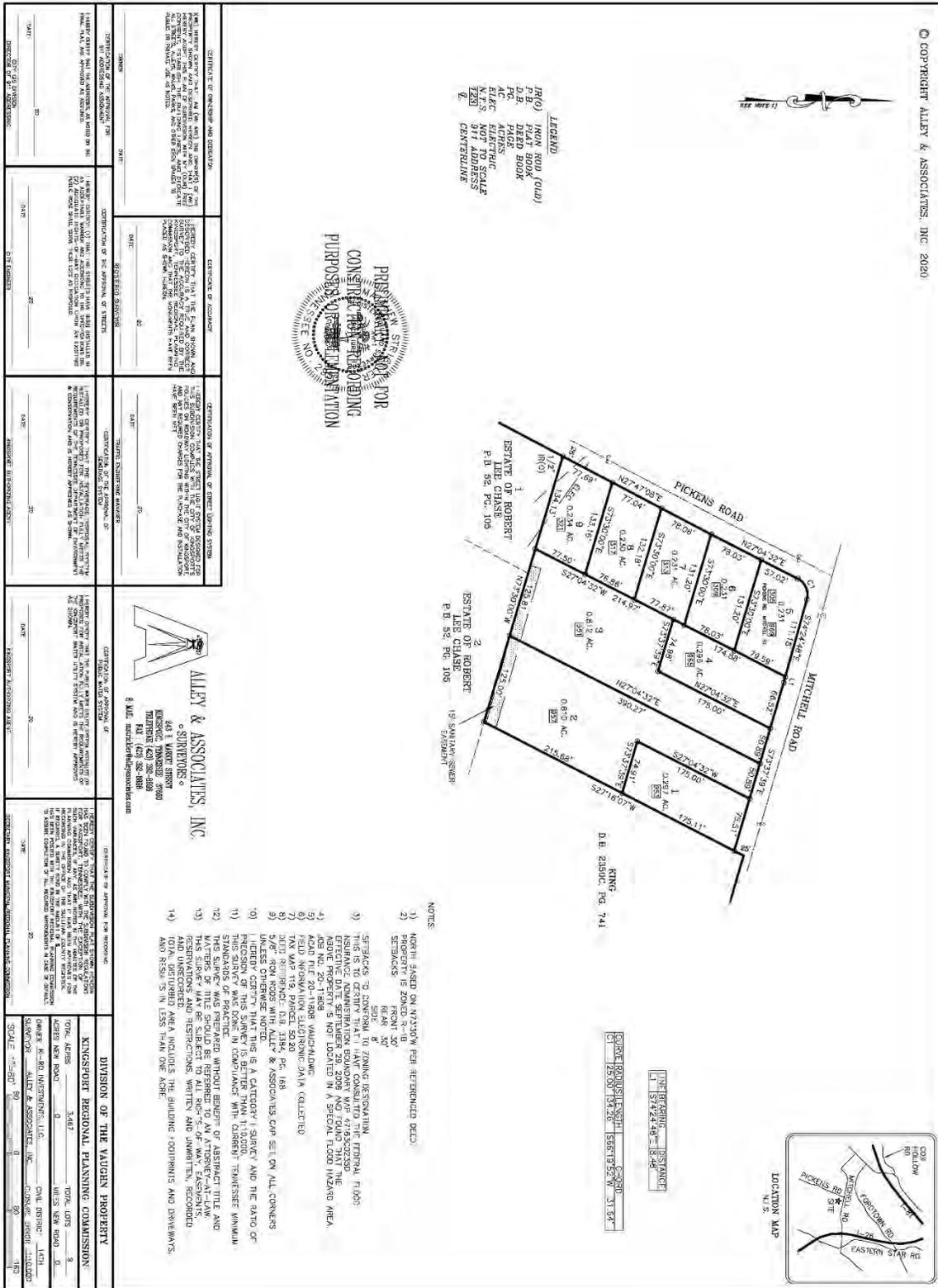
6/17/2020, 9:44:18 AM

1:2,257

- | | | |
|-------------------------|------------------------|-----------------------|
| Kpt 911 Address | River | Railroad_ROW |
| Sullivan County Parcels | Street_ROW | River |
| Lake_Pond | Hawkins County Parcels | Street_ROW |
| Parcel_Conflict | Lake_Pond | Water Lines |
| Parcels | Parcel_Conflict | Sewer Mains |
| Railroad_ROW | Parcels | Urban Growth Boundary |



Web AppBuilder for ArcGIS



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LEGEND
IR(O) IRON ROD (OLD)
P.B. PLAT BOOK
D.B. DEED BOOK
A.C. ACRES
E.L.E.C. ELECTRIC
C.E.N.T.R.A.L.I.N.E. CENTRAL LINE

PRESENTED FOR CONSIDERATION TO THE PLANNING COMMISSION FOR THE PURPOSES OF PERMITTING INFORMATION



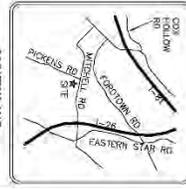
- NOTES
- 1) NORTH BASED ON N1530W PER REFERENCED DEED.
 - 2) DISTANCE FROM FRONT 30' MARK.
 - 3) SETBACKS TO CORNER OF ZONING REGULATING THIS IS TO CERTAIN THAT I HAVE CONSULTED THE INSURANCE ADMINISTRATION BUILDING AND APPROVED THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 20-11808
 - 5) FIELD NOTES AND VOUCHERS
 - 6) FIELD NOTES AND VOUCHERS
 - 7) TAX MAP 119, PARCEL 5020
 - 8) DATE REFERENCE: 08/18/84, P.B. 168
 - 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 11) STANDARDS OF PRACTICE.
 - 12) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND THEREFORE THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEYOR'S NEGLIGENCE AND RESTRICTIONS WRITTEN AND JAWHELD, RECORDED TOTAL DISTURBED AREA INCLUDES THE BUILDING, EQUIPMENTS AND DRIVEWAYS, AND RESULTS IN LESS THAN ONE ACRE.

CONTRACTOR OR DEVELOPER AND LOCATION	CONTRACTOR OR ASSAULT	CONTRACTOR OF APPROVAL, OR ENGINEER OR ARCHITECT				
NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____	NAME: _____ DATE: _____

DIVISION OF THE MARGIN PROPERTY

TOTAL ACRES	3.487	TOTAL LOTS	9
ACRES NEW ROAD	0	LOTS NEW ROAD	0
OWNER: KING REGIONAL PLANNING COMMISSION		CIVIL ENGINEER: ALLEY & ASSOCIATES, INC.	
SURVEYOR: ALLEY & ASSOCIATES, INC.		CONSULTANT: ALLEY & ASSOCIATES, INC.	

SCALE: 1"=50'



Corner of Pickens Rd. and Mitchell Rd.



View from Pickens Rd.



View from Mitchell Rd.



Conclusion

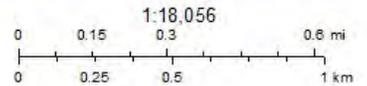
Staff recommends final plat approval of the division of the Vaughn Property based upon conformance to the Minimum Subdivision Regulations.

Property Information		Cherokee Bend Phase II Final	
Address		Virginia Ave.	
Tax Map, Group, Parcel		TM 62A Group M Parcel 23	
Civil District		11 th Civil District	
Overlay District		N/A	
Land Use Designation		Multi-Family	
Acres		5.464	
Major or Minor / #lots		Major - 16	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: School House LLC. Address: 1611 Fairidge Pl City: Kingsport State: TN Zip Code: 37664 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. • The plat shows the designated open space for the entire property. <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting Final plat approval for the subdivision of the property located in the 11th Civil District and more fully described as Tax Map 62A Group M Parcel 23.</p> <p>The property is zoned PD – Planned Residential District – which requires that a Final Development Plan be submitted and approved by the Planning Commission. This action occurred at the October 2019 Planning Commission meeting. This final plat conforms to the Development Plan approved.</p> <p>Sixteen new lots are proposed to be created off of an extension of McCoy Street. McCoy Street currently has a 50-foot right-of-way at the intersection with Virginia Avenue and will taper down to the required 40-foot on the portion proposed for extension. This will have a 25-foot roadway width with a sidewalk on one side of the street.</p> <p>The required periphery yard and open space allocations are shown on the plat and conform to the Development Plan. Construction plans have been submitted and have been approved by the Engineering Division. No variances have been requested.</p> <p>Staff recommends approval of the Cherokee Bend Phase II Final Plat based upon conformance to the Development Plan and the Minimum Subdivision Regulations.</p>			
Planner:	Garland	Date: 07/21/2020	
		Meeting Date:	August 20, 2020

Location

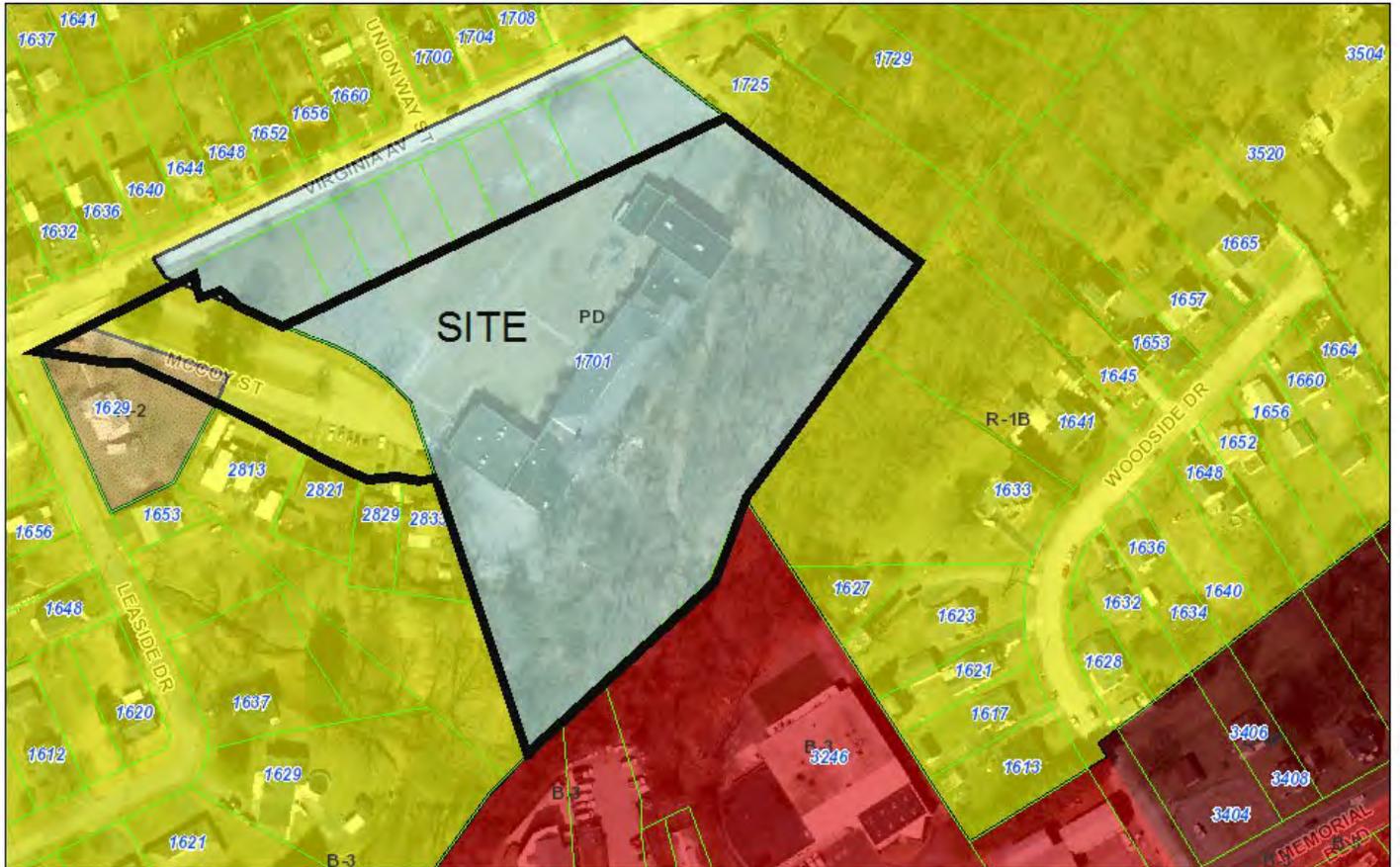


11/7/2019, 10:37:31 AM



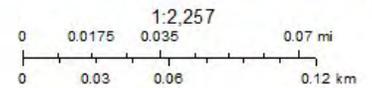
Web App Builder for ArcGIS

Zoning



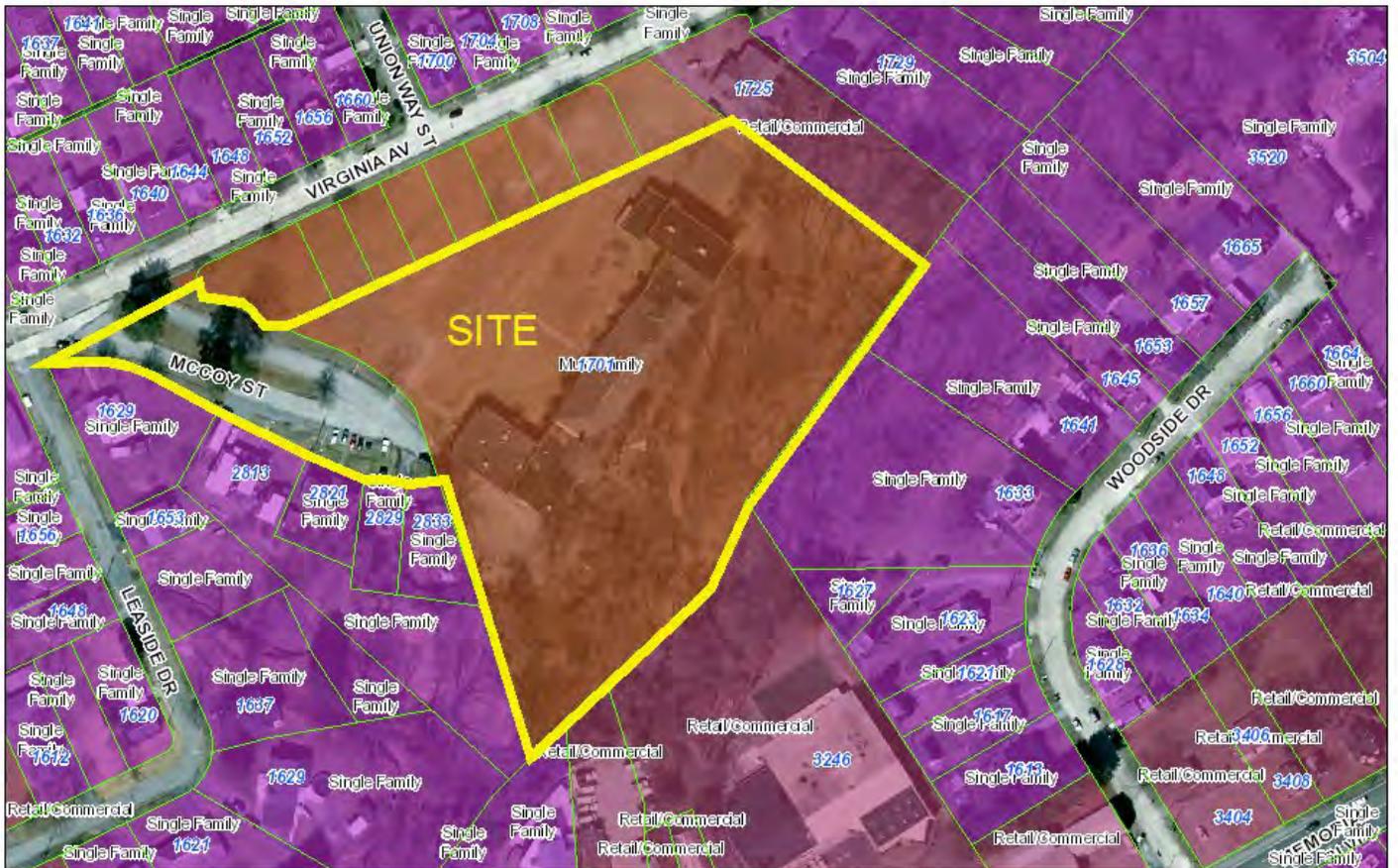
11/7/2019, 10:58:36 AM

- Kpt 911 Address
- Sullivan County Parcels
- Hawkins County Parcels



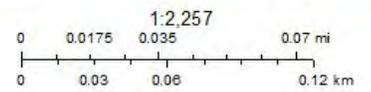
Web App Builder for ArcGIS

Future Land Use



11/7/2019, 10:56:40 AM

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



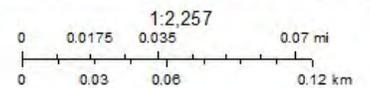
Web App Builder for ArcGIS

Aerial

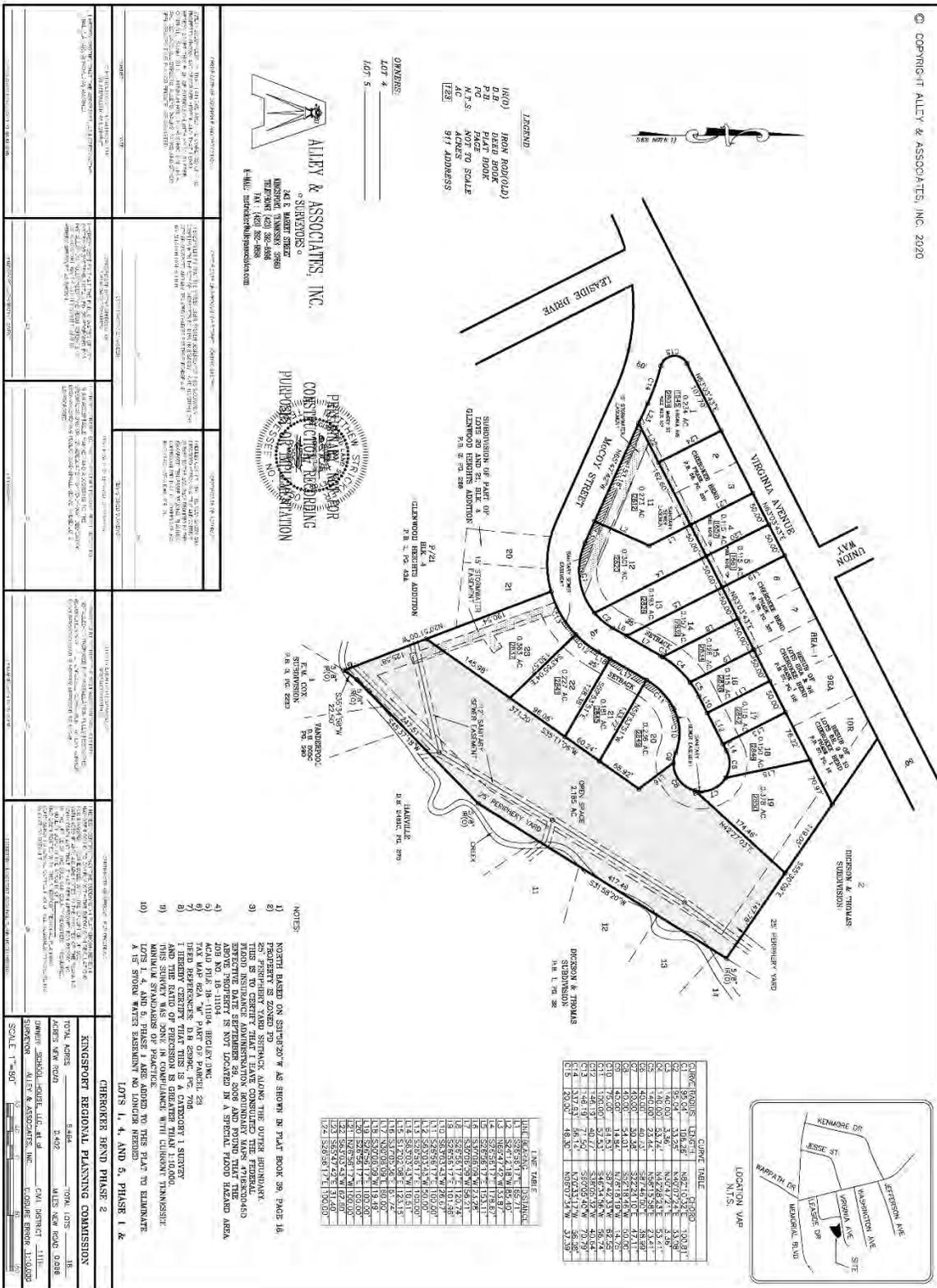


11/7/2019, 10:55:24 AM

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



Web App Builder for ArcGIS



View from McCoy and Virginia Street



View from Virginia Street



View from McCoy Street



CONCLUSION

Staff recommends approval of the Cherokee Bend Phase II Final plat based upon conformance with the Development Plan and the Minimum Subdivision Regulations.

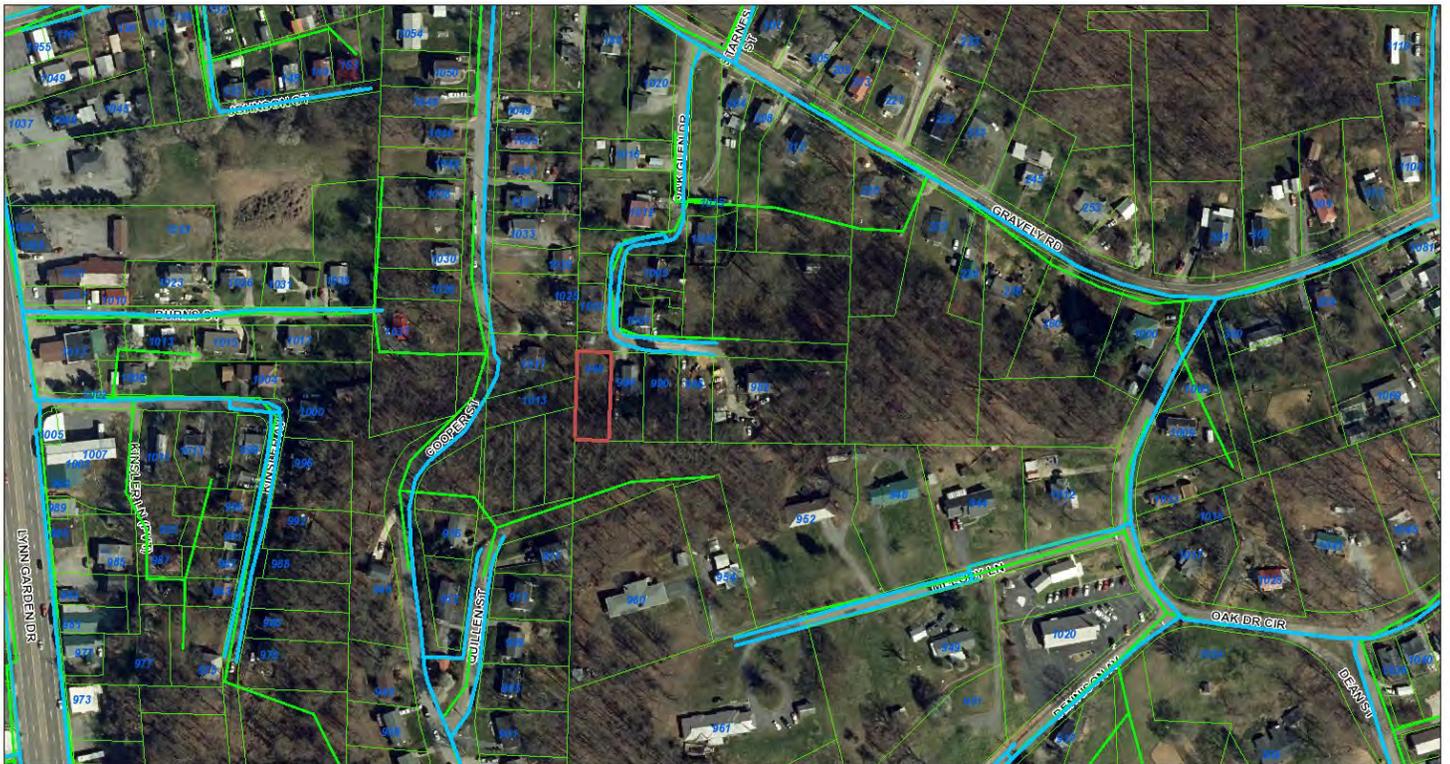
PROPERTY INFORMATION	Surplus Request for 998 Oak Glen Dr.
ADDRESS	998 Oak Glen Drive
DISTRICT, LAND LOT	Sullivan County
	12th Civil District, TM 0301, Group C, Parcels 37
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-1B
PROPOSED ZONING	No Change
ACRES +/- 0.18	
EXISTING USE N/A	
PROPOSED USE Public	

**PETITIONER 1: Kingsport Economic Development Board (KEDB)
225 W Center Street Kingsport, TN 37660**

INTENT

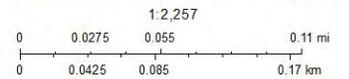
To declare Tax Map 0301 Group C Parcel 37 as surplus property by the City of Kingsport.

Location Map with Utilities



7/21/2020, 10:36:11 AM

- | | | |
|-------------------------|------------------------|-----------------------|
| Kpt 911 Address | River | Railroad_ROW |
| Sullivan County Parcels | Street_ROW | River |
| Lake_Pond | Hawkins County Parcels | Street_ROW |
| Parcel_Conflict | Lake_Pond | Water Lines |
| Parcels | Parcel_Conflict | Sewer Mains |
| Railroad_ROW | Parcels | Urban Growth Boundary |



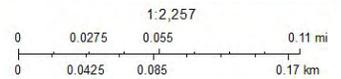
Web AppBuilder for ArcGIS

Zoning



7/21/2020, 10:48:29 AM

Kpt 911 Address	River	Railroad_ROW	TAC	AR	B-4P	M-2	PD	R-1A	R-3B
Sullivan County Parcels	Street_ROW	River	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Lake_Pond	Hawkins County Parcels	Street_ROW	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcels	Parcel_Conflict	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Railroad_ROW	Parcels	<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE



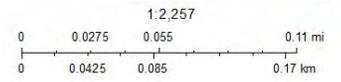
Web AppBuilder for ArcGIS

Future Land Use



7/21/2020, 10:53:45 AM

Kpt 911 Address	River	Railroad_ROW	Single Family
Sullivan County Parcels	Street_ROW	River	Multi-Family
Lake_Pond	Hawkins County Parcels	Street_ROW	Industrial
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	Retail/Commercial
Parcels	Parcel_Conflict	Future Land Use	Public
Railroad_ROW	Parcels	Agri/Vacant	Utilities



Web AppBuilder for ArcGIS

View from Oak Glen Drive



RECOMMENDATION

Staff recommends that the Planning Commission declare 998 Oak Glen Drive as surplus property.

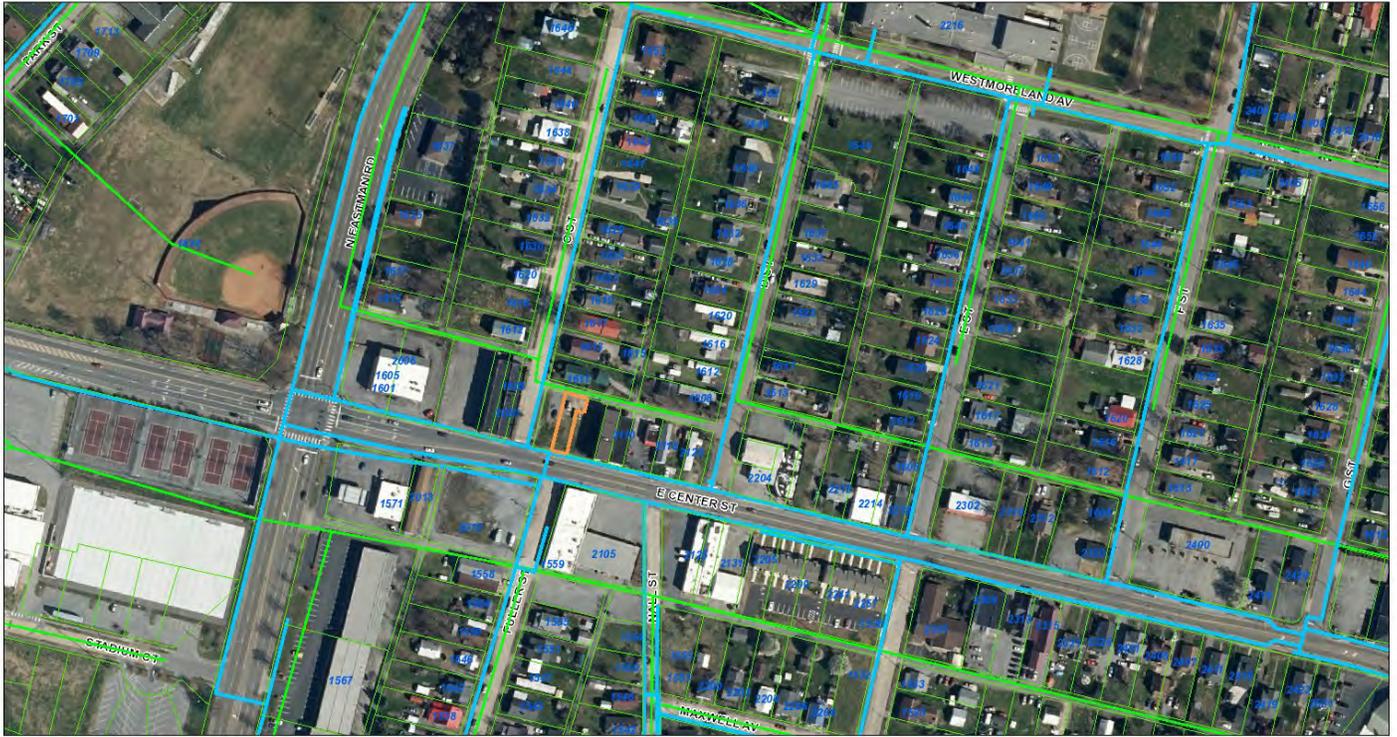
PROPERTY INFORMATION	Surplus Request for E. Center St.
ADDRESS	E. Center St.
DISTRICT, LAND LOT	Sullivan County
	11th Civil District, TM 061D, Group F, Parcels 20
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-3
PROPOSED ZONING	No Change
ACRES +/- 0.07	
EXISTING USE N/A	
PROPOSED USE Public	

PETITIONER 1: Dean Kerkhoff
1505 Ardmore Place, Kingsport TN 37664

INTENT

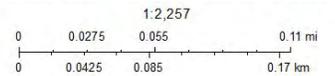
To declare Tax Map 061D Group F Parcel 20 as surplus property by the City of Kingsport.

Location Map with Utilities



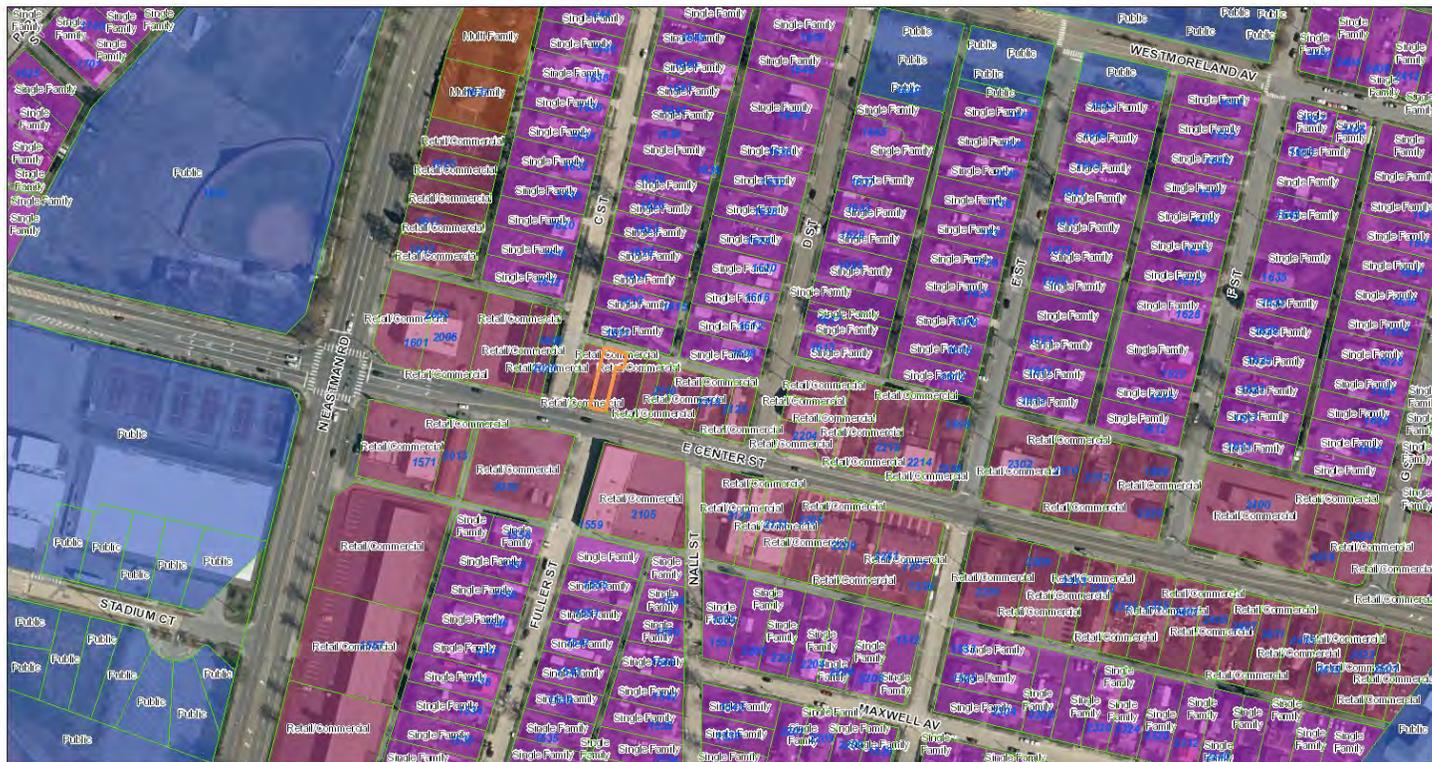
7/28/2020, 1:35:55 PM

- | | | |
|-------------------------|------------------------|-----------------------|
| Kpt 911 Address | River | Railroad_ROW |
| Sullivan County Parcels | Street_ROW | River |
| Lake_Pond | Hawkins County Parcels | Street_ROW |
| Parcel_Conflict | Lake_Pond | Water Lines |
| Parcels | Parcel_Conflict | Sewer Mains |
| Railroad_ROW | Parcels | Urban Growth Boundary |



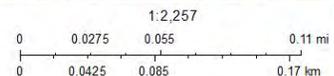
Web AppBuilder for ArcGIS

Future Land Use



7/28/2020, 1:40:10 PM

- | | | | |
|-------------------------|------------------------|-----------------------|-------------------|
| Kpt 911 Address | River | Railroad_ROW | Single Family |
| Sullivan County Parcels | Street_ROW | River | Multi-Family |
| Lake_Pond | Hawkins County Parcels | Street_ROW | Industrial |
| Parcel_Conflict | Lake_Pond | Urban Growth Boundary | Retail/Commercial |
| Parcels | Parcel_Conflict | Future Land Use | Public |
| Railroad_ROW | Parcels | Agri/Vacant | Utilities |



Web AppBuilder for ArcGIS

View from E. Center Street



RECOMMENDATION

Staff recommends that the Planning Commission declare E. Center St. Tax map 61D Group F Parcel 20 as surplus property.

Introduction:

Over the last several months, key staff and one alderman have met with local builders, designers, bankers, and developers to best understand how to facilitate single family home construction in the city. Zoning regulations were a focal point during all of the meetings. After compiling comments derived from the meetings, staff is proposing several changes to the popular Planned Development (PD) zone.

Presentation:

1.) The 25 foot minimum yard requirement from public streets is proposed to be eliminated while the 25 foot minimum yard from the boundary of the each PD development is to be kept. Developers cited the increased flexibility this would allow them to during the development process. It is important to note that two subdivisions have been built to date that adhere to the relatively new 25' minimum yard from all public streets. There is another subdivision that has been designed to the 25' minimum yard from all public streets, but is yet to be constructed. All of the meeting participants were supportive of this measure:

Current: (1) For the entire development, a minimum yard of at least 25 feet in depth shall be provided as measured from all public streets and from the side and rear lot lines of the entire development.

Proposed: (1) For the entire development, a minimum yard of at least 25 feet in depth shall be measured from the boundary of the entire development.

2.) To alleviate redundancy, staff proposes to eliminate the zoning requirement that certain construction documents be submitted with preliminary PD plans. These plans are already required for our Engineering review and are most efficiently submitted along with a full set of construction plans as already required:

Current with proposed eliminated wording struck: ~~(4) Landscape drainage calculations and erosion control plans, storm water plans and drainage calculations, grading with topography shown at five foot intervals for existing and proposed contours. These calculations and plans must be stamped by a licensed engineer stating that all calculations and plan meets the city's requirements for public infrastructure.~~

~~(6) A plan showing acreage of open spaces, locations and sizes of utilities and easements, density, and housing characteristics. A utility plan must be stamped by a licensed engineer stating that the infrastructure meets or exceeds the standards required by the city for public infrastructure.~~

Proposed: (4) A plan showing acreage of open spaces, locations and sizes of utilities and easements, density, and housing characteristics.



3.) Staff has determined that some of the language in the PD zoning text is confusing and can sometimes mislead design professionals as they create lot layouts. This determination comes after working with developers after the most recent PD zone text change which occurred in 2014. Specifically, the minimum lot width/depth language and minimum 12 foot lot access criteria are proposed to be eliminated:

Current: (3) *No minimum width or depth of a lot shall apply.*

(4) *Each lot shall have a minimum access of 12 feet from either a private or public street.*

Proposed: *Elimination of both requirements (3 and 4) listed above.*

4. The existing PD zone requirements contain language referencing private streets that staff has deemed unnecessary. Any new street in the city, whether public or private, must adhere to the same standard.

Current: a. *No present or future impediment exists to through traffic movement in the general area.*

b. *The adjoining properties in the general area have or are capable of providing an efficient and safe street system that will in no way depend upon the private street network.*

c. *For private streets, whether they are to be submitted for public dedication at a later date or remain private, additional space will be devoted for the development of street rights-of-way. Construction plans of private streets must contain a licensed engineer's stamp stating that the design and construction of the private streets meets or exceeds the city's standards for street construction.*

Proposed: *Elimination of all requirements (a., b., and c.) listed above.*

5. The minimum open space in a PD zone is proposed to be reduced to 15% from 20%. The reduction to 15% is consistent with Johnson City's comparable planned development zoning. A sequential reduction in the open space density assignment is proposed as well:

Current: (5) *Not less than 20 percent of the site shall be conveyed as open space.*

(6) *Density. The number of dwelling units on a site shall be calculated in the following manner:*

4 units/acre with 20 percent open space

5 units/acre with 25 percent open space

6 units/acre with 30 percent open space

7 units/acre with 35 percent open space
8 units/acre with 40 percent open space
9 units/acre with 45 percent open space
10 units/acre with 50 percent open space

Proposed: (5) Not less than 15 percent of the site shall be conveyed as open space.

(6) Density. The number of dwelling units on a site shall be calculated in the following manner:

4 units/acre with 15 percent open space
5 units/acre with 20 percent open space
6 units/acre with 25 percent open space
7 units/acre with 30 percent open space
8 units/acre with 35 percent open space
9 units/acre with 40 percent open space
10 units/acre with 45 percent open space

The existing PD text with the portions proposed to be changed highlighted in yellow follows:

DIVISION 6. - PLANNED DEVELOPMENT DISTRICT (PD)

Sec. 114-298. - Intent.

The intent of this division is to allow flexibility and provide performance criteria for planned developments. This division permits design innovation, encourages a maximum choice of types of environment and living areas available to the public, provides open space and recreational areas, and optional methods of land development which encourage imaginative solutions to environmental design problems. The goal is a development in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through an overall design. The total parcel, rather than a single lot, is the unit into which the public control is directed. Public regulation through a system of overall site plan review permits flexibility in building siting, a mixture of housing types and uses and the grouping of units to create more usable open spaces for the preservation of significant natural features. The planned development 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 more useful open spaces but also reduce public facility cost.

(Code 1981, app. A, art. VIII, § 1; Code 1998, § 114-351; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-299. - Establishment of districts.

Planned development districts may be established, as provided in section 114-358, prior to submission of development plans by a property owner.

(Code 1981, app. A, art. VIII, § 2; Code 1998, § 114-352; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-300. - Qualifying requirements for development.

The following qualifying requirements for a planned development shall be met:

- (1) The planned development shall be consistent with the adopted land use plan.
- (2) The planned development shall include at a minimum two acres of contiguous land.
- (3) The planned development's demand on public facilities and services shall not exceed the capabilities of such facilities and services available.

(Code 1981, app. A, art. VIII, § 3; Code 1998, § 114-353; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-301. - Application for development.

A zoning application for a planned development shall include the following items:

- (1) A statement that the applicant holds title to the entire parcel of land proposed for development or has a legally recognized option to the entire parcel of land proposed for development.
- (2) A pre-application conference held by the planning department to provide for a mutual understanding of the planned development regulations and to discuss the proposed plans of the applicant.
- (3) A written statement outlining the main features of the proposed enterprise, including goals and objectives.
- (4) A survey of the total site requested for approval.

(Code 1981, app. A, art. VIII, § 4; Code 1998, § 114-354; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-302. - Preliminary development plan.

A preliminary development plan for a planned development shall contain the following:

- (1) Location, size and shape of the subject property with distances and bearings of the boundary of the site.
- (2) Pedestrian and vehicular circulation patterns including common parking areas, access to major streets and street layouts, proposed right-of-way, types of streets, and street cross sections.
- (3) Location of structures/units and open spaces for the district and calculations for the permitted number of dwelling units and calculation for the total amount of open space derived from section 114-304.
- (4) ~~Landscape drainage calculations and erosion control plans, storm water plans and drainage calculations, grading with topography shown at five foot intervals for existing and proposed contours. These calculations and plans must be stamped by a licensed engineer stating that all calculations and plan meets the city's requirements for public infrastructure.~~
- (5) A development schedule indicating the sequential order for stages of development within the district.

- (6) A plan showing acreage of open spaces, locations and sizes of utilities and easements, density, and housing characteristics. ~~A utility plan must be stamped by a licensed engineer stating that the infrastructure meets or exceeds the standards required by the city for public infrastructure.~~
- (7) A drawing of the entire planned development area, including materials and techniques utilized such as plantings, screens, fences and walls.
- (8) Legend stating the owner's name, address, and contact information, total acreage of the site and total acreage of the proposed open spaces, density and housing characteristics with a note indicating how and who is expected to maintain the open space.

(Code 1981, app. A, art. VIII, § 5; Code 1998, § 114-355; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-303. - Final development plan.

A final development plan for a planned development shall:

- (1) Be drawn to a scale of not less than one inch equals 50 feet using black ink containing information as described for the preliminary development plan and including all revisions required by the planning commission. Property lines shall carry accurate bearings, distances and other pertinent physical features. Easements shall carry accurate dimensions.
- (2) Be prepared and signed (with seal) by a qualified licensed design professional such as an architect, engineer or land surveyor.
- (3) Meet all the applicable federal, state and city regulations.
- (4) Contain quantitative data for the total amount of open space and a statement indicating perpetual maintenance responsibility.
- (5) Contain the treatment of the periphery of the planned development, including materials and techniques utilized such as screens, fences and walls.

(Code 1981, app. A, art. VIII, § 6; Code 1998, § 114-356; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-304. - Development standards.

These standards apply to all planned developments using the cluster development technique. No planned development shall be approved that does not follow these minimum standards.

- (1) For the entire development, a minimum yard of at least 25 feet in depth shall be measured from the boundary of the entire development. ~~provided as measured from all public streets and from the side and rear lot lines of the entire development.~~
- (2) More than one principal building or structure may be placed on one lot.
- (3) ~~No minimum width or depth of a lot shall apply.~~
- (4) ~~Each lot shall have a minimum access of 12 feet from either a private or public street.~~
- (5) Not less than 15 20 percent of the site shall be conveyed as open space.
- (6) Density. The number of dwelling units on a site shall be calculated in the following manner:
 - 4 units/acre with 15 20 percent open space
 - 5 units/acre with 20 25 percent open space
 - 6 units/acre with 25 30 percent open space

7 units/acre with 30 35 percent open space

8 units/acre with 35 40 percent open space

9 units/acre with 40 45 percent open space

10 units/acre with 45 50 percent open space

- (7) Frontage. Every dwelling unit shall adjoin a public or private street or common open space providing access to a public street.
- (8) Parking. Adequate parking spaces shall be provided at a minimum ratio of 2.0 spaces per unit. All required parking shall be off the street and maybe provided via garages or appropriately sized driveways. Parking located within the periphery yard of the development district shall be provided with screening from neighboring districts.
- (9) Open spaces. Open spaces must be designated no less than 25 feet from any and all principal and accessory structures. This does not include amenity structures specific to the development as designated on the plan.
- (10) Commercial uses within residential planned development. In a planned residential district of 20 acres or more, commercial uses may be permitted. Such commercial uses shall be governed by the following:
 - a. Commercial facilities may be permitted in developments of 200 dwelling units or more.
 - b. A ratio of one acre of commercial use, including parking, drive and landscaping, is allowed for each 200 residential units.
 - c. All access to commercial facilities shall be from internal streets or drives.
 - d. Construction of such facilities may begin after 25 percent of the residential units have been constructed.
 - e. Commercial areas shall have architectural designs compatible with surrounding residential development as determined by the planning commission.
- (11) Screening. Screening (fencing, walls, or vegetation) shall be provided as required by the planning commission.
- (12) ~~Street development. The planning commission may approve private streets as follows:~~
 - ~~a. No present or future impediment exists to through traffic movement in the general area.~~
 - ~~b. The adjoining properties in the general area have or are capable of providing an efficient and safe street system that will in no way depend upon the private street network.~~
 - ~~c. For private streets, whether they are to be submitted for public dedication at a later date or remain private, additional space will be devoted for the development of street rights-of-way. Construction plans of private streets must contain a licensed engineer's stamp stating that the design and construction of the private streets meets or exceeds the city's standards for street construction.~~
- (13) Responsibilities for private streets, utility access, open space. The following certificate shall be signed, dated and placed on the final development plan:
 - a. Private street responsibilities of owners. The owners of this property agree to assume full liability and responsibility for maintenance, reconstruction, drainage, and other needs relative to the private streets so designated on this plan, and hereby relieve the local government from any such responsibility. Should the private streets be dedicated for public use at a later date, the owners will bear full expense of reconstruction or other action necessary to make the streets and drainage facilities fully conform to the current public street standards. The owners also agree that the streets shall be dedicated to public use without compensation. (Signed and dated by owners.)

- b. Government and utility access. The owners of this property hereby agree to grant full rights of access to this property over the designated street utilities, and other easements for governmental and utility agencies to perform their normal responsibilities. (Signed and dated by owners.)
 - c. Maintenance of common open space. The owners of this property agree to assume full liability and responsibility for maintenance, reconstruction, drainage, and other needs relative to the common open space so designated on this plan, and hereby relieve the local government from any such responsibility. Should the common open space be dedicated for public use at a later date, the owners will bear full expense of reconstruction or other action necessary to make the common open space and drainage facilities fully conform to the current standards adopted by the city's. The owners also agree that the common open space shall be dedicated to public use without compensation. (Signed and dated by owners.)
- (14) Amenities. Any amenities shown on the master plan for a planned development shall be built within the first phase of the development. The planning commission will not accept any bonding instruments as a guarantee for said amenities. However the planning commission may grant a variance to the time line of this requirement if constructing said amenity in the first phase creates a substantial hardship, other than financial, to the developer due to the location of an amenity in a master plan.

(Code 1981, app. A, art. VIII, § 7; Code 1998, § 114-357; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-305. - Vested rights.

Vesting rights shall be in accordance with T.C.A. § 13-3-413 or § 13-4-310, whichever is applicable, and as amended from time to time.

(Code 1981, app. A, art. VIII, § 8; Code 1998, § 114-358; Ord. No. 6387 § III, 4-1-2014; Ord. No. 6456 § III, 12-16-2014)

Editor's note— Ord. No. 6456, § II, adopted Dec. 16, 2014, changed the title of § 114-305 from "Procedure for development plans" to read as herein set out.

Sec. 114-306. - Development control following the approval of final development plan.

- (a) No permit shall be issued until the director of planning or designee has reviewed/approved the permit application and received a stamped house location plan from a qualified design professional stating that the location plan coincides with the approved development plan.
- (b) No certificate of occupancy (CO) will be issued and no sale of property will take place prior to final development plan approval.
- (c) The building official shall periodically inspect the site and review all building permits issued to ensure that the development schedule and approved plan are followed.
- (d) The provision and construction of the open space shown on the final development plan must proceed at the same rate as the construction of the dwelling units. If the building official finds that the development schedule has not been followed, no additional permits shall be issued until the owner or developer complies with the development schedule or plan or unless a performance bond or other similar instrument has been accepted by the planning commission to guarantee that such open space will be provided at a specific date.

- (e) The planning commission may require a bond, corporate surety, irrevocable letter of credit or other acceptable financial guarantee in a form and amount sufficient to complete the development of open space.

(Code 1981, app. A, art. VIII, § 9; Code 1998, § 114-359; Ord. No. 6387 § III, 4-1-2014)

Sec. 114-307. - Amendments to development plans.

- (a) Under this division, amendments may be made to a development plan only by official action of the planning commission, except those amendments which fully meet the requirements set forth in this section may be approved when signed by the director of planning without further action by the commission. If any question arises as to compliance with this section, the director shall refer the plan to the commission for action.
- (b) Action by the director of planning is intended to expedite approval in those situations where amendments are of minor significance and generally related to the shifting of previously approved spaces. Such amendments shall not:
 - (1) Decrease the overall land area in yards, parking or other open spaces;
 - (2) Increase building ground area coverage, floor area or height;
 - (3) Increase the number or change the location of street access points; and
 - (4) Increase the density of the district.
- (c) Such amended plans shall also have written on them the exact change made and the director's signature, signifying his approval under this section for the amendments as noted. Any plans approved by the director shall be fully described to the commission at its next meeting and properly entered into the minutes of the meeting.

(Code 1981, app. A, art. VIII, § 10; Code 1998, § 114-360; Ord. No. 6387 § III, 4-1-2014)

Secs. 114-308—114-315. - Reserved.



June 1, 2020

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 Sue Ola Emmert Estate located off of Cox Hollow 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,



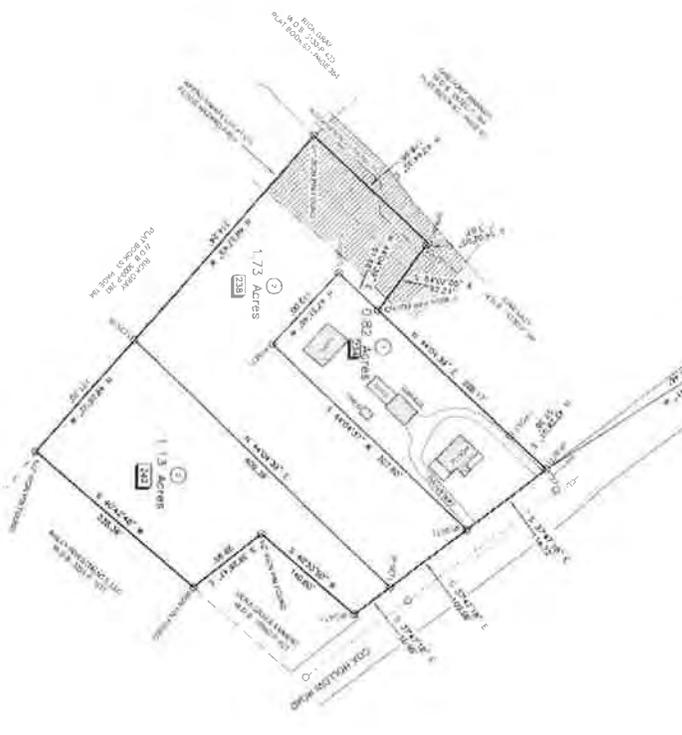
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



THE CITY OF MEMPHIS HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY OF MEMPHIS SUBDIVISION MAP ACT AND THE CITY OF MEMPHIS SUBDIVISION MAP REGULATIONS. THE CITY ENGINEER HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY OF MEMPHIS SUBDIVISION MAP ACT AND THE CITY OF MEMPHIS SUBDIVISION MAP REGULATIONS.

APPROVED: *[Signature]*
 CITY ENGINEER



811 ADDRESS FOR
 LOT 1 - 234 COX HOLLOW ROAD
 LOT 2 - 242 COX HOLLOW ROAD



TOTAL ACRES 3.86
 MILES NEW ROAD 0
 ACRES NEW ROAD 0

SUE OLA EMMERT ESTATE	
DRAWN	DATE
GW	3/30/2020
APPROVED	DATE
GW	3/30/2020
SCALE	SHEET
1" = 100'	PROJECT NO
	SU-105-055-00

05/01/2020 - 08:09:38 AM
 20010034
 1 PAGE PLAT BATCH: 271533
 PLAT BOOK: P57
 PAGE: 187-187

REC FEE 15.00
 OP FEE 2.00
 TOTAL FEE 17.00
 SHEENA R TINSLEY

IN GOD WE TRUST
 THE CITY OF MEMPHIS HAS REVIEWED THE SUBDIVISION MAP AND HAS DETERMINED THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY OF MEMPHIS SUBDIVISION MAP ACT AND THE CITY OF MEMPHIS SUBDIVISION MAP REGULATIONS.



June 1, 2020

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 Cherokee Bend Phase 1, Resubdivision of 8RA and Lot 9R located off of Virginia Avenue, 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



June 5, 2020

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 Re-plat of Bill Sumner Property, located off of Moreland 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



July 1, 2020

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 Westpark , Replat lot 6 located off of Port 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



July 8, 2020

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 Granby Place Subdivision, located off of Granby 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 the word "Sincerely,".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 16, 2020

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 Consolidation of lots 12, 13, & 14, Block 2 of Bridwell Farm, located off of Bridwell Heights 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 the word "Sincerely,".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 16, 2020

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 Harrison Property, located off of Honeysuckle 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,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a large, stylized "Z" or "A" shape that serves as a background for the signature.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

MCCOY LAND SURVEYING
 806 EAST JACKSON BLVD STE 117
 KINGSFORD, TENN 37659
 TEL: 423-753-7151
 FAX: 423-753-7151

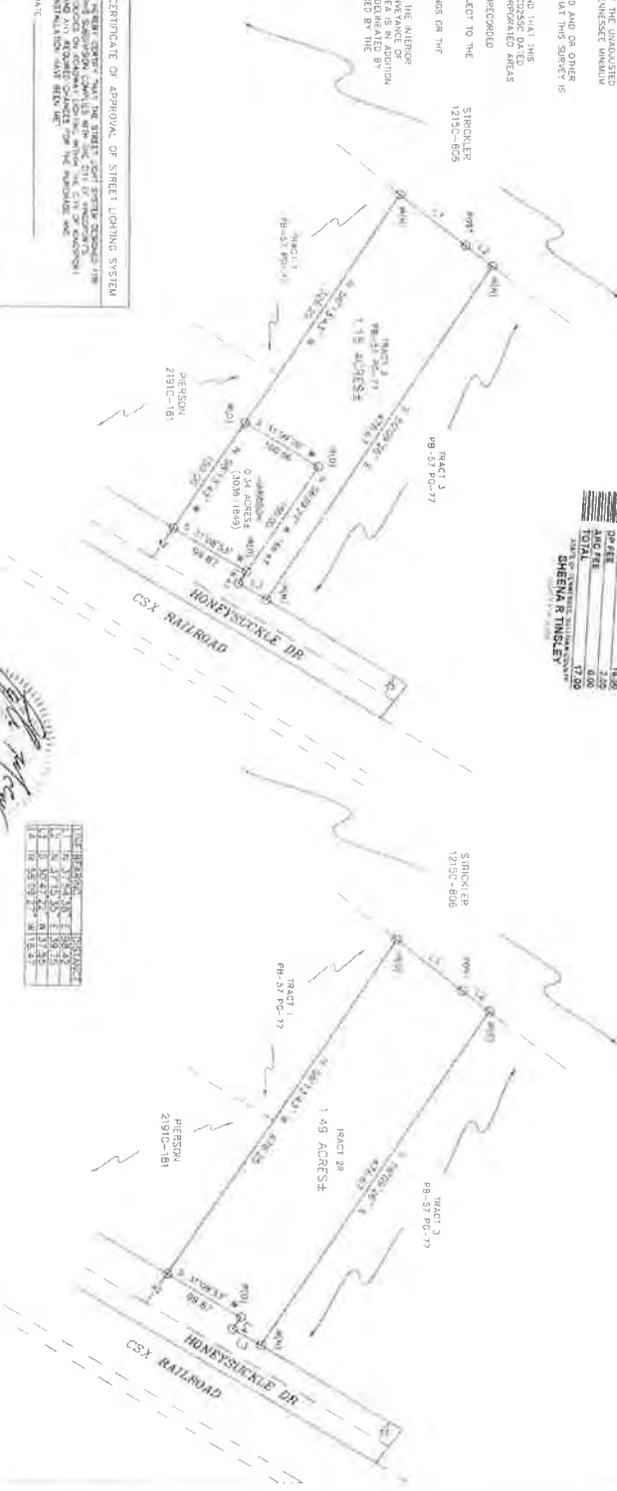
BEFORE

AFTER

07/16/2020 - 01:42:16 PM

20013835	11.56
1705ALCALAT	2.02
PLAT BOOK: P27	8.00
PAGE: 217-217	17.58
TOTAL	29.16

DATE OF QUINCY: 07/16/2020
 SHEENA R TINSLEY



1. DESIGN CERTIFY THAT THIS IS A PROFESSIONAL SURVEY AND THE BASIS OF PRESSION OF THE UNDERSIGNED SURVEY IS ACCORD TO EITHER 45 SURETY & THAT THIS SURVEY MEETS THE CURRENT TENNESSEE UNLAWY STANDARDS OF PRACTICE.

1. DESIGN CERTIFY THAT THE SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND ON OTHER INFORMATION FURNISHED BY THE TITLE ABSTRACT AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS SUBJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1. DESIGN CERTIFY THAT THE PROPERTY EXAMINED THE LEGAL RECORDS OF THE COUNTY AND THAT THIS SURVEY IS SUBJECT TO ALL RIGHT OF WAY AND EASEMENTS RECORDED AND/OR UNRECORDED.

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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CERTIFICATE OF THE APPROVAL OF RECORDING

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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CERTIFICATE OF OWNERSHIP AND DEDICATION

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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CERTIFICATE OF ACCURACY

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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CERTIFICATE OF APPROVAL FOR RECORDING

1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

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1. DESIGN CERTIFY THAT THE SURVEY IS SUBJECT TO THE BUILDING OF GRADES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR OTHER BUILDINGS ON THE RESPECTIVE PARCELS, UNLESS OTHERWISE SPECIFIED.

REPLAT OF THE HARRISON PROPERTY

OWNER: HARRISON SURVEYOR: MCCOY
 EASY DISTRICT: 181M
 SCALE: 1-100
 DATE: 6/23/2020

DATE: 7-16-2020

DATE: 7-11-2020

DATE: 7-16-2020

DATE: 7-11-2020

DATE: 7-16-2020

DATE: 7-11-2020



July 24, 2020

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

Dear Mr. Booher:

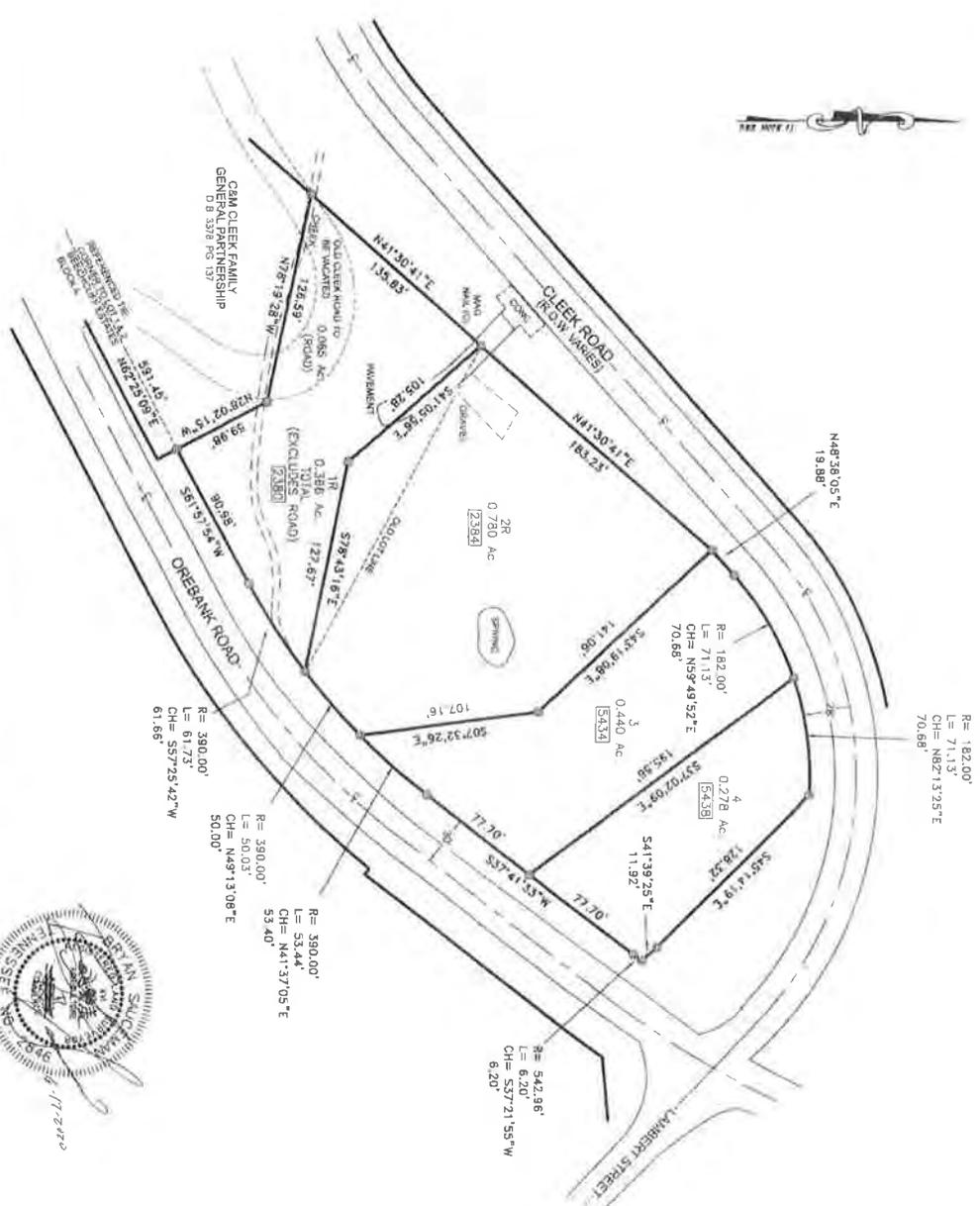
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Joy Estates resubdivision of Lots 1 & 2, located off of Orebank Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The 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



R = 182.00'
L = 71.13'
CH = NS8°13'25\"/>



LEGEND

D.P. DEED BOOK
P.O.W. RIGHT-OF-WAY
AC. ACRES
R. RADIUS
L. LENGTH
N.T.S. NOT TO SCALE
F.Z.S. 511 ADDRESS CENTERLINE
PAYMENT
CONC CONCRETE

07/24/2020 - 09:13:23 AM
20014086
1:55 ALLEY & ASSOCIATES, INC. DATE: 2017
PLAT BOOK: P-7
PAGE: 223-223
REC.FEE 15.00
DEED.FEE 2.00
TOTAL 17.00
SHEENA R TINSLEY
STATE OF TENNESSEE

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES
- 2) PROPERTY IS ZONED R-1B
- 3) SETBACKS: FRONT 30' REAR 30' SIDE 5'
- 4) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 5) THIS IS TO DENY THAT I HAVE CONSULTED THE FEDERAL FLOOD MAP AND DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- 6) ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- 7) JOB NO 20-11722
- 8) ACAD FILE 20-11722 PROMISE LAND CONSTRUCTION DWG
- 9) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 10) DEED REFERENCE TO B-3370 PAGE 2091 & 0.9, 3378 PG. 137
- 11) 5/8" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- 12) HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND WITHOUT REFERENCE TO ANY AT-TORNEY-IN-LAW.
- 15) THIS SURVEY MAY BE SUBJECT TO ANY RECORDING, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



ALLEY & ASSOCIATES, INC.
SURVEYORS
248 E. MARKET STREET
MEMPHIS, TENNESSEE 38102
TEL: 901.525.1188
FAX: 901.525.0528
www.alleyandassociates.com

RESUBDIVISION OF LOTS 1 & 2

JOY ESTATES

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.644	TOTAL LOTS	4
ACRES NEW ROAD	0	ACRES NEW ROAD	0
OWNER	ALLEY & ASSOCIATES, INC.	CIVIL DISTRICT	10TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	±10.000
SCALE	1" = 50'	0	50

<p>CERTIFICATION OF THE SURVEYOR</p> <p>I, THE SURVEYOR, HEREBY CERTIFY THAT I AM THE HOLDER OF THE LICENSE TO PRACTICE AS A SURVEYOR IN THE STATE OF TENNESSEE AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF THE STATE OF TENNESSEE.</p> <p>DATE: 7/24/2020</p> <p>SIGNATURE: [Signature]</p>	<p>CERTIFICATION OF THE SURVEYOR</p> <p>I, THE SURVEYOR, HEREBY CERTIFY THAT THE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SHOWN ON THE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.</p> <p>DATE: 7/24/2020</p> <p>SIGNATURE: [Signature]</p>	<p>CERTIFICATION OF THE SURVEYOR</p> <p>I, THE SURVEYOR, HEREBY CERTIFY THAT THE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SHOWN ON THE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.</p> <p>DATE: 7/24/2020</p> <p>SIGNATURE: [Signature]</p>	<p>CERTIFICATION OF THE SURVEYOR</p> <p>I, THE SURVEYOR, HEREBY CERTIFY THAT THE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AS SHOWN ON THE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.</p> <p>DATE: 7/24/2020</p> <p>SIGNATURE: [Signature]</p>
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July 24, 2020

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 Ronnie Chase Property, located off of Pickens 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 the word "Sincerely,".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 24, 2020

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 Revision of the Homer Dal Rogers Property, located off of Henry Harr 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

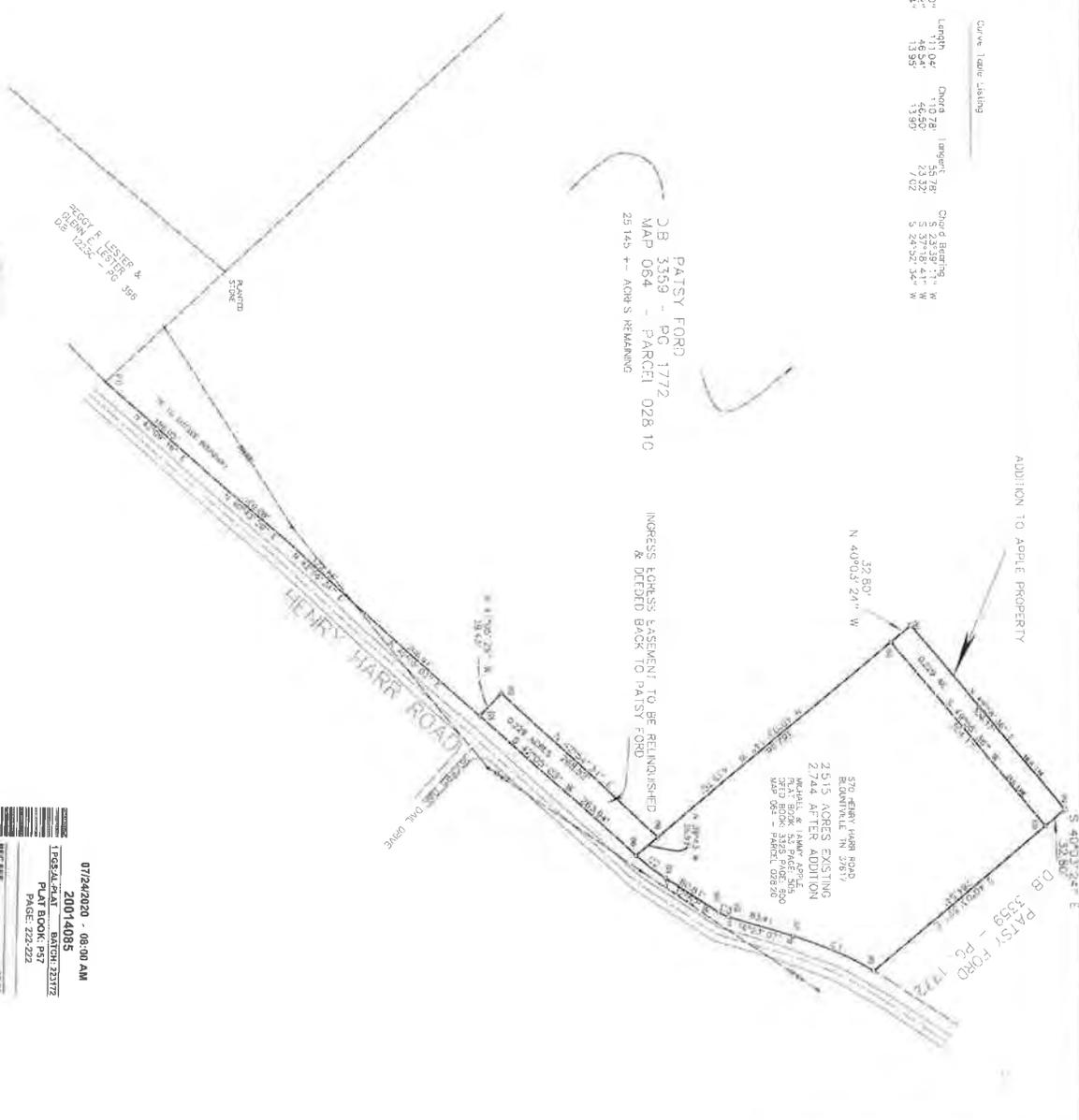


CURVE TABLE

Station	Chord	Length	Chord	Length	Chord	Length
1+00.00	133.22	110.00	110.78	55.78	52.33	11.00
2+00.00	266.44	220.00	221.56	111.56	55.78	11.00
3+00.00	399.66	330.00	332.68	167.34	55.78	11.00
4+00.00	532.88	440.00	443.80	223.10	55.78	11.00
5+00.00	666.10	550.00	554.82	278.86	55.78	11.00

Curve Table Listing

Station	Chord	Length	Chord	Length	Chord	Length
1+00.00	133.22	110.00	110.78	55.78	52.33	11.00
2+00.00	266.44	220.00	221.56	111.56	55.78	11.00
3+00.00	399.66	330.00	332.68	167.34	55.78	11.00
4+00.00	532.88	440.00	443.80	223.10	55.78	11.00
5+00.00	666.10	550.00	554.82	278.86	55.78	11.00

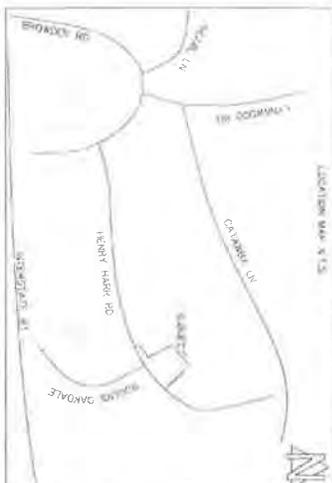


ADDITION TO APPLE PROPERTY

PATSY FORD
J.B. 3359 - PG. 1772
MAP 064 - PARCEL 028 110
25 145 ± - ACRES REMAINING

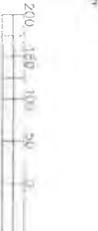
INGRESS EASEMENT TO BE RELINQUISHED
& DEDICATED BACK TO PATSY FORD

570' HENRY HARR ROAD
BLOUNTVILLE TN 37617
2.515 ACRES EXISTING
2.744 ACRES AFTER ADDITION
ADDITION OF 1.000 ACRES
FIELD BOOK: 3155 PAGE: 500
MAP 064 - PARCEL 028 210



LEGEND:
 (1) 1/2" BEAR POUND SIGN ON D
 (2) CENTER LINE
 (3) SANITARY SEWER MAINLINE IN

07/24/2020 - 08:00 AM
 20014085
 PLAT BOOK: P57
 PAGE: 222-222
 BAYON: 23172
 SHEENA R. THIBLET



DATE	DESCRIPTION	AMOUNT
07/24/2020	FIELD	15.00
07/24/2020	OFFICE	6.00
07/24/2020	TOTAL	21.00

LYONS SURVEYING COMPANY
 112 INDUSTRIAL ROAD, SUITE 3
 BLOUNTVILLE, TN 37617
 PHONE: (615) 472-5847

NOTES:
 1. HENRY HARR ROAD HAS BEEN MADE ONE WAY TRAFFIC FROM BLOUNTVILLE TO THE INTERSECTION OF HENRY HARR ROAD AND HIGHWAY 115. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 2. HENRY HARR ROAD IS A 75' WIDE ROAD AND THE RATIO OF SURVEY IS 1:100. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 3. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.
 4. BUILDING SETBACKS SHALL COMPLY TO LOCAL ZONING REGULATIONS FOR THE APPLICABLE ZONING DISTRICT.
 5. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.
 6. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.
 7. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.
 8. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.
 9. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.
 10. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY AND OF SERVITUDES, EITHER WRITTEN OR UNWRITTEN.

STATE OF TENNESSEE
 COUNTY OF HAMILTON
 I, STEVEN C. LYONS, REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR WHO HAS PREPARED THE FOREGOING SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE TENNESSEE SURVEYORS ASSOCIATION.
 DATE: 07/24/2020
 SIGNATURE: Steven C. Lyons
 REGISTERED PROFESSIONAL SURVEYOR
 TENNESSEE NO. 3900
 COMMISSION EXPIRES 12/31/2010



July 28, 2020

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 Riverwatch subdivision open space, located off of Silk Mill Place, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 29, 2020

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

Dear Mr. Booher:

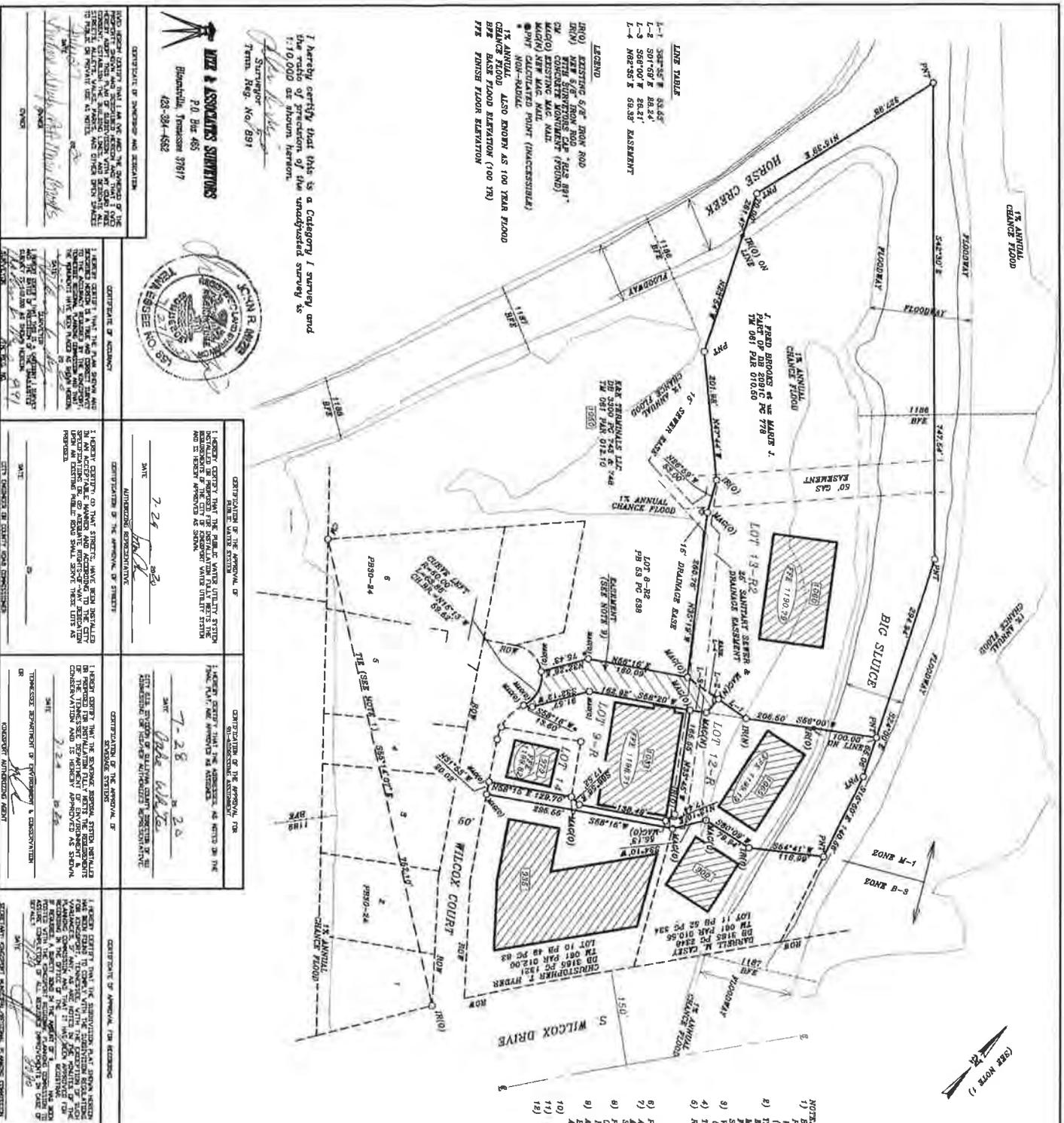
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Wilcox Business Center resubdivision of lots 13-R2 and 12-R Block A, located off of South Wilcox Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within 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,

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



LEGEND

1-1 35'-55" E 53.55'
 1-2 50'-15" E 28.24'
 1-3 100'-30" E 56.48'
 1-4 100'-30" E 56.48'
 1-5 100'-30" E 56.48'

LEGEND

1-1 35'-55" E 53.55'
 1-2 50'-15" E 28.24'
 1-3 100'-30" E 56.48'
 1-4 100'-30" E 56.48'
 1-5 100'-30" E 56.48'

NOTES:

- 1) BEARINGS ARE BASED ON SUBDIVISION MAP RECORDED IN PG 30 FIRST CORNER OF LOT 8 TO THE SOUTHWEST CORNER OF LOT 1 (565'-14'-07")
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE PERSONAL EMBROIDERY MANUFACTURER'S FLOOD INSURANCE RATE MAP AND THAT THE ABOVE PROPERTY IS PARTLY LOCATED ON A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THIS MAP.
- 3) THE SPECIAL FLOOD HAZARD AREA WAS ESTABLISHED BY USING GPS CORRELATED ELEVATION (GCE).
- 4) TAX MAP 081, PARCEL 012.08 FORMER LOT 13-R AND LOT 14-R.
- 5) REFERENCE DEED: FORMER LOT 13-R AND LOT 14-R.
- 6) 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100.
- 7) PROPERTY ZONED R-1.
- 8) APPLICABLE ZONING REGULATIONS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 9) THE PROPERTY IS SUBJECT TO THE CITY OF MEMPHIS ZONING ORDINANCES AND SUBDIVISION REGULATIONS.
- 10) A NOW EXISTING DRAINAGE/CROSS EMBROIDERY IS CREATED AND LOT 13-R WITH SHARED MAINTENANCE BY LOT 13-R2 AND LOT 13-R.
- 11) WILCOX COURT = 911 ADDRESS.
- 12) TAX MAP 081, PARCEL 012.08 FORMER LOT 13-R AND LOT 14-R.
- 13) ACAD FILE NUMBER: 518-0689B000000002.dwg

RESUBDIVISION OF LOTS 13-R2 and 12-R BLOCK A

WILCOX BUSINESS CENTER

KINGSPOST REGIONAL PLANNING COMMISSION

TOTAL ACRES 6.607 AC± TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER MARIE J. BROOKS et al CIVIL DISTRICT 139A

SUBDIVISOR WILCOX & ASSOCIATES CUSTOMER REPORT 1710/000

SCALE 1" = 100'



July 29, 2020

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 Cross Property, located off of Shady 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,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 29, 2020

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 part of the Robert Earl Jones Property, located off of Childress Ferry 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", written over a horizontal line.

Ken Weems,
Zoning Administrator

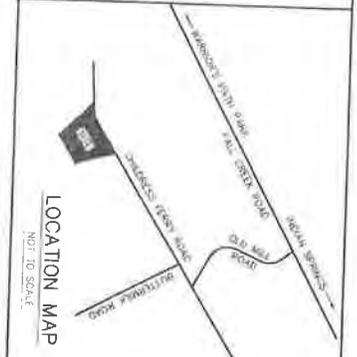
C: Kingsport Regional Planning Commission

Saxon & Associates
 129 Orioli Drive
 Kingsport, TN 37664-5200
 PHONE: (423) 245-9926
 dmsaxon@chartertn.net

DEED BOOK 1221C, PAGE 733



- GENERAL NOTES**
1. EXISTING CURBS AND GUTTERS, AND EXISTING UTILITY LINES, AND EXISTING EASEMENTS, ARE SHOWN ON THIS PLAN. THE LOCATION OF ALL EXISTING UTILITY LINES AND EASEMENTS ARE SHOWN ON THIS PLAN.
 2. THE SURVEY HAS BEEN MADE FROM THE CORNER OF THE SECTION AND THE CORNER OF THE SECTION.
 3. THE SURVEY HAS BEEN MADE FROM THE CORNER OF THE SECTION AND THE CORNER OF THE SECTION.
 4. THE SURVEY HAS BEEN MADE FROM THE CORNER OF THE SECTION AND THE CORNER OF THE SECTION.
 5. THE SURVEY HAS BEEN MADE FROM THE CORNER OF THE SECTION AND THE CORNER OF THE SECTION.
 6. THE SURVEY HAS BEEN MADE FROM THE CORNER OF THE SECTION AND THE CORNER OF THE SECTION.
 7. THE SURVEY HAS BEEN MADE FROM THE CORNER OF THE SECTION AND THE CORNER OF THE SECTION.



01/29/2020 09:39:46 AM
 20014425
 1:58.44
 2:00.14
 3:00.00
 4:00.00
 5:00.00
 6:00.00
 7:00.00
 8:00.00
 9:00.00
 10:00.00
 11:00.00
 12:00.00
 SHEENA R TINSLEY

- NOTES**
1. Δ = 1/2" REBAR FOUND
 2. \square = IRON PIPE FOUND
 3. \circ = 1/2" REBAR SET IN CONCRETE
 4. \times = IRON PIPE SET IN CONCRETE
 5. \bullet = UNMARKED POINT (AS NOTED)
 6. \circ = UNMARKED POINT ON OR NEAR LINE
 7. \bullet = UTILITY POLE

CURRENTLY ZONED A-1

CITY KINGSPOUR WATER IS NOT AVAILABLE
 CITY OF KINGSPOUR HAS ISSUED A VARIANCE



SUBDIVISION OF A PART OF THE
ROBERT EARL JONES, ET UX, PROPERTY

KINGSPOUR, TENNESSEE REGIONAL PLANNING COMMISSION
 TOTAL ACRES: 1.380
 ACRES NEW ROAD: NONE
 MILES NEW ROAD: NONE
 DIVISION: ROBERT EARL JONES, ET UX
 DIVISION: DANIEL BROWN, KLS JAY
 CIVIL DISTRICT: 24
 CLOSURE ERROR: 1/1000

CERTIFICATE OF APPROVAL AND RECORDATION
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS BEING SUBDIVIDED AS SHOWN, ACCORDING TO THE PLAN SHOWN
 DATE: 6/13/20
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF RECORDATION
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS BEING SUBDIVIDED AS SHOWN, ACCORDING TO THE PLAN SHOWN
 DATE: 6/13/20
 SIGNATURE: [Signature]

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS BEING SUBDIVIDED AS SHOWN, ACCORDING TO THE PLAN SHOWN
 DATE: 6/13/20
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDATION
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS BEING SUBDIVIDED AS SHOWN, ACCORDING TO THE PLAN SHOWN
 DATE: 6/13/20
 SIGNATURE: [Signature]

Building Division Monthly Report

July 2020

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	23	\$207,218
ADDITIONS	2	\$41,500
ALTERATIONS	17	\$274,103
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	7	\$2,064,320
RESIDENTIAL ROOF	10	\$70,249
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	1	\$8,000
ALTERATIONS	3	\$6,321,000
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS	1	\$858,160
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	\$622,000
FOUNDATION ONLY	1	\$16,000
COMMUNICATION TOWER		
COMMERCIAL ROOF		
TOTAL	66	\$10,482,550
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	12	
MOVE STRUCTURE		
SIGNS	12	
TENTS	1	
TOTAL PERMITS ISSUED	91	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$52,782,319