

KINGSPORT REGIONAL PLANNING COMMISSION

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 16, 2018

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON JULY 23, 2018 AND THE REGULAR MEETING HELD ON JUNE 26, 2018.

IV. CONSENT AGENDA

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

08-01 Cherokee Bend Phase 1 Final – (18-201-00056)

The Kingsport Regional Planning Commission is requested to consider Cherokee Bend Phase 1 Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

08-02 Wolf Hills Phase 2 Final Plat – (18-201-00057)

The Kingsport Planning Commission is requested to consider Wolf Hills Phase 2 Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

08-03 Holston Hills Drive ILOC Reduction – (18-201-00059)

The Kingsport Regional Planning Commission is requested to consider reducing the Irrevocable Letter of Credit from \$300, 298.39 to \$36,847.34. The new Expiration Date will be August 16, 2019 with a Performance Date of May 16, 2019. (Harmon)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

08-04 Anchor Pointe PD Plan Amendment – (18-103-00006)

The Kingsport Regional Planning Commission is requested to consider Planned Development (PD) Plan Amendment Approval. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

08-05 Cleek Road Vacating– (18-401-00003)

The Kingsport Regional Planning Commission is requested to consider abandonment of a portion of the old Cleek Road right-of-way. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Harmon)

08-06 E Center Street Surplus Request – (18-401-00005)

The Kingsport Regional Planning Commission is requested to consider declaring Tax Map 61D Group F Parcel 20 as surplus property by the City of Kingsport. The property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

08-07 Division of Helen Harr Property – (18-201-00060)

The Kingsport Regional Planning Commission is requested to consider the Helen Harr Property Final Subdivision Approval. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

08-08 Receive a letter to certify the Minimum Standards for Subdivision Development of the Resubdivision of Lot 1 Block D Hidden Acres located on Valleydale Drive.

08-09 Receive a letter to certify the Minimum Standards for Subdivision Development of the Thompson, Hill & Smith Properties Boundary Line Adjustment located on Southridge Drive.

08-10 Receive a letter to certify Minimum Standards for Subdivision Development of Lots 5, 6, & 7 Ava Carroll Property located on Westfield Drive.

08-11 Receive a letter to certify Minimum Standards for Subdivision Development of the Division of the Brooks Property located on Lake Valley Drive.

08-12 Receive a letter to certify Minimum Standards for Subdivision Development of the Replat of Lot 8 Southgate Shopping Center, located on Southgate Place.

08-13 Receive a letter to certify Minimum Standards for Subdivision Development of the Thomas & McClain Property Replat, located on Overhill Lane.

08-14 Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lot 1, Ridgeway Addition, located on Conway Drive.

08-15 Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lot 2 Dora Flanary, located on E Stone Drive.

08-16 Receive, for informational purposes only, the July 2018 Building Department report.

IX. ADJOURNMENT

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

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

July 23, 2018

12:00 noon

Members Present

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

Members Absent

Phil Rickman

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
David Harris
Michael Thompson

Visitors

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any corrections to the June 2018 work session or regular meeting minutes. With no corrections identified, Mr. Weems stated that the minutes would be presented for approval during the regular meeting. No official action was taken

IV. CONSENT AGENDA

07-01 Final Plat – Brooks Property – (18-201-00045)

The Kingsport Regional Planning Commission is requested to approve the final plat for the Subdivision of the Brooks Property. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the item to the Commission. The proposal consists of four lots being subdivided along Lake Valley Drive. Staff stated that the proposal is a minor subdivision that does not need variance action. No official action was taken.

07-02 Utility Easement Relocation – (18-401-00004)

The Kingsport Regional Planning Commission is requested to approve the relocation of the permanent utility easement located off of Wilcox Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that this easement used to contain waterlines that served the bathrooms located adjacent to the 16th tee.

Staff noted that city departments and local utility providers approved of the relocation proposal. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

07-03 Memorial Court Rezoning – (18-101-00007)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of Memorial Court Property from R-1C (Residential District) to B-3 (Highway Oriented Business District) for pharmacy, restaurant, and future commercial use. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff noted the location of the request as being adjacent to the intersection of Fort Henry Drive and North Eastman Road. Staff stated that this proposal consists of approximately 5 acres subdivided into 12 parcels. Staff noted that the surrounding zoning consists of R-1C, B-3, and M-1 zones. Staff stated that a resident of the rezoning site (2140 Memorial Ct) and an abutting property owner (2144 Memorial Court) had both called the planning department to oppose the rezoning. Staff stated that the resident of 2140 Memorial Court is concerned about the historic homes along the street being torn down. Staff stated that the owner of 2144 Memorial Court is concerned about commercial use being too close to his home. Staff further drew attention to a letter of opposition that was submitted by the owners of 2144 Memorial Court. Staff stated that the zoning code requires a 30 foot landscaped buffer and 6 foot tall privacy fence to be installed in a commercial zone when it abuts residential use. Staff drew the Commission's attention to this facet of the submitted zoning development plan. Staff recommended sending a positive recommendation on the rezoning to the BMA based upon the rezoning being the best catalyst for redevelopment of adjacent commercial property along Fort Henry Drive. John Moody commented that Mr. Kennedy, the rezoning applicant, has a purchase agreement with both 2108 Memorial Court and 2112 Hemlock Lane. Staff noted that the current owners of both 2108 Memorial Court and 2112 Hemlock Lane had also submitted rezoning applications. Beverley Perdue expressed concern over the loss of the homes along Memorial Court. Sharon Duncan commented that adjacent residential property values could be negatively impacted by new adjacent commercial use. No official action was taken.

07-04 Conway Drive Rezoning – (18-101-00008)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 1210 and 1214 Conway Drive from R-1B (Residential District) to PD (Planned Development District). The property is located inside the corporate limits of the City of Kingsport, 11th Civil of Sullivan County. Staff drew the Commission's attention to the location of the request, which abuts North John B Dennis Highway and is accessed off Conway Drive. Staff stated that the request encompasses one parcel that is approximately 8.5 acres in size. Staff noted that the site is identified as appropriate for single family use by the future land use plan. Staff further stated that any future PD zone proposal must be single family to match the PD requirement of adhering to the future land use plan. Staff noted that the rezoning area is completely surrounded by existing R-1B zone. Staff further stated that a total of 4 calls had been

received by the planning department pertaining to the rezoning. Staff noted that one call opposed the request due to the amount of traffic it would generate. Staff stated that the other 3 calls were inquisitive in nature. Staff recommended sending a positive recommendation to the BMA based on conformance with the future land use plan. No official action was taken.

07-05 Concrest Court Preliminary Development Plan – (18-103-00004)

The Kingsport Regional Planning Commission is requested to consider Preliminary Development Plan approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the applicant has requested Preliminary Plan approval for 38 single family units to be built on the property. Staff further noted that a residential street with a 50 foot wide right-of-way and 6 foot sidewalks along one side of the street is proposed as an improvement to the property. Staff noted the required 25-foot periphery yard contained on the plan as part of the PD requirements. Staff summarized the density calculations for the project that showed conformance for a proposal that contains 32.6% open space. No official action was taken.

07-06 Cherokee Bend Preliminary Development Plan – (18-101-00006)

The Kingsport Regional Planning Commission is requested to consider Cherokee Bend Preliminary Development Plan approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the location of the development and noted that the plan shows a total of 11 single family units and 22 multi-family units. Staff stated that the total 6.825 acres is divided into two phases. The first phase consists of 8 single family homes along Virginia Avenue, each with existing street frontage. Staff then discussed the proposed extension of McCoy Street that will be accomplished by constructing a residential street to reconnect to Virginia Avenue at the northern end of the parcel. Staff stated that phase 2 will contain 3 single family structures and 11 duplexes. Staff drew attention to the required periphery yard on the plan and provided a breakdown of the 29.3% designated open space on the plan. No official action was taken.

07-07 Cherokee Bend Phase 1 Preliminary Subdivision – (18-201-00046)

The Kingsport Planning Commission is requested to consider preliminary plat approval for Cherokee Bend Phase 1. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff referenced this phase of Cherokee Bend as containing the parcels necessary for single family development along the existing frontage of Virginia Avenue. Staff noted that no variances are associated with the proposal. Staff further advised the Commission that the approval is contingent upon SWPPP approval. No official action was taken.

07-08 Wolf Hills Phase 2 Preliminary Subdivision – (17-201-00036)

The Kingsport Regional Planning Commission is requested to consider Preliminary Plat approval for Wolf Hills Phase 2 located on Seaver Road. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the area being developed and stated that a total of 16 lots are being proposed along existing Seaver Road

and Princeton Road frontage. Staff noted that no variances are required for the proposal and that this subdivision approval is contingent upon SWPPP approval. No official action was taken.

07-09 1700 N John B Dennis Highway Rezoning – (18-1010-00009)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 1700 N John B Dennis Highway from M-1 (Light Manufacturing District) to M-2 (General Manufacturing District) to accommodate a facility for repacking base material used for specialized dog training (to include a stable form of explosives). The property is located inside the corporate limits of the City of Kingsport, 11th Civil of Sullivan County. Staff located the rezoning site on the provided vicinity map. Staff stated that the proposal is a zoning change from M-1 to M-2 of approximately 1 acre of land located at 1700 N. John B Dennis Highway. Staff stated the reason for the proposed rezoning is for a company that manufactures dog training devices that contain trace amounts of explosives. Staff stated that the city owns all surrounding property with the exception of the abutting parcel to the east that is owned by Vic Davis. Staff stated that no public comment had been received concerning the proposal. No official action was taken.

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

VIII. OTHER BUSINESS

07-10 Conduct July 2018 Officer Elections. Staff stated that the nominating committee is tasked with providing their recommendations for 2018/2019 officers during the regular meeting. No official action was taken.

07-11 Receive a letter to certify the Minimum Standards for Subdivision Development of the Lot 15 Hunts Crossing Phase 2 located on Shadyside Drive.

07-12 Receive a letter to certify the Minimum Standards for Subdivision Development of the Property Exchange between Talbott and Larkey located on Pactolus Road.

07-13 Receive a letter to certify Minimum Standards for Subdivision Development of the Roy Lee & Clara Hold Property subdivision located on Childress Ferry Road.

07-14 Receive a letter to certify Minimum Standards for Subdivision Development of the Recombination Survey for Robert Spivey located on Hampton Avenue.

07-15 Receive a letter to certify Minimum Standards for Subdivision Development of the Rajoo 1.20 AC property partition located on Harbor Chapel Road.

07-16 Receive a letter to certify Minimum Standards for Subdivision Development of the Meadowview Business Park Final Plat located on Wilcox Drive.

07-17 Receive a letter to certify Minimum Standards for Subdivision Development of the Lot 1R-A Resubdivision located on Clinchfield Street.

07-18 Receive a letter to certify Minimum Standards for Subdivision Development of the Division of a part of the C & M Cleek Family General Partnership Property located on Cleek Road.

- 07-19** Receive a letter to certify Minimum Standards of Subdivision Development of the Lot 2 Hunts Crossing Plat located on Shadyside Drive.
- 07-20** Receive, for informational purposes only, the June 2018 Building Department report.
- 07-21** Receive, for informational purposes only, the 2nd Quarter Summary 2017-2018 Building Department Report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:25p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

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

July 26, 2018

5:30 p.m.

Members Present

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

Members Absent

Paula Stauffer

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Dave Harris

Visitors

Gwen Hobbs	Isaiah Hess	Lynn Hess	Fred Walton
Michelle Eskind	John S. Kennedy	Eric Kennedy	Shelby Gardner
Steve Gardner	Justin Kennedy	Becky Sumner	Matthew Lane
Mary L. Owenby	Leigh Musick	Laura Simon	Kay Crawford
Dale McClain	Karla Robinson	Vic Davis	Randal Robinson
Terri Weaver	Lois Gronewold	Bond Porter	Shannon Morelock
Lane Dukart	Whitley Dukart	Maria Saliga	Matthew Stafford
Bobby Dezarn	Beverly Leigh	Josef Throp	Jacqueline Hale
James Tucker			

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. Chairman Booher asked for approval of the agenda. A motion was made by Mark Selby seconded by John Moody to approve the agenda as presented. The motion was approved unanimously, 7-0. Chairman Booher asked for any changes to the minutes of the work session held on June 18, 2018 and the regular meeting held on June 21, 2018. A motion was made by Mike McIntire, seconded by John Moody to approve the minutes as presented. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

07-01 Final Plat – Brooks Property – (18-201-00045)

The Kingsport Regional Planning Commission is requested to approve the final plat for the Subdivision of the Brooks Property. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County.

07-02 Utility Easement Relocation – (18-401-00004)

The Kingsport Regional Planning Commission is requested to approve the relocation of the permanent utility easement located off of Wilcox Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Chairman Booher asked if any members of the Commission would like a presentation on any of the consent items. With no further information requested, a motion was made by Mike McIntire, seconded by Phil Rickman to approve the consent agenda. The motion passed, 7-0

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

7-03 Memorial Court Rezoning – (18-101-00007)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of Memorial Court Property from R-1C (Residential District) to B-3 (Highway Oriented Business District) for pharmacy, restaurant, and future commercial use. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. John Moody stated to Chairman Booher that he would be recusing himself from this item. Staff noted the location of the request as being adjacent to the intersection of Fort Henry Drive and North Eastman Road. Staff stated that this proposal consists of approximately 5 acres subdivided into 12 parcels. Staff noted that the surrounding zoning consists of R-1C, B-3, and M-1 zones. Staff stated that a resident of the rezoning site (2140 Memorial Ct) and an abutting property owner (2144 Memorial Court) had both called the planning department to oppose the rezoning. Staff stated that the resident of 2140 Memorial Court is concerned about the historic homes along the street being torn down. Staff stated that the owner of 2144 Memorial Court is concerned about commercial use being too close to his home. Staff further drew attention to a letter of opposition that was submitted by the owners of 2144 Memorial Court. Staff stated that the zoning code requires a 30 foot landscaped buffer and 6 foot tall privacy fence to be installed in a commercial zone when it abuts residential use. Staff drew the Commission's attention to this facet of the submitted zoning development plan. Staff recommended sending a positive recommendation on the rezoning to the BMA based upon the rezoning being the best catalyst for redevelopment of adjacent commercial property along Fort Henry Drive. Pat Breeding inquired as to the location of ingress/egress for the proposed pharmacy and restaurant. Staff commented that these points connected to Fort Henry Drive. Chairman Booher opened the public hearing. Eric Kennedy spoke in support of the request while identifying himself as the property owner. Eric Kennedy stated that he purchased the gold store in 2010. Eric Kennedy further stated that he started purchasing adjacent properties along Hemlock Lane and Memorial Court soon after his purchase of the gold store. Eric Kennedy stated that he had discussed the project with Mr. Venezia and understood his reservations. Eric Kennedy then stated that he is removing the property (2140 Memorial Court) that abuts Mr. Venezia from rezoning consideration. Mr. Kennedy stated that

Mr. Venezia would then have a much larger buffer between his property and any commercially zoned property. Mike McIntire inquired as to age of the homes along Memorial Court. Eric Kennedy stated that the earliest one was constructed in the late 1930s, and as a whole the homes are 60-80 years old. Beverley Perdue stated that she always loved Memorial Court and that it reminded her of Fair Acres. Beverley Perdue stated that she has concerns that we're tearing down homes when we need housing stock. Sharon Duncan stated that the city has a low inventory of single family homes and that Memorial Court is a very desirable street. Sharon Duncan stated that if the area was a blighted neighborhood this would be a different story. Eric Kennedy stated that he had to put considerable work into getting the homes along Memorial Court just to get them into shape for rental. Eric Kennedy further stated that the homes along Memorial Court have a lot of water in the basements. Sharon Duncan stated that she had been inside several of the Memorial Court homes and that they are in good condition. Michelle Eskind stated that the homes along Memorial Court are historic and she does not want to see them torn down. Ms. Eskind stated that the home she lives in was built in 1948. Bobby Dezarn commented against the rezoning effort as he believed it would bring extra traffic to the area and he takes care of a lot of kids there. Shannon Morelock stated that Mr. Kennedy approached him several years ago and explained his future plans. Mr. Morelock stated that they eventually decided to sell their home to Mr. Kennedy. Gwen Hobbs stated that she runs a business out of the building located at 1744 Fort Henry Drive and that she is supportive of the rezoning as the area needs to be redeveloped. Josef Throp stated that he is against the rezoning effort and that the required landscaping buffer isn't enough to resolve his concerns. Eric Kennedy stated that the removal of 2140 Memorial Court will provide a much larger buffer from any commercial uses that would be close to Mr. Throp. Jacqueline Hale stated that the rezoning will not benefit the area. Justin Kennedy stated that removing 2140 Memorial Court from the rezoning area should do a lot to benefit Mr. Throp. Maria Seliga stated that her concern is primarily sentimental in that Memorial Court has always been a quiet street. Lane Dukart stated that homes like the ones along Memorial Court are in high demand and should be flying off the market. Mike McIntire made a motion to send a favorable recommendation to rezone the amended rezoning area (less 2140 Memorial Court) to the Board of Mayor and Aldermen. Pat Breeding seconded the motion. The motion failed 4-2, with McIntire and Breeding voting for the motion and Perdue, Duncan, Rickman, and Selby voting against the motion. A motion was made by Phil Rickman, seconded by Sharon Duncan, to send a negative recommendation (to not rezone) the amended rezoning area (less 2140 Memorial Court) to the Board of Mayor and Aldermen. The motion passed 4-2, with Perdue, Duncan, Rickman, and Selby voting for the motion and McIntire and Breeding voting against the motion.

07-04 Conway Drive Rezoning – (18-101-00008)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 1210 and 1214 Conway Drive from R-1B (Residential District) to PD (Planned Development District). The property is located inside the corporate limits of the City of Kingsport, 11th Civil of Sullivan County. Staff drew the Commission's attention to the location of the request, which abuts North John B Dennis Highway and is accessed off Conway Drive. Staff stated that the request encompasses one parcel that is approximately 8.5 acres in size. Staff noted that the site is identified as appropriate for single family use by the future land use plan. Staff

further stated that any future PD zone proposal must be single family to match the PD requirement of adhering to the future land use plan. Staff noted that the rezoning area is completely surrounded by existing R-1B zone. Staff further stated that a total of 4 calls had been received by the planning department pertaining to the rezoning. Staff noted that one call opposed the request due to the amount of traffic it would generate. Staff stated that the other 3 calls were inquisitive in nature. Staff recommended sending a positive recommendation to the BMA based on conformance with the future land use plan. Chairman Booher opened the public hearing. Isaiah Hess stated that he had lived in the area for the last 39 years and that traffic is already bad in the area. Mr. Hess stated that more traffic would hurt the area more. Fred Walton stated that he had discussed the plans with Mr. Vic Davis and that after their discussion he was in favor of the rezoning. Isaiah Hess inquired if it would be possible to have a fence placed between his home and the development since his home borders the rezoning site. Vic Davis stated that the fence is something he could do. Mary Owenby stated that she lives off Conway Drive and the speeding from additional cars is too much for the narrow streets. Beverley Leigh stated that a portion of Hillcrest is already very dangerous due to narrow streets and that added traffic is her primary concern. Dale McClain stated that he sees a lot of problems with all the added traffic being introduced on the already narrow streets. Dale McClain stated that he lives on Ridgeview Street and that his primary concern is all the added traffic. Karla Robinson stated that she has concern about the added traffic to the area. Lois Gronewold stated that her concern is stormwater related and that she feared too much rain water would drain off the property when development began. Vic Davis stated that runoff from the property is going into a point on the west side of the development which is where it currently goes. James Tucker stated that he is an engineer and that he could tell the plan wouldn't work. Mike McIntire stated that infill development is desirable. Pat Breeding stated that the stormwater coming from the development would be designed to leave the property at the same rate it currently does. A motion was made by Pat Breeding, seconded by Mike McIntire to send a positive recommendation to rezone the property to the Board of Mayor and Aldermen. The motion passed, 7-0.

07-05 Concrest Court Preliminary Development Plan – (18-103-00004)

The Kingsport Regional Planning Commission is requested to consider Preliminary Development Plan approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the applicant has requested Preliminary Plan approval for 38 single family units to be built on the property. Staff further noted that a residential street with a 50 foot wide right-of-way and 6 foot sidewalks along one side of the street is proposed as an improvement to the property. Staff noted the required 25-foot periphery yard contained on the plan as part of the PD requirements. Staff summarized the density calculations for the project that showed conformance for a proposal that contains 32.6% open space. A motion was made by Pat Breeding, seconded by Sharon Duncan, to grant preliminary development plan approval. The motion passed unanimously, 7-0

07-06 Cherokee Bend Preliminary Development Plan – (18-101-00006)

The Kingsport Regional Planning Commission is requested to consider Cherokee Bend Preliminary Development Plan approval. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the location of the

development and noted that the plan shows a total of 11 single family units and 22 multi-family units. Staff stated that the total 6.825 acres is divided into two phases. The first phase consists of 8 single family homes along Virginia Avenue, each with existing street frontage. Staff then discussed the proposed extension of McCoy Street that will be accomplished by constructing a residential street to reconnect to Virginia Avenue at the northern end of the parcel. Staff stated that phase 2 will contain 3 single family structures and 11 duplexes. Staff drew attention to the required periphery yard on the plan and provided a breakdown of the 29.3% designated open space on the plan. A motion was made by Mike McIntire, seconded by John Moody, to grant preliminary development plan approval. The motion passed unanimously, 7-0

07-07 Cherokee Bend Phase 1 Preliminary Subdivision – (18-201-00046)

The Kingsport Planning Commission is requested to consider preliminary plat approval for Cherokee Bend Phase 1. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff referenced this phase of Cherokee Bend as containing the parcels necessary for single family development along the existing frontage of Virginia Avenue. Staff noted that no variances are associated with the proposal. Staff further advised the Commission that the approval is contingent upon SWPPP approval. A motion was made by Beverley Perdue, seconded by Mark Selby, to grant preliminary subdivision approval contingent upon SWPPP approval. The motion passed unanimously, 7-0

07-08 Wolf Hills Phase 2 Preliminary Subdivision – (17-201-00036)

The Kingsport Regional Planning Commission is requested to consider Preliminary Plat approval for Wolf Hills Phase 2 located on Seaver Road. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the area being developed and stated that a total of 16 lots are being proposed along existing Seaver Road and Princeton Road frontage. Staff noted that no variances are required for the proposal and that this subdivision approval is contingent upon SWPPP approval. A motion was made by Sharon Duncan, seconded by Mike McIntire, to grant preliminary subdivision approval contingent upon SWPPP approval. The motion passed unanimously, 7-0

07-09 1700 N John B Dennis Highway Rezoning – (18-1010-00009)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 1700 N John B Dennis Highway from M-1 (Light Manufacturing District) to M-2 (General Manufacturing District) to accommodate a facility for repacking base material used for specialized dog training (to include a stable form of explosives). The property is located inside the corporate limits of the City of Kingsport, 11th Civil of Sullivan County. Staff located the rezoning site on the provided vicinity map. Staff stated that the proposal is a zoning change from M-1 to M-2 of approximately 1 acre of land located at 1700 N. John B Dennis Highway. Staff stated the reason for the proposed rezoning is for a company that manufactures dog training devices that contain trace amounts of explosives. Staff stated that the city owns all surrounding property with the exception of the abutting parcel to the east that is owned by Vic Davis. Staff stated that no public comment had been received concerning the proposal. A motion was made by Mike McIntire, seconded by John Moody, to send positive recommendation to rezone the property to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.

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

VIII. OTHER BUSINESS

- 07-10** Conduct July 2018 Officer Elections. Mike McIntire, representing the nominating committee, announced that the committee decided to nominate Sam Booher for Chairman, Mark Selby for Vice Chairman, and Ken Weems as Secretary. The vote for the nominations was unanimous, 7-0.
- 07-11** Receive a letter to certify the Minimum Standards for Subdivision Development of the Lot 15 Hunts Crossing Phase 2 located on Shadyside Drive.
- 07-12** Receive a letter to certify the Minimum Standards for Subdivision Development of the Property Exchange between Talbott and Larkey located on Pactolus Road.
- 07-13** Receive a letter to certify Minimum Standards for Subdivision Development of the Roy Lee & Clara Hold Property subdivision located on Childress Ferry Road.
- 07-14** Receive a letter to certify Minimum Standards for Subdivision Development of the Recombination Survey for Robert Spivey located on Hampton Avenue.
- 07-15** Receive a letter to certify Minimum Standards for Subdivision Development of the Rajoo 1.20 AC property partition located on Harbor Chapel Road.
- 07-16** Receive a letter to certify Minimum Standards for Subdivision Development of the Meadowview Business Park Final Plat located on Wilcox Drive.
- 07-17** Receive a letter to certify Minimum Standards for Subdivision Development of the Lot 1R-A Resubdivision located on Clinchfield Street.
- 07-18** Receive a letter to certify Minimum Standards for Subdivision Development of the Division of a part of the C & M Cleek Family General Partnership Property located on Cleek Road.
- 07-19** Receive a letter to certify Minimum Standards of Subdivision Development of the Lot 2 Hunts Crossing Plat located on Shadyside Drive.
- 07-20** Receive, for informational purposes only, the June 2018 Building Department report.
- 07-21** Receive, for informational purposes only, the 2nd Quarter Summary 2017-2018 Building Department Report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 7:25p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Property Information		Cherokee Bend Ph 1 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		1.087	
Major or Minor / #lots		Major - 8	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. • SWPPP has been submitted. <p>Staff Field Notes and General Comments:</p> <p>The property lies inside the City Limits along Virginia Avenue near the intersection with McCoy Street. Submitted plat creates 8 new lots using the existing street frontage of Virginia Avenue. A Stormwater Pollution Prevention Plan is required and has been submitted. Planning Commission granted Preliminary Approval on July 26, 2018</p> <p>Utilities: Water & Sewer are available.</p>			
Planner:	Harmon	Date: 08/03/18	
Planning Commission Action		Meeting Date:	August 16, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Cherokee Bend Ph 1 Final
ADDRESS	Virginia Avenue
DISTRICT, LAND LOT	11th Civil District, TM 62A Group M Parcel 23
OVERLAY DISTRICT	N/A
EXISTING ZONING	PD (Planned Development)
PROPOSED ZONING	No Change
ACRES	1.087 – 8 lots - 0 miles of new streets
EXISTING USE	Vacant
PROPOSED USE	Single Family Residential

PETITIONER: School House LLC
ADDRESS: 1611 Fairidge Place

REPRESENTATIVE: Matthew Strickler
PHONE: 423-392-8896

INTENT

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.

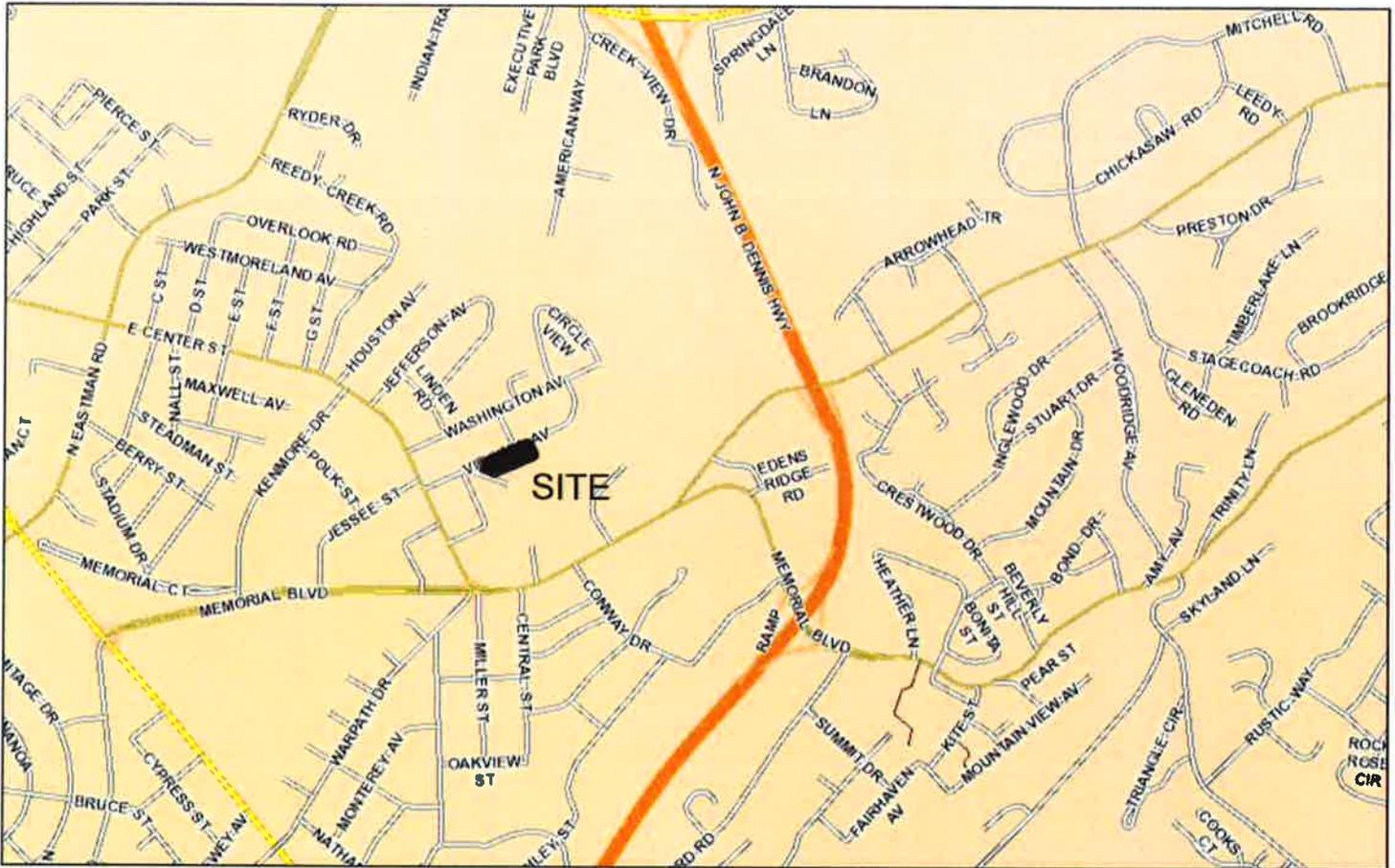
The submitted plat would create eight lots along Virginia Avenue. These lots will be utilized for single family residential homes. The property is zoned PD and the lots submitted meet the standards set forth in that Zoning District. The required open space is shown at the rear of the property. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

No variances have been requested and no utilities or streets are proposed for construction.

A Stormwater Pollution Prevention Plan (SWPPP) is required as part of the plat submittal process for any new development and has been submitted to the Stormwater Department.

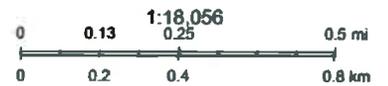
Staff recommends approval of the Cherokee Bend Phase 1 Final Plat based upon conformance to the Minimum Subdivision Regulations.

Location



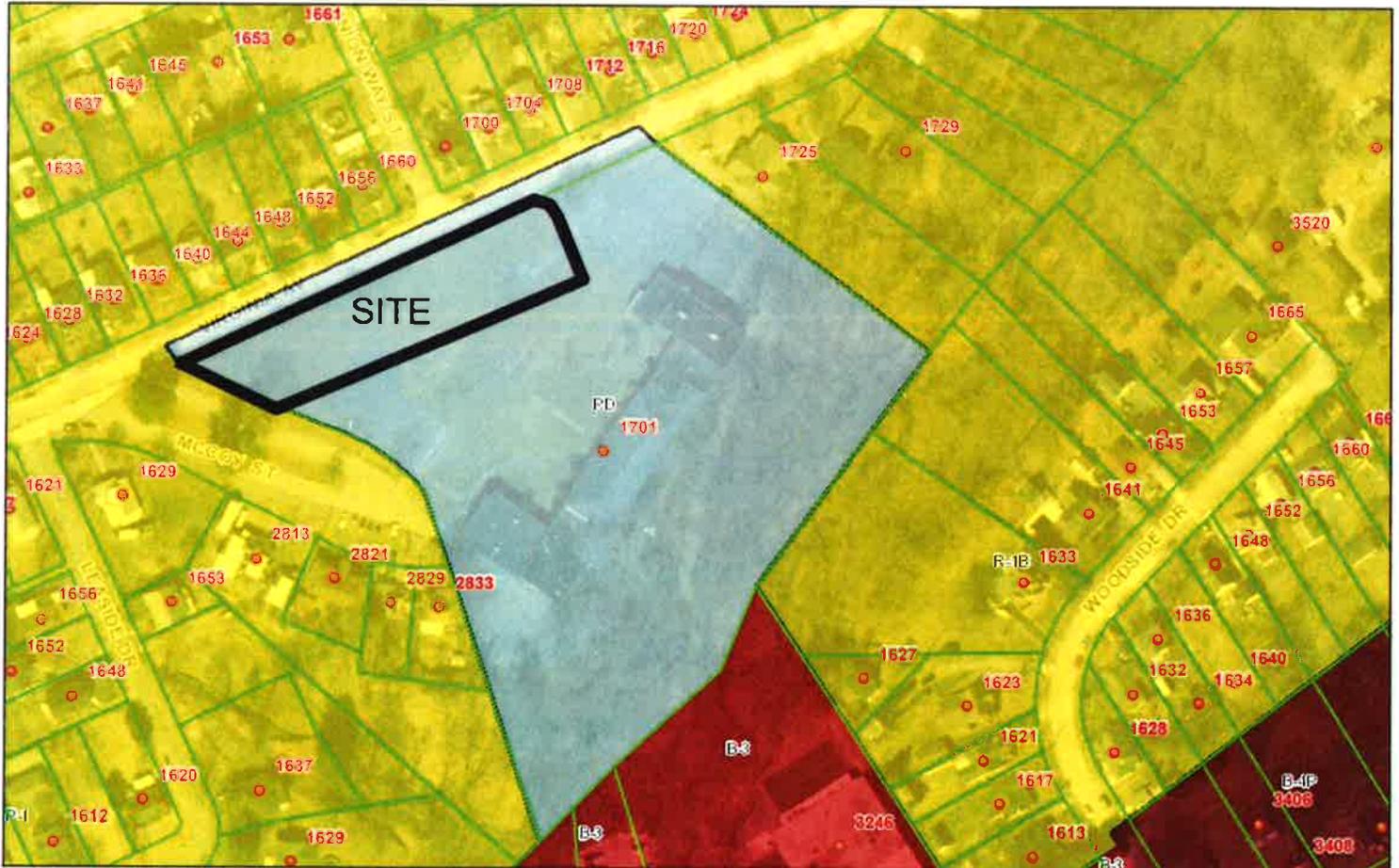
7/16/2018, 9:03:02 AM

Urban Growth Boundary



Web AppBuilder for ArcGIS

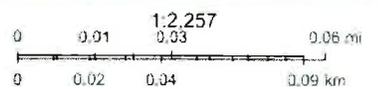
Zoning



7/16/2018, 9:00:52 AM

● Addresses
 Sullivan Co Parcel Data
 TA/C

City Zoning	 R-5	 A-1	 B-1	 B-3	 B-4P	 M-1	 MX
<Null>	 GC	 A-2	 B-2	 B-4	 BC	 M-1R	 P-1
	 B-2E	 AR	 B-3	 B-4P	 GC	 M-2	 P-D



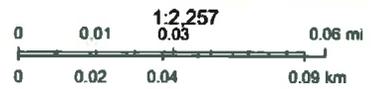
Web AppBuilder for ArcGIS

Future Land Use



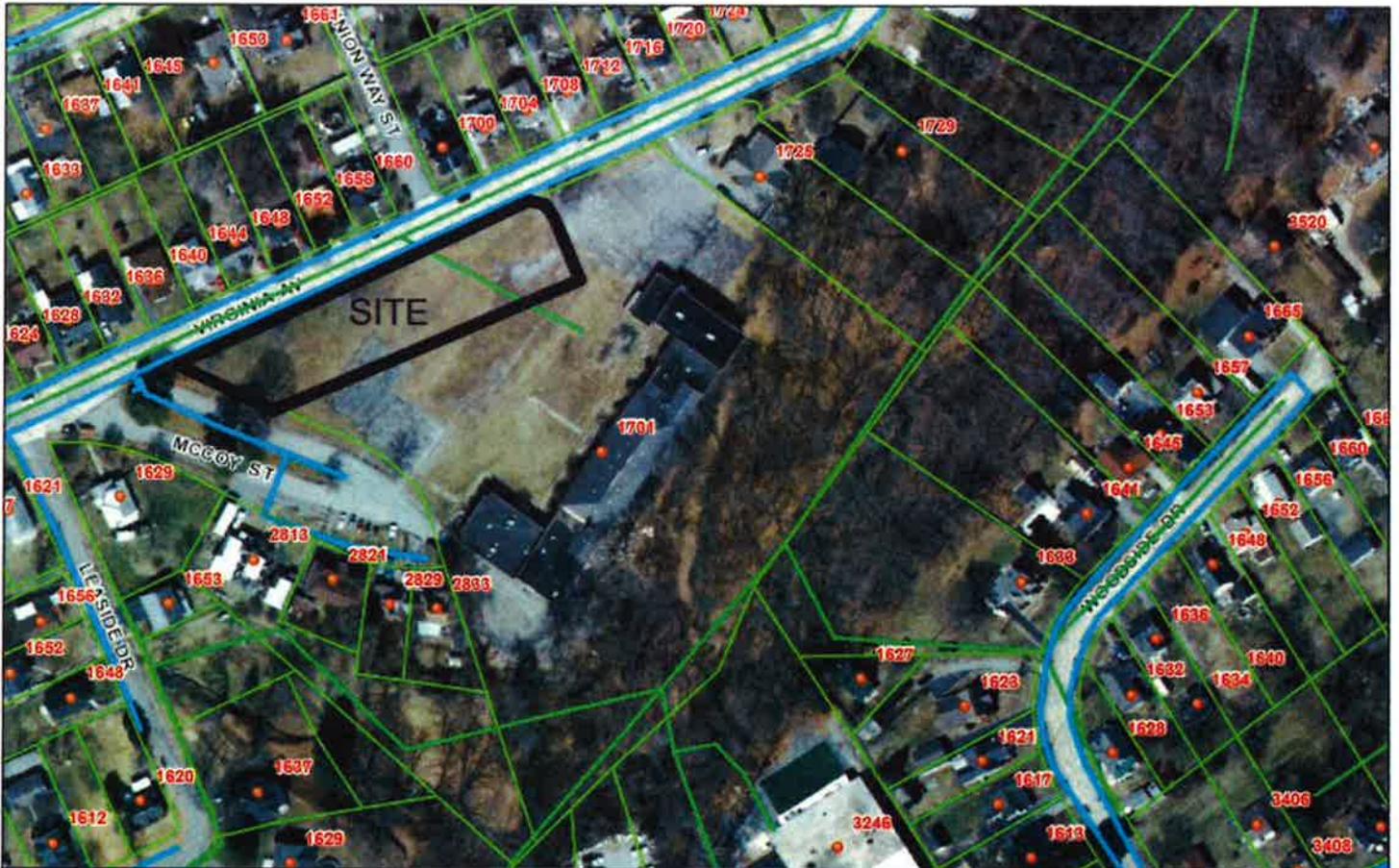
7/16/2018, 9:01:55 AM

- Addresses
- Sullivan Co Parcel Data
- Future Land Use**
 - Agri/Vacant
 - Single Family
 - Multi-Family
 - Industrial
 - Retail/Commercial
 - Public
 - Utilities
 - Urban Growth Boundary



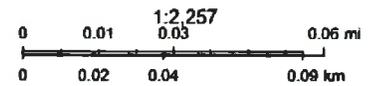
Web AppBuilder for ArcGIS

Aerial W/Utilities



7/16/2018, 9:01:30 AM

- Addresses
- Sewer Mains
- Urban Growth Boundary
- Sullivan Co Parcel Data
- Water Lines



Web AppBuilder for ArcGIS

View from Virginia Avenue



CONCLUSION

Staff recommends approval of the Cherokee Bend Phase 1 Final Plat based on conformance to the Minimum Subdivision Regulations.

Property Information	Wolf Hills Phase 2 Final Plat		
Address	Seaver Road		
Tax Map, Group, Parcel	TM 75M Group A Parcel 37		
Civil District	13 th Civil District		
Overlay District	Gateway		
Land Use Designation	Single Family Residential		
Acres	6.51		
Major or Minor / #lots	Major - 16	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: William Jelinek Address: 1912 Seaver Road City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: (423) 571-9862		Name: David Breeding – Dividing Line Survey Co. Address: 14406 Peaceful Valley Rd. City: Abingdon State: VA Zip Code: 24210 Email: N/A Phone Number: 423-217-3570	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
<p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City’s minimum regulations for subdivisions. • No Variances have been requested <p>Staff Field Notes and General Comments:</p> <p>The property lies inside the City Limits along Seaver Road at the intersection with Princeton Road. There are 16 lots proposed with no new utilities or street construction required. The Stormwater Pollution Prevention Plan (SWPPP) has been received and approved by the Stormwater Department. The subdivision proposed to use the existing street frontage along Seaver and Princeton Road.</p> <p>Utilities: Water & Sewer are available.</p>			
Planner:	Harmon	Date: 08/03/18	
Planning Commission Action		Meeting Date:	August 16, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Wolf Hills Phase 2 Final Plat
ADDRESS	Seaver Road
DISTRICT, LAND LOT	13th Civil District, TM 75M Group A Parcel 37
OVERLAY DISTRICT	Gateway
EXISTING ZONING	R-1B
PROPOSED ZONING	No Change
ACRES	6.51 – 16 lots
EXISTING USE	Single Family Residential
PROPOSED USE	Single Family Residential

PETITIONER: William Jelenik
ADDRESS: 1912 Seaver Road

REPRESENTATIVE: David Breeding
PHONE: 423-217-3570

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 13th Civil District and more fully described as Tax Map 75M Group A Parcel 37.

The submitted plat would create 16 lots along Seaver and Princeton Roads. One of these lots contains an existing single family home that will remain on the property. The remainder of the lots will be utilized for single family residential homes. The property is zoned R-1B and the lots submitted meet the standards set forth in that Zoning District. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

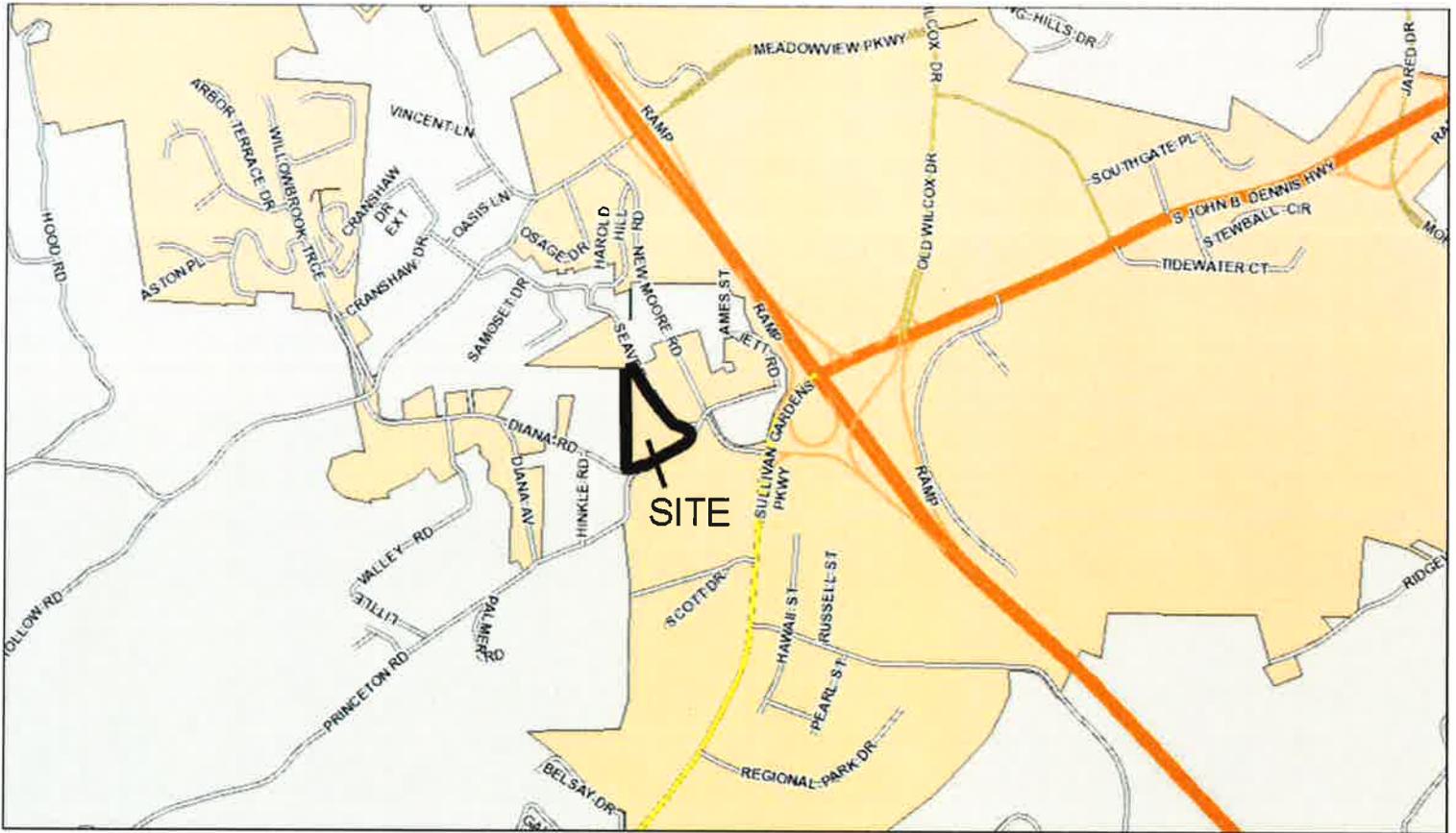
No variances have been requested and no utilities or streets are proposed for construction.

A Stormwater Pollution Prevention Plan (SWPPP) is required and has been submitted and approved by the Stormwater Department.

All City Departments have reviewed the submitted plat and have given final approval. Preliminary Plat approval was granted by the Planning Commission on July 26, 2018

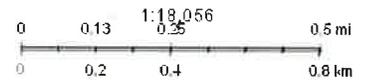
Staff recommends final plat approval of the Wolf Hills Phase 2 Subdivision as it conforms to the Minimum Subdivision Regulations.

Location



6/26/2018, 10:03:14 AM

Urban Growth Boundary

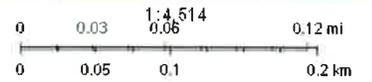


Web AppBuilder for ArcGIS



6/26/2018, 10:07:52 AM

- Sullivan Co Parcel Data
- Single Family
- Retail/Commercial
- Urban Growth Boundary
- Multi-Family
- Public
- Agri/Vacant
- Industrial
- Utilities



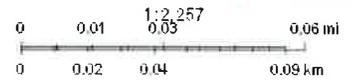
Web App Guide for ArcGIS

Aerial w utilities



6/26/2018, 10:10:19 AM

- Addresses
- Sewer Mains
- Water Lines
- Sullivan Co Parcel Data
- Urban Growth Boundary



Web AppBuilder for ArcGIS

View from Seaver Road



View from Princeton Road



CONCLUSION

Staff recommends approval of the Wolf Hills Phase 2 Final Plat as it meets the standards set forth in the Minimum Subdivision Regulations.

**MEMORANDUM****TO: KINGSPORT REGIONAL PLANNING COMMISSION****FROM: JESSICA HARMON, SENIOR PLANNER****DATE: AUGUST 16, 2018****SUBJECT: IRREVOCABLE LETTER OF CREDIT REDUCTION – RIVERBEND: HOLSTON HILLS DRIVE****FILE NUMBER: 18-201-00059**

The City currently holds an Irrevocable Letter of Credit in the amount of \$300,298.39 for the Riverbend: Holston Hills Drive Subdivision. The Developer has asked the City to re-evaluate the work left to do with the Letter of Credit. The City Engineering Division has inspected all improvements that have been completed thus far and have generated a new bond estimate for the improvements left to be completed at this time. Specifically, the remaining improvements are related to the stop coat and final pavement markings. The traffic signal is not installed, but the Developer holds a Letter of Credit with TDOT to cover the signalization of that intersection. The total amount of the new bond estimate is \$36,847.34.

The Kingsport Regional Planning Commission is asked to reduce the Irrevocable Letter of Credit from \$300,298.39 to \$36,847.34. The new Expiration Date will be August 16, 2019 with a Performance Date of May 16, 2019.

Staff recommends the reduction of the Irrevocable Letter of Credit for Holston Hills Drive to \$36,847.34.

ENGINEER BOND ESTIMATE
Riverbend: Holston Hills Drive

July 31, 2018

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


Pamela Gilmer, PE
Civil Engineer II
City of Kingsport

July 31, 2018

 Date

PROPERTY INFORMATION Anchor Pointe PD Plan Amendment

ADDRESS Anchor Pointe Drive

DISTRICT 7th District

OVERLAY DISTRICT Not Applicable

EXISTING ZONING PD

PROPOSED ZONING No Change

ACRES area of request 0.29 acres +/- -- 11 units

EXISTING USE Residential

PROPOSED USE Residential

PETITIONER Commercial Bank/Susan McCullom

ADDRESS P.O. Box 400 Harrogate, TN

REPRESENTATIVE Danny Carr

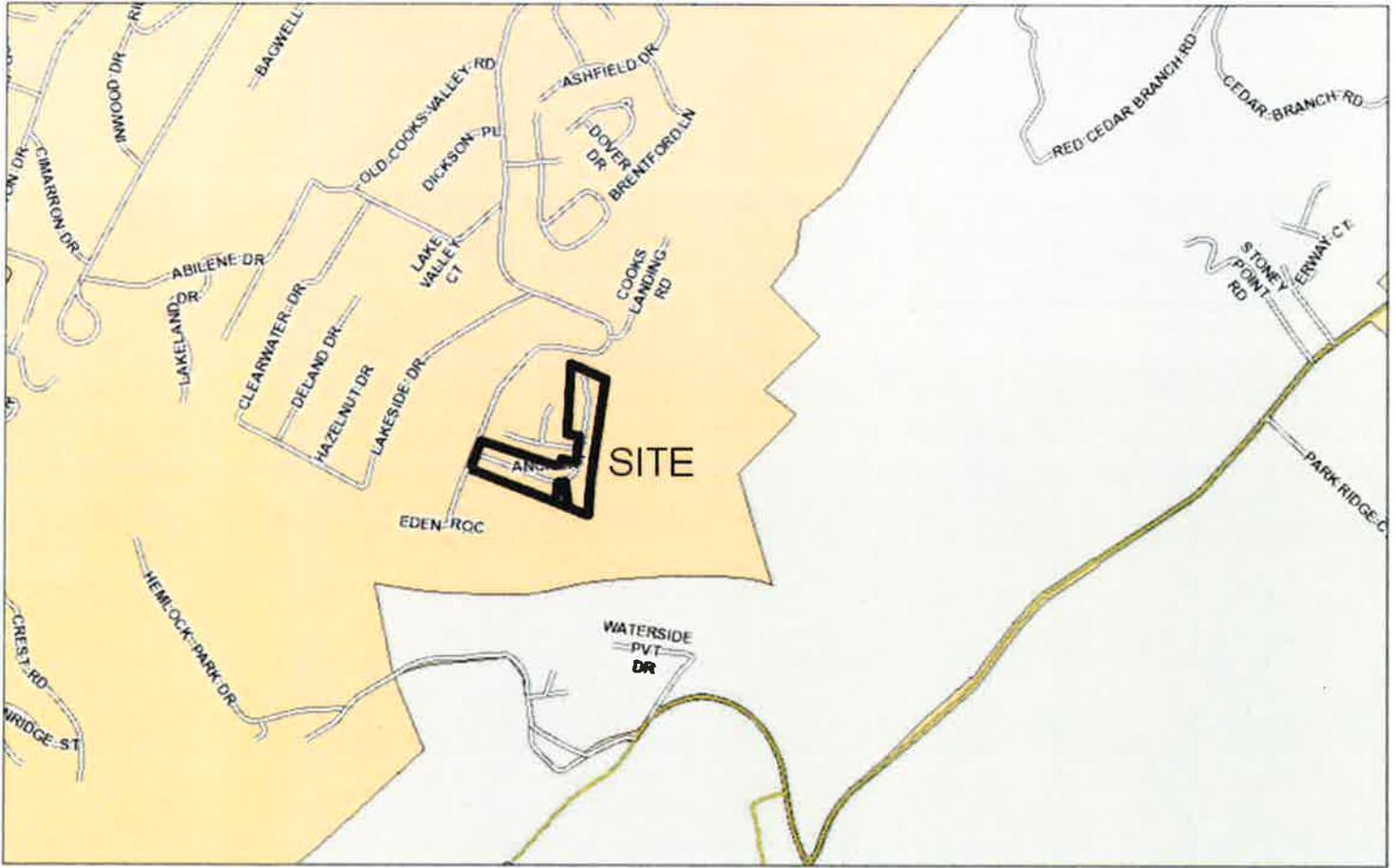
PHONE 423-791-3114

INTENT

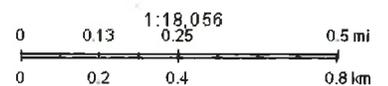
The intent of the proposed PD plan amendment for Anchor Pointe is to allow lot 11 in the subdivision to be used for driveway/utility access and mailbox location for the 8-acre tract adjacent to the Subdivision. The adjacent parcel has access off Cooks Valley Road; however, there is an approximate distance of 850 feet to the home site location. Access to Anchor Pointe would allow them to construct a much shorter driveway and reduce the amount of utility line that is to be laid. A note has been placed on the Development Plan stating that Lot 11 is to only be used for driveway and utility access as well as a mailbox location for the adjacent parcel. Lot 11 in Anchor Pointe would eventually be combined with the adjacent 8 acre tract.

Staff recommends approval of the Anchor Pointe PD Plan Amendment based on conformance with the PD District Regulations

Location

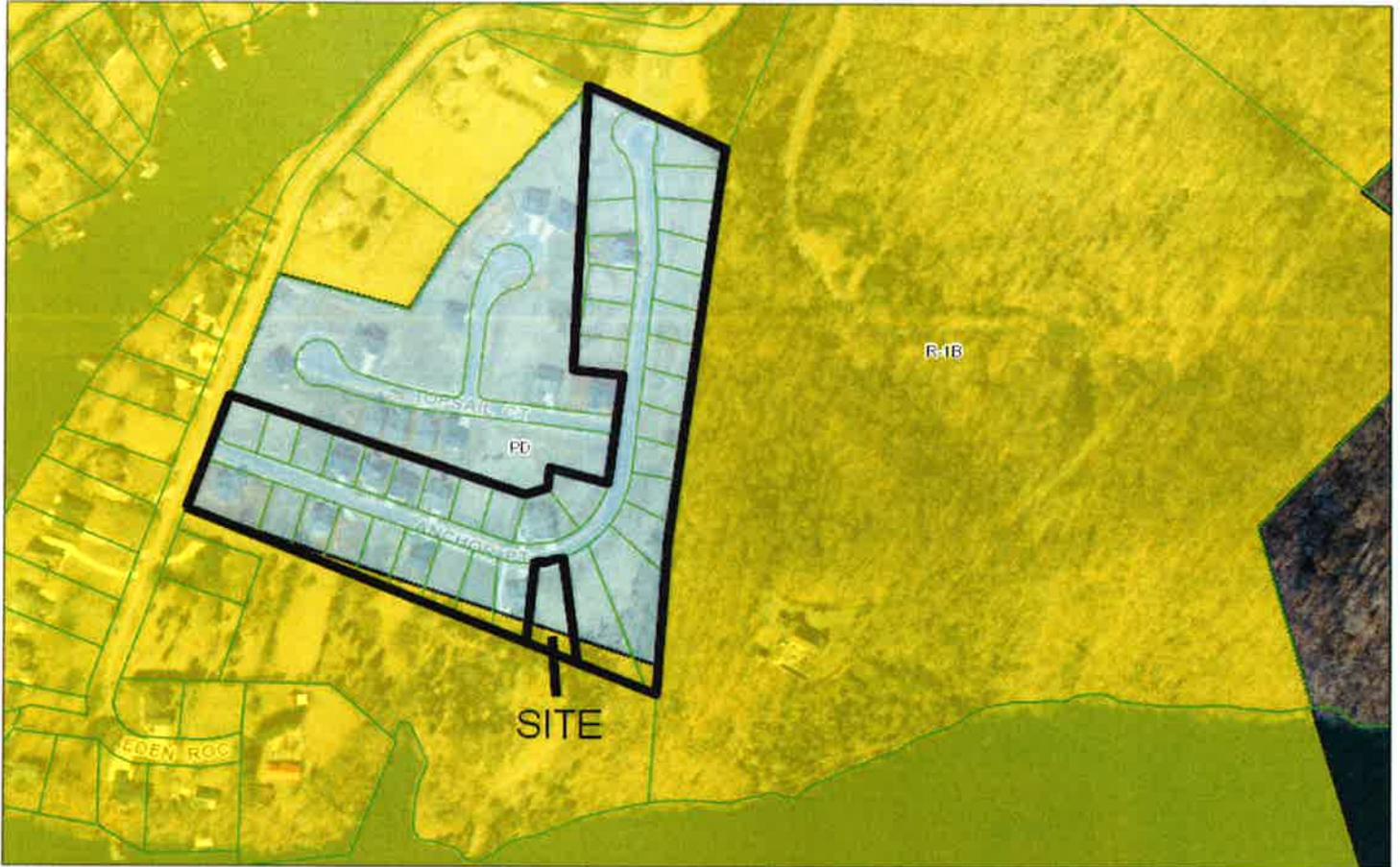


8/6/2018, 9:55:48 AM



Web App Builder for ArcGIS

Zoning



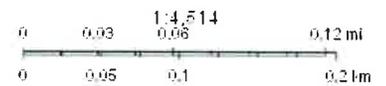
8/6/2018, 9:41:01 AM

Sullivan Co Parcel Data

City Zoning

<Null>

TA/C	B-2E	AP	B-3	B-4P	GC	M-2	P-D
P-5	A-1	B-1	B-3	B-4P	M-1	MX	PBD-3
GC	A-2	B-2	B-4	BC	M-1P	P-1	PBD*



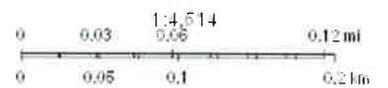
Web App Builder for ArcGIS

Future Land Use Plan



8/6/2018, 9:41:26 AM

- Sullivan Co Parcel Data
- Single Family
- Industrial
- Public
- Multi-Family
- Retail/Commercial
- Utilities
- Agri/Vacant



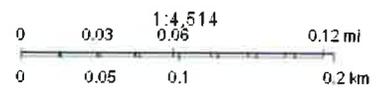
WebMapServer for ArcGIS

Aerial w/Utilities



8/6/2018, 9:39:08 AM

- Sullivan Co Parcel Data
- Sewer Mains
- Water Lines



West Aco Builder Map/ArcGIS



CONCLUSION

Staff recommends approval of the Anchor Pointe Plan Amendment based on conformance to the Planned Development District Regulations.

PROPERTY INFORMATION

Right-of-Way Vacating

ADDRESS	Cleek Road
DISTRICT, LAND LOT	Sullivan County 10th Civil District, TM 47 Parcel 60
OVERLAY DISTRICT	R-1B
PROPOSED ZONING	No Change
ACRES +/- 0.14	
EXISTING USE	Vacant
PROPOSED USE	Residential

**PETITIONER 1: C & M Cleek General Family Partnership
1101 New Beason Well Rd. Kingsport, TN 37660**

INTENT

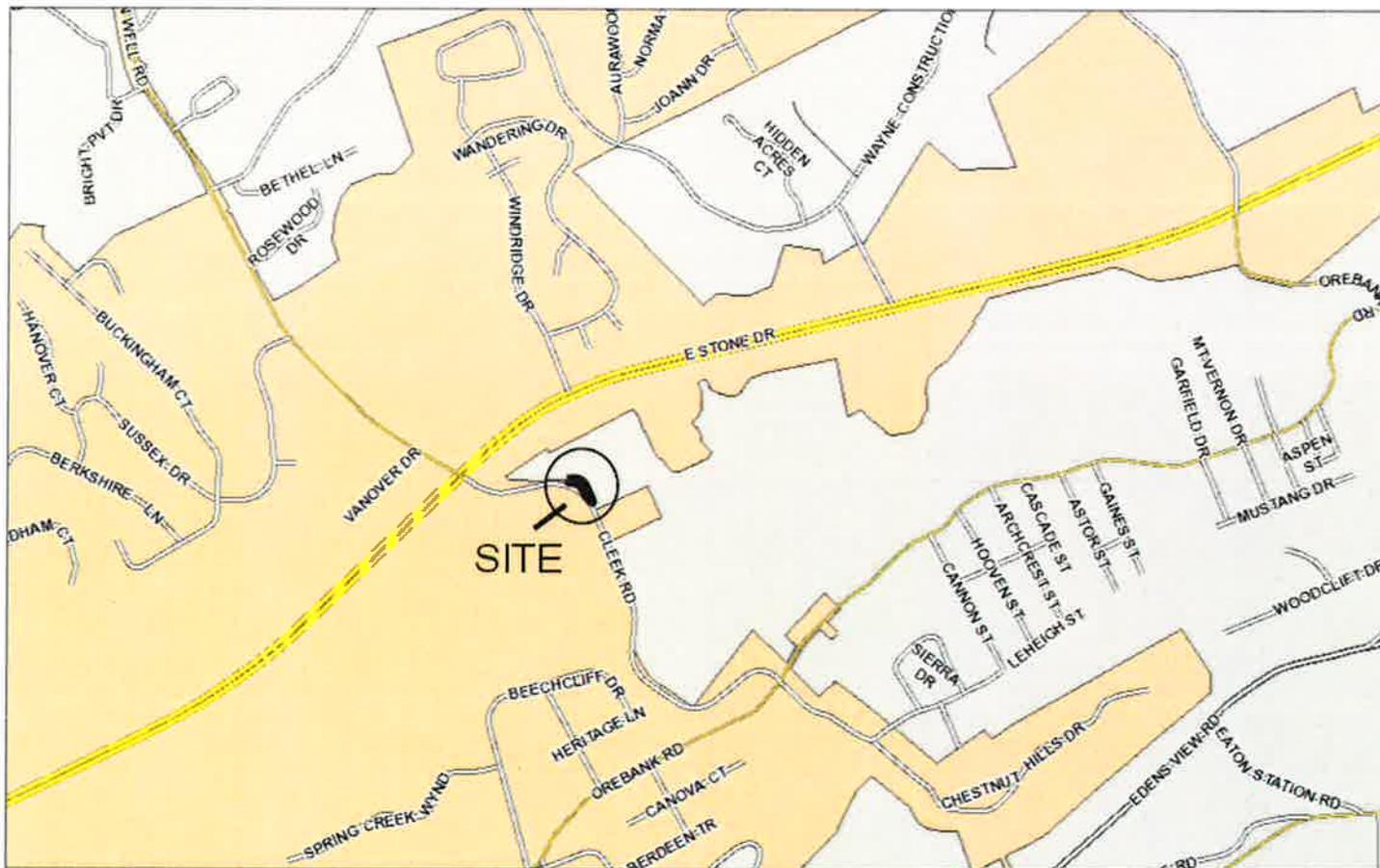
The applicant is requesting that the portion of the old Cleek Road right-of-way located in front of their property be vacated by the City of Kingsport. The purpose for the request is to eliminate the large curve in the property line and create a smooth front for driveway access for a new single family home that is proposed to be constructed.

The area requested to be vacated is approximately 6,055 square feet. This area is part of the old 30' road way that was left over after Cleek Road was realigned and an 80' right-of-way was established.

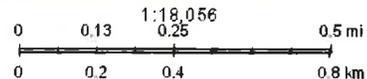
The request has been reviewed by all City Departments and Local Utility Providers. All City Departments have approved the request as there are no city utilities within the area. The only utility located on this portion of the right-of-way are anchors for AEP owned poles that are outside of the right-of-way. The anchors hold the guy wires. The property owner has executed an easement with AEP for the maintenance of the anchors and guy wires.

Staff recommends approval of the vacating of a portion of the old 30' Cleek Road right-of-way as city staff sees no future use for the property.

Location



7/30/2018, 2:27:02 PM

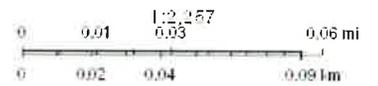


Web AppBuilder for ArcGIS

Zoning



7/30/2018, 2:34:24 PM



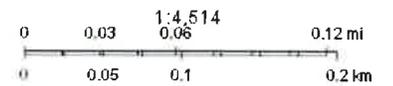
WebAppBuilder for ArcGIS

Future Land Use Plan



7/30/2018, 2:24:58 PM

- Sullivan Co Parcel Data
- Single Family
- Industrial
- Public
- Future Land Use
- Multi-Family
- Retail/Commercial
- Utilities
- Agri/Vacant



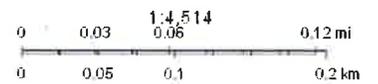
Web App Builder for ArcGIS

Aerial w/Utilities



7/30/2018, 2:22:49 PM

-  Sullivan Co Parcel Data
-  Sewer Mains
-  Water Lines



WebAppBuilder for ArcGIS



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of a portion of the old 30' Cleek Road right-of-way as city staff sees no future use for the property.

Property Information		Surplus Request	
Address		E Center Street	
Tax Map, Group, Parcel		Tax Map 61DGroup F Parcel 20	
Civil District		11 th Civil District	
Overlay District		N/A	
Land Use Designation		Commercial	
Acres		+/- 0.07	
Applicant #1 Information		Intent	
Name: Rodney Hurd		Intent: <i>To declare Tax Map 61D Group F Parcel 20 as surplus property by the City of Kingsport.</i> Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Address: 1231 Sussex Drive			
City: Kingsport			
State: TN Zip Code: 37660			
Phone Number: (423) 416-3077			
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends declaring Tax Map 61D Group F Parcel 20 as surplus: <ul style="list-style-type: none"> Request reviewed by all city departments and local utility providers No utilities located on the property 			
Staff Field Notes and General Comments: The Rodney Hurd has requested that the Planning Commission declare property located at Tax Map 61D Group F Parcel 20 located on E Center Street as surplus property. The requested area is approximately 0.07 acres. The request has been reviewed by all City Departments and it has been determined that there is no need for the City to retain this property.			
Planner:	Harmon	Date: 8/3/18	
Planning Commission Action		Meeting Date:	August 16, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Surplus Request
ADDRESS	E Center Street
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 61D, Group F Parcel 20
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-3
PROPOSED ZONING	No Change
ACRES +/- 0.07	
EXISTING USE	Vacant
PROPOSED USE	no change

**PETITIONER 1: Rodney Hurd
1231 Sussex Drive Kingsport, TN 37660**

INTENT

The applicant is requesting that Tax Map 61D Group F Parcel 20 located on E Center Street be declared surplus. The area requested to be declared surplus is approximately 0.07 acres.

The property was acquired by the City of Kingsport in 2000. The City is in the process of compiling a list of all property that the City owns and making an active effort to review the need to retain those properties. This property was on that list. This request has been reviewed by all city departments and local utility providers they have responded that there is no need for the City to retain this property.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

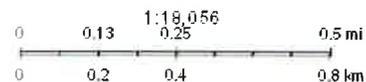
Staff recommends approval of the request to declare Tax Map 62D Group F Parcel 20 surplus property as the City sees no future use for this property.

Location



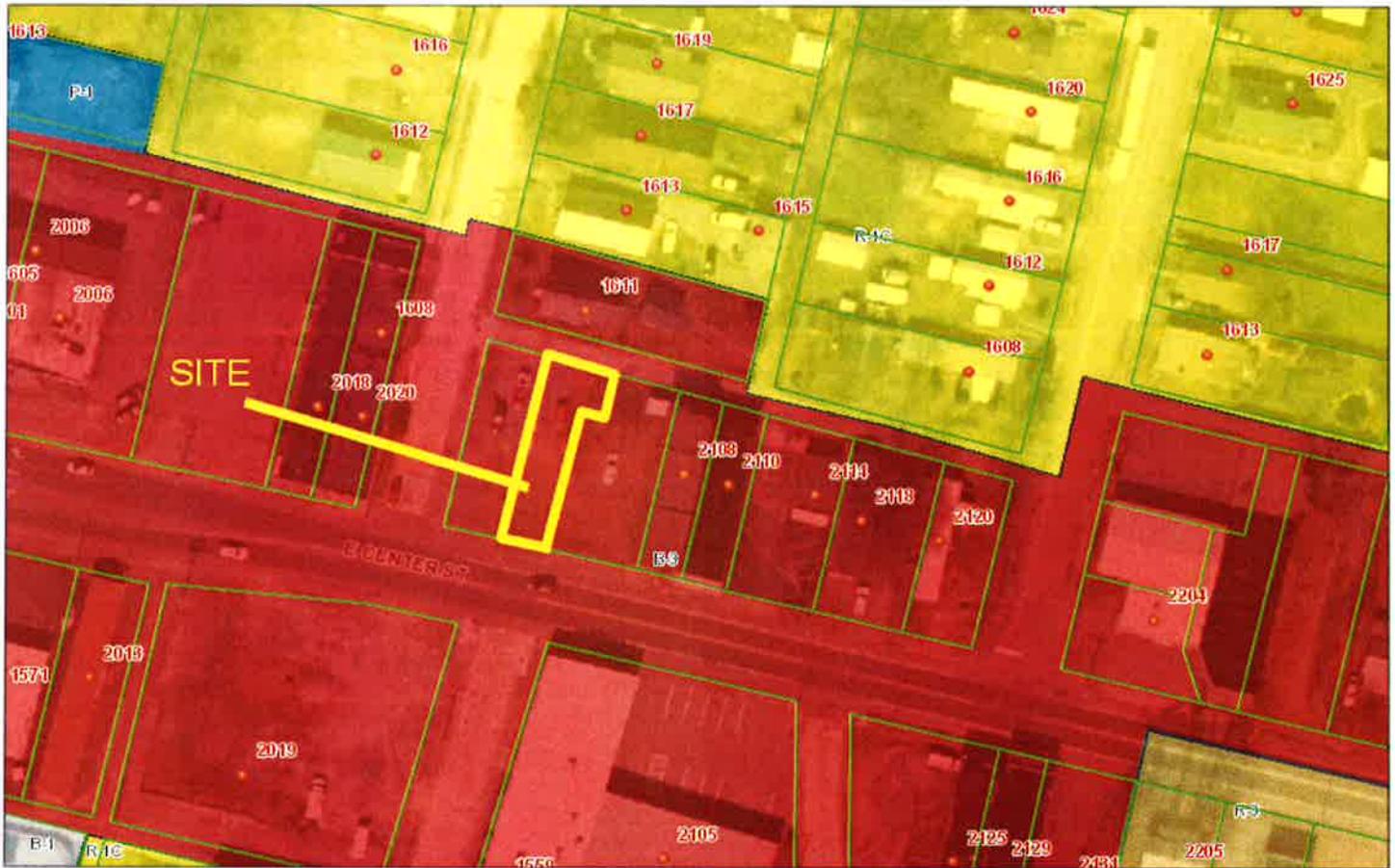
7/19/2018, 3:53:36 PM

-  Sewer Manholes
-  Urban Growth Boundary
-  Water Lines



Web App Garden for ArcGIS

Zoning



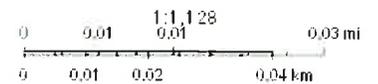
7/19/2018, 3:57:28 PM

● Addresses

□ Sullivan Co Parcel Data

□ TAYC

City Zoning	R-5	A-1	B-1	B-3	B-4P	M-1	MX
<Null>	GC	A-2	B-2	B-4	BC	M-1R	P-1
	B-2E	AP	B-3	B-4P	GC	M-2	P-D



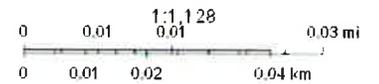
WebAppBuilder for ArcGIS

Future Land Use Plan



8/3/2018, 1:11:11 PM

- Addresses
- Sullivan Co Parcel Data
- Future Land Use
 - Agri/Vacant
 - Single Family
 - Multi-Family
 - Industrial
 - Retail/Commercial
 - Public
 - Utilities



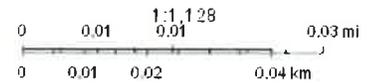
Web App builder for ArcGIS

Aerial w/Utilities



7/19/2018, 3:55:26 PM

- Addresses
- Sewer Mains
- Water Lines
- Sullivan Co Parcel Data
- Sewer Manholes
- Urban Growth Boundary



Web App Builder for ArcGIS



RECOMMENDATION:

Staff recommends that the Planning Commission declare property located at Tax Map 62D Group F Parcel 20 surplus as City staff sees no future use for the property.

Property Information		Division of Helen Harr Property	
Address		743 Henry Harr Rd	
Tax Map, Group, Parcel		TM 64 Parcel 23	
Civil District		7th Civil District	
Overlay District		N/A	
Land Use Designation		Agricultural	
Acres		+/- 27.25	
Major or Minor / #lots		Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Helen Harr/Jeremiah Steadman Address: 743 Henry Harr Rd City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number:		Name: Larry Culbertson Address: P.O. Box 190 City: Nickelsville State: VA Zip Code: 24271 Email: N/A Phone Number: 276-479-3093	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:			
<ul style="list-style-type: none"> • One variance is requested for a well instead of public water. • With approval of variance, the plat meets the Minimum Subdivision Regulations. 			
Staff Field Notes and General Comments:			
The property lies within the Urban Grown Boundary for the City of Kingsport along Henry Harr Road. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The cost to extend public water to this property exceeds \$12,000. Therefore the owners have requested a variance to allow them to dig a well. The existing house is already served by a well.			
Planner:	Harmon	Date: 08/03/18	
Planning Commission Action		Meeting Date:	August 16, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Division of Helen Harr Property
ADDRESS	743 Henry Harr Road
DISTRICT, LAND LOT	7th Civil District, TM 64 Parcel 23
OVERLAY DISTRICT	N/A
EXISTING ZONING	County A-1
PROPOSED ZONING	No Change
ACRES	27.25
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Helen Harr/Jeremiah Steadman
ADDRESS: 743 Henry Harr Road Blountville, TN 37617

REPRESENTATIVE: Larry Culbertson
PHONE: 276-479-3093

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 64 Parcel 23.

The property is within the Kingsport Urban Grown Boundary along Henry Harr Road. The submitted plat would create one new lot accessed by Henry Harr Road. No Sewer is available to the property. The existing home is served by a Sanitary Sewage Disposal System (septic). The applicant is in the process of doing soil testing on the proposed new lot.

No public water is available to the property as well. Estimates from the Water/Sewer Division state that the cost to extend water to this property could easily exceed \$12,000. The Kingsport Subdivision Regulations call for every new lot to have a public water supply. The owners are requesting a variance to these regulations to allow them to dig a well on the property. The current house is served by a well as well. The owners have been in talks with TDEC about what is required to dig a well.

While extending the waterline is possible, staff feels that a well in this instance is in the best interest of the owner as well as the City of Kingsport. City staff would have to perform continual maintenance on this line and flush out the water with only once service being accessed off of it.

Staff recommends approval of the final plat for Division of Helen Harr property plat and the variance to allow a well instead of public water CONTINGENT upon TDEC approval of the septic system

Location



8/6/2018, 8:33:52 AM



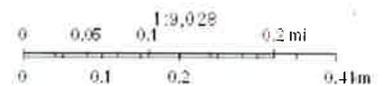
Web AppBuilder for ArcGIS

Zoning



8/6/2018, 8:34:55 AM

- Urban Growth Boundary
 - Sub. Co. Zoning
- | | | | | | | | | | |
|--|-----|--|-----|--|-------|--|--------|--|-----|
| | A-2 | | B-3 | | M-2 | | PMD-1 | | P-1 |
| | AP | | B-4 | | PBD-3 | | PMD-2 | | P-2 |
| | A-1 | | B-1 | | M-1 | | PBD/SC | | PUD |
| | | | | | | | P-2A | | |



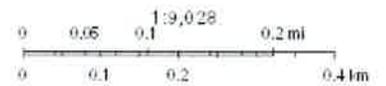
WebMapServer for ArcGIS

Future Land Use Plan



8/6/2018, 8:35:29 AM

- | | | | |
|-----------------|-----------------|---------------------|-------------|
| Future Land Use | ■ Single Family | ■ Industrial | ■ Public |
| ■ Agri/Vacant | ■ Multi-Family | ■ Retail/Commercial | ■ Utilities |



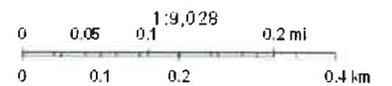
West Aox/Barker, Inc. ArcGIS

Aerial w/Utilities



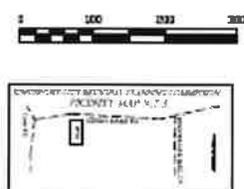
8/6/2018, 8:33:25 AM

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|---------------|-------------|------|-----|-----|------|------|------|-----|-------|
| — Sewer Mains | City Zoning | P-5 | A-1 | B-1 | B-3 | B-4P | M-1 | MX | PBD-3 |
| — Water Lines | <Null> | GC | A-2 | B-2 | B-4 | BC | M-1R | P-1 | PBD* |
| | TAC | B-2E | AP | B-3 | B-4P | GC | M-2 | P-D | PD |



Web AppBuilder for ArcGIS

DIVISION OF PARCEL 06A 023,00		 TRUE NORTH - POLY 1983	CERTIFICATE OF THE APPROVAL OF THE SEWERAGE SYSTEM THIS PLAN COMPLETES THE APPROVAL AS SHOWN ON THE PLAN PLAT AREA SHOWN AS APPROVED DATE: _____	CERTIFICATE OF THE APPROVAL OF THE PUBLIC WATER SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLATION PROVIDED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE _____ WATER UTILITY ORDINANCE AND IS HEREBY APPROVED AS SHOWN DATE: _____	
Date 07-16-2018	File: HARR.DWG Drawn By: CAG		SCALE: 1" = 100'	I HEREBY CERTIFY THAT THIS IS A CATEGORICAL EXEMPTION FROM THE REQUIREMENTS OF THE UNDEVELOPED WETLANDS ACT DATE: _____	
7th Civil District Sullivan County, TN			DRAWING NUMBER: 6732	SUBDIVISION ZONING CATEGORICAL EXEMPTION	
Calhoun Stravens P.O. Box 190, Nickelsville VA 24271 (703) 876-1053					
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY Legend 1PF denotes 1/2" Rebar Found 1PS denotes 1/2" Rebar Set Notes 1. Deed Reference: DB 188A - PG 344 WB 28 - PG 484 2. TAX MAP: 06A 023.00 3. ZONED A-1					
SULLIVAN COUNTY BOARD OF EDUCATION DB 3248 - PG 1535					
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7' WIDE ALONG THE INTERIOR SIDES OF ALL LOTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORAGE TRUCKS FROM AREAS TO BE EXCEPTED TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORAGE EASEMENTS AS MAY BE OBTAINED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OF THAT AREA MAY BE REQUIRED BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION					
CERTIFICATE OF OWNERSHIP AND SEPARATION I, <u>HELEN MARIE HARR</u> DO hereby certify that I am (we) and the owner(s) of the property shown and described herein and that I (we) hereby consent, establish the building lines, and dedicate all streets, alleys, walks, lanes, and other open spaces to public or private use as noted. DATE: _____ SIGNATURE: _____ OFFICE: _____ TITLE: _____ I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLATION PROVIDED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE _____ WATER UTILITY ORDINANCE AND IS HEREBY APPROVED AS SHOWN. DATE: _____ SIGNATURE: _____ TITLE: _____ ENGINEER DEPARTMENT OF ENVIRONMENT AND CONSERVATION					
CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN BEING AND THEREBY SUBMITTED TO THE KINGSFORT CITY REGIONAL PLANNING COMMISSION FULLY MEETS THE REQUIREMENTS OF THE _____ WATER UTILITY ORDINANCE AND IS HEREBY APPROVED AS SHOWN. DATE: _____ SIGNATURE: _____ TITLE: _____					
CONTINUATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM HAS BEEN INSTALLED IN AN APPROVED MANNER AND AS SHOWN ON THE PLAN CONTAINED ON THIS PLAN AND THAT THE SEWERAGE SYSTEM HAS BEEN APPROVED BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION AND THAT THE SEWERAGE SYSTEM HAS BEEN APPROVED BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION. DATE: _____ SIGNATURE: _____ TITLE: _____ CITY ENGINEER OR COUNTY HEALTH COMMISSIONER					
CONTINUATION OF APPROVAL FOR ENGINEER INFORMATION BY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SEWERAGE REGULATIONS OF THE KINGSFORT CITY, TENNESSEE WITH THE EXCEPTION OF SUCH REGULATIONS AS ARE INDICATED ON THE PLAN OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR AND INSTALLED IN THE OFFICE OF THE _____ ENGINEER, IF REQUIRED, A SURVEY INSTRUMENT IN THE NUMBER OF _____ HAS BEEN FILED WITH THE KINGSFORT CITY PLANNING COMMISSION FOR THE RECORD AND FOR THE RECORD OF ALL RECORDS SUPPLEMENTARY TO THIS PLAN. DATE: _____ SIGNATURE: _____ TITLE: _____ PLANNING DIRECTOR					



Kingsport Regional Planning Commission

Subdivision Report
File Number 18-201-00060

To: Jessica Harmon
Senior Planner
City of Kingsport

7/25/2018

From: Jeremiah Steadman

I am requesting to drill a water well at the 1 acre tract that is surveyed out to the southeast corner of the 27.25 acres at 743 Henry Harr Rd Blountville, Tn. 37617. This tract is owned by Helen Harr. Public water does not come close to the property. We have talked with Josh Brogan with TDEC and they are ok with us drilling the well.

Please consider our request for installing a water well on this property.

Many thanks

Jerimah Steadman
Jeremiah Steadman





CONCLUSION

Staff recommends approval of the final plat for Division of Helen Harr property plat and the variance to allow a well instead of public water CONTINGENT upon TDEC approval of the septic system



LEGEND

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- 1/4" = 1' SCALE
- 1/8" = 1' SCALE
- 1/16" = 1' SCALE
- 1/32" = 1' SCALE
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- 1/115792054140419146529992021649022237776" = 1' SCALE
- 1/23158410828083829305998404329804495544416" = 1' SCALE
- 1/4631682165616765861199968086579611928891104" = 1' SCALE
- 1/9263364331233531723999617315559644475552" = 1' SCALE
- 1/185267286246670634479992343111928891104" = 1' SCALE
- 1/3705345724933412689599646822237776" = 1' SCALE
- 1/741069144986682537919932124495544416" = 1' SCALE
- 1/1482138293773365075839864490988891104" = 1' SCALE
- 1/29642765875467301516797289819822237776" = 1' SCALE
- 1/5928553175093460303359457963964495544416" = 1' SCALE
- 1/1185710635018720606671911937928891104" = 1' SCALE
- 1/23714212700374412133438239758579559644475552" = 1' SCALE
- 1/4742842540074882426687647951711928891104" = 1' SCALE
- 1/94856850801496485333752959034322237776" = 1' SCALE
- 1/18971370160299290667551911806864495544416" = 1' SCALE
- 1/379427403205985813351103961361322237776" = 1' SCALE
- 1/7588548064119716267222079232262495544416" = 1' SCALE
- 1/151770961282394325344441544490488891104" = 1' SCALE
- 1/303541922564788650688883088980979559644475552" = 1' SCALE
- 1/60708384512957730137777617779822237776" = 1' SCALE
- 1/12141676902591546275555535559644475552" = 1' SCALE
- 1/24283353805182925



July 18, 2018

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

Dear Mr. Booher:

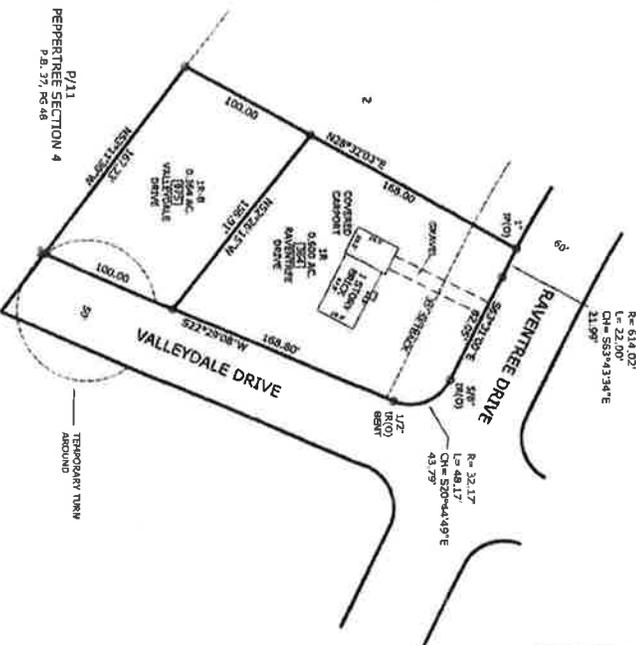
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 1 Block D Hidden Acres located on Valleydale Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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



BRPO: 22841605-1814
18072828

DATE	DESCRIPTION	BY
11/15/18	PRELIMINARY PLAN	ALLEY & ASSOCIATES, INC.
11/15/18	FINAL PLAN	ALLEY & ASSOCIATES, INC.
11/15/18	AS-BUILT	ALLEY & ASSOCIATES, INC.

PREPARED BY: ALLEY & ASSOCIATES, INC.
1000 W. HARRIS BLVD., SUITE 100
MEMPHIS, TN 38117
TEL: 901.525.4888
FAX: 901.525.4889
WWW.ALEYSOCIATES.COM

- LEGEND**
- IR(O) IRON ROD (OLD)
 - IP(O) IRON PIPE (OLD)
 - A.C. ACRES
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - P.C. PLAT
 - [] 511 ADDRESS
 - R.T.S. NOT TO SCALE
 - R. RAILS
 - T. TIE
 - CH. CHORD

ALLEY & ASSOCIATES, INC.
- SUPERVISORS -
240 E. LIBERTY STREET
MEMPHIS, TENNESSEE 38103
TEL: (901) 525-4888
FAX: (901) 525-4889
E-MAIL: info@aleysociates.com

<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-17-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>
-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------



<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>
-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

**RESUBDIVISION OF LOT 1, BLOCK D
HIDDEN ACRES SUBDIVISION**

KINGSPORT REGIONAL PLANNING COMMISSION

OWNER: SILVETIA LAND COMPANY, LLC CIVIL DISTRICT 13B
SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1/10000
SCALE: 1" = 60'

<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>	<p>DESIGNER: C. COMBES AND ASSOCIATES</p> <p>PROFESSIONAL SEAL: [Seal]</p> <p>DATE: 7-16-18</p>
-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED [unclear].
- 3) SETBACKS TO CONFORM TO CURRENT ZONING.
- 4) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FEDERAL FLOOD INSURANCE ADMINISTRATION MAPS 47183C02350 EFFECTIVE DATE SEPTEMBER 29, 2005 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 18-11148
- 6) 4240 E. 18TH AVENUE, MEMPHIS, TN 38117
- 7) 7/16/18
- 8) PLAT REFERENCE: P.B. 18, P.S. 18
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY EASEMENTS, RESERVATION AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) THIS SURVEY IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:50,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED



July 24, 2018

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 Thompson, Hill & Smith Properties Boundary Line Adjustment located on Southridge Drive, surveyed by Ryan Horne, 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 25, 2018

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

Dear Mr. Booher:

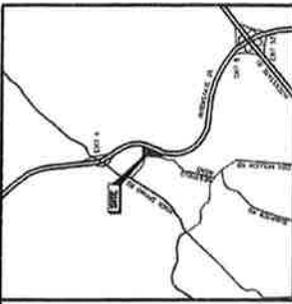
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lots 5, 6, & 7 Ava Carroll Property located on Westfield Road, surveyed by M Lacey Land Surveying, meets the Minimum Standards for Subdivision Development of Major Subdivision 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



LOCATION MAP
SCALE: 1" = 4000'

GENERAL NOTES

- THIS MAP IS BASED ON A FIELD SURVEY BY M. LACEY LAND SURVEYING, LLC COMPLETED ON 06/15/2018
- REFERENCES:
 - PARCEL 105F-8-004.00 BOOK 2722C, PAGE 409
 - PARCEL 105F-8-003.00 BOOK 682C, PAGE 837
- MAP BOTTLED: THIS A.M. CURRENT PROPERTY AS FILED IN THE SULLIVAN COUNTY RECORDER'S OFFICE ON 08/20/1988 IN PLAT BOOK 22, PAGE 41.
- OWNERS: SAMUEL HERRON, 1017 WESTFIELD DR, KINGSPORT, TN 37664
- SCOTTIE & RITA DEAN, 373 WESTFIELD DR, KINGSPORT, TN 37664
- THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF RECORD FOR THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE COUNTY OF SULLIVAN, STATE OF TENNESSEE, MAP NUMBER 471624232D, EFFECTIVE DATE OF 06/29/2009. THE SUBJECT PROPERTY FALLS WITHIN ZONE "X" BASED ON SCALED MAP LOCATION AND GRADING PLOTTING.
- THE PROPERTY FALLS WITHIN THE CITY OF KINGSPORT R-10 ZONING DISTRICT.
- FOR THE SUBDIVISION PLAT REFERENCED IN NOTE 2-B ABOVE, THERE IS A 45-FOOT FRONT YARD BUILDING SETBACK.
- THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7'-4" WIDE ALONG THE SIDE AND REAR PROPERTY LINES OF EACH INDIVIDUAL COAHANCE OF STORMWATER DRAINAGE FROM IMPROVEMENTS ON EACH LOT. THIS EASEMENT IS SUBJECT TO THE NECESSARY RECORDATION OF A STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENT AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT MAY BE REQUIRED BY THE CITY OF KINGSPORT REGIONAL PLANNING COMMISSION.

LEGEND

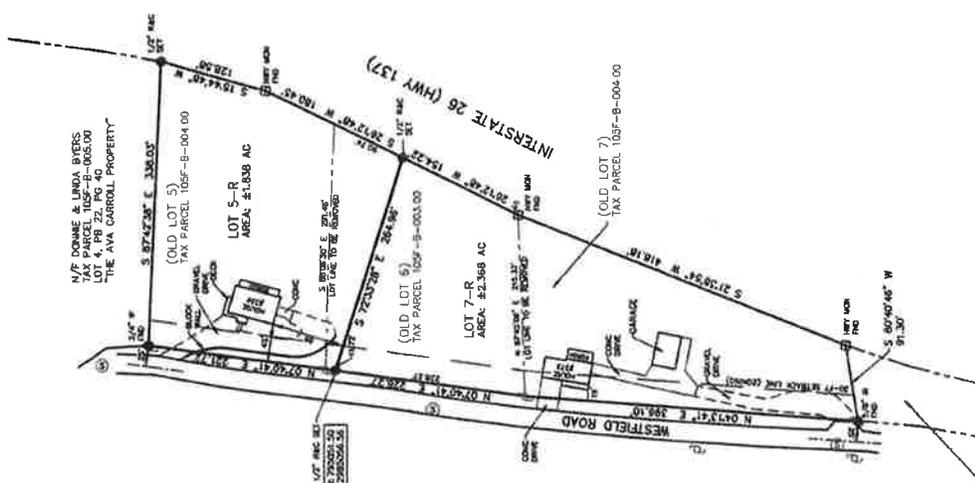
PROPERTY LINE	---
NEW LOT LINE	---
ADJOINING PROPERTY LINE	---
EXISTING EASEMENT	---
EDGE OF GRAVEL	---
EDGE OF ASPHALT	---
311 STREET ADDRESS	---
IRON PIPE	---
MONUMENT	---
UTILITY POLE	---
BARWIRE (GAIN SERIES)	---

ABBREVIATIONS

AC	ACRE
CONC	CONCRETE
FLD	FIELD
IRN	IRON PIPE
M	MONUMENT
U	UTILITY POLE
W	BARWIRE (GAIN SERIES)

REPLAT OF LOTS 5, 6 & 7
 THE AVA CARROLL PROPERTY
 WESTFIELD ROAD
 CITY OF KINGSPORT
 CIVIL DISTRICT 13
 SULLIVAN COUNTY, TENNESSEE
M. LACEY LAND SURVEYING, LLC
 PROFESSIONAL LAND SURVEYING SERVICES
 579 BEECH GROVE ROAD, BULLS GAP, TN 37711
 EMAIL: M.LACEY@M.LACEYLANDSURVEYING.COM
 WWW.M.LACEYLANDSURVEYING.COM

Date	06/15/2018
Drawn by	ML
Project No.	7610118
Sheet No.	8U-1
Total	0



07/26/2018 - 04:14:54 PM
 18013276
 PLAT BOOK PSM
 PAGE 298-299

RECT	13.00
OF FEET	3.00
TOTAL	17.00

AREA OF UNDIVIDED PLAT
 SHEET 1 OF 1
 TOTAL AREA: 17.00 AC



CERTIFICATION OF ACCURACY
 I, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 THIS PLAT IS BASED ON A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNDIVIDED SURVEY IS BETTER THAN 1:10,000 AS SHOWN HEREON.

7/25/2018
DATE

MICHAEL LACEY, REG. 2008
REGISTERED PROFESSIONAL LAND SURVEYOR

GEODETIC CONTROL NOTE
 THE HORIZONTAL COORDINATES ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83(2011) ESTABLISHED BY STATIC OBSERVATIONS ON 06/15/2018 AND MEET A 0.1' RELATIVE POSITIONAL ACCURACY AT A 95 PERCENT CONFIDENCE LEVEL.
 DISTANCES HAVE NOT BEEN REDUCED TO GRID. THE COMBINED SCALE FACTOR FROM SURFACE TO GRID IS 0.99999344.

PUBLISHED CONTROL MONUMENTS USED:

STATION	PD	NORTH FEET	EAST FEET
N1B	012360	751,603.00	3,024,424.91
N1B	017508	794,023.35	2,995,775.23

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

DATE: 7-25-2018
 APPROVING AGENT: [Signature]

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I, HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORMWATER SYSTEMS HAVE BEEN INSTALLED OR PROPOSED; (3) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS MEET ALL APPLICABLE REGULATORY REQUIREMENTS; (4) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS; (5) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS; (6) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS; (7) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS; (8) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS; (9) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS; (10) THAT THE PROPOSED STREETS AND STORMWATER SYSTEMS WILL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS.

CITY ENGINEER OF SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

I, HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE PROPOSED SEWERAGE DISPOSAL SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: 7-25-2018
 APPROVING AGENT: [Signature]

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING

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

DATE: 7-25-2018
 APPROVING AGENT: [Signature]

CERTIFICATION OF OWNERSHIP AND EDUCATION

I, HEREBY CERTIFY THAT I AM (THE OWNERS) OF THE PROPERTY DESCRIBED HEREON AND THAT I AM A RESIDENT OF THE COUNTY OF SULLIVAN, TENNESSEE, AND I AM A MEMBER OF THE SULLIVAN COUNTY BOARD OF EDUCATION.

DATE: 7-25-2018
 APPROVING AGENT: [Signature]

CERTIFICATION OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE REVISIONS TO THE UNIFORM CONVEYANCE ACT, AS NOTED HEREON, AND THAT THE PLAT IS COMPLETE AND CORRECT FOR RECORDING.

DATE: 7-25-2018
 APPROVING AGENT: [Signature]

CERTIFICATION OF THE TENNESSEE REGIONAL PLANNING COMMISSION DATE: 7-25-2018



July 30, 2018

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

Dear Mr. Booher:

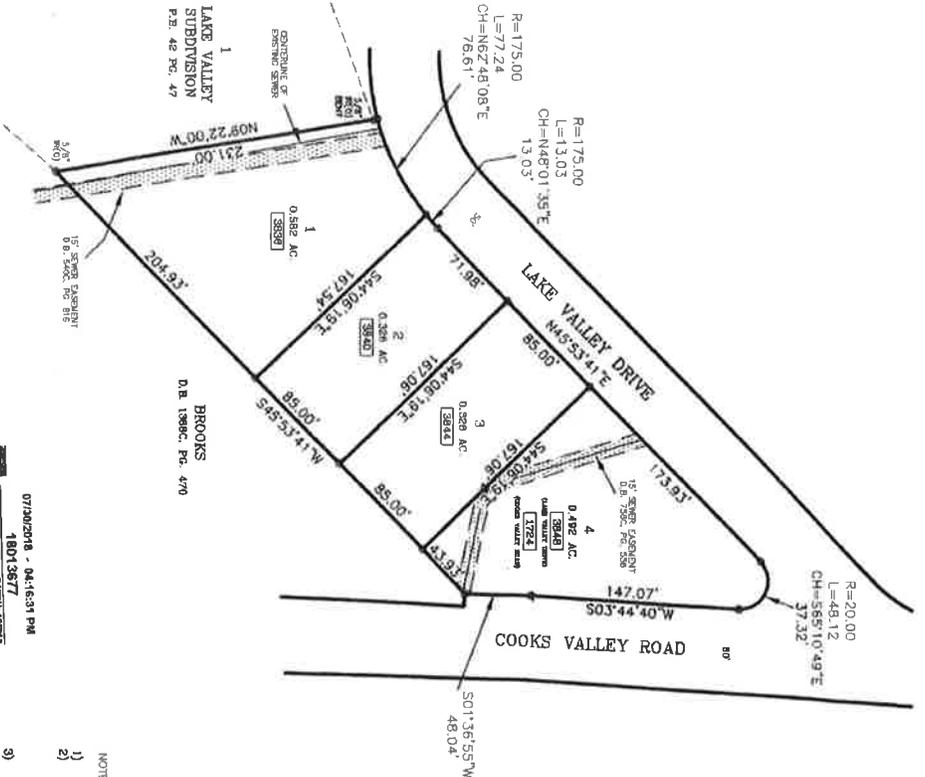
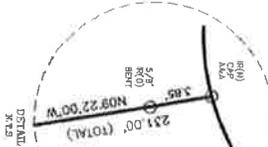
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of the Brooks Property located on Lake Valley Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

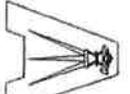


LAKE VALLEY SUBDIVISION P.B. 42 PG. 47

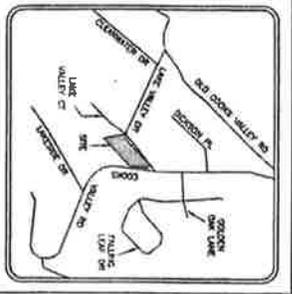
BROOKS D.B. 1898C PG. 470

NO.	DESCRIPTION	ACRES
1	0.582 AC	0.582
2	0.328 AC	0.328
3	0.482 AC	0.482
4	0.328 AC	0.328
5	0.328 AC	0.328
6	0.328 AC	0.328
7	0.328 AC	0.328
8	0.328 AC	0.328
9	0.328 AC	0.328
10	0.328 AC	0.328
11	0.328 AC	0.328
12	0.328 AC	0.328

ALLEY & ASSOCIATES, INC.
 248 K. WHEAT STREET
 MEMPHIS, TENNESSEE 38102
 TELEPHONE (901) 382-8888
 FAX (901) 382-8888
 E-MAIL: info@alleyandassociates.com



NOTES:
 1) NOTE BASED ON 1898-22 AS SHOWN IN PLAT BOOK 42, PAGE 47.
 2) PROPERTY IS ZONED R-1-B.
 3) SETBACKS:
 FRONT 30'
 REAR 30'
 SIDE 8'
 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EROSION CONTROL ACT AND THE FEDERAL EROSION CONTROL REGULATIONS AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 5) TAX MAP 77, PARCEL 1.
 6) DEED REFERENCES: D.B. 1898C, PG. 470.
 7) 5/8" IRON RODS ON ALL CORNERS UNLESS OTHERWISE NOTED.
 8) THIS SURVEY WAS SUBJECT TO ALL RIGHTS-OF-WAY EASEMENTS, EASEMENTS AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AERIAL TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



LEGEND
 IR(O) IRON ROD (OLD)
 D.B. DEED BOOK
 P.B. PLAT BOOK
 PG. PAGE
 (123) 911 ADDRESS
 N.T.S. NOT TO SCALE
 L= LEGEND
 C= CROSS
 S= SANITARY SEWER MAINHOLE

DATE: 6-29-18
 DRAWN BY: Gene Rourke

DATE: 6-27-18
 DRAWN BY: [Signature]

DATE: 6-27-18
 DRAWN BY: [Signature]

DATE: 6-28-18
 DRAWN BY: [Signature]

DATE: 7/30-18
 DRAWN BY: [Signature]

DATE: 7/30-18
 DRAWN BY: [Signature]

DIVISION OF THE BROOKS PROPERTY
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 1.285 TOTAL LOTS: 4
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OTHER BOUNDARIES: CMA DISTRICT 7TH
 SURVEYOR: ALLEY & ASSOCIATES, INC. CLAUDE BRIDGE 111000
 SCALE: 1"=60'



July 31, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 8 Southgate Shopping Center, located on Southgate Place, surveyed Glenn Shelnett, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 31, 2018

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 Thomas & McClain Property Replat, located on Overhill Lane, surveyed Todd Johnson, 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 vertical line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



July 31, 2018

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

Dear Mr. Booher:

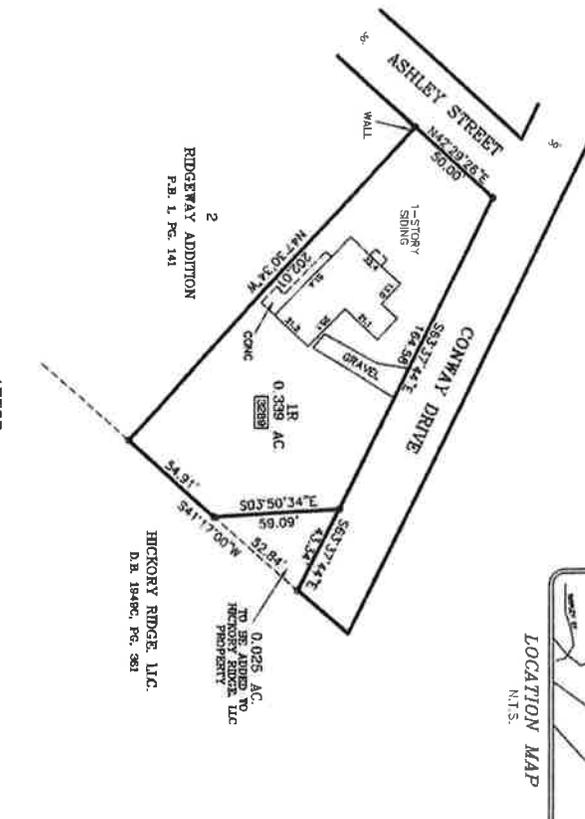
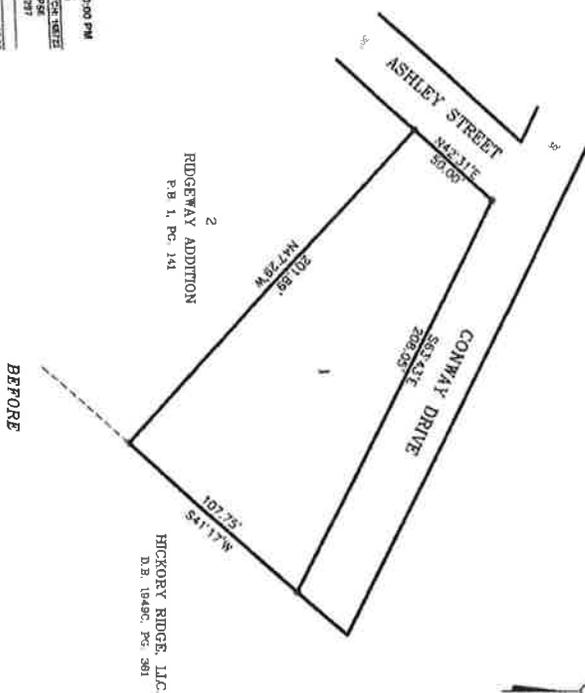
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 1, Ridgeway Addition, located on Conway Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



07/26/2018 - 04:10:00 PM
 18013811
 1325 LUMBER
 PLAT BOOK: 258
 PAGE: 297-297

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 261 E. WILSON STREET
 MEMPHIS, TENNESSEE 38103
 TELEPHONE (901) 582-8899
 FAX: (901) 582-0888
 E-MAIL: info@alleyandassociates.com



<p>DATE: 7-26-18 DATE: 7-26-18</p>	<p>DATE: 7-26-18 DATE: 7-26-18</p>	<p>DATE: 7-26-18 DATE: 7-26-18</p>
<p>DATE: 7-26-18 DATE: 7-26-18</p>	<p>DATE: 7-26-18 DATE: 7-26-18</p>	<p>DATE: 7-26-18 DATE: 7-26-18</p>

- NOTES:
- 1) NORTH BASED ON N41°17'E AS SHOWN ON RECORDED PLAT.
 - 2) PROPERTY IS ZONED R-18
 - 3) SETBACKS: FRONT 30', REAR 30', SIDE 30'
 - 4) SETBACKS TO CONFORM TO ZONING (DESIGNATION R-18) AND THE CONSULTED THE FEDERAL PLAND INSURANCE ADMINISTRATION (FCIP) EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) ACAD FILE: 18-11103.DWG-SURFACE.DWG
 - 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
 - 7) TAX MAP 626 'C' PARCEL 23
 - 8) PLAT REFERENCE: P.B. 1, PAGE 141
 - 9) DEED REFERENCE: DE 3292, PG. 365
 - 10) 5/8" IRON ROOS SET ON ALL CORNERS UNLESS OTHERWISE NOTED
 - 11) HERSEY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE PLANO OF PRECISION IS GREATER THAN 1:10,000.
 - 12) THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE.
 - 13) TOTAL ACREAGE OF HICKORY RIDGE, LLC PROPERTY IS 8.556 AC. (INCLUDING 0.025 AC.)

LEGEND
 P.B. PLAT BOOK
 D.B. DEED BOOK
 P.A.S. PLAT AREA SHEET
 CONC CONCRETE
 [Z33] 811 ADDRESS
 N.T.S. NOT TO SCALE

<p>RESUBDIVISION OF LOT 1, RIDGEMAN ADDITION KINGSFORD REGIONAL PLANNING COMMISSION</p>	<p>OWNER: SCOTT DERRICK SURVEYOR: ALLEY & ASSOCIATES, INC. SCALE: 1" = 40'</p>
<p>TOTAL ACRES: 0.344 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p>	<p>CIVIL DISTRICT: 11TH EXPOSURE ERROR: 1:10000</p>



August 3, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 2 Dora Flanary, located on E Stone Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

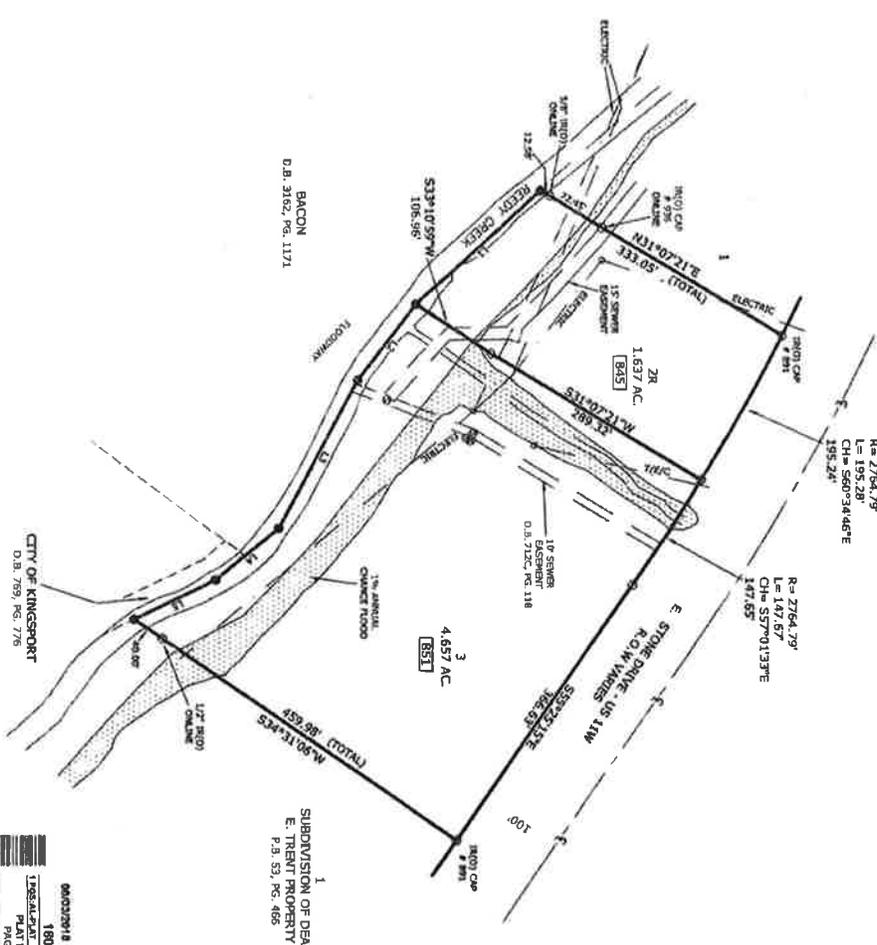
Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

LINE BEARING	DISTANCE
N 62° 11' 09" W	159.72'
S 78° 55' 55" W	197.81'
N 69° 55' 46" W	95.56'
N 62° 13' 21" W	106.24'



LEGEND

P.B. PLAT BOOK
D.B. DEED BOOK
P.C. PLAT CORNER
L= LENGTH
CH= CHORD
ACRS ACRES
N.T.S. NOT TO SCALE
[23] 914 ADDRESS
R.O.W. RIGHT OF WAY
* UNMARKED POINT
SEWER MANHOLE
7/8" TELEPHONE/ELECTRIC/CABLE
ALLEY & ASSOCIATES
CENTERLINE



ALLEY & ASSOCIATES, INC.
* SURVEYORS *
245 S. MARKET STREET
MEMPHIS, TENNESSEE 38102
(901) 525-2888
(901) 525-2889
E-MAIL: survey@alleyandassociates.com

DATE	08/02/2018	08:07:11 AM
PROJECT	18013967	
FILE	18013967	
DATE	08/02/2018	
FILE	18013967	
DATE	08/02/2018	
FILE	18013967	
DATE	08/02/2018	
FILE	18013967	

NOTES

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED B-3
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 471630045D EFFECTIVE DATE SEPTEMBER 23, 2008 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE 1981 FIRM.
- 5) DATA COLLECTED ELECTRONICALLY.
- 6) TAX MAP DIST. "A" PARCEL 003,000
- 7) PLAT REFERENCE: D.B. 1576, PAGE 525
- 8) DEED REFERENCE: P.B. 54, PAGE 548
- 9) PLAT REFERENCE: P.B. 54, PAGE 548
- 10) 1/4" FROM POINT SET ON FILE OWNERS UNLESS OTHERWISE NOTED
- 11) 1/4" FROM POINT SET ON FILE OWNERS UNLESS OTHERWISE NOTED
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE
- 13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 14) ANY MATTERS MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, PRESENT AND FUTURE RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

CONTRACTOR OF SURVEYING AND DESCRIPTION

THE SURVEYOR CERTIFY THAT I AM THE OWNER OF THE PROPERTY OF THE SURVEY AND THAT I HAVE THE NECESSARY RIGHTS AND INTERESTS IN THE PROPERTY TO BE SURVEYED AND THAT THE INSTRUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE: 8/2/18

CONTRACTOR OF SURVEYING

THE SURVEYOR CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE INSTRUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE: 8/2/18

CONTRACTOR OF SURVEYING

THE SURVEYOR CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE INSTRUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.

DATE: 8/2/18

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DATE: 8/2/18

RESUBDIVISION OF LOT 2 DORA PLANNARY

VALIDITY LIMITED PARTNERSHIP PROPERTY

KINGSFORD REGIONAL PLANNING COMMISSION

SCALE 1"=100'

Building Division Monthly Report
July 2018

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	12	\$199,458
ADDITIONS	1	\$1,000
ALTERATIONS	13	\$556,891
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	7	\$1,401,600
RESIDENTIAL ROOF	7	\$38,525
COMMERCIAL PERMITS		
ADDITIONS		
ALTERATIONS	8	\$438,300
CHURCH RENOVATIONS	1	\$2,000
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	2	\$23,741,995
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK	1	\$1,683,300
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	\$1,200,000
NEW SERVICE STATION	1	\$1,400,000
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	2	\$268,435
FOUNDATION ONLY	1	\$973,000
COMMUNICATION TOWER	1	\$15,000
COMMERCIAL ROOF	1	\$147,000
TOTAL	59	\$32,066,504
OTHER MISC PERMITS	6	
TOTAL PERMITS ISSUED	65	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$64,443,216