KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room
225 West Center Street

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

June 17, 2021 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON MAY 17, 2021 AND THE REGULAR MEETING HELD ON MAY 20, 2021.

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

06-01 Chase Meadows ILOC Phases 3 & 4 – (2021-201-00011)
The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of $20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Garland)

06-02 Granby Place ILOC – (2021-201-00008)
The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of $149,375.94 as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Garland)

06-03 West Park Development ILOC – (2021-201-00012)
The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of $14,118.00, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Garland)

06-04 West Park Lot 9 ILOC – (2021-201-00010)
The Kingsport Regional Planning Commission is requested to extend an Irrevocable Letter of Credit in the amount of $12,146.00, as calculated by the City Engineering Division, to cover all remaining improvements. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Garland)

06-05 West Park Development Road Construction ILOC – (2021-201-00009)
The Kingsport Regional Planning Commission is requested to extend the Irrevocable Letter of Credit in the amount of $342,348.14 as calculated by the City Engineering Division, to

cover all remaining improvements for West Park Development road construction. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

06-06 Cox Hollow Road Rezoning – (2021-201-00011)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from MX (Mixed-Use District) to PD (Planned Development District) to accommodate a new single family and multi-family development. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Weems)

06-07 Cox Hollow Road Vicinity Land Use Plan Amendment – (2021-601-00012)
The Kingsport Regional Planning Commission is requested to amend the future land use plan designation for the property from Retail/ Commercial to Single and Multi-Family Residential. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Weems)

VIII. OTHER BUSINESS

06-08 Discussion of Multiple Principal Structures per parcel (Single Family) in a PD zone

06-09 PC Officer Nominating Committee designation

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

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

May 17, 2021 12:00 noon

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
Paula Stauffer

Members Absent
Phil Rickman
Brad Blackwell
James Phillips

Staff Present
Ken Weems, AICP
Savannah Garland

Visitors
none

At 12:00 p.m., Chairman Booher called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the April 2021 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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

05-01 Glory Road Rezoning – (2021-101-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the vicinity of the development, located off both Glory Road and Rocky Branch Road. Staff stated that the proposal is owner-requested and consists of approximately 33.91 acres. Staff stated that the developer would bring plans in the future for a single family development on the property. Staff noted that a total of 5 calls have been received about the rezoning. Staff noted that all callers were satisfied that this would be a single family development as opposed to a multifamily development. Staff recommended sending a positive recommendation to the BMA for the rezoning due to conformance to the land use plan as an area appropriate for single family development. No official action was taken.

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

VIII. OTHER BUSINESS

05-02 Receive, a letter to certify the Division of the Moore Property, located off of Old Mill Road.

05-03 Receive, a letter to certify the Resubdivision of the Chicago Dough Company Property, located off of East Stone Drive.

05-04 Receive, a letter to certify the Replat of Lot 6 of the Isaac Clonce Estate, located off Bell Ridge Road.

05-05 Receive, a letter to certify the Resubdivision of Lots 195-196 of Edinburgh Phase 11, located off of Murrayfield Way.

05-06 Receive, a letter to certify the Replat of lots 22 & 23 The Summit at Preston Park, located off of Preston Park Drive.

05-07 Receive, a letter to certify the Consolidation of lots 18 & 19 in block 0 Preston Forest, Section 15, located off of Sussex Drive.

05-08 Receive, a letter to certify the Resubdivision of Lots 7 & 8, Crockett Landing at Old Island, located off of Old Island Trail.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:20 p.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

May 20, 2021 5:30 p.m.

Members Present
Sam Booher
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman
Paula Stauffer

Members Absent
Brad Blackwell

Staff Present
Ken Weems, AICP
Savannah Garland

Visitors
Barbara Lambert
Tony Jones
Ken Bates

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the agenda. The motion was approved unanimously, 8-0. The Chairman asked for approval of the minutes of the work session held on April 12, 2021 and the regular meeting held on April 15, 2021. A motion was made by Pat Breeding, seconded by Beverley Perdue, to approve the minutes for the April 12, 2021 work session and the April 15, 2021 regular meeting as presented. The motion was approved unanimously, 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

05-01 Glory Road Rezoning – (2021-101-00002)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the vicinity of the development, located off both Glory Road and Rocky Branch Road. Staff stated that the proposal is owner-requested and consists of approximately 33.91 acres. Staff stated that the developer would bring plans in the future for a single family development on the property. Staff noted that a total of 5 calls have been received about the rezoning. Staff noted that all callers were satisfied that this would be a single family development as opposed to a multifamily development. Staff recommended sending a positive recommendation to the BMA for the rezoning due to conformance to the land use plan as an area appropriate for single family development. Tony Jones inquired as to whether or not buffering

would be required against existing homes along Rocky Branch Road. Staff answered that buffering would not be requirement. Ken Bates stated that he intends to develop 80-100 single family home sites on the property. A motion was made by Sharon Duncan, seconded by James Phillips, to send a positive recommendation to rezone the property to the BMA. The motion passed, 8-0.

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

VIII. OTHER BUSINESS

05-02 Receive, a letter to certify the Division of the Moore Property, located off of Old Mill Road.

05-03 Receive, a letter to certify the Resubdivision of the Chicago Dough Company Property, located off of East Stone Drive.

05-04 Receive, a letter to certify the Replat of Lot 6 of the Isaac Clonce Estate, located off Bell Ridge Road.

05-05 Receive, a letter to certify the Resubdivision of Lots 195-196 of Edinburgh Phase 11, located off of Murrayfield Way.

05-06 Receive, a letter to certify the Replat of lots 22 & 23 The Summit at Preston Park, located off of Preston Park Drive.

05-07 Receive, a letter to certify the Consolidation of lots 18 & 19 in block 0 Preston Forest, Section 15, located off of Sussex Drive.

05-08 Receive, a letter to certify the Resubdivision of Lots 7 & 8, Crockett Landing at Old Island, located off of Old Island Trail.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:55 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR CHASE MEADOWS PHASES 3 & 4

FILE NUMBER: 2021-201-00011

The City currently holds an Irrevocable Letter of Credit in the amount of $5,000 for Chase Meadows Phase 3. Additionally, The City currently holds an Irrevocable Letter of Credit in the amount of $15,000 for Chase Meadows Phase 4. The developer has been permitted to combine the bond for the two phases into one Irrevocable Letter of Credit since the majority of the improvements have been completed. The remaining items left on the bond estimate is for as-built surveys/record drawings (both phase 3 & 4) and the conversion of the sediment pond into a retention pond (phase 4 only).

The Kingsport Regional Planning Commission is requested to approve the Irrevocable Letter of Credit extension for Chase Meadows Phases 3 & 4 for $20,000, and to extend the expiration date for six months. The new Irrevocable Letter of Credit will have an expiration date of January 22, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to October 22, 2021. Both existing letters of credit will be returned to the developer upon approval of and receipt of the new letter of credit.

Staff Recommends extension of the single Irrevocable Letter of Credit in the amount of $20,000, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3 & Phase 4.

BOND ESTIMATE
FOR
Chase Meadows- Phases 3 & 4
June 2, 2021

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	2	LS	AS-BUILT SURVEY/RECORD DRAWINGS	$ 5,000.00	**$ 10,000.00**
2	1	LS	CONVERT SEDIMENT PONDS TO DETENTION	$ 10,000.00	**$ 10,000.00**
			CONSTRUCTION TOTAL		**$ 20,000.00**

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

June 2, 2021

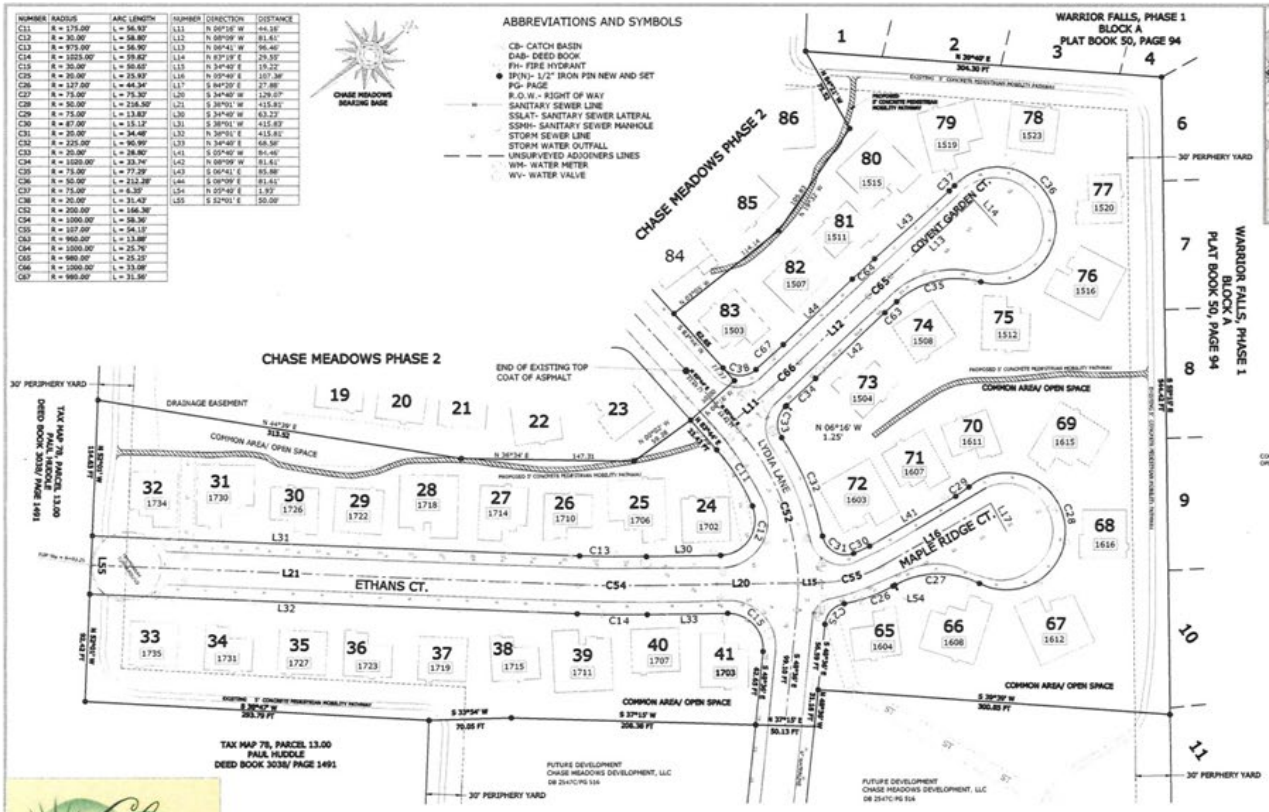
NUMBER	RADIUS	ARC LENGTH
C11	R = 175.00'	L = 56.93'
C12	R = 30.00'	L = 58.80'
C13	R = 975.00'	L = 56.90'
C14	R = 1025.00'	L = 59.82'
C15	R = 30.00'	L = 50.65'
C25	R = 20.00'	L = 25.93'
C26	R = 127.00'	L = 44.34'
C27	R = 75.00'	L = 75.30'
C28	R = 50.00'	L = 216.50'
C29	R = 75.00'	L = 13.82'
C30	R = 87.00'	L = 15.12'
C31	R = 20.00'	L = 34.48'
C32	R = 225.00'	L = 90.99'
C33	R = 20.00'	L = 28.80'
C34	R = 1020.00'	L = 33.74'
C35	R = 75.00'	L = 77.29'
C36	R = 50.00'	L = 212.28'
C37	R = 75.00'	L = 6.35'
C38	R = 20.00'	L = 31.42'
C52	R = 200.00'	L = 166.38'
C54	R = 1000.00'	L = 58.30'
C55	R = 107.00'	L = 54.13'
C63	R = 960.00'	L = 13.88'
C64	R = 1000.00'	L = 25.76'
C65	R = 980.00'	L = 25.25'
C66	R = 1000.00'	L = 33.08'
C67	R = 980.00'	L = 31.56'

NUMBER	DIRECTION	DISTANCE
L11	N 06°16' W	44.16'
L12	N 08°09' W	81.61'
L13	N 06°41' W	96.46'
L14	N 83°19' E	29.55'
L15	N 34°40' E	19.22'
L16	N 05°40' E	107.38'
L17	S 84°20' E	27.88'
L20	S 34°40' W	129.07'
L21	S 38°01' W	415.82'
L30	S 34°40' W	63.22'
L31	S 38°01' W	415.82'
L32	N 38°01' E	415.82'
L33	N 34°40' E	68.50'
L41	S 05°40' W	84.46'
L42	N 08°09' W	81.61'
L43	S 06°41' E	85.88'
L44	S 08°09' E	81.61'
L54	N 05°40' E	1.97
L55	S 52°01' E	50.09'

CHASE MEADOWS BEARING BASE

ABBREVIATIONS AND SYMBOLS

- CB- CATCH BASIN
- DAB- DEED BOOK
- FH- FIRE HYDRANT
- IP(N)- 1/2" IRON PIN NEW AND SET
- PG- PAGE
- R.O.W.- RIGHT OF WAY
- SANITARY SEWER LINE
- SSLAT- SANITARY SEWER LATERAL
- SSMH- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- STORM WATER OUTFALL
- UNSURVEYED ADJOINERS LINES
- WM- WATER METER
- WV- WATER VALVE



VICINITY MAP
NOT TO SCALE

RECORDING DATA

CHASE MEADOWS DEVELOPMENT, L.L.C.
PROPERTY RECORDED AT DEED BOOK 2547C/ PAGE 516
AND IS SHOWN ON TAX MAP 78, PARCEL

OWNER\ DEVELOPER

KENNETH W. BATES
181 PEPPERTREE DRIVE
KINGSPORT, TN 37664
TELEPHONE: (423)349-6266

PROJECT DATA

TOTAL LINEAL FEET OF NEW PEDESTRIAN MOBILITY PATHWAY TO BE CONSTRUCTED FOR THIS PHASE= 789.9 FT

TOTAL SQUARE FOOTAGE OF ROAD TO BE TOP COATED THIS PHASE= 49, 545.91 SQUARE FEET

COMMON AREA/ OPEN SPACE
37, 366 SQ.FT. (0.858 ACRES)

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 47163C0065D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

EASEMENTS

SEE PLAT FOR ALL PUBLIC UTILITY EASEMENTS.
ALL EASEMENTS ARE 12 FEET IN WIDTH UNLESS NOTED OTHERWISE

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT PD
PLANNED DEVELOPMENT
30' PERIPHERY AROUND ENTIRE PROJECT

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

1612 = KINGSPORT G.I.S. ADDRESS ASSIGNMENT

Chase MEADOWS
• WELCOME HOME •

FINAL DEVELOPMENT PLAN
CHASE MEADOWS-PHASE 3

UNITS 24-41, 65-83
7th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME ALL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

DATE 20__

OWNER

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

DATE 20__

OWNER

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20__

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 20__

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE 20__

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 20__

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 20__

REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE 20__

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE 20__

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 20__

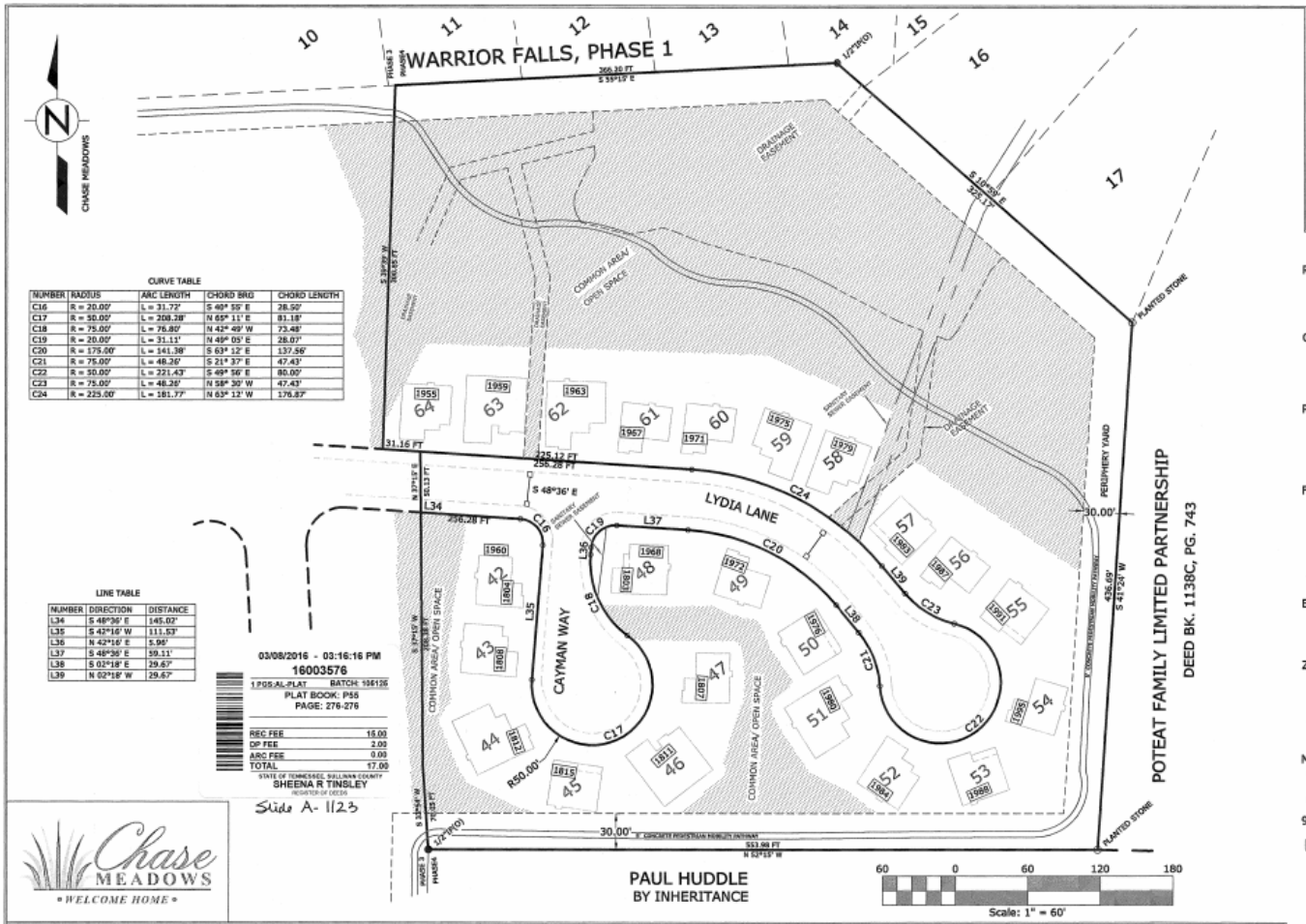
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 7.432 Acres± TOTAL UNITS 37
ACRES NEW ROAD 1.718 Acres± MILES NEW ROAD 0.27
OWNER CHASE MEADOWS DEVELOPMENT, LLC CIVIL DISTRICT 7TH
SURVEYOR CARTER, CARR & ASSOC. CLOSURE ERROR 1:10000

SCALE: 1"=60'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD BRG	CHORD LENGTH
C16	R = 20.00'	L = 31.72'	S 40° 55' E	28.50'
C17	R = 50.00'	L = 208.28'	N 65° 11' E	81.18'
C18	R = 75.00'	L = 76.80'	N 42° 49' W	73.48'
C19	R = 20.00'	L = 31.11'	N 49° 05' E	28.07'
C20	R = 175.00'	L = 141.38'	S 63° 12' E	137.56'
C21	R = 75.00'	L = 48.26'	S 21° 37' E	47.43'
C22	R = 50.00'	L = 221.43'	S 49° 56' E	80.00'
C23	R = 75.00'	L = 48.26'	N 58° 30' W	47.43'
C24	R = 225.00'	L = 181.77'	N 63° 12' W	176.87'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L34	S 48°36' E	145.07'
L35	S 42°16' W	111.53'
L36	N 42°16' E	5.96'
L37	S 48°36' E	59.11'
L38	S 02°18' E	29.67'
L39	N 02°18' W	29.67'

03/08/2016 - 03:16:16 PM
16003576
1 PGS-AL-PLAT BATCH: 106126
PLAT BOOK: P55
PAGE: 276-276

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

Slide A- 1123

Chase MEADOWS
• WELCOME HOME •

VICINITY MAP
NOT TO SCALE

RECORDING DATA

CHASE MEADOWS DEVELOPMENT, L.L.C.
PROPERTY RECORDED AT DEED BOOK 2547C/ PAGE 516
AND IS SHOWN ON TAX MAP 78, PARCEL

OWNER\ DEVELOPER

KENNETH W. BATES
181 PEPPERTREE DRIVE
KINGSPORT, TN 37664
TELEPHONE: (423)349-6266

PROJECT DATA

TOTAL SQUARE FOOTAGE OF ROAD TO BE TOP COATED THIS PHASE= 26,850.46 SQUARE FEET

COMMON AREA/ OPEN SPACE
142,001 SQ.FT. (3.260 ACRES)

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 47163C0065D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

EASEMENTS

SEE PLAT FOR ALL PUBLIC UTILITY EASEMENTS.
ALL EASEMENTS ARE 12 FEET IN WIDTH UNLESS NOTED OTHERWISE

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT PD
PLANNED DEVELOPMENT
30' PERIPHERY AROUND ENTIRE PROJECT

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

1612 = KINGSPORT G.I.S. ADDRESS ASSIGNMENT

FINAL DEVELOPMENT PLAN
CHASE MEADOWS-PHASE 4

UNITS 42-64
7th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME ALL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

2-29 20 16
DATE
Kenneth W. Bates
OWNER

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

2-29 20 16
DATE
Kenneth W. Bates
OWNER

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20
TRAFFIC ENGENEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

2-29 20 16
DATE
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

February 29 20 16
DATE
Constance Campbell
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

2-29 20 16
DATE
Kenneth W. Bates
OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION, AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

TENNESSEE
KENNETH W. BATES
No. 1112
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

3/7 20 16
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

2-29 20 16
DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/8 20 16
DATE
KINGSPORT HUMAN & REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 7.169 Acres± TOTAL UNITS 23
ACRES NEW ROAD 0.975 Acres± MILES NEW ROAD 0.14
OWNER CHASE MEADOWS DEVELOPMENT, LLC CIVIL DISTRICT 7TH
SURVEYOR CARTER, CARR & ASSOC. CLOSURE ERROR 1:10000

SCALE: 1"=60'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: MAY 27TH, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR GRANBY PLACE

FILE NUMBER: 2021-201-00008

The City currently holds an Irrevocable Letter of Credit in the amount of $149,375.94 for Granby Place road development. The City Engineering Division has calculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Grandby Place Subdivision. The estimate is for the amount of $149,375.94. An irrevocable letter of credit will be submitted to the City for the amount matching that estimate. The remaining improvements include thinks like fire hydrant installation, sidewalks, and land clearing and stabilization.

The new Irrevocable Letter of Credit will have an expiration date of June 30th, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2022.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of $149,375.94 as calculated by the City Engineering Division, to cover all remaining improvements for Granby Place.

ENGINEERS ESTIMATE
Roadways and Utilities - Granby Road Development

FILE NO. 2020-D9

5/26/2021 (updated)

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	$ 20,000.00	$ 20,000.00
2	1	LS	Clearing and Grubbing	$ 12,000.00	$ 12,000.00
3	1	LS	Traffic Control	$ 12,000.00	$ 12,000.00
4	1	LS	Project Sign	$ 1,068.00	$ 1,068.00
5	1	LS	Topsoil, Mulching, Seeding and Strawing	$ 15,000.00	$ 15,000.00
Utilities - Water					
5	1	EA	Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant	$ 2,500.00	$ 2,500.00
Sidewalks					
6	7,982	S.F.	5' Wide, 4" Sidewalk (includes East and West Granby, Williams Road)	$ 6.91	$ 57,914.13
Erosion Control					
7	1	LS	Erosion Control	$ 10,000.00	$ 10,000.00
				SUBTOTAL	$ 130,482.13
			CONTINGENCIES (6%)		$ 7,828.93
					$ 138,311.05
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		$ 11,064.88
				TOTAL	$ 149,375.94

5/26/2021 (updated)
Date

David Harris
Civil Engineer I
City of Kingsport

Phase

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurvys.com
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SHEET 1 OF 2

FINAL PLAT
TAX MAP 29O, GROUP B, PARCEL 1
PART OF TAX MAP 29O, GROUP A, PARCEL 32
DEED BOOK 3365, PAGE 1125
PLAT BOOK 57, PAGE 68
DATE: JUNE 25, 2020

VICINITY MAP

NOT TO SCALE

JEFFERY ALLEN MILLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
06/25/2020
TENNESSEE NO. 1964

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE

OWNER – SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WHEN THE CITY OF KINGSPORT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE

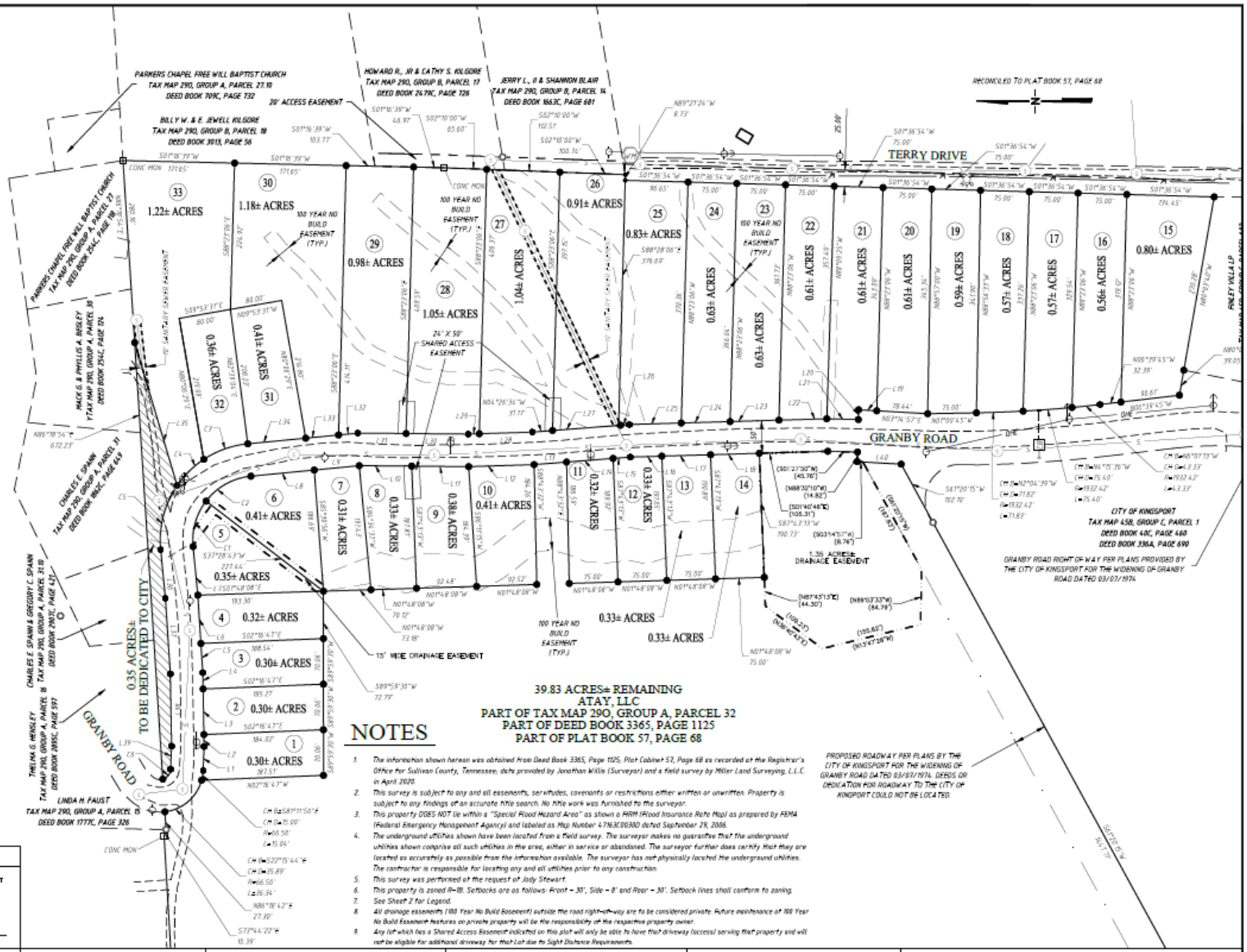
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR STREET ACCESS

I HEREBY CERTIFY THAT THE ADDRESSES AS AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.

DATE

AUTHORIZED AGENT



39.83 ACRES± REMAINING
ATAY, LLC
PART OF TAX MAP 29O, GROUP A, PARCEL 32
PART OF DEED BOOK 3365, PAGE 1125
PART OF PLAT BOOK 57, PAGE 68

NOTES

1. The information shown hereon was obtained from Deed Book 3365, Page 1125, Plat Cabinet 57, Page 68 as recorded at the Registrar's Office for Sullivan County, Tennessee; data provided by Jonathan Willis (Surveyor) and a field survey by Miller Land Surveying, L.L.C. in April 2020.
2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0030D dated September 29, 2006.
4. The underground utilities shown have been located from a field survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. The contractor is responsible for locating any and all utilities prior to any construction.
5. This survey was performed at the request of Jody Stewart.
6. This property is zoned R-1B. Setbacks are as follows: Front – 30', Side – 8' and Rear – 30'. Setback lines shall conform to zoning.
7. See Sheet 2 for Legend.
8. All drainage easements (100 Year No Build Easement) outside the road right-of-way are to be considered private. Future maintenance of 100 Year No Build Easement features on private property will be the responsibility of the respective property owner.
9. Any lot which has a Shared Access Easement indicated on this plat will only be able to have that driveway (access) serving that property and will not be eligible for additional driveway for that Lot due to Sight Distance Requirements.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

06/25/2020
DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, (2) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPERLY, (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY PLANNING COMMISSION.

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM, (1) IS AVAILABLE TO THE PROPERTY, OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED. A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

REG. KINGSPORT REGIONAL PLANNING COMMISSION DATE

GRANBY PLACE SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	19.24±	TOTAL LOTS	33
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ATAY, LLC	CIVIL DISTRICT	12
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000

SCALE 1" = 100' 0 100' 200' 300'

#329/1329 Subdivision Reg

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK DEVELOPMENT

FILE NUMBER: 2021-201-00012

The City currently holds an Irrevocable Letter of Credit for the West Park Development. This letter of credit totals $14,118.00 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. The project is ongoing with active construction. If extended, this Irrevocable Letter of Credit will have an expiration date of July 24, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to May 24, 2022.

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

BOND ESTIMATE
WEST PARK LOT 5 - 25' AISLE

FILE NO. 2018-D20

June 8, 2021

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

Pamela Gilmer

Pamela Gilmer, PE
Civil Engineer II
City of Kingsport

June 8, 2021
Date

NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2 : THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C0120D – EFFECTIVE DATE JULY 03, 2006.

NOTE #3 : ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4 : THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE #5: ZONE B-3

NOTE #6 : BUILDING SETBACKS – FRONT – 20'
REAR – 30'
SIDE – 0'

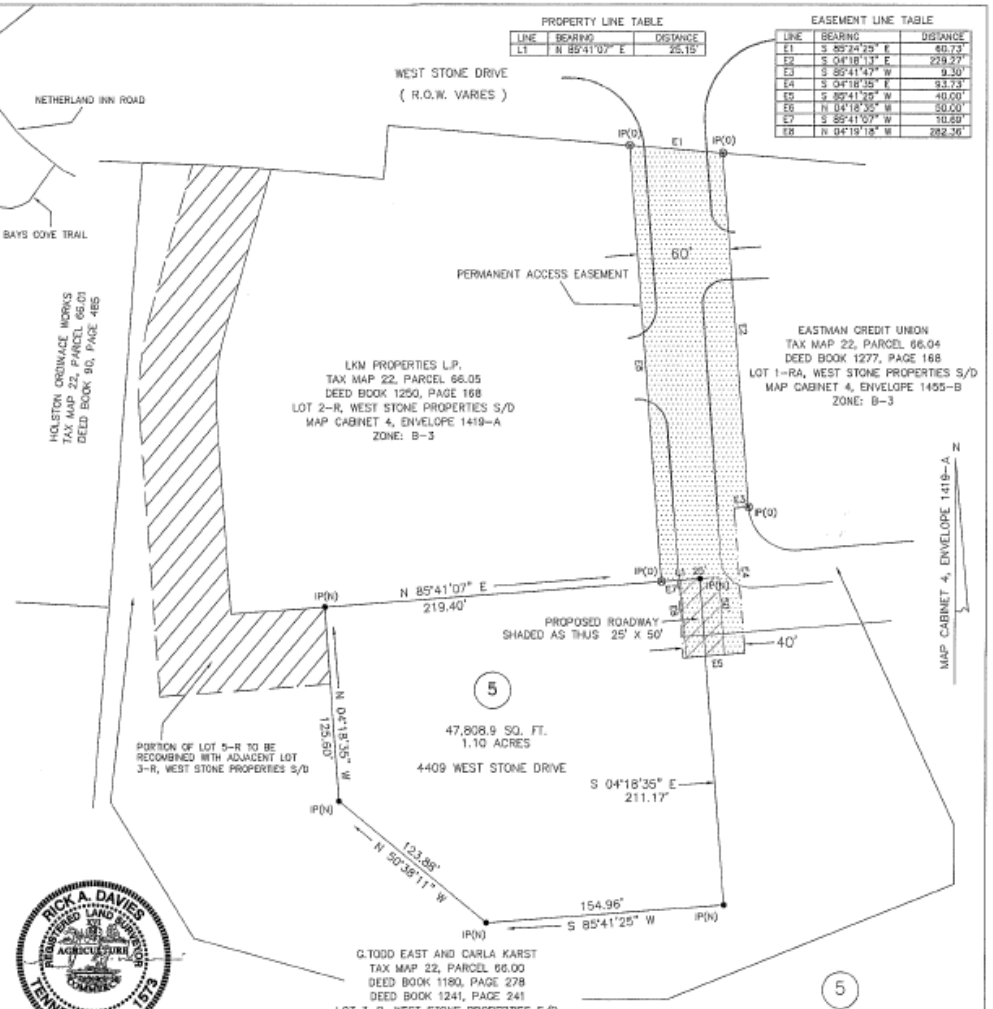
LOCATION MAP
NTS

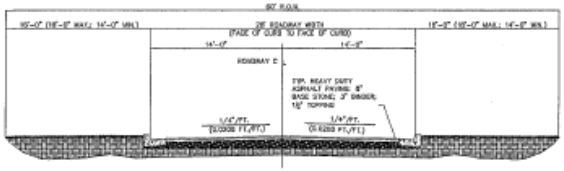
PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°41'07" E	25.15'

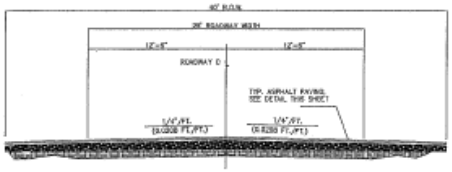
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 85°24'29" E	60.73'
E2	S 04°18'13" E	229.27'
E3	S 85°41'47" W	9.30'
E4	S 04°18'35" E	93.73'
E5	S 85°41'25" W	40.00'
E6	N 04°18'35" W	50.00'
E7	S 85°41'07" W	10.69'
E8	N 04°19'18" W	282.36'

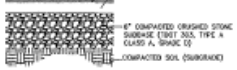




TYPICAL SECTION – 28' ROAD [IN-PLACE]
60' R.O.W.
N.T.S.



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



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

Map Cabinet 5
Envelope 1582

19004961
TYPICAL SUB PLAT
TIMBY WATCH 10622
08/14/2019 - 11:06 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 11.00
STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

RICK A. DAVIES
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1573

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' – 10,000' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RICK A. DAVIES – SURVEYOR
TENN. REG. NO. 1573

LEGEND
● IP(N) – 1/2 INCH REBAR (NEW) – "DAVIES" CAP
⊗ IP(O) – 5/8" REBAR – "ALLEY" CAP

5

G. TODD EAST AND CARLA KARST
TAX MAP MAP 22, PART OF PARCEL 66.00
DEED BOOK 1180, PAGE 278
DEED BOOK 1241, PAGE 241
PART OF LOT 5-R
WEST STONE DRIVE PROPERTIES
MAP CABINET 4, ENVELOPE 1486-B
ZONE: B-3 (CITY OF KINGSPORT)
CITY OF KINGSPORT; 7TH CIVIL DISTRICT
HAWKINS COUNTY, TENNESSEE

C-2216 / 12314C-7-12-19

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES (PUBLIC AND PRIVATE USE AS NOTED.

OWNER 20 19
OWNER
DATE 20 19

DAVIES LAND SURVEYING
P.O. BOX 152
BLUFF CITY, TN 37618
423-538-8855

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 20 19
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE 20 19
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSESSMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

August 12 20 19
DATE
KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

8-12 20 19
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC SHALL SERVE THESE LOTS AS PROPOSED.

DATE 20
CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREET LIGHTING

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

DATE 20
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER IF REQUIRED A SURETY BOND IN THE OF $ 101,102.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8/14 20 19
DATE
SECRETARY,KINGSPORT REGIONAL PLANNING COMMISSION

WESTPARK – LOT 5

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	8.87	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	EAST AND KARST	CIVIL DISTRICT	7
SURVEYOR	RICK A. DAVIES	CLOSURE ERROR	1:10,000'
SCALE 1" =	50'		

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK LOT 9

FILE NUMBER: 2021-201-00010

The City currently holds an Irrevocable Letter of Credit for the West Park Lot 9 Subdivision Plat. This letter of credit totals $12,146 and is to cover the cost of the remaining improvements. Those improvements include road extension and top coat at the site of the lot.

The City Engineering Division has reviewed the project and has found that the value of the Irrevocable Letter of Credit is still valid. The project is ongoing with active construction. If extended, this Irrevocable Letter of Credit will have an expiration date of July 10, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to May 10, 2022.

Staff Recommends approval of the extension of an Irrevocable Letter of Credit in the amount of $12,146.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

BOND ESTIMATE
WEST PARK LOT 9 - 25' AISLE Continued

FILE NO. 2020-D2

June 8, 2021

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	$ 5,000.00	$ 5,000.00
Paving					
2	18	TON	6" Mineral Aggregate Base (Type A, Grade D)	$ 43.00	$ 774.00
3	5	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	$ 175.00	$ 875.00
4	3	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	$ 290.00	$ 870.00
5	33	LF	6" Detatched Curb (TDOT RP-VC-10)	$ 19.00	$ 627.00
Erosion Control					
6	1	LS	Erosion Control & Seeding	$ 4,000.00	$ 4,000.00
				TOTAL	$ 12,146.00

Pamela Gilmer

Pamela Gilmer, PE
Civil Engineer II
City of Kingsport

June 8, 2021
Date

NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

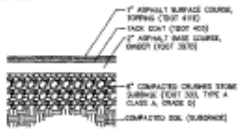
NOTE #2 : THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C0120D – EFFECTIVE DATE JULY 03, 2006.

NOTE #3 : ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4 : THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

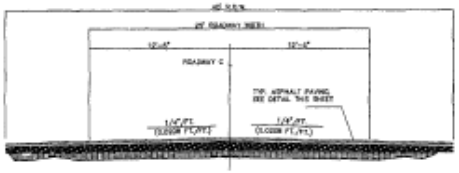
NOTE #5: ZONE B-3

NOTE #6 : BUILDING SETBACKS – FRONT – 20'
REAR – 30'
SIDE – 0'

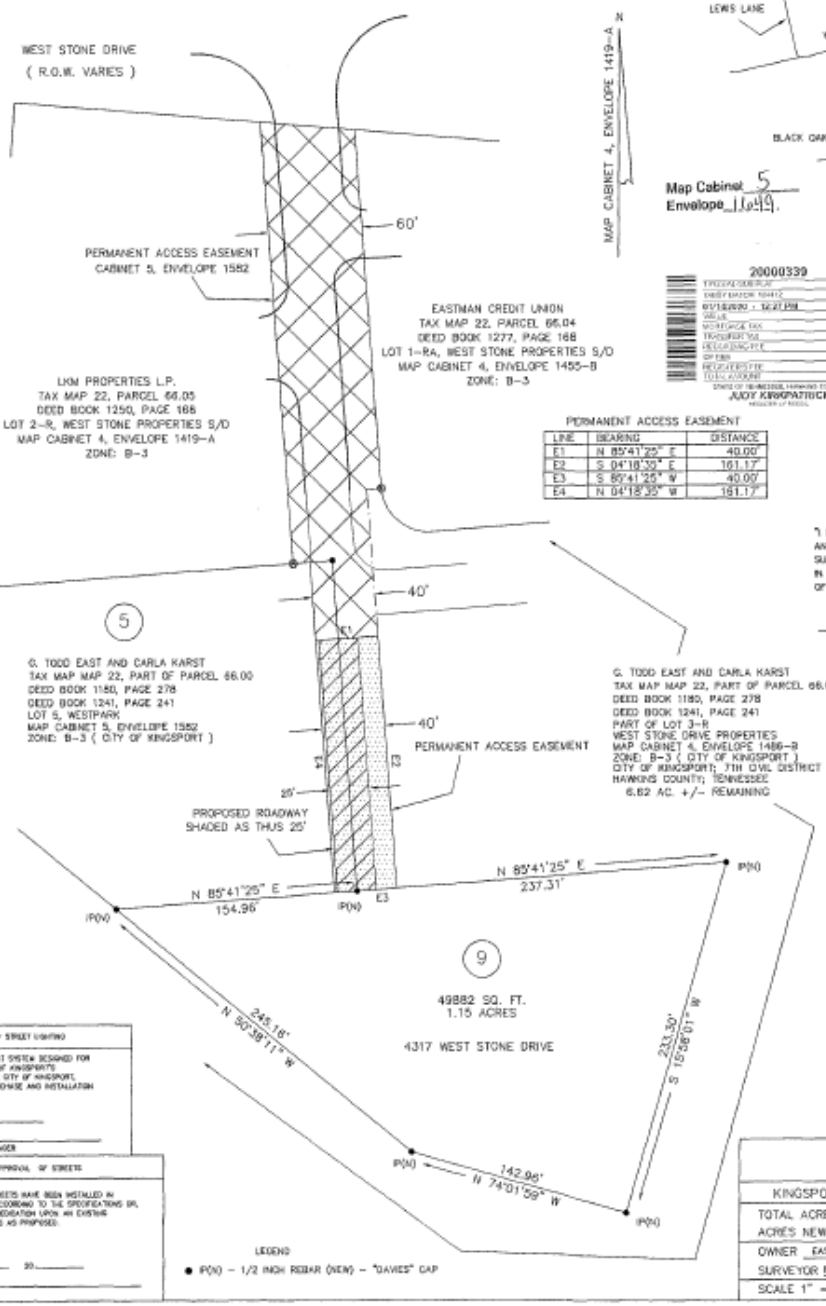


STANDARD ASPHALT PAVING DETAIL
1-1/2" = 1'-0"

TYPICAL SECTION – 25' LANE 40' R.O.W.
N.T.S.



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



LOCATION MAP
NTS

Map Cabinet 5
Envelope 1649.

20000339
TYPE: PLAT/SUBDIVISION PLAT
DATE: 01/13/2020 - 12:21 PM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 16.00
OPTIONS 0.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 17.00
STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

PERMANENT ACCESS EASEMENT

LINE	BEARING	DISTANCE
E1	N 85°41'25" E	40.00'
E2	S 04°18'35" E	161.17'
E3	S 85°41'25" W	40.00'
E4	N 04°18'35" W	161.17'

RICK A. DAVIES
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1573

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' – 10,000' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RICK A. DAVIES – SURVEYOR
TENN. REG. NO. 1573

25' PROPOSED ROADWAY

NEW PERMANENT ACCESS EASEMENT

EXISTING PERMANENT ACCESS EASEMENT

9

G. TODD EAST AND CARLA KARST
TAX MAP MAP 22, PART OF PARCEL 66.00
DEED BOOK 1180, PAGE 278
DEED BOOK 1241, PAGE 241
PART OF LOT 3-R
WEST STONE DRIVE PROPERTIES
MAP CABINET 4, ENVELOPE 1486-B
ZONE: B-3 (CITY OF KINGSPORT)
CITY OF KINGSPORT; 7TH CIVIL DISTRICT
HAWKINS COUNTY; TENNESSEE

C-3236 / 12314H 1-3-20

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

Carla A. Karst
OWNER
1-13 DATE 20 20

G. Todd East
OWNER
1-13 DATE 20 20

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, PROVIDED A SURETY BOND IN THE SUM OF $ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1/14 DATE 20 20

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

1-13 DATE 20 20

REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

1-13 DATE 20 20

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING

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

DATE 20

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

January 13 20 20

Deborah Campbell
KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

1-13 DATE 20 20

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE POINTS OF WAY DEDICATION UPON AN EXISTING PUBLIC SHALL SERVE THESE LOTS AS PROPOSED.

DATE 20

CITY ENGINEER

WESTPARK – LOT 9

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.15	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	EAST AND KARST	CIVIL DISTRICT	7
SURVEYOR	RICK A. DAVIES	CLOSURE ERROR	1'-10,000'
SCALE 1" =	50'		

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 3RD, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR WEST PARK DEVELOPMENT ROAD CONSTRUCTION

FILE NUMBER: 2021-201-00009

The City currently holds an Irrevocable Letter of Credit in the amount of $342,348.14 for West Park development road construction. The City Engineering Division has calculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for West Park development road. The estimate is for the amount of $342,348.14. An irrevocable letter of credit will be submitted to the City for the amount matching that estimate.

The new Irrevocable Letter of Credit will have an expiration date of June 30, 2022. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2022.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of $342,348.14 as calculated by the City Engineering Division, to cover all remaining improvements for West Park Development road construction.

BOND ESTIMATE
Roadways and Utilities - West Park Development

FILE NO. 2020-D14

June 8, 2021

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	$ 38,684.90	$ 38,684.90
2	1	LS	Clearing and Grubbing	$ 12,000.00	$ 12,000.00
3	1	LS	Traffic Control	$ 12,000.00	$ 12,000.00
4	1	LS	Project Sign	$ 1,068.00	$ 1,068.00
5	1	LS	Topsoil, Mulching, Seeding and Strawing	$ 15,000.00	$ 15,000.00
6	4	EA.	Stop Signs	$ 40.00	$ 160.00
7	2	EA.	Plastic Pavement Marking (Turn Lane Arrow)	$ 140.00	$ 280.00
8	36	LFT	Plastic Pavement Marking (Stop Line)	$ 9.95	$ 358.20
9	120	LFT	Plastic Pavement Marking (Cross-Walk)	$ 8.52	$ 1,022.40
10	1	LS	As-Builts	$ 15,000.00	$ 15,000.00
Demolition					
11	150	LFT	Removal of Existing Curb and Gutter	$ 12.00	$ 1,800.00
12	2,150	LFT	Removal of Existing 6" Curbing	$ 8.00	$ 17,200.00
13	24	SY	Removal of Asphalt Pavement	$ 12.06	$ 289.44
Utilities - Water					
14	750	LFT	8 inch Ductile iron Pipe (D.I.P.) Pipe Including Fittings	$ 40.00	$ 30,000.00
15	3	EA	8 inch Gate Valves and Boxes	$ 1,400.00	$ 4,200.00
16	2	EA	Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant	$ 3,700.00	$ 7,400.00
17	4	EA	Service Connection to Existing 3/4" - Short w/ Copper w/ New Meter Box and Setter	$ 1,187.00	$ 4,748.00
18	459	TON	8" Mineral Aggregate Base (Type A, Grade D)	$ 43.00	$ 19,737.00
Paving					
19	124	TON	8" Mineral Aggregate Base (Type A, Grade D)	$ 43.00	$ 5,332.00
20	34	TON	3" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	$ 104.20	$ 3,542.80
21	12	TON	2.5" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	$ 104.20	$ 1,250.40
22	22	TON	1.5" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	$ 115.90	$ 2,549.80
23	333	TON	2 " Asphaltic Concrete Surface Mix (PG64-22, Grade D)	$ 115.90	$ 38,594.70
Curbing					
24	165	LFT	Sloping Curb	$ 31.40	$ 5,181.00
25	280	LFT	6-24 Curb and Gutter	$ 43.00	$ 12,040.00
26	2,100	LFT	6" Detatched Curb (TDOT RP-VC-10)	$ 20.00	$ 42,000.00
27	165	LFT	Sloping Curb	$ 31.40	$ 5,181.00
28	20	LFT	Corner Curb Ramp	$ 17.68	$ 353.60
Sidewalk					
29	300	LFT	5' Wide, 4" Concrete Sidewalk	$ 6.91	$ 2,073.00
				SUBTOTAL	$ 299,046.24
			CONTINGENCIES (6%)		$ 17,942.77
					$ 316,989.01
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		$ 25,359.12
				TOTAL	$ 342,348.14

Pamela Gilmer

Pamela Gilmer, PE
Civil Engineer II
City of Kingsport

June 8, 2021
Date

NOTE # 1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE # 2 : THE LOTS AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C0140D - EFFECTIVE DATE JULY 03, 2006.

NOTE # 3 : ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE # 4 : THE LOTS AS SHOWN HEREON HAVE PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE # 5 : ZONE B-3 AND R-3

NOTE # 6 : SUBJECT TO PERMANENT ACCESS EASEMENT (CABINET 5, ENVELOPE 1582)

NOTE # 7 : 36" CULVERT FOR DRAINAGE TO BE MAINTAINED BY WSD GROUP AND NOT BY THE CITY OF KINGSPORT.

NOTE # 8 : THE "SEE NOTE: # 8" AREA AS SHOWN IS PART OF LOT 3-R, WEST STONE PROPERTIES SUBDIVISO AND IS NOT A SEPARATE BUILDABLE LOT.

NOTE # 9 : THE "SEE NOTE: #9" RETAINING WALL AS SHOWN IS OUTSIDE OF RIGHT OF WAY AND AND IS OWNED AND MAINTAINED BY WSD GROUP.

NOTE # 10 : THE "SEE NOTE: #10" AREA AS SHOWN IS PARCEL #1 IN DEED BOOK 1366 PAGE 137 WSD GROUP, GP AND IS TO BE COMBINED WITH PORT DRIVE RIGHT OF WAY.

NOTE # 11 : THE "SEE NOTE: #11" AREA AS SHOWN IS PARCEL #2 IN DEED BOOK 1366 PAGE 137 WSD GROUP, GP AND IS TO BE COMBINED WITH PORT DRIVE RIGHT OF WAY.

NOTE # 12 : THE "SEE NOTE: #12" AREA AS SHOWN IS PARCEL #2 IN DEED BOOK 1365 PAGE 140 CROSSROADS UNITED METHODIST CHURCH AND IS TO BE COMBINED WITH ADJACENT CROSSROADS UNITED METHODIST CHURCH PROPERTY.

A, B AND C 15' DRAINAGE EASEMENT

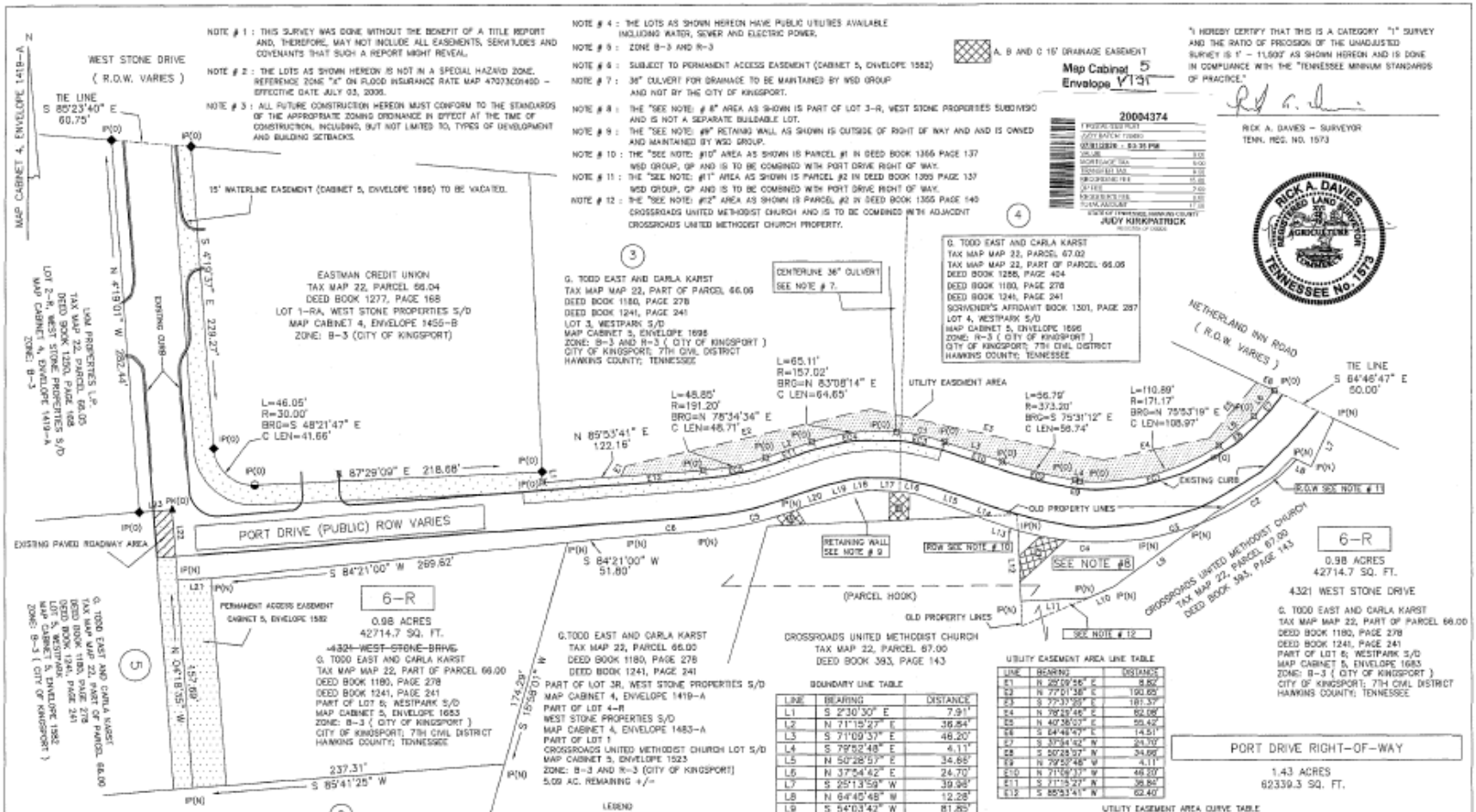
Map Cabinet 5
Envelope V131

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' - 11,500' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RICK A. DAVIES - SURVEYOR
TENN. REG. NO. 1573

RICK A. DAVIES REGISTERED LAND SURVEYOR AGRICULTURE COMMISSION TENNESSEE No. 1573

20004374
1 PARCEL/SECTION
CITY BATCH 10860
02/18/2020 - 03:35 PM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 15.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 17.00
STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 2°30'30" E	7.91'
L2	N 71°15'27" E	36.84'
L3	S 71°09'37" E	48.20'
L4	S 79°52'48" E	4.11'
L5	N 50°28'57" E	34.68'
L6	N 37°54'42" E	24.70'
L7	S 25°13'59" W	39.98'
L8	N 64°45'48" W	12.28'
L9	S 54°03'47" W	81.85'
L10	S 67°13'09" W	20.52'
L11	S 87°28'32" W	50.93'
L12	N 2°32'20" W	53.28'
L13	N 71°29'02" W	26.56'
L14	N 64°30'27" W	5.45'
L15	N 69°56'23" W	48.16'
L16	N 79°07'57" W	11.72'
L17	N 86°47'34" W	24.91'
L18	S 81°18'13" W	14.12'
L19	S 74°11'49" W	17.89'
L20	S 73°22'19" W	20.58'
L21	S 86°43'20" W	28.17'
L22	N 4°18'35" W	53.48'
L23	S 85°44'53" W	25.15'

UTILITY EASEMENT AREA LINE TABLE

LINE	BEARING	DISTANCE
E1	N 25°09'46" E	8.82'
E2	N 77°01'38" E	190.65'
E3	S 77°37'00" E	187.37'
E4	N 79°19'48" E	62.08'
E5	N 40°38'07" E	59.42'
E6	S 84°46'47" E	14.51'
E7	S 37°34'42" W	24.70'
E8	S 50°28'57" W	34.68'
E9	N 79°52'48" W	4.11'
E10	N 71°09'37" W	48.20'
E11	S 71°15'27" W	36.84'
E12	S 85°53'41" W	62.40'

UTILITY EASEMENT AREA CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	171.17'	110.89'	S 75°53'19" W	108.97'
EC2	373.20'	56.79'	N 75°31'12" W	56.74'
EC3	157.02'	37.88'	S 78°04'18" E	37.79'
EC4	157.02'	65.11'	S 83°08'14" W	64.65'
EC5	191.20'	48.85'	S 78°34'34" W	48.71'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	157.02'	37.88'	S 78°04'18" E	37.79'
C2	206.93'	88.55'	S 56°37'30" W	87.88'
C3	205.43'	37.40'	S 74°03'02" W	37.35'
C4	223.47'	103.58'	N 87°03'42" W	102.65'
C5	287.53'	76.19'	S 76°35'09" W	75.97'
C6	1507.94'	54.16'	S 86°07'48" W	54.15'

C-2252 / 12314WB

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE) AND THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

OWNER 30 20
OWNER 30 20
DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

6-26-20
DATE
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWER DISPOSAL SYSTEM OF SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

7-1 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR NYI-ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

June 30 20 20
DATE
KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

7-1 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC SHALL SERVE THESE LOTS AS PROPOSED.

6/30/ 20
DATE
CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREET LIGHTING

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

7/1 20
DATE
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING

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

7-2 20
DATE
SECRETARY-KINGSPORT REGIONAL PLANNING COMMISSION

WESTPARK - REPLAT LOT 6
AND PORT DRIVE RIGHT OF WAY DEDICATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.41	TOTAL LOTS	1
ACRES NEW ROAD	1.43	MILES NEW ROAD	0.22 +/-
OWNER	EAST AND KARST	CIVIL DISTRICT	7
SURVEYOR	RICK A. DAVIES	CLOSURE ERROR	1:11,500'

SCALE 1" = 50' 50 0 50' 100'

3

Kingsport Regional Planning Commission

Rezoning Report **File Number 21-101-00003**

Cox Hollow Road Rezoning

Property Information			
Address	n/a		
Tax Map, Group, Parcel	Map 105, a portion of parcel 074.23		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Retail/ Commercial		
Acres	15.71 +/-		
Existing Use	Undeveloped/ Vacant	**Existing Zoning**	MX
Proposed Use	Single Family and Multi-Family Development	**Proposed Zoning**	PD

Owner /Applicant Information

Name: Carla Karst

Address: 1504 Dobyns Dr

City: Kingsport

State: TN **Zip Code: 37664**

Phone: (423)384-7001

Intent: ***To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate a new single family and multifamily development.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:

The existing MX zone allows a mix of uses to include single family, multi-family, commercial, and industrial uses. A successful rezoning to the PD district will ensure that no non-residential uses border Cox Hollow Road adjacent to existing residential use.

Staff Field Notes and General Comments:

The rezoning site is bordered by Cox Hollow Road to the west and a creek to the east. The rezoning site borders approximately 1,750 feet of Cox Hollow Road.

Planner:	Ken Weems	Date:	June 3, 2021
Planning Commission Action		**Meeting Date:**	**June 17, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS Cox Hollow Road

DISTRICT 13

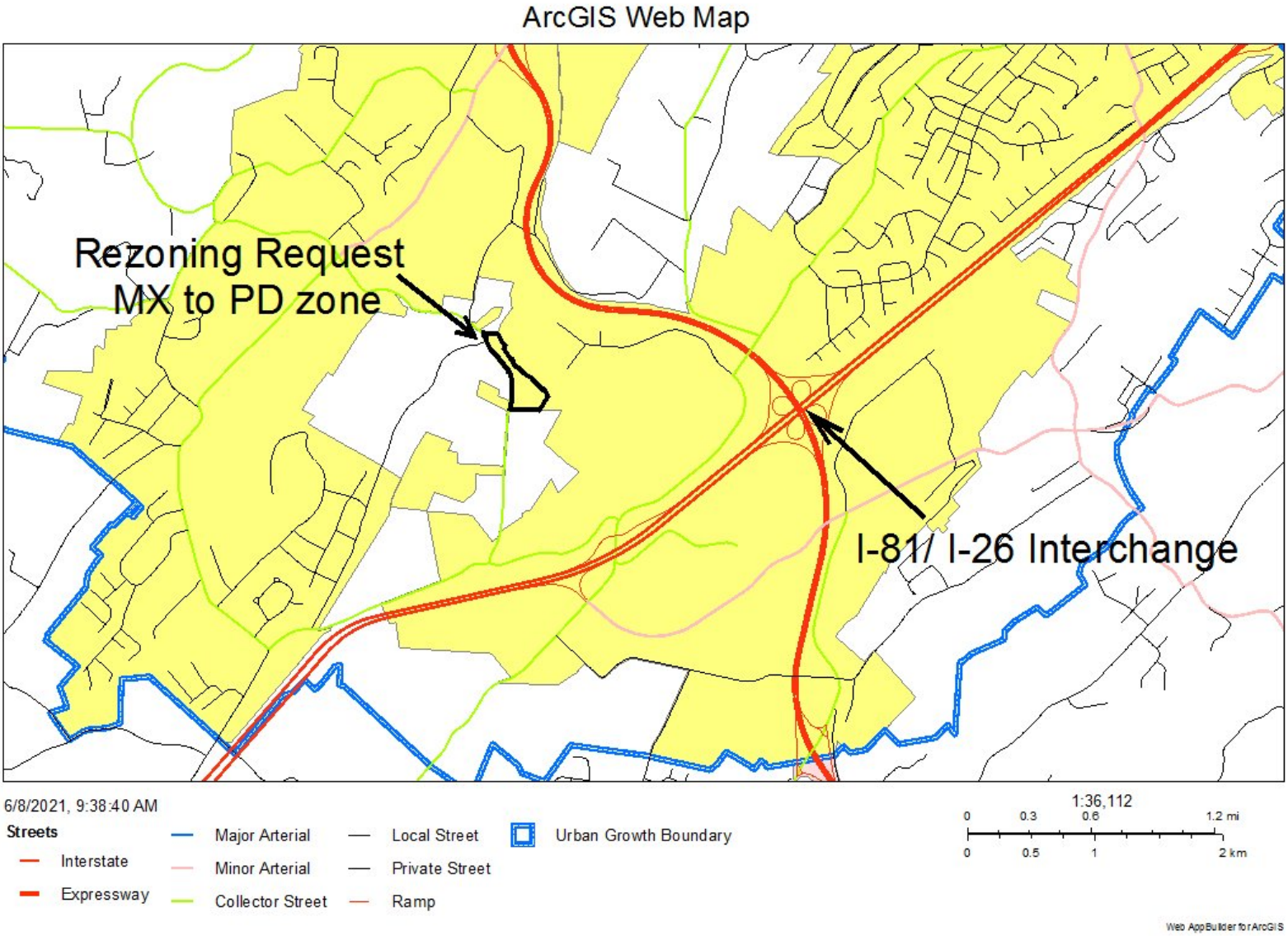
OVERLAY DISTRICT Gateway

EXISTING ZONING	MX
PROPOSED ZONING	PD
ACRES	15.71 +/-
EXISTING USE	undeveloped
PROPOSED USE	Single Family & Multi-Family Development

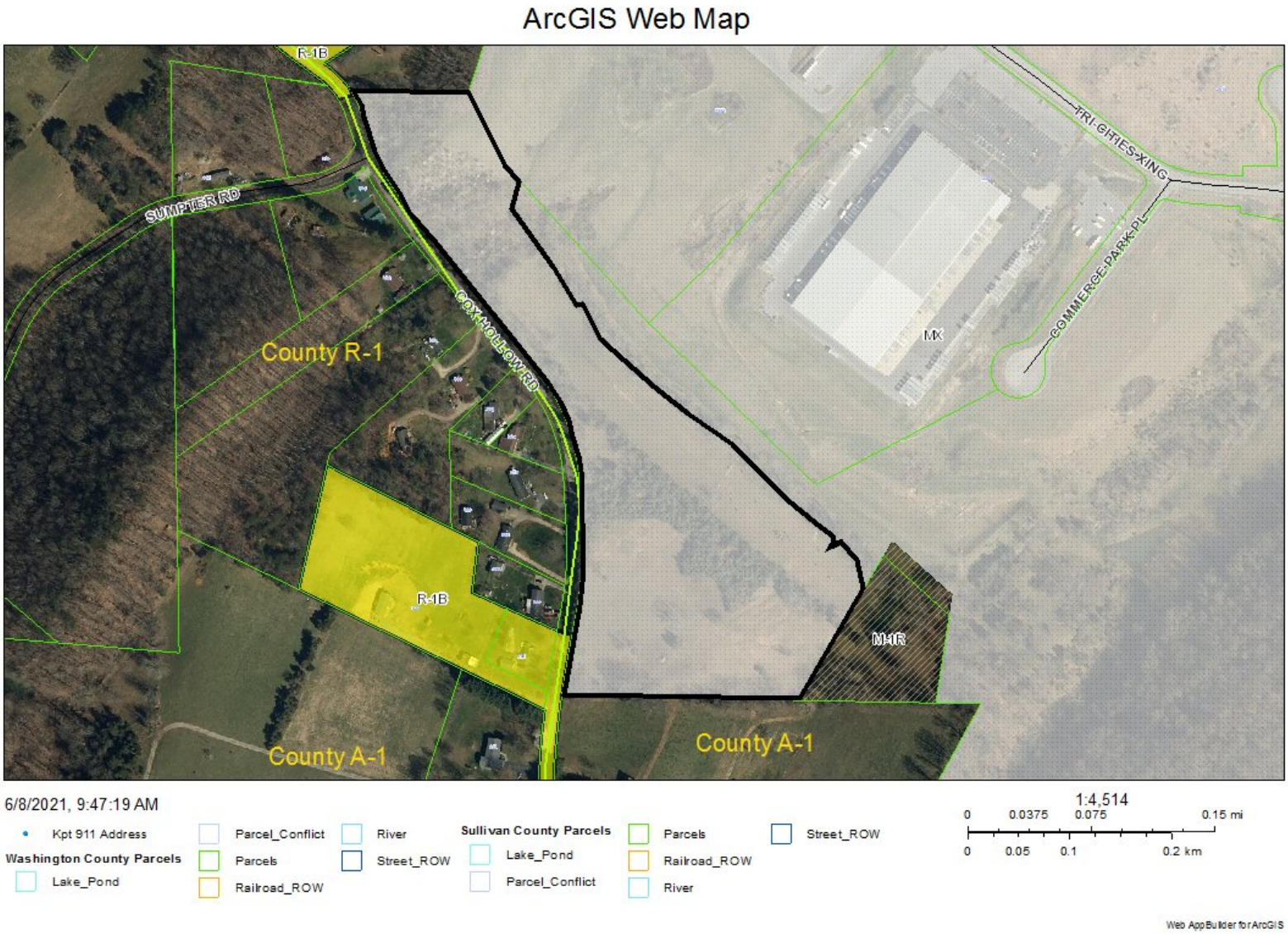
INTENT

To rezone from MX (Mixed Use District) to PD (Planned Development District) to accommodate a new single family & multi-family development.

Vicinity Map

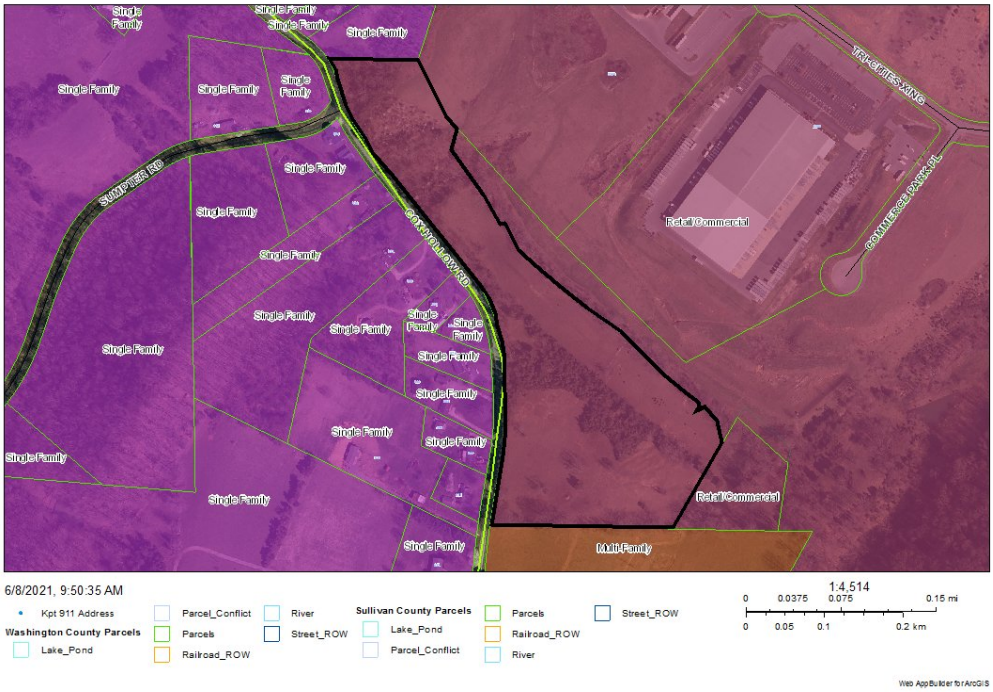


Surrounding Zoning Map



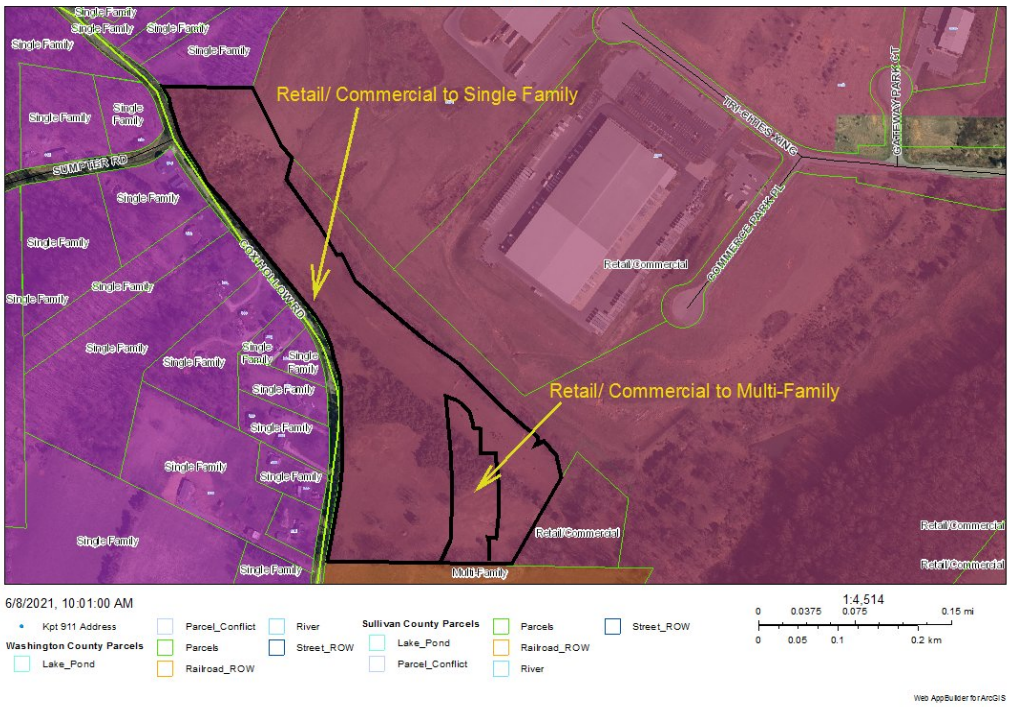
Future Land Use Plan 2030 Designation: Retail/ Commercial

ArcGIS Web Map

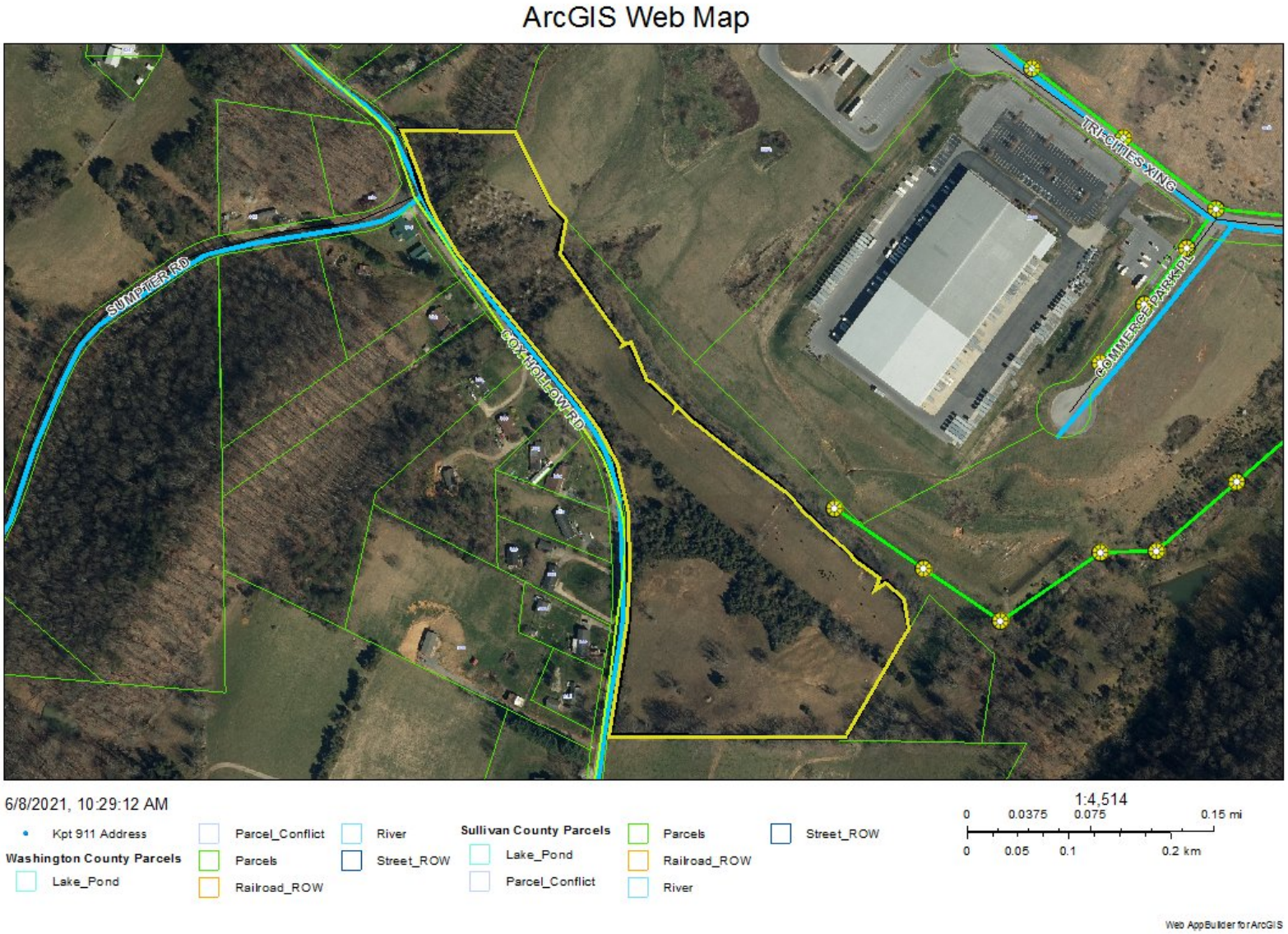


Future Land Use Plan 2030 Change Proposal Designation: Single and Multi-Family

ArcGIS Web Map



Aerial

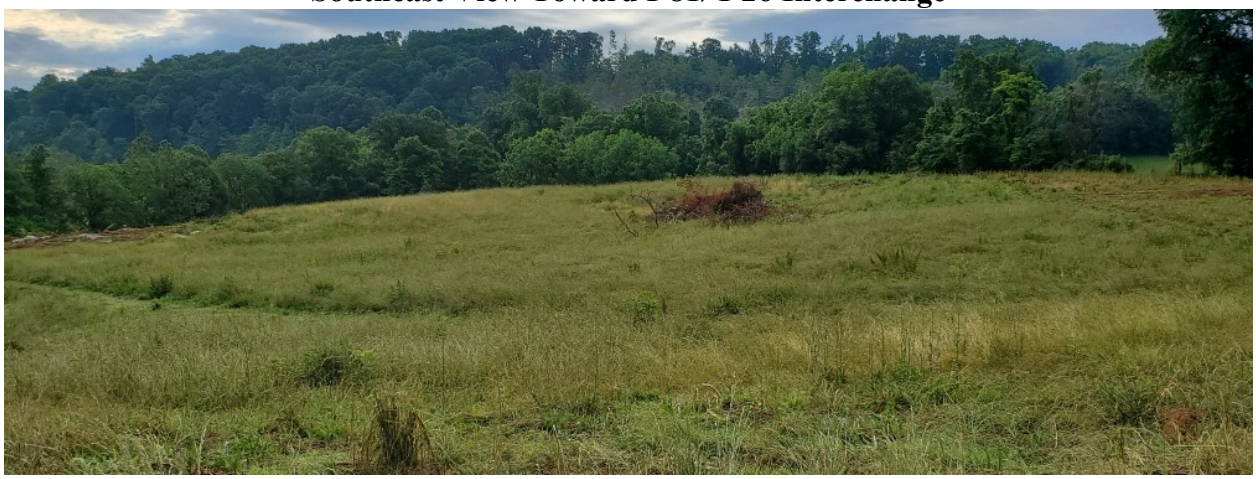

ArcGIS Web Map
SUMPTER RD
COX HOLLOW RD
TRI-CITIES XING
COMMERCE PARK PL
6/8/2021, 10:29:12 AM
Kpt 911 Address
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
1:4,514
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km
Web AppBuilder for ArcGIS

Northern View from Southern Portion of Rezoning Site

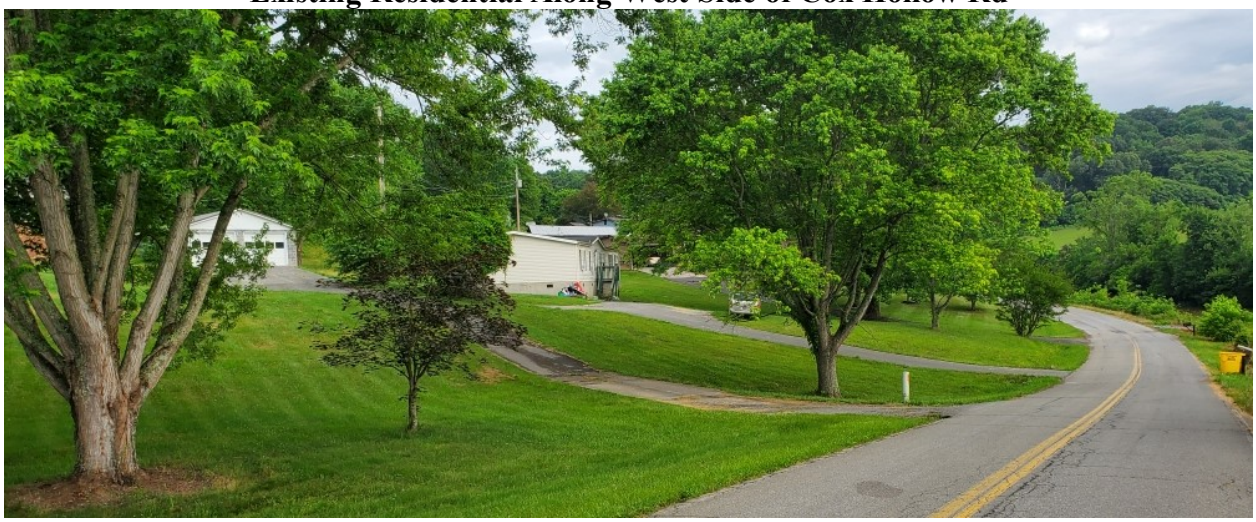
Southern Portion of the Rezoning Site

Eastern View (FedEx Building in Background)

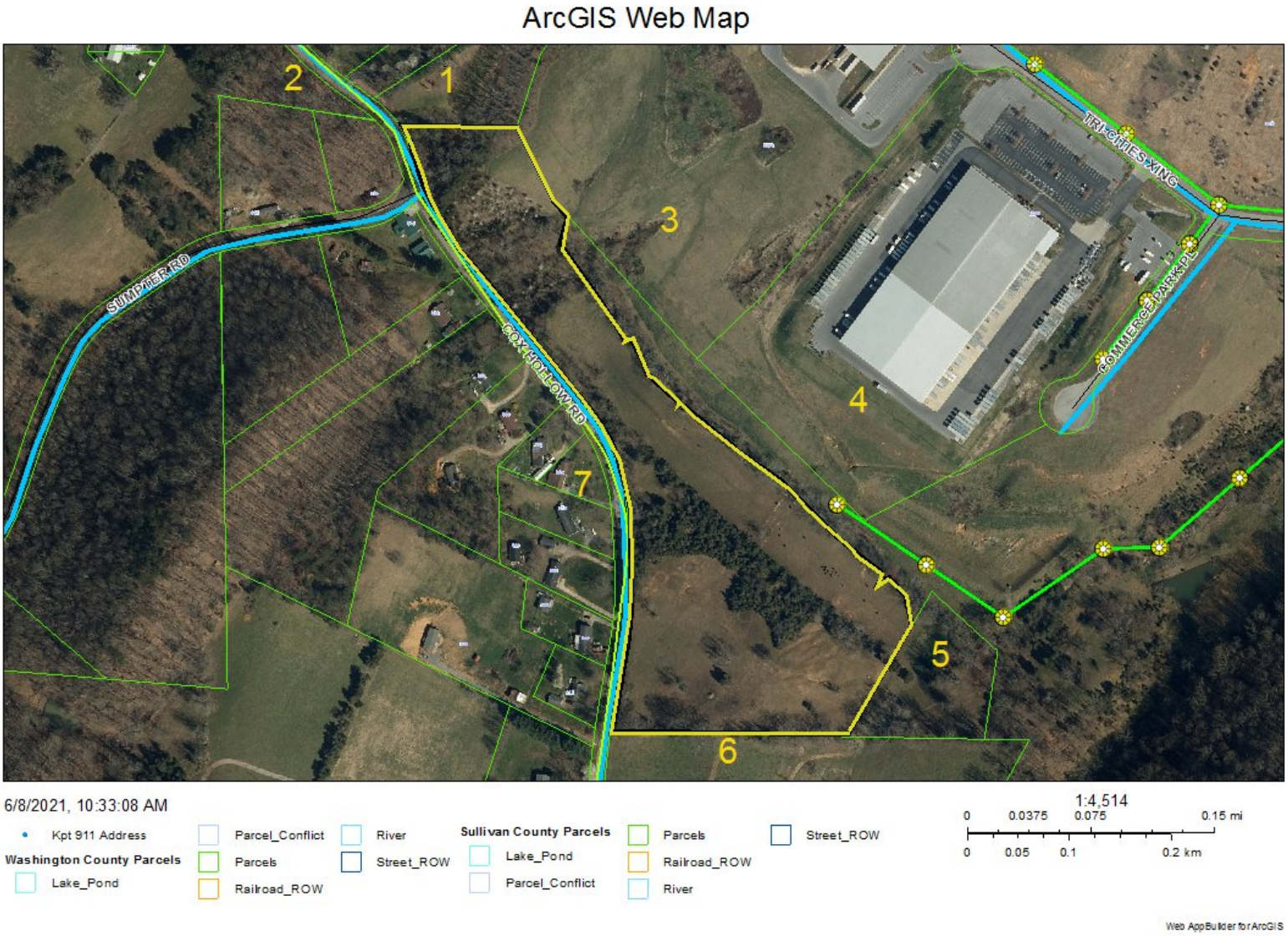
Southeast View Toward I-81/ I-26 Interchange



Existing Residential Along West Side of Cox Hollow Rd



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	**1**	Zone: County R-1 Use: single family	n/a

Further North and Northwest	**2**	Zone: County R-1 Use: single family	n/a
East	**3**	Zone: City MX Use: food manufacturing	Area annexed in 1988
Further East	**4**	Zone: City MX Use: logistics hub	Area annexed in 1988
Southeast and South	**5**	Zone: City M-1R Use: pasture	Area annexed in 1988
Further South	**6**	Zone: County A-1 Use: farm	n/a
West	**7**	Zone: County R-1 Use: single family	n/a

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a residential use that is appropriate to locate adjacent to existing residential use along Cox Hollow Road.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed PD zone will permit single family and multi-family development, the same use which can be accomplished with the current MX zone for the site. The rezoning to PD will provide more flexibility to the developer for house placement as compared to the MX zone. A rezoning to PD will also eliminate the possibility of commercial or industrial uses at the rezoning site. Both commercial and industrial uses are considered principal uses in the MX zone.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones both permit residential development. Both zones have the same reasonable economic use. It is staff's opinion that rezoning to PD and subsequently restricting the property to residential use only will be more compatible with the existing Cox Hollow Road and adjacent residential use.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The land use plan designates the area as appropriate for retail/ commercial use. The developer has applied to change the land use plan designation for the site to a mixture of single family and multi-family use. It is staff's opinion that residential use is

more compatible with the existing residential along Cox Hollow Road than any retail or commercial uses.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property are best suited for residential development in consideration of the site being adjacent to existing residential and separated from the Gateway Commerce Park by a creek.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** It is staff's opinion that the rezoning site should have a zone that is exclusive to residential development.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PD zone affords residential development similar to abutting and surrounding zones.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from MX to PD. Supporting rationale is to remove the possibility of commercial or industrial use, both of which are allowed in the current MX zone designation for the property. The proposed PD zone for single family and multi-family development will conform to the amended land use plan once approved.

PROPERTY INFORMATION	**Vicinity of Cox Hollow Road**
ADDRESS	**n/a**
DISTRICT, LAND LOT	**13th Civil District, Tax Map 105, a Portion of Parcel 074.23**
OVERLAY DISTRICT	**Gateway**
EXISTING ZONING	**MX**
PROPOSED ZONING	**PD**
ACRES	**15.71 +/-**
EXISTING USE	**Vacant**
PROPOSED USE	**Single & Multi-Family Residential**

APPLICANT: Carla Karst
ADDRESS: 1504 Dobyns Dr. Kingsport, TN 37664

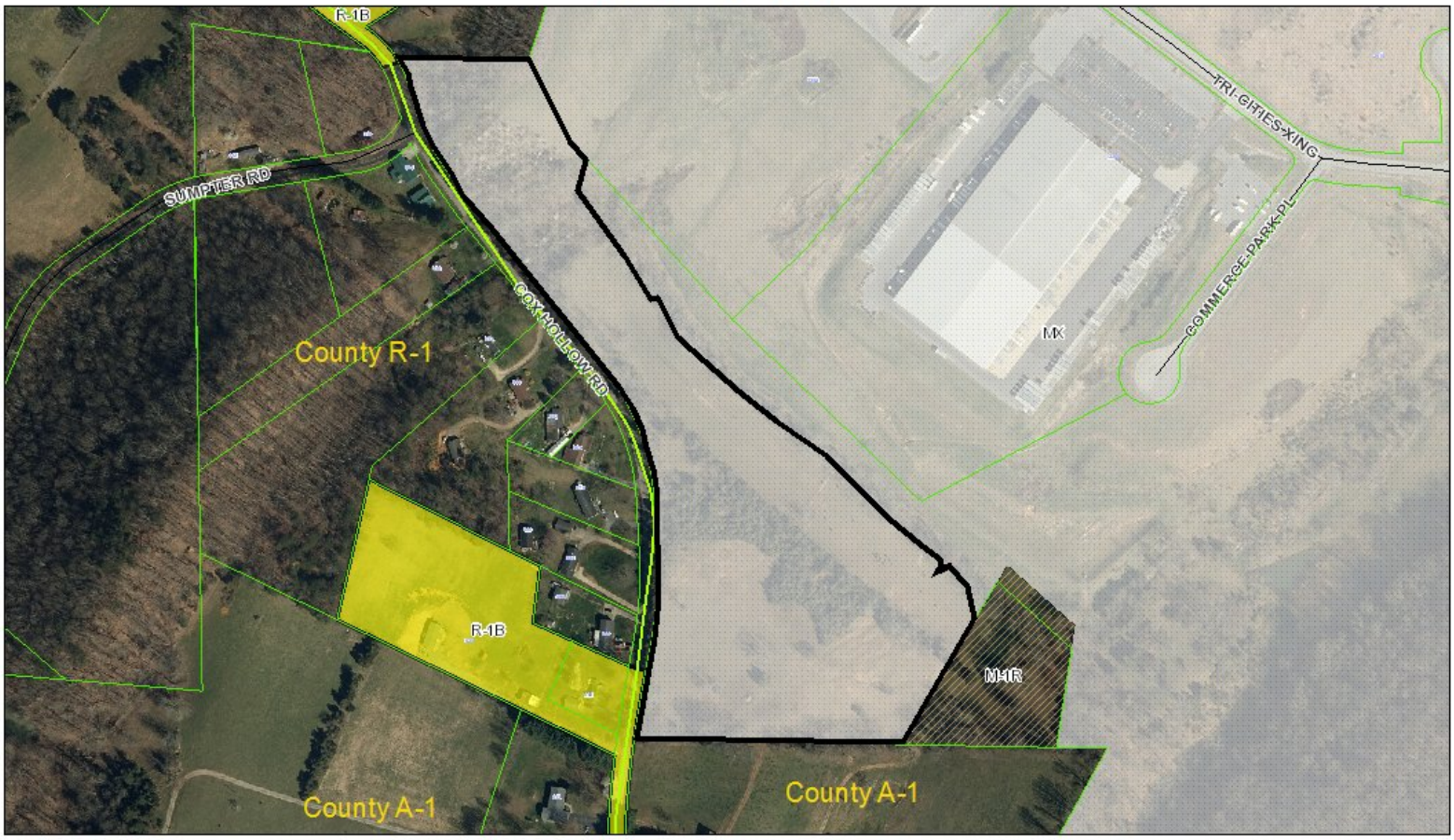
REPRESENTATIVE: Terry Cox
PHONE 423-384-7001

INTENT

The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the Cox Hollow Road Rezoning located along Cox Hollow Road. The current land use plan designation for this property is Retail/ Commercial and the applicant is seeking a change to Single and Multi-Family Residential. The property is currently going through a rezoning process to a PD zone. The uses in a PD zone must match the land use plan designation which is the reason for the land use plan designation change request.

Zoning

ArcGIS Web Map



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Kpt 911 Address
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

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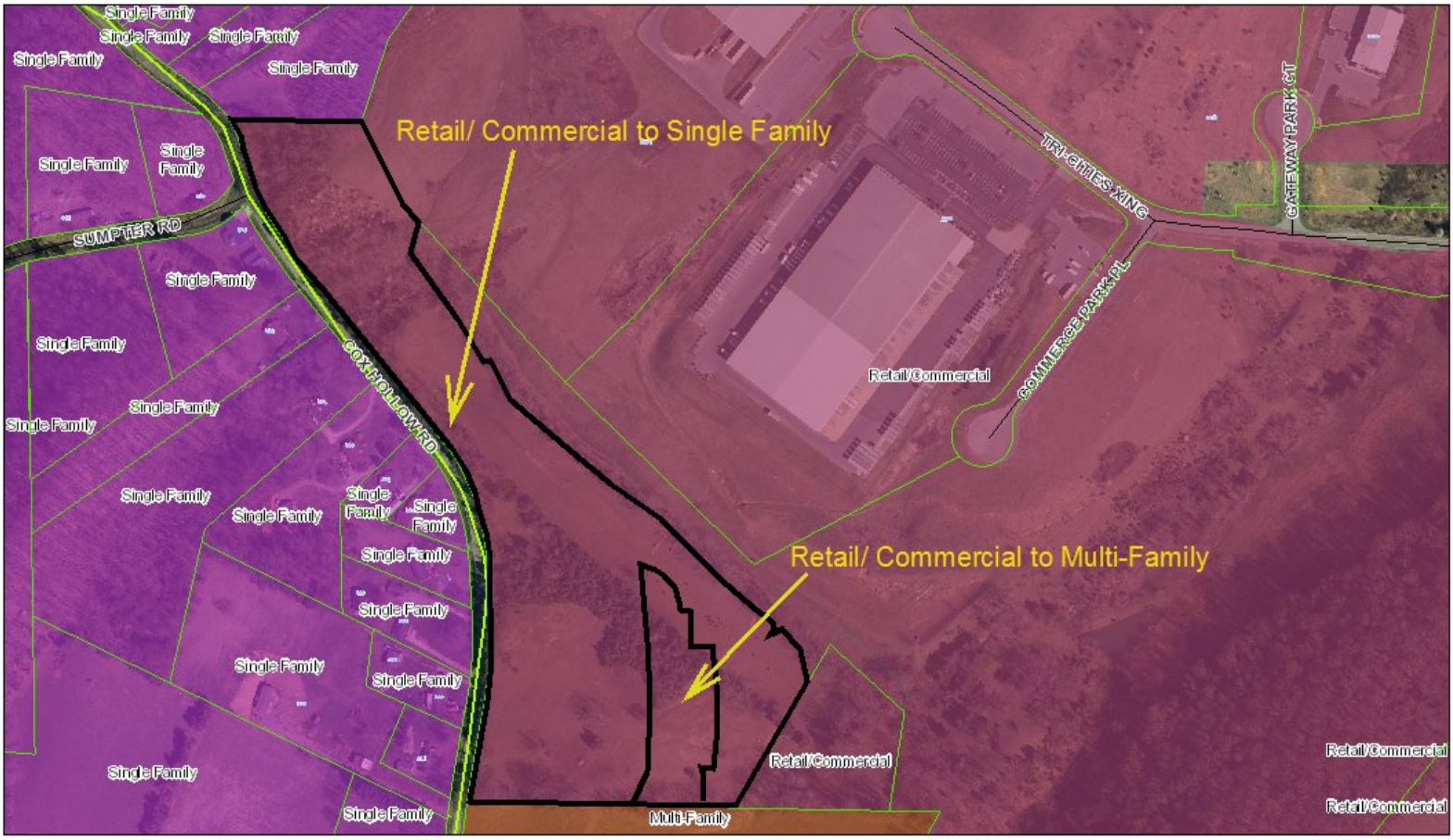
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

Future Land Use Plan Amendment Proposal

ArcGIS Web Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 17, 2021

AERIAL

ArcGIS Web Map

6/8/2021, 10:29:12 AM

- Kpt 911 Address

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

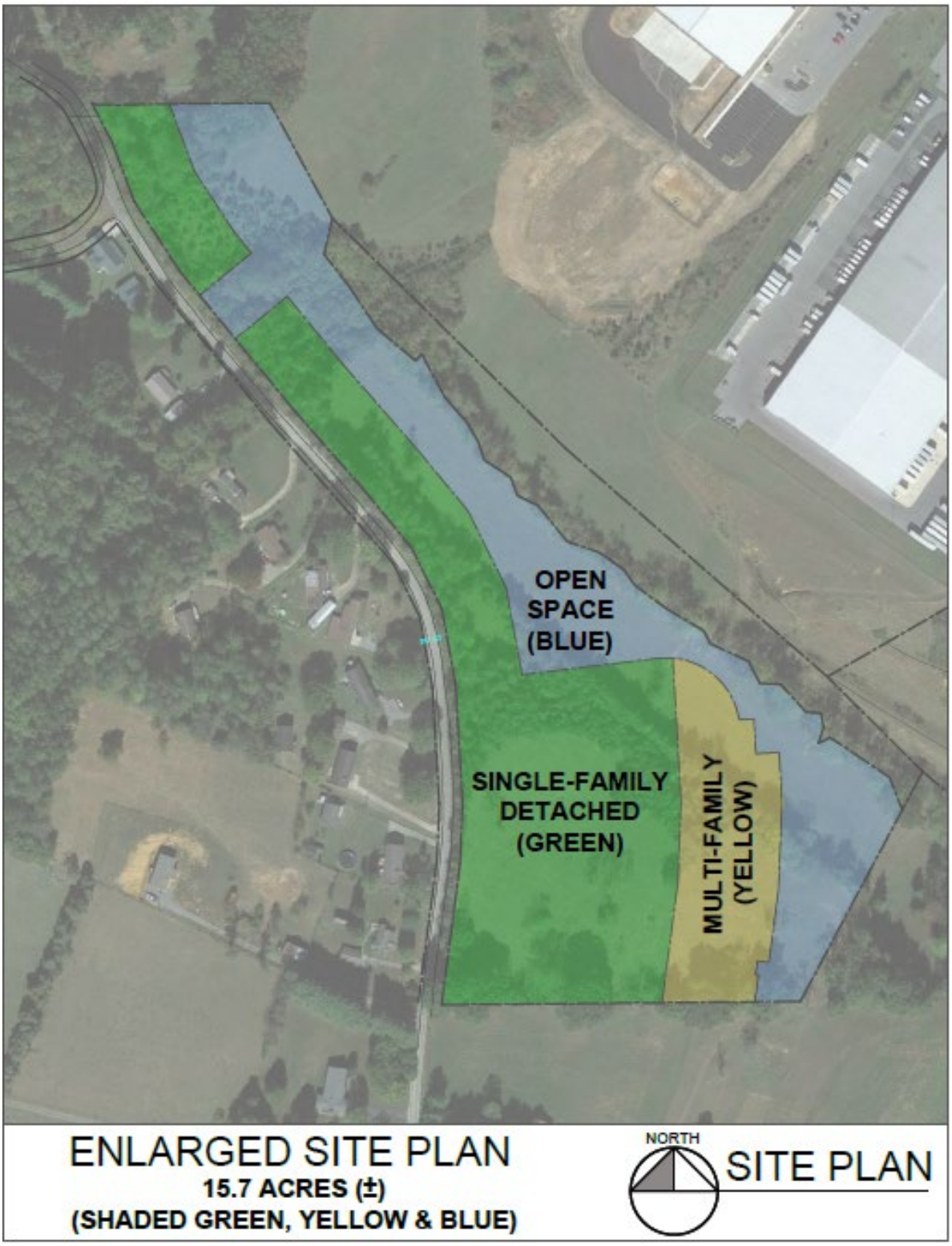
1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Web AppBuilder for ArcGIS

LAND USE DESIGNATION PROPOSAL SUBMITTED BY APPLICANT



STAFF ANALYSIS

Staff supports the change in the land use plan designation for this site from Retail/ Commercial to Single Family and Multi-Family. Staff's rationale is based upon existing conditions surrounding the property and the topographic conditions of the property itself.

The existing conditions surrounding the property consist of low density single family use along the western side of Cox Hollow Road. Having commercial or industrial use bordering the eastern side of Cox Hollow Road would likely result in incompatible land uses. It is important to note that the current MX zone allows a multitude of uses to include commercial and industrial. A list of the principal uses in the MX zone is shown below:

Sec. 114-353. - Permitted uses.

Uses permitted in the MX, Mixed-Use District are as follows:

(1) Offices for brokers, businesses, computers, data processing, credit agencies, finance, government, law, medical, photography, real estate and travel agencies.

(2) Single-family, two-family and multifamily residential.

(3) Retail or service uses such as hotels, motels, limousine service, motor vehicle rental, restaurants, service stations, vehicle storage and day care facilities.

(4) Public uses such as armories, auditoriums, meeting halls, coliseums, recreational facilities, stadiums, governmental uses, public parks and public or private utilities.

(5) Manufacturing, assembling, processing, packaging or similar treatment of such products as: appliances, automobiles (including rebuilding and reconditioning), bolt or screw thread rolling or cutting, bottle making, box and crate assembly, bronze casting, canvas, carpets, rugs, celluloid and pyroxyline, ceramics, china or figurines, cosmetics, die casting and making, drafting instruments, electrical parts, electronic instruments, fiberglass, food products, forge, foundry, furniture, heating equipment, laboratories (experimental), medical and dental instruments, musical instruments, parcel delivery stations, pharmaceuticals, phonograph records, pottery, radios, record players, rubber and metal stamps, scientific instruments and equipment, shoes, television receivers, textiles, toiletries, tools, toys, watches, clocks and woven wire.

(6) Warehousing, ministorage and trucking terminals.

(7) On-premises and off-premises alcoholic beverage sales.

(8) Communication facilities.

The current MX zone of the property was originally installed to accommodate uses in the Gateway Commerce Park. These uses are best served by the road network that serves the majority of the development, Tri Cities

Crossing. The area where the land use plan designation is proposed to change, which is the same area proposed for rezoning to PD, is unlikely to ever be accessed from the road network that extends from Tri Cities Crossing, making Cox Hollow Road the most likely access for this site. This is primarily due to a creek that borders the eastern edge of the rezoning site/ land use plan change request. Vehicles that would be utilized to support commercial or industrial uses would not have ideal access conditions if Cox Hollow Road is the sole access. Subsequently, a residential use for the rezoning site is most appropriate not only due to existing surrounding residential use, but also the less than ideal condition of Cox Hollow Road for commercial or industrial work vehicles. It is staff's opinion that the MX zone and associated uses should end at the creek that borders the eastern side of the rezoning area to allow for better separation of uses.

STAFF RECOMMENDATION

Staff recommends changing the land use plan designation for the property from Retail/ Commercial to Single and Multi-Family Residential.