

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

April 19, 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 MARCH 12, 2018 AND THE REGULAR MEETING HELD ON MARCH 15, 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.

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

04-01 Virginia Avenue Rezoning (18-101-00002)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 1701 Virginia Avenue from R-1B to PD to accommodate future residential use. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

04-02 Edinburgh Concept Plan Amendment– (18-201-00048)

The Kingsport Regional Planning Commission is requested to consider approval of amending the previously approved concept plan of July 2016. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

04-03 Edinburgh Subdivision Phase 11 – (18-201-00016)

The Kingsport Regional Planning Commission is requested to consider Preliminary Subdivision Approval of Edinburgh Subdivision Phase 11. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

04-04 Jefferson Gardens Rezoning – (18-101-00003)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of Jefferson Gardens from B-3 and PD to PD to B-3 to better align these areas with future proposed residential construction. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

04-05 Jefferson Gardens Preliminary PD plan – (18-103-00001)

The Kingsport Regional Planning Commission is requested to consider Preliminary Development Plan approval for the Jefferson Gardens Development located off Memorial Boulevard near the intersection of Memorial Boulevard and Island Road. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

04-06 Kingsport Indian Springs LLC Replat – (18-201-00015)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of Kingsport Indian Springs LLC. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

04-07 Thomas A & Leda V Clonce Property – (18-201-00024)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of the Thomas A & Leda V Clonce Property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

- 04-08** Receive a letter to certify the Replat of Lots 25 & 26 Forrest Hills Subdivision Annex, located on Willard Drive.
- 04-09** Receive a letter to certify the Lot 1 Babb Property Plat, located on Harrison Avenue.
- 04-10** Receive a letter to certify the Lot 1 Resubdivision of the D.S. Morrison Property, located W Carters Valley Road.
- 04-11** Receive a letter to certify the C & M Cleek Family Final Plat, located on Stone Drive.
- 04-12** Receive a letter to certify the Resubdivision of lot 12 – Vavern Woods Development & .70 Acres of the Minnick Property.
- 04-13** Receive a letter to certify the Replat of The Landings & Anchor Pointe, located on Topsail Court and Sailmakers Whip Court.
- 04-14** Receive a letter to certify the Resubdivision of Lot 19 & Part of Lot 18 Block C, Easley Estates, located on Willard Drive.

- 04-15** Receive a letter to certify that the Lot 1R-A Resubdivision of Lot 1R West Stone Drive Properties, located on West Stone Drive.
- 04-16** Receive a letter to certify the Replat of lots 1, 2, 3, & 4 of Lakecrest Subdivision, located on Green Lake Drive.
- 04-17** Receive a letter to certify the Resubdivision of Lots 29 & 30 Sugarwood Section 6, located on Red Leaf Lane.
- 04-18** Receive, for informational purposes only, the First Quarter Comparison 2017-2018.
- 04-19** Receive, for informational purposes only, the March 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

March 12, 2018

12:00 noon

Members Present

Sam Booher, Chairman
Mark Selby
Paula Stauffer
John Moody
Beverley Perdue
Phil Rickman

Members Absent

Mike McIntire
Sharon Duncan
Pat Breeding

Staff Present

Ken Weems
Jessica Harmon
David Harris

Visitors

none

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

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

03-01 Irrevocable Letter of Credit Extension for Chase Meadows PH3 (18-201-00013)

The Kingsport Regional Planning Commission is requested to consider an extension of the Irrevocable Letter of Credit for Chase Meadows Phase 3 in the amount of \$31,640.00. 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. Staff stated that the outstanding amount is \$31,640.00 as identified by the City Engineer's office. Staff recommended approval of the extension. Staff further stated that Mr. Bates planned to complete the improvements in the next few months of 2018. No official action was taken.

03-02 The Wayne Construction Road Rezoning – (18-101-00001)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 225/243 Wayne Construction Road from R-1 and R-2 to R-3 to allow for a mobile home park. The property is located outside the corporate limits of the City of Kingsport, 10th Civil

District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted the location of the site along Wayne Construction Road in Sullivan County. Staff stated that the rezoning proposal consists of approximately 10 acres proposed to be rezoned from County R-1 and County R-2 (County Low and Medium Residential Districts) to County R-3 (Manufactured Home Park district). Staff noted that the surrounding zoning consists of County R-3 to the west (existing manufactured home park), City R-1B to the north (existing city single family), and County R-1 to the east and south (mostly vacant property). Staff stated that the city future land use plan addresses the area as appropriate for multi-family use. The county land use plan addresses the area as appropriate for medium density residential. Staff stated that the purpose of the rezoning is to accommodate a new mobile home park development. The rezoning area is currently wooded. Both Bloomingdale water and city sanitary sewer are available to the site. Staff stated that no public comment had been received about the rezoning. Staff recommended sending a positive recommendation to the Sullivan county commission based upon conformance with the future land use plan, availability of both public water and sewer, and the same zone and use abutting the property to the west. No official action was taken.

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

VIII. OTHER BUSINESS

- 03-03** Receive a letter to certify the De-Subdivision of Part of Tracts 4,5,& 6 Henry Keys Farm, located on Brookside Drive.
- 03-04** Receive a letter to certify the Resubdivision of lot2-Replat of Part of Lots 16 &17 Joe A. Summers Subdivision, located on Summerville Road.
- 03-05** Receive a letter to certify the Replat of parts of lots 10 &11 Block A Whispering Hills, located on Whispering Hills Drive.
- 03-06** Receive a letter to certify the Replat of the Jennifer L. Stainer & Danny & Michelle Sturgill Property, located on Princeton Road.
- 03-07** Receive a letter to certify the Resubdivision of lots 11 & 12 Block 3 Bailey Ranch Subdivision, located on Bailey ranch Road.
- 03-08** Receive a letter to certify the Replat of The Landings & Anchor Pointe, located on Topsail Court and Sailmakers Whip Court.
- 03-09** Receive, for informational purposes only, the February 2018 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:30 p.m.

Respectfully Submitted,

Ken Weems, Planning Commission Secretary

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

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

March 15, 2018

5:30 p.m.

Members Present

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

Members Absent

none

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
David Harris

Visitors

Jack Hobbs

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 Mike McIntire seconded by John Moody to approve the agenda as presented. The motion was approved unanimously, 8-0. Chairman Booher asked for any changes to the minutes of the work session held on February 12, 2018 and the regular meeting held on February 15, 2018. A motion was made by Mark Selby, seconded by John Moody to approve the minutes as presented. The motion was approved unanimously 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

03-01 Irrevocable Letter of Credit Extension for Chase Meadows PH3 (18-201-00013)

The Kingsport Regional Planning Commission is requested to consider an extension of the Irrevocable Letter of Credit for Chase Meadows Phase 3 in the amount of \$31,640.00. 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. Staff stated that the outstanding amount is \$31,640.00 as identified by the City Engineer. Staff recommended approval of the extension. Staff further stated that Mr. Bates planned to complete the improvements in the next few months of 2018. On a motion by Mike McIntire, seconded by Mark Selby, the Commission voted the grant the extension. The motion passed unanimously, 8-0.

03-02 The Wayne Construction Road Rezoning – (18-101-00001)

The Kingsport Regional Planning Commission is requested to provide a recommendation on the rezoning of 225/243 Wayne Construction Road from R-1 and R-2 to R-3 to allow for a mobile home park. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted the location of the site along Wayne Construction Road in Sullivan County. Staff stated that the rezoning proposal consists of approximately 10 acres proposed to be rezoned from County R-1 and County R-2 (County Low and Medium Residential Districts) to County R-3 (Manufactured Home Park district). Staff noted that the surrounding zoning consists of County R-3 to the west (existing manufactured home park), City R-1B to the north (existing city single family), and County R-1 to the east and south (mostly vacant property). Staff stated that the city future land use plan addresses the area as appropriate for multi-family use. The county land use plan addresses the area as appropriate for medium density residential. Staff stated that the purpose of the rezoning is to accommodate a new mobile home park development. The rezoning area is currently wooded. Both Bloomingdale water and city sanitary sewer are available to the site. Staff stated that no public comment had been received about the rezoning. Staff recommended sending a positive recommendation to the Sullivan county commission based upon conformance with the future land use plan, availability of both public water and sewer, and the same zone and use abutting the property to the west. Mark Selby asked about sanitary sewer installation. David Harris commented that the city would have to approve the sewer plan. Chairman Booher opened the item up for public comment. Jack Hobbs stated that he had developed several trailer parks in the past and that he needed to get the zoning changed for this one before he gets into the planning phase of the development. On a motion by Mark Selby, seconded by Mike McIntire, the Commission voted unanimously to send a positive recommendation for the rezoning to the Sullivan County Commission. The motion passed unanimously, 8-0.

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

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- 03-08** Receive a letter to certify the Replat of The Landings & Anchor Pointe, located on Topsail Court and Sailmakers Whip Court.

03-09 Receive, for informational purposes only, the February 2018 Building Department report.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-101-00002

Virginia Avenue Rezoning

Property Information			
Address		1701 Virginia Avenue	
Tax Map, Group, Parcel		Map 62A, Group M, Parcel 23	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Multi-family	
Acres		6.82 +/-	
Existing Use		Existing Zoning	R-1B
Proposed Use		Proposed Zoning	PD
Owner /Applicant Information			
Name: Joseph Begley Address: 1611 Fairidge Place City: Kingsport State: TN Zip Code: 37664 Phone: (423) 677-6778		Intent: <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future residential use.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <ul style="list-style-type: none"> • <i>The proposed PD zone (Planned Development District) will serve the area well with required planning commission approval and subsequent allowance for public input on all development plans proposed for the site in the future.</i> • <i>The Future Land Use Plan addresses this parcel as appropriate for multi-family use, which is most appropriately accommodated in a PD zone when located in close proximity to existing single family residential.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site contains the former Dickson School. The developer is reviewing the potential of saving a portion of the school building for residential use.</i> • <i>As of April 4, 2018, the Planning Department has received one phone call (in support of the rezoning) from the owner of 1660 Virginia Ave.</i> • <i>This rezoning is scheduled for the May 15, 2018 BMA meeting for 1st reading and public hearing.</i> 			
Planner:	Ken Weems	Date:	April 4, 2018
Planning Commission Action		Meeting Date:	April 19, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission
Rezoning Report**File Number 18-101-00002****PROPERTY INFORMATION**

ADDRESS	1701 Virginia Avenue
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	6.82 +/-
EXISTING USE	site of the former Dickson School
PROPOSED USE	future residential

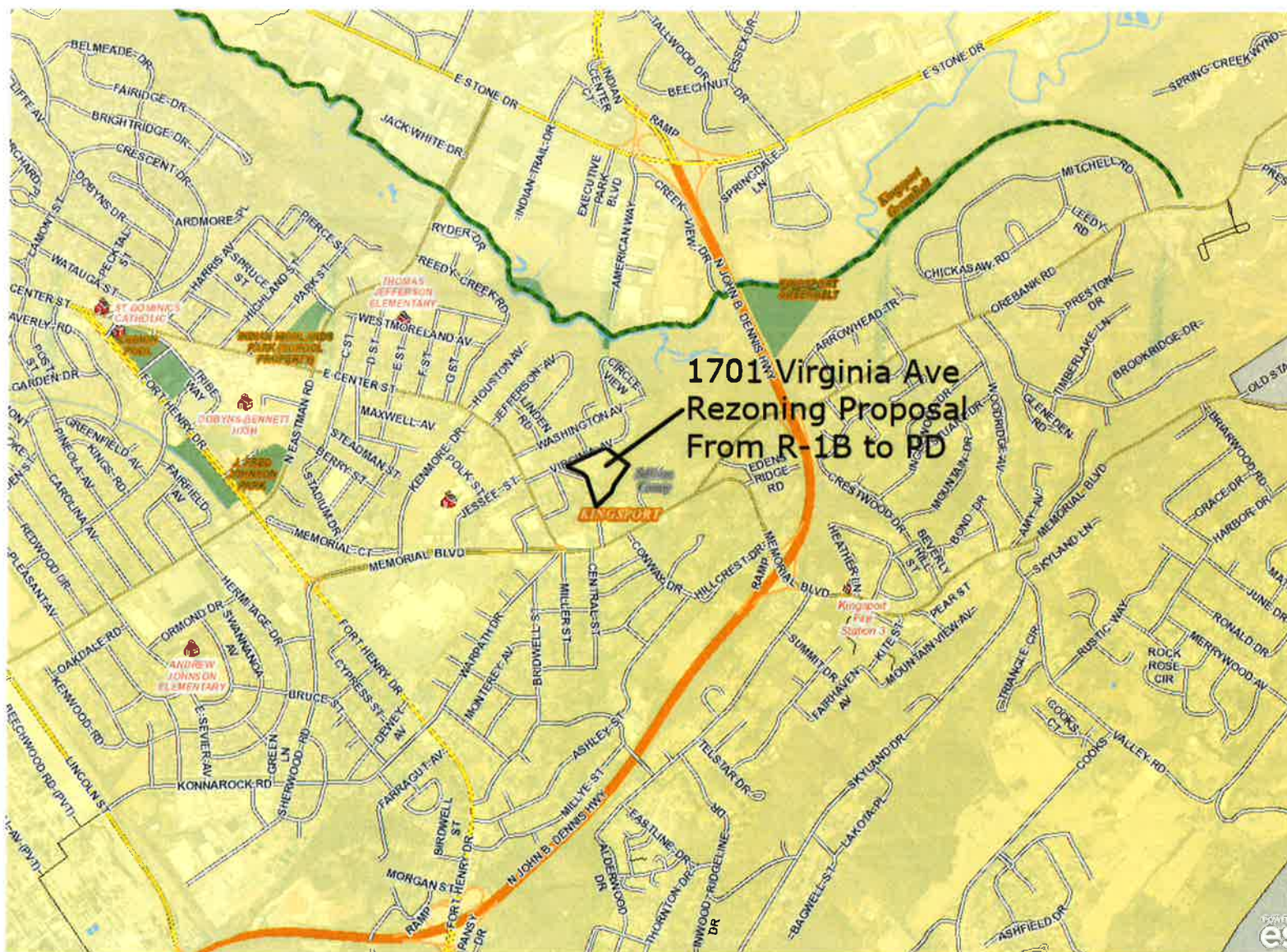
PETITIONER**ADDRESS** **1611 Fairidge Pl, Kingsport, TN 37664****INTENT**

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future residential use.

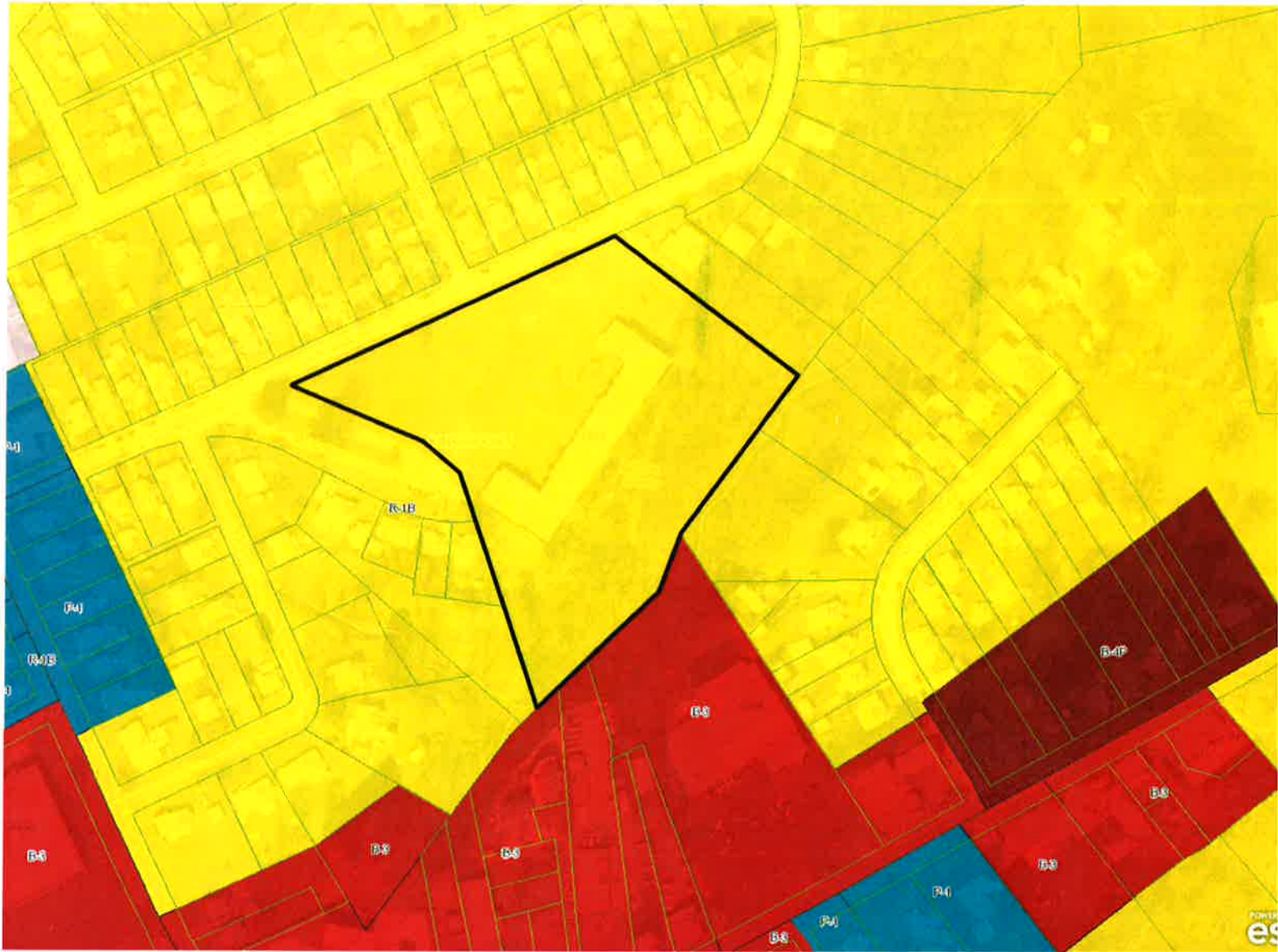
Rezoning Report

File Number 18-101-00002

Vicinity Map



Surrounding Zoning Map



**Future Land Use Plan 2030
Designation: Multi-Family**



Kingsport Regional Planning Commission
Rezoning Report

File Number 18-101-00002

Aerial



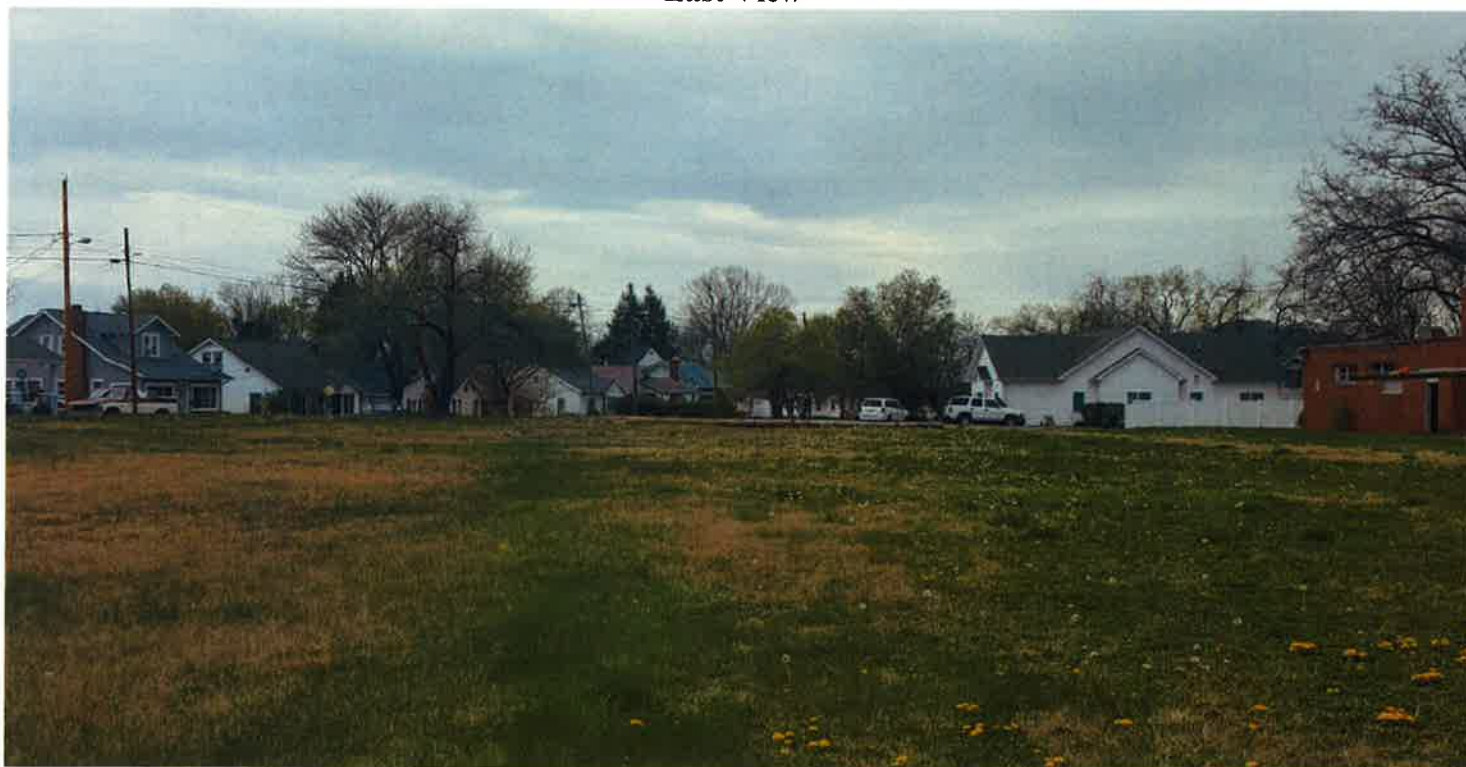
Kingsport Regional Planning Commission
Rezoning Report

File Number 18-101-00002

North View (along Virginia Ave)



East View



South View (commercial structures along Memorial Blvd barely visible)



Dickson School Building



Rezoning Report

Kingsport Regional Planning Commission

File Number 18-101-00002

West View (along McCoy St)



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City R-1B</u> Use: Single Family	n/a
Further North and Northwest	2	<u>Zone: City R-1B</u> Use: Single Family	n/a
East	3	<u>Zone: City R-1B</u> Use: Single Family	n/a
Further East	4	<u>Zone: City B-4P</u> Use: Single Family	n/a
Southeast and South	5	<u>Zone: City B-3</u> Use: Commercial (GBC)	n/a
Further South	6	<u>Zone: City B-3</u> Use: Commercial (gas station)	n/a
West	7	<u>Zone: City R-1B</u> Use: Single Family	n/a

EXISTING USES LOCATION MAP**Property Features**

The rezoning site has a large vacant front yard and still contains the former Dickson School building. The rear yard of the property contains a steep downward slope which will likely be used as required PD open space on future development plans. A portion of the rear yard adjacent to the southeast property line contains potential to construct a piece of greenbelt connectivity in the future.

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit uses that are suitable for this area of the Highland Community. The PD zone requires planning

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-101-00002

commission approval of development plans which will control development and provide for public input for all phases of development.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The proposal is a safer upgrade compared to the existing abandoned school building use on the property.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned. The same reasonable economic use is acknowledged for the proposed PD zone as well.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal of will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The land use plan addresses the rezoning site as appropriate for multi-family use. It is staff's opinion that the property's highest and best use can also be captured by implementing the PD zone.

Proposed use: future residential

The Future Land Use Plan Map recommends Multi-Family

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present an opportunity for the developer to use all or a portion of the existing school for residential use (substantial improvements required).
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposed rezoning will create an isolated district. The PD zone will, however, offer ability to construct single family homes or multi-family structures while still furthering the land use plan designation. In general, the majority of PD zones in the city are isolated districts.

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-101-00002

9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not constitute a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to PD. It is staff's opinion that the PD zone will provide for an attractive new residential area via future planning commission approval required for all new construction and use. Additionally, the PD zone proposal with potential for multi-family use is supported by the Future Land Use Plan.

PROPERTY INFORMATION	Edinburgh Concept Plan Amendment
ADDRESS	Rock Springs Road
DISTRICT, LAND LOT OVERLAY DISTRICT	15th Civil District, Tax Map 119, Parcel 11.00 Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	164 acres
EXISTING USE	Single Family Residential & Mixed use
PROPOSED USE	Single family Residential & Mixed use

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

REPRESENTATIVE Mr. John Rose
PHONE 423-817-7308

INTENT

The applicant is requesting an amended concept plan for the Edinburgh property. The Edinburgh Development Group is requesting Planning Commission approval to amend the previously approved concept plan of July 2016. The reason for this request is to accommodate Edinburgh Phase 11. The impact to the plan creates 14 new lots. The updated Concept Plan also cleans up an area that has been constructed as multi-family for some time, but never updated on the Master Plan.

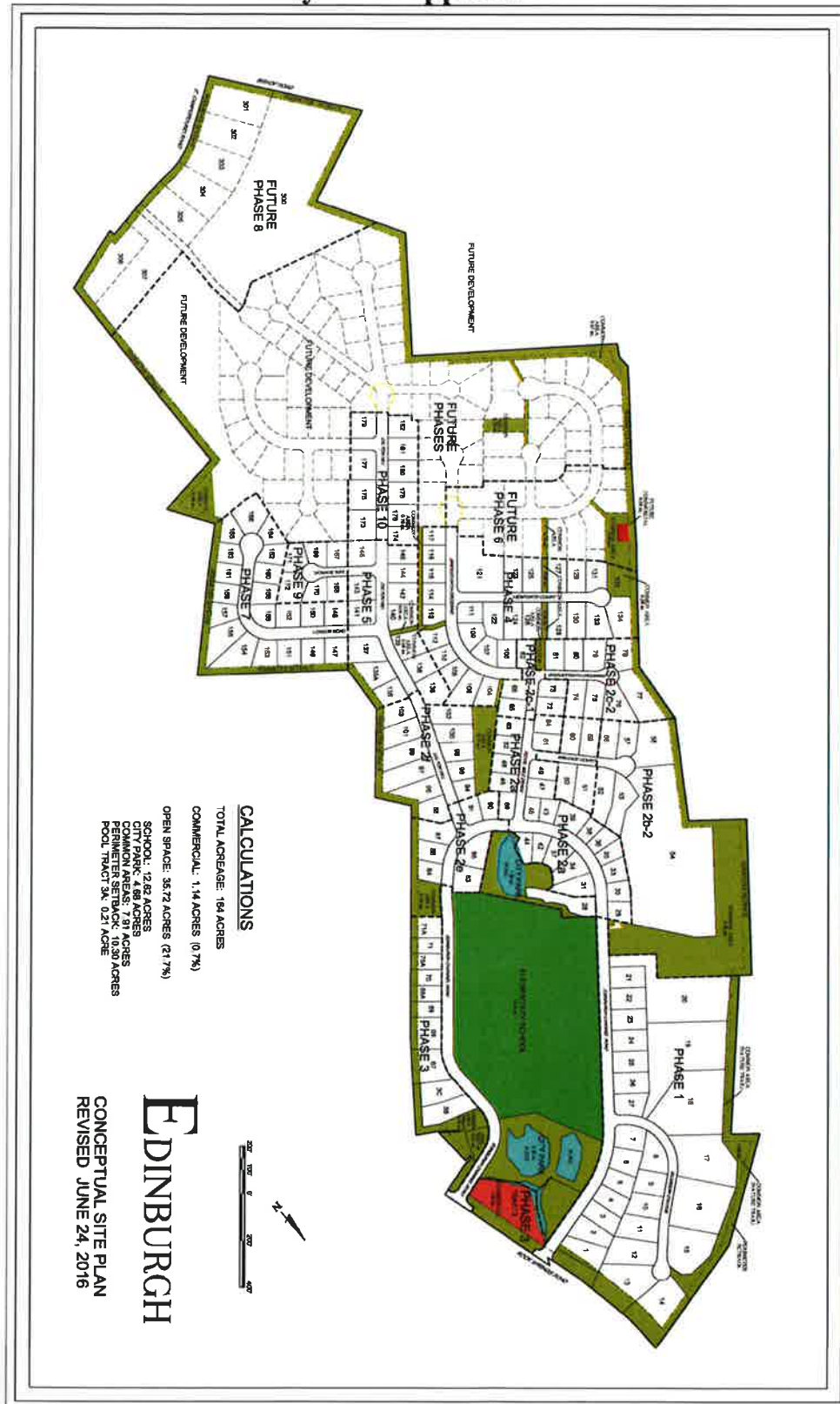
Previously Approved Concept Plan

Commercial Area: 1.14 Acres
 Open Space: 35.72 Acres
 Open Space breakdown:
 School Site: 12.62 Acres
 City Parks: 4.68 Acres
 Common Areas: 7.91 Acres
 Periphery Yard: 10.30 Acres
 Pool Tract 3A: 0.21 Acres

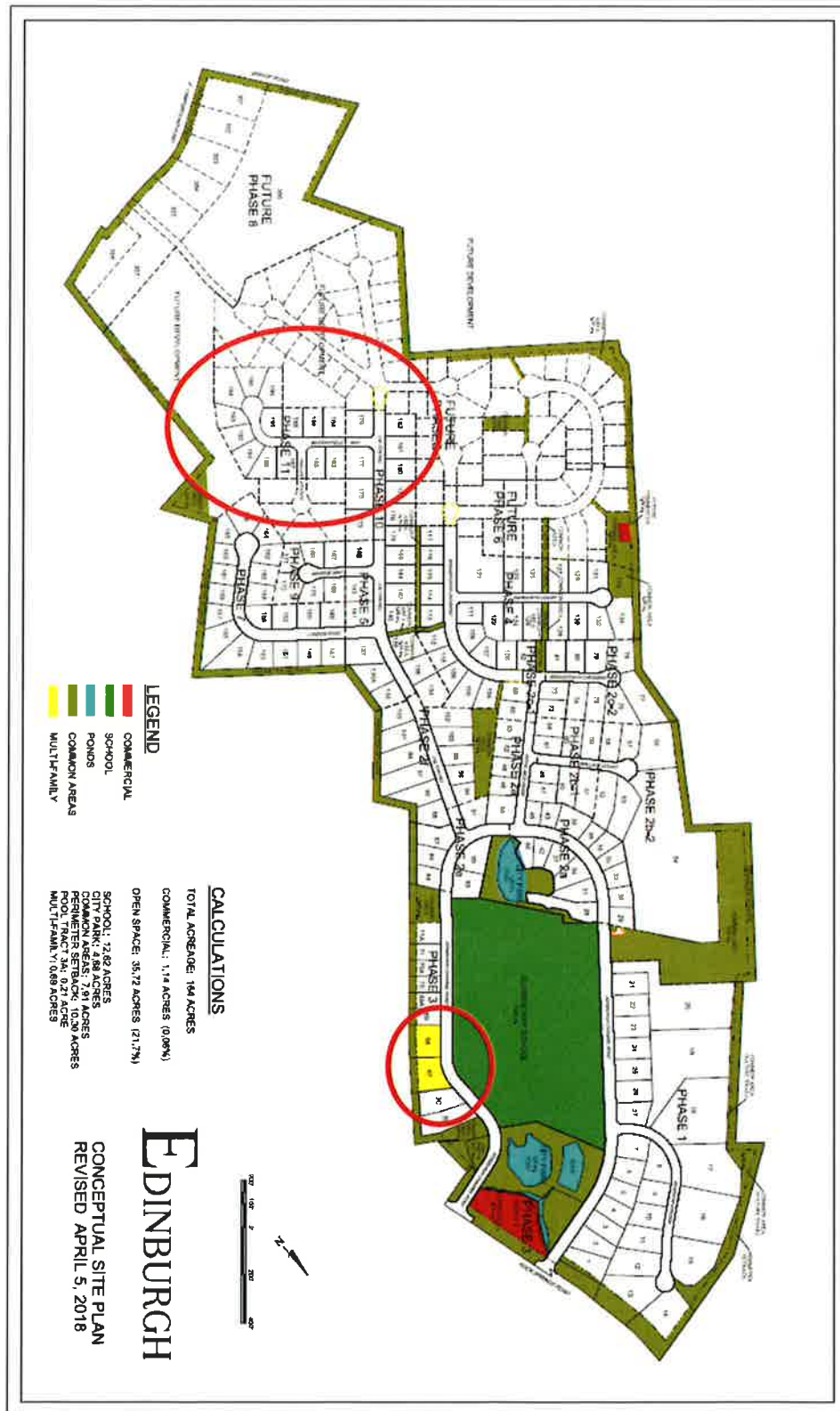
Proposed Concept Plan

Commercial Area: 1.14 Acres
 Open Space: 35.72 Acres
 Open Space breakdown:
 School Site: 12.62 Acres
 City Parks: 4.68 Acres
 Common Areas: 7.91 Acres
 Periphery Yard: 10.30 Acres
 Pool Tract 3A: 0.21 Acres
 Multi-Family: 0.69 Acres

July 2016 Approval:



Proposed April 2018:



CONCLUSION

STAFF RECOMMENDS APPROVAL OF THE AMENDED CONCEPT PLAN FOR THE EDINBURGH SUBDIVISION. THE AMENDED CONCEPT PLAN MEETS THE OPEN SPACE REQUIREMENTS OF THE PD DISTRICT.

Property Information	Edinburgh Subdivision Phase 11		
Address	Murrayfield Way /		
Tax Map, Group, Parcel	TM 119, part of Parcel 11.00		
Civil District	15th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	4.469		
Major or Minor / #lots	Major - 14	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: The Edinburgh Group, LLC Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code: 37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Barge Design Solutions– Land Surveyor Address: Four Sheridan Sq., Suite 100 City: Kingsport State: TN Zip Code: 37660 Email: Donna.Hash@barge.com Phone Number: 423-247-5525	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Preliminary Subdivision Approval, contingent upon approval of the construction documents, for the following reasons: <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • No variances have been requested. Staff Field Notes and General Comments: Further extension of the existing Murrayfield Way. Construction Documents are being reviewed by Engineering. Utilities: Installed by the developer through participation in the Materials Agreement.			
Planner:	Harmon	Date: 04/04/18	
Planning Commission Action		Meeting Date:	April 19, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Edinburgh Subdivision Phase 10 Preliminary
ADDRESS	Murrayfield Way /
DISTRICT, LAND LOT	15th Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 11 Preliminary Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES 4.469 – 14 lots - .122 miles of new streets	
EXISTING USE Single Family Residential	
PROPOSED USE Single family Residential	

PETITIONER: The Edinburgh Group, LLC
ADDRESS: 1562 Crescent Drive Kingsport, TN 37664

REPRESENTATIVE: John Rose
PHONE: jrose8@gmail.com

INTENT

The applicant is requesting preliminary plat approval for Phase 11 of the Edinburgh Subdivision which is located in the 15th civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps.

This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. The Engineering Department has received these documents and is in the process of reviewing said documents. The applicant has not stated if the infrastructure will be bonded or built out-right at this time. Phase 11 will include the extension of Murrayfield Way to a permanent cul-de-sac. A 40 foot right-of-way will accommodate the houses along xxx in a future phase.

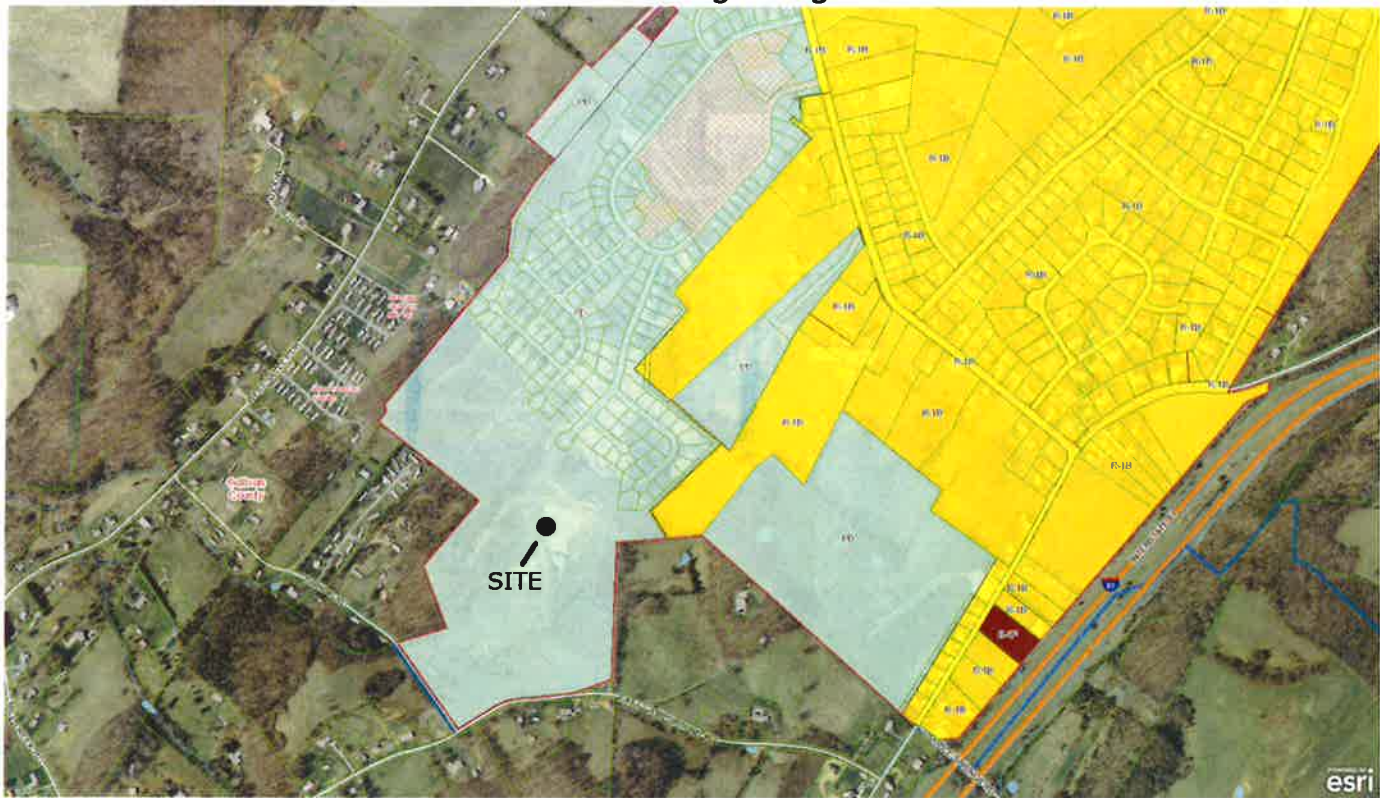
No variances have been requested for this phase of the development and phase 11 meets the minimum subdivision requirements.

Staff recommends Preliminary Plat approval for Edinburgh Subdivision Phase 11 contingent upon approval of the Construction Documents by Engineering.

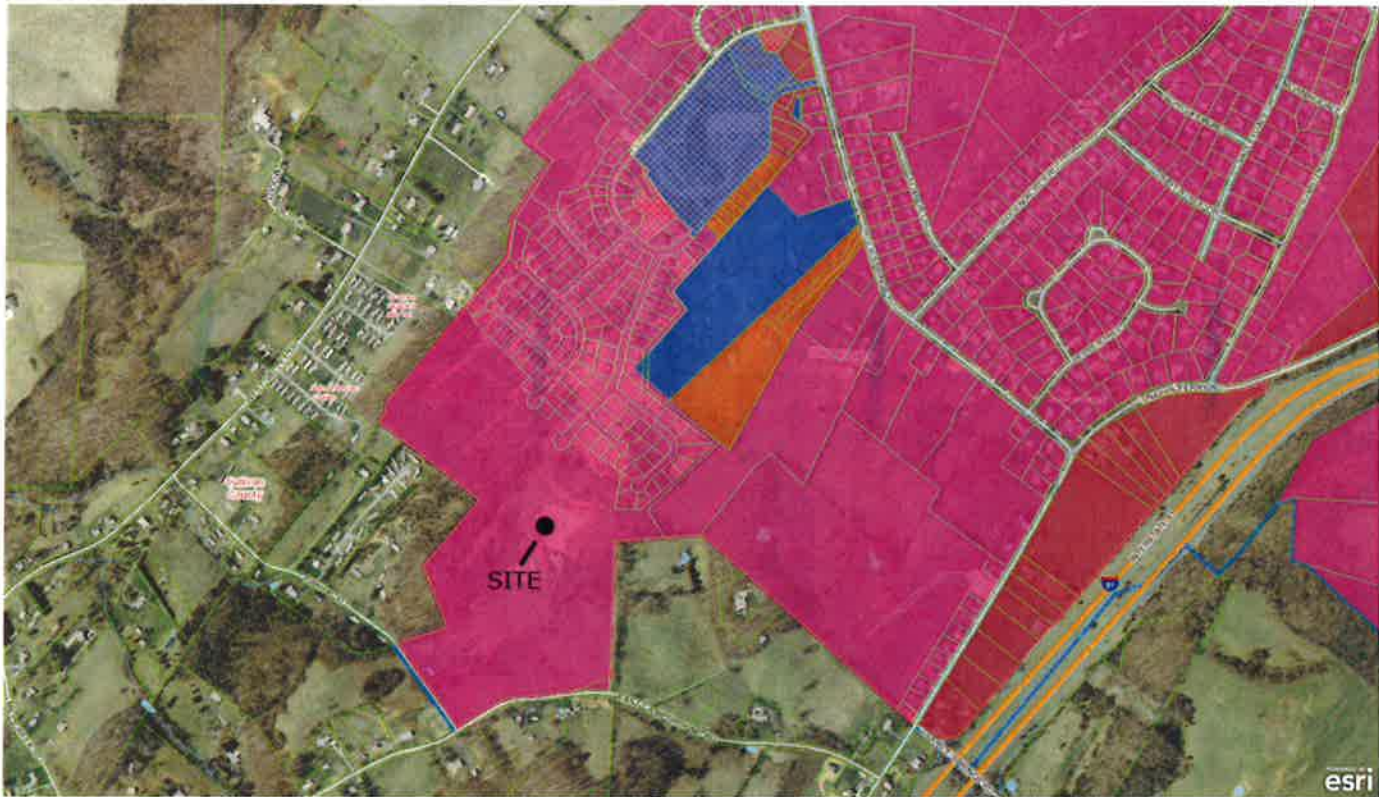
Area Map

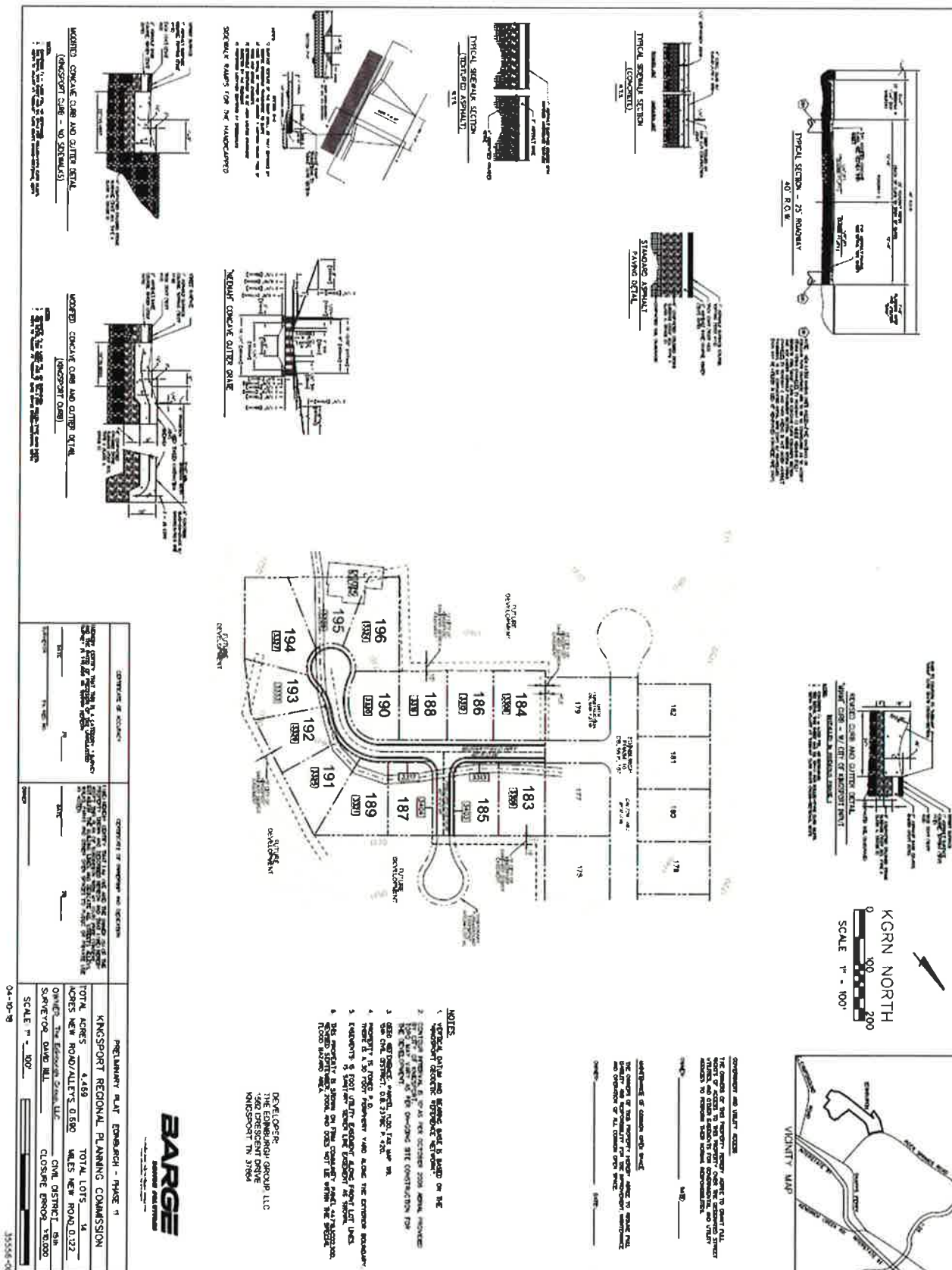


Surrounding Zoning



Future Land Use Map





View from Calton Hill



View of future Phillips Station



Location	Parcel / Zoning Petition	Zoning / Name
Northwest	1	PD / Edinburgh Phase 4
North, Northeast	2	PD / Edinburgh Phase 2f
Northeast	3	R-1B / New Life Church
East	4	PD / Edinburgh Phase 9
Southwest, West	5	Future Edinburgh Development

EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THE EDINBURGH SUBDIVISION ARE ZONED EITHER COUNTY A-1 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG WEST VALLEY RD ZONED COUNTY B-3. IT SHOULD BE NOTED THAT THE EDINBURGH SUBDIVISION BOUNDARY IS ALSO THE LIMITS OF THE CITY'S URBAN GROWTH BOUNDARY LIMIT AND NO ANNEXATIONS MAY OCCUR PAST THIS BOUNDARY UNLESS THE UGB IS AMENDED AND ADOPTED BY ALL PARTICIPATING PARTIES. ACCESS IS VIA ROCK SPRINGS ROAD WHICH HAS ACCESS TO BOTH INTERSTATE SYSTEMS. UTILITIES ARE BEING CONSTRUCTED BY THE DEVELOPER AND WILL BE PART OF THE CITY'S MATERIALS AGREEMENT.



CONCLUSION

Staff recommends Preliminary Plat approval for Edinburgh Subdivision Phase 11 contingent upon approval of the construction documents by Engineering.

Kingsport Regional Planning Commission
Rezoning Report

File Number 18-101-00003

Jefferson Gardens Rezoning

Property Information			
Address	Vicinity of Memorial Blvd and Island Road, Kingsport, TN 37664		
Tax Map, Group, Parcel	Map 48, Parcel 39.50 and a portion of parcels 36.10 and 36.05		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Commercial and Residential/ Single Family		
Acres	.026 acres +/-		
Existing Use	Vacant Land	Existing Zoning	B-3 & PD
Proposed Use	Transition area between Dollar General Market and future residential.	Proposed Zoning	PD & B-3
Owner /Applicant Information			
Name: Jefferson Bennett Address: 1 Potters Lane City: Savannah State: GA Zip Code: 31411 Email: jeffersonbennett@comcast.net Phone Number: (912) 308-1856		Intent: <i>To rezone from B-3 (Highway Oriented Business) and PD (Planned Development) to clearly mark zoning boundaries between the existing Dollar General Market and future residential use due south of the Dollar General Market 5215 Memorial Boulevard).</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> <i>The rezoning consists of minor shifts in existing B-3 and PD zones (.026 acres total) that will best facilitate future residential development south of the Dollar General Market (5215 Memorial Boulevard).</i> <i>The rezoning proposal is consistent with the Future Land Use Plan designation for the area.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning area will be served by future public streets that will allow improved ingress/egress to Memorial Boulevard.</i> <i>The rezoning site was annexed in 2014 as part of the Bennett Area 2 annexation.</i> <i>All future development of the rezoning site will require both preliminary and final PD plan approval from the Planning Commission.</i> <i>PD plan approval for the first phase of Jefferson Gardens is also being considered by the Planning Commission during their April 2018 regular meeting.</i> 			
Planner:	Ken Weems	Date:	April 4, 2018
Planning Commission Action		Meeting Date:	April 19, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-101-00003

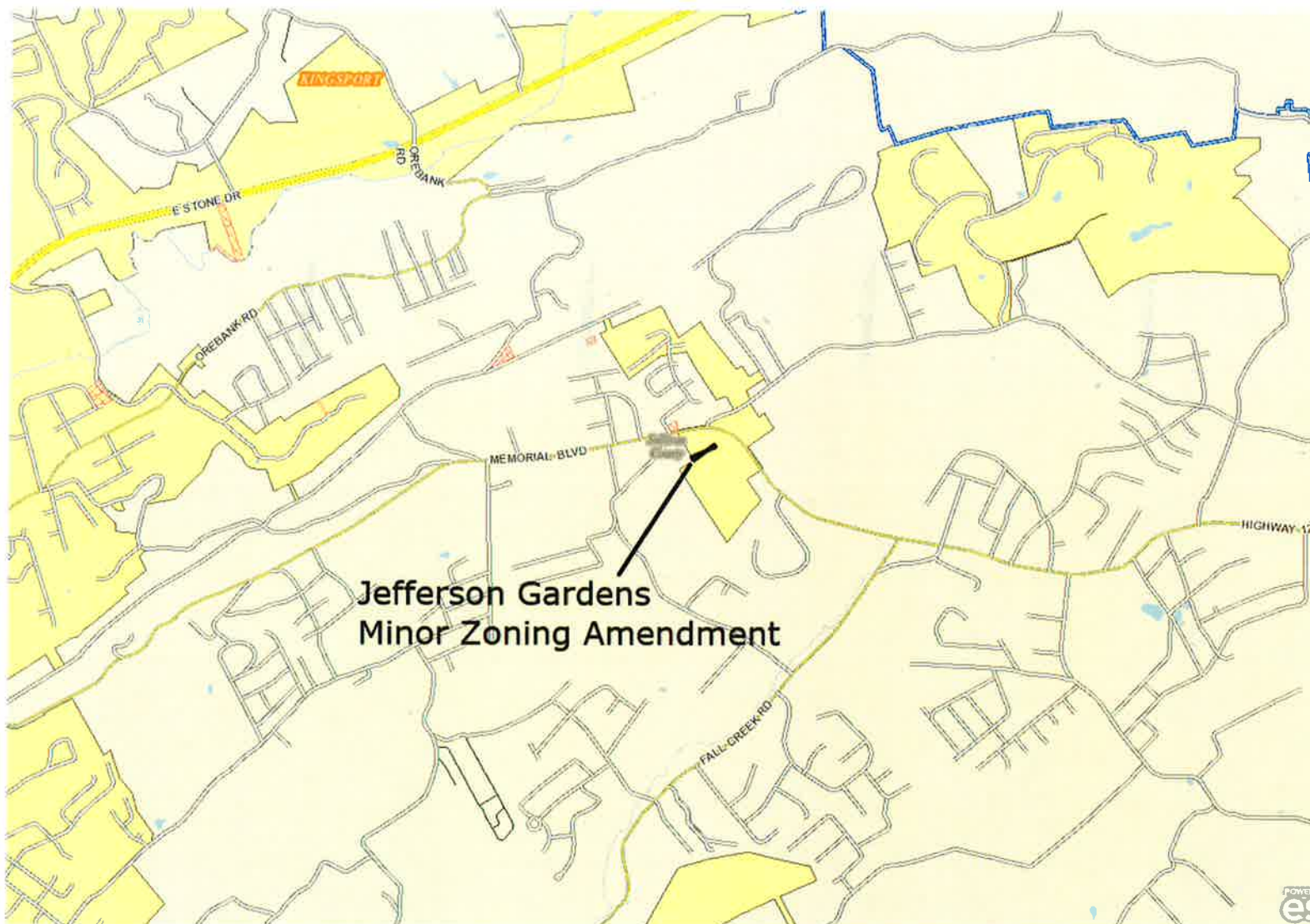
PROPERTY INFORMATION

ADDRESS	Memorial Boulevard, Kingsport, TN 37664
DISTRICT	7
OVERLAY DISTRICT	n/a
ACRES	.026 +/-
EXISTING USE	vacant land
PROPOSED USE	Transition area between Dollar General Market and future residential

PETITIONER**ADDRESS** 1 Potters Lane, Savannah GA 31411**REPRESENTATIVE****PHONE** (912) 308-1856**INTENT**

To rezone from B-3 (Highway Oriented Business) and PD (Planned Development) to clearly designate zoning boundaries between the existing Dollar General Market and future residential use due south of the Dollar General Market (5215 Memorial Boulevard).

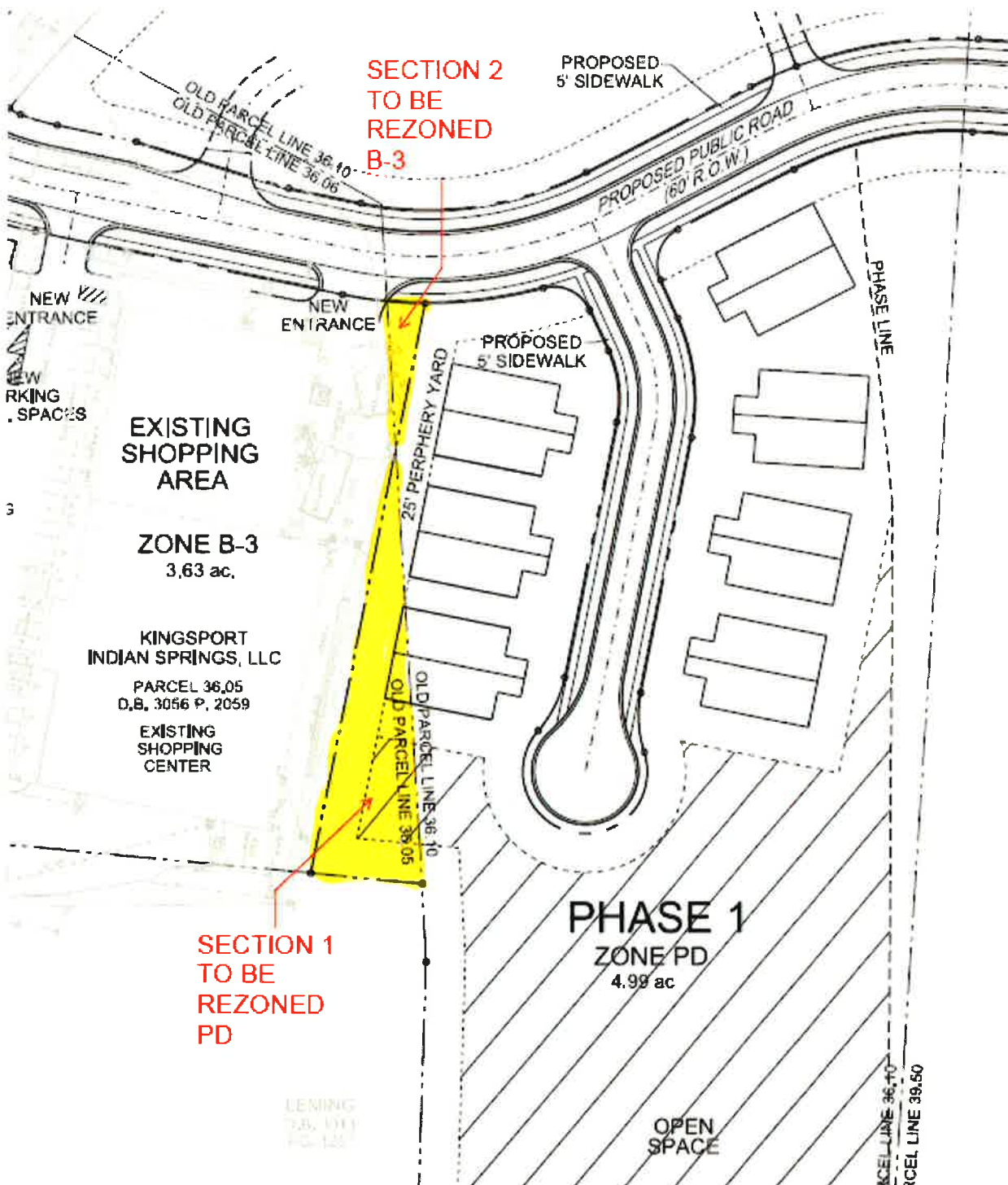
Vicinity Map



Surrounding Zoning Map



Expanded View of Phase 1 Site Plan Showing the Two Rezoning Areas



Future Land Use Plan 2030



Aerial



South View (toward rezoning area taken from behind Dollar General Market)



West View (behind Dollar General Market)



Rezoning Report

Kingsport Regional Planning Commission

File Number 18-101-00003

East View (toward Memorial Boulevard)



Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City B-3</u> Use: Existing Dollar General Market	Annexed in 2007 as part of the Old Island Annexation
Further North and Northwest	2	<u>Zone: County B-3</u> Use: Commercial Storage	n/a
East	3	<u>Zone: City B-3</u> Use: vacant land	Future site of public street to serve Jefferson Gardens Development
Further East	4	<u>Zone: City PD</u> Use: vacant	Proposed for PD plan approval 4/19/2018

EXISTING USES LOCATION MAP

CONCLUSION

Staff recommends APPROVAL to rezone from B-3 to PD and PD to B-3, thus sending a positive recommendation to rezone the property to the Board of Mayor and Aldermen. This rezoning proposal is considered minor in impact and will better align the existing B-3 and PD zones with future proposed residential construction. The rezoning proposal is consistent the Future Land Use Plan.

PROPERTY INFORMATION	Jefferson Gardens Preliminary Development Plan – Phase 1
ADDRESS	Memorial Boulevard
DISTRICT, LAND LOT OVERLAY DISTRICT	7th Civil District, Tax Map 48, Parcels 36.05, 36.06, 36.10 & 39.50 Not Applicable
EXISTING ZONING	B-3/PD
PROPOSED ZONING	No Change
ACRES	Overall 30.19 – Phase 1 5.28 Commercial & 4.59 Residential
EXISTING USE	Vacant
PROPOSED USE	Residential duplexes & commercial

APPLICANT: Kingsport Indian Springs LLC

ADDRESS: 1 Potters Lane Savannah GA 31411

REPRESENTATIVE: Donna Hash – Barge Design Solutions

PHONE 423-247-5525

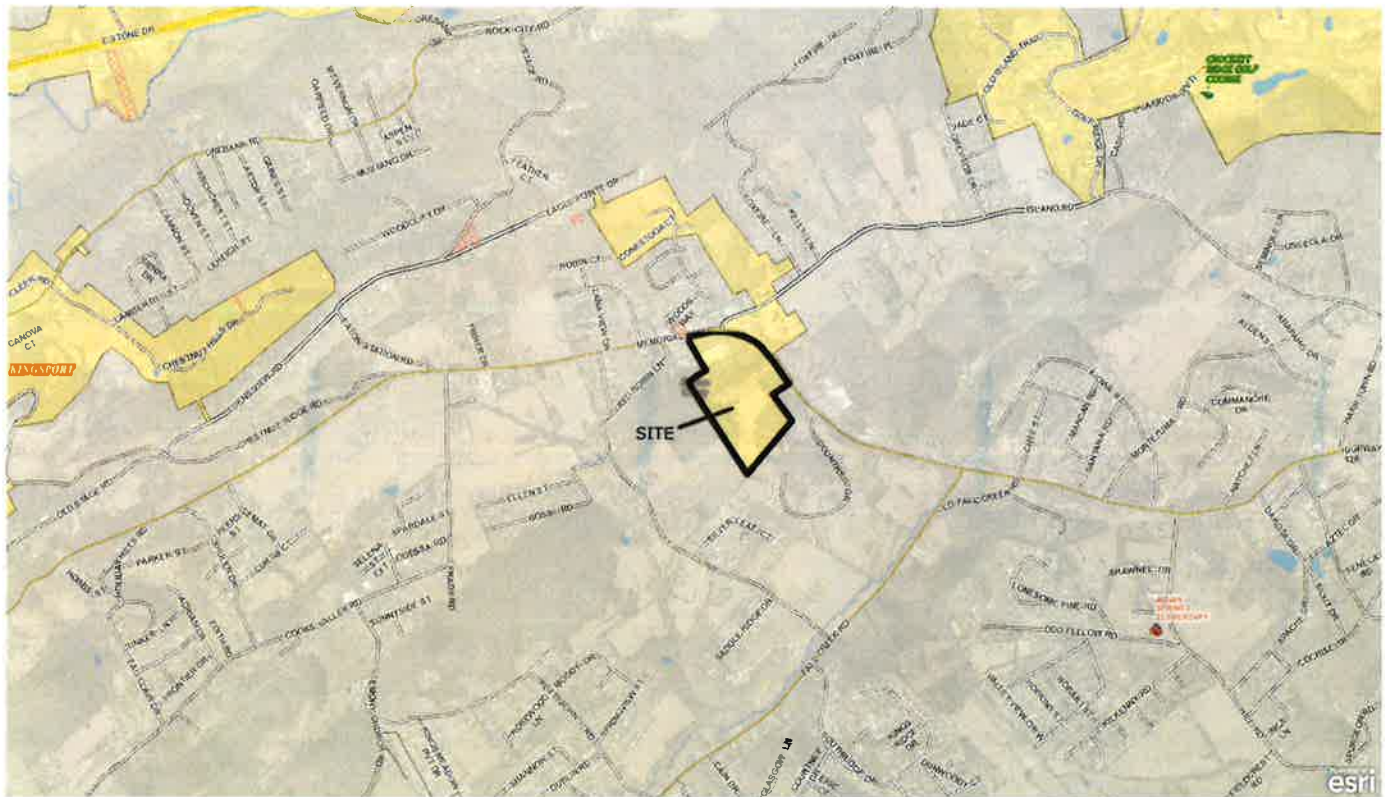
INTENT

The applicant is requesting Preliminary Development Plan approval for the Jefferson Gardens Development located off Memorial Boulevard near the intersection with Island Road. This plan shows Phase 1 including two commercial lots located off Memorial Boulevard with access restricted to a new Non-Residential Street that will line up with Island Road on Memorial Boulevard. This will be the site of a new red light soon to be installed. The new Non-Residential Street will be named Bennett Drive and will have a 60-foot right of way with sidewalks on both sides and will end in a temporary cul-de-sac that will eventually extend into Phase 2 of the development.

Located off Bennett Drive will be a new dead end street with a 40-foot right of way named Longitude Lane. This street will contain 14 units and have a sidewalk on one side. These will be one level duplexes. Density in the PD District is based off the amount of open space provided. In Phase 1, 59% of the area (2.02 acres) is being retained as open space allowing them to have a maximum density of 10 units per acre. The overall density for the proposed Phase 1 is 3.1 units per acre, much lower than the allowable density. The 25-foot development free periphery yard is shown all around the perimeter of the property that is zoned PD.

Staff recommends approval of the Preliminary Development Plan for Jefferson Gardens based upon conformance to the Planned Development District Design Standards.

Location

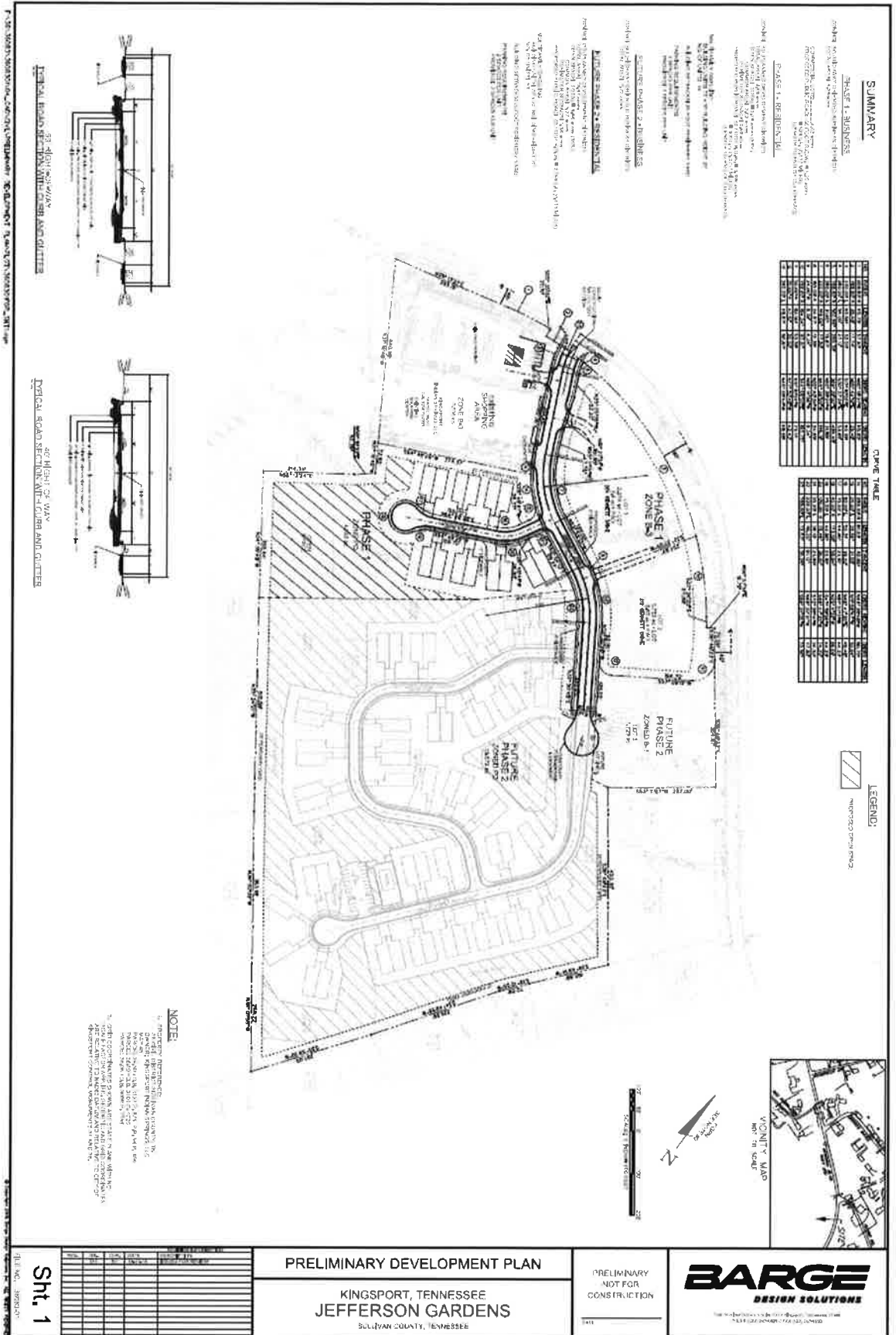


Zoning



Aerial







View of large PD Tract in rear



CONCLUSION

Staff recommends approval of the Preliminary Development Plan for Jefferson Gardens based upon conformance to the Planned Development District Design Standards.

Property Information	Kingsport Indian Springs LLC – Replat & Dissolution of lots		
Address	Memorial Blvd.		
Tax Map, Group, Parcel	TM 48 Parcels 36.05, 36.06, 36.10 and 39.50		
Civil District	7th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	34.21		
Major or Minor / #lots	Minor – 4	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Kingsport Indian Springs LLC Address: 1 Potters Lane City: Savannah State: GA Zip Code: 31411 Email: N/A Phone Number: N/A		Name: Brian Hill – Barge Design Solutions Address: Four Sheridan Square Suite 100 City: Rogersville State: TN Zip Code: 37660 Email: N/A Phone Number: 423-247-5525	
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"> • The plat meets the City's minimum regulations for subdivisions. • No Variances have been requested Staff Field Notes and General Comments: The property lies along Memorial Boulevard to the rear and side of the Dollar General Market. Two lots are being created along Memorial Boulevard while Old parcel lines are being removed along the much larger tract of the property. Utilities: No utilities or street construction required			
Planner:	Harmon	Date: 04/05/18	
Planning Commission Action		Meeting Date:	April 19, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Kingsport Indian Springs LLC
ADDRESS	Memorial Boulevard
DISTRICT, LAND LOT	7th Civil District, TM 48 Parcels 36.05, 36.06, 36.10 & 39.50
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-3/PD
PROPOSED ZONING	No Change
ACRES	34.25 – 4 lots - 0 miles of new streets
EXISTING USE	Vacant
PROPOSED USE	Commercial/Residential

PETITIONER: Kingsport Indian Springs LLC
ADDRESS: 1 Potters Lane Savannah GA 31411

REPRESENTATIVE: Brian Hill – Barge Design Solutions
PHONE: 423-247-5525

INTENT

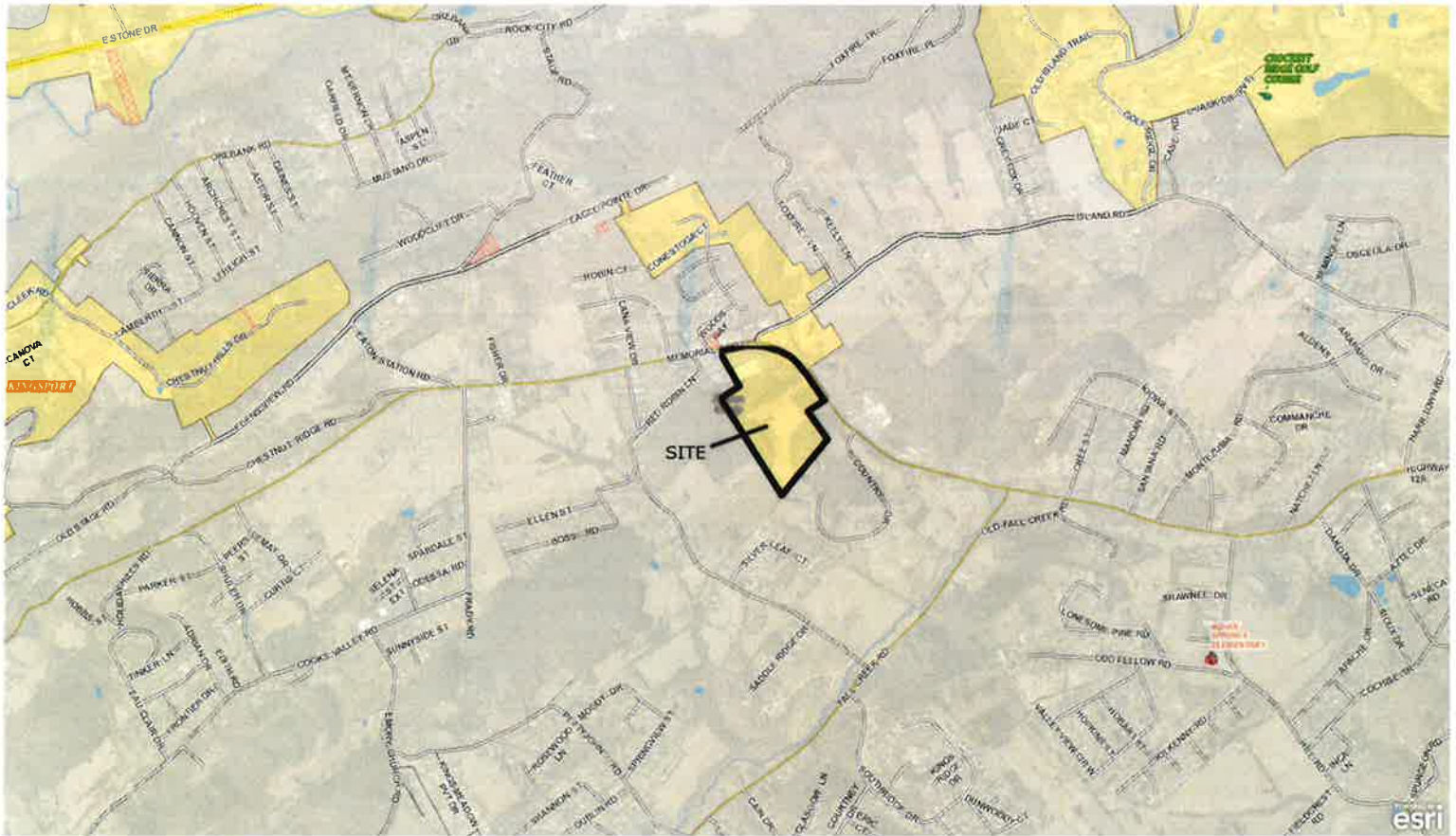
The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 48 Parcels 36.06, 36.10 & 39.50.

The submitted plat will cover many changes. The first is to create two lots located off Memorial Boulevard and restrict their access so that they are not entering and exiting off Memorial Boulevard. The plat also eliminates old parcel lines along the larger section of the property and reconfigures the property line of the already developed parcel 36.05 along Memorial Boulevard. Finally, this plat would create access to Memorial Boulevard that will be utilized as right-of-way for a future road to serve the rear larger tract for future development.

No variances have been requested for this reconfiguration and water and sewer are available to the property.

Staff recommends approval of the Kingsport Indian Springs Replat of parcel 36.05 & 39.50 and Dissolution of Parcels 36.06 & 36.10.

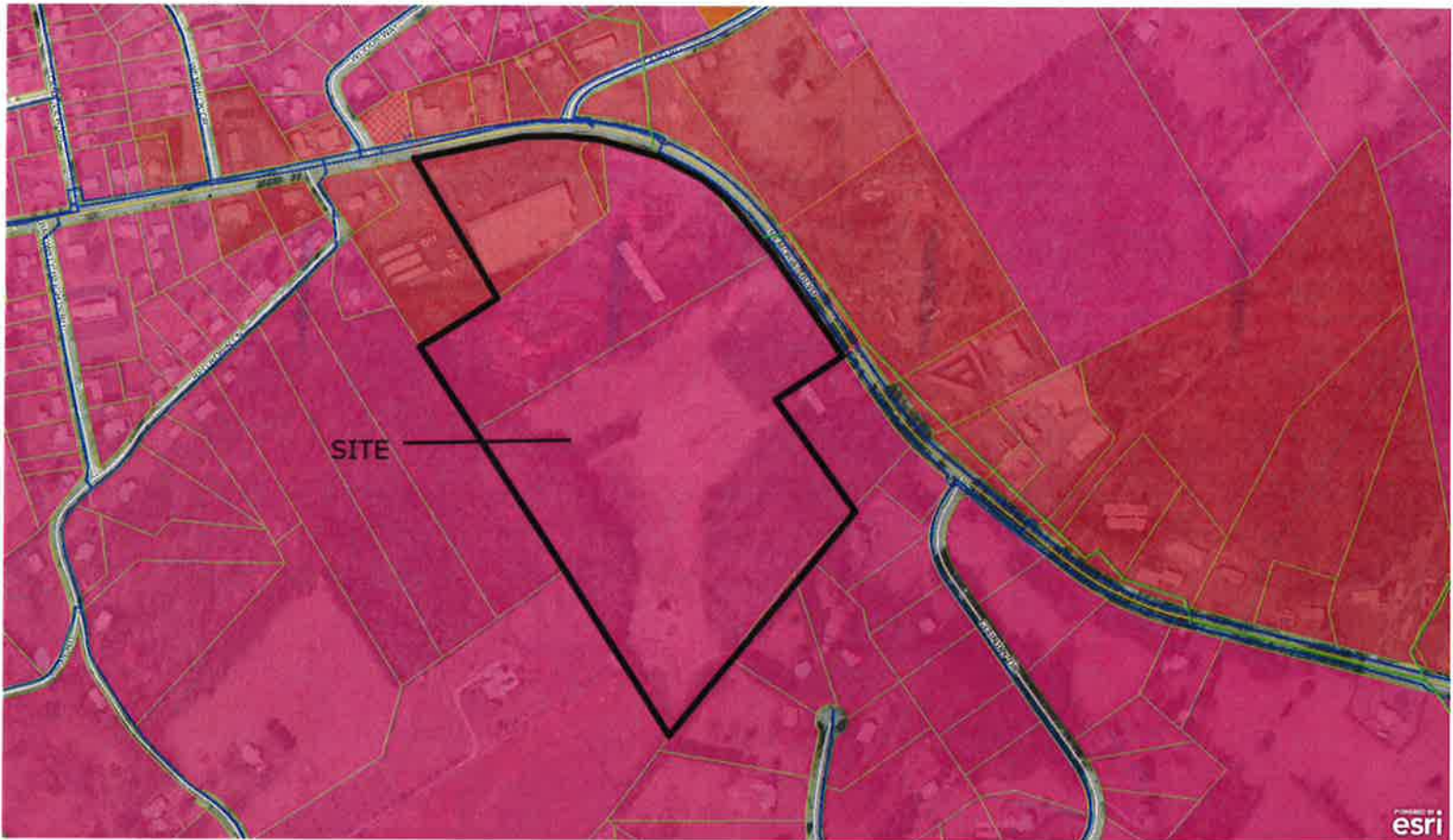
Location Map

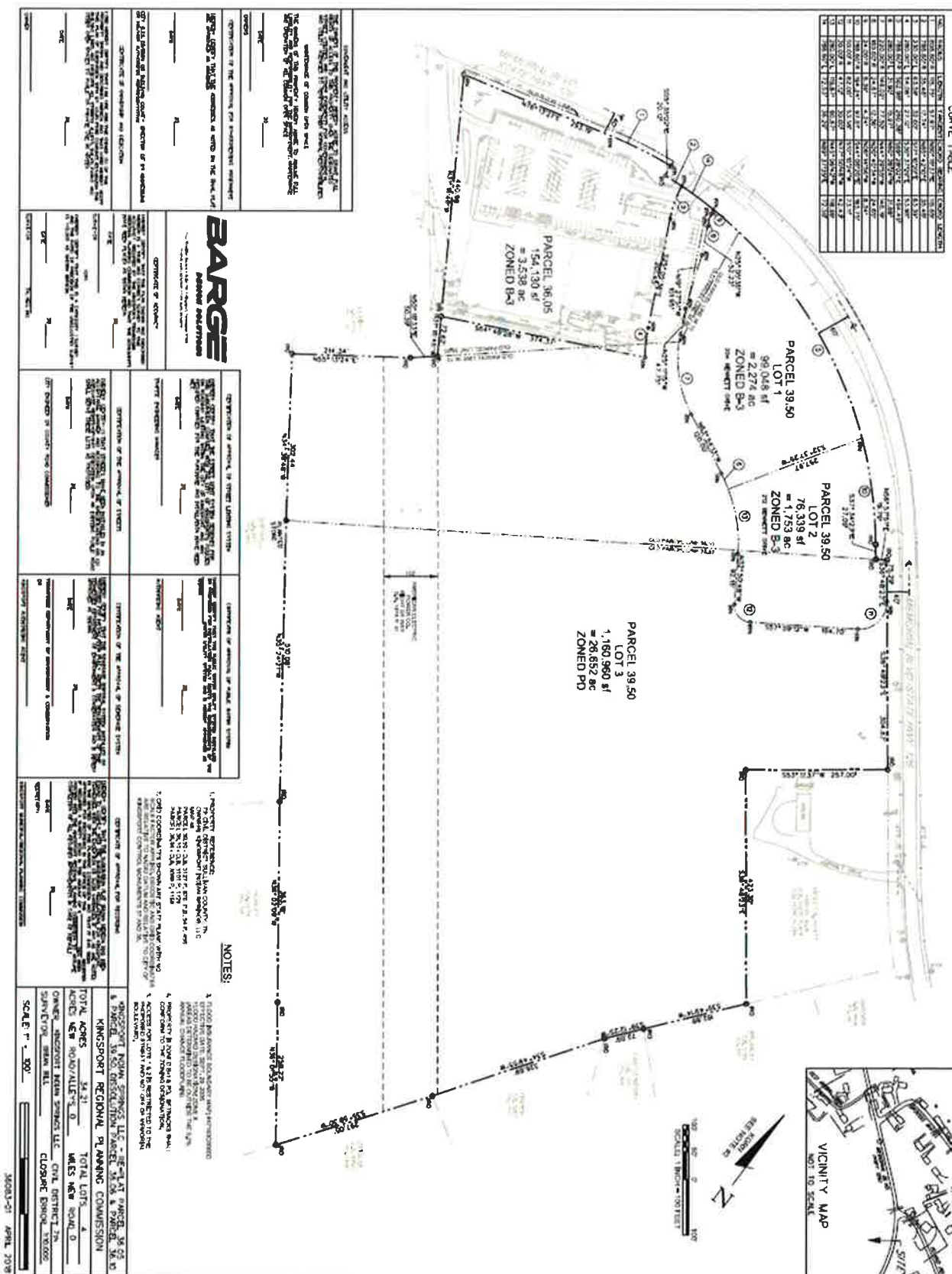


Surrounding Zoning



Future Land Use Map





View of Proposed 2 new lots along Memorial Blvd.



View of proposed 2 new lots from Island Road



View of remaining large tract from parking lot.



Aerial



CONCLUSION

Staff recommends final plat approval of the Kingsport Indian Springs Replat of parcel 36.05 & 39.50 and Dissolution of Parcels 36.06 & 36.10.

Property Information	Thomas A & Leda V Clonce Property		
Address	633 Dickerson Street		
Tax Map, Group, Parcel	TM 12N Group C Parcel 31		
Civil District	12th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	4.07		
Major or Minor / #lots	Minor – 2	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Thomas & Leda Clonce Address: 633 Dickerson Street City: Kingsport State: TN Zip Code: 37665 Email: N/A Phone Number: (423) 323-9734		Name: Murrell Weems Address: P.O. Box 304 City: Rogersville State: TN Zip Code: 37857 Email: N/A Phone Number: 423-272-6608	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends contingent Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • One variance is requested for lot frontage. • Minor corrections are noted as being needed before plat can be signed. • With approval of variance and corrections made, the plat meets the Minimum Subdivision Regulations. <p>Staff Field Notes and General Comments:</p> <p>The property lies at the terminus of Dickerson Street. The Kingsport Minimum Subdivision Regulations require that lot have 50 feet of road frontage. Dickerson Street is only 25.22 feet wide. Therefore the owners have requested a 24.78-foot variance to the road frontage requirements. Remainder of tract is receiving a 50' strip from adjacent lot to give it road frontage.</p> <p>Utilities: No utilities or street construction required</p>			
Planner:	Harmon	Date: 04/05/18	
Planning Commission Action		Meeting Date:	April 19, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Thomas A & Leda V Clonce Property
ADDRESS	633 Dickerson Street
DISTRICT, LAND LOT	12th Civil District, TM 12N Group P Parcel 31
OVERLAY DISTRICT	N/A
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change
ACRES	4.07 – 2 lot - 0 miles of new streets
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Thomas & Leda Clonce
ADDRESS: 633 Dickerson Street Kingsport, TN 37665

REPRESENTATIVE: Murrell Weems
PHONE: 423-272-6608

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 12th Civil District and more fully described as Tax Map 12N Group P Parcel 31.

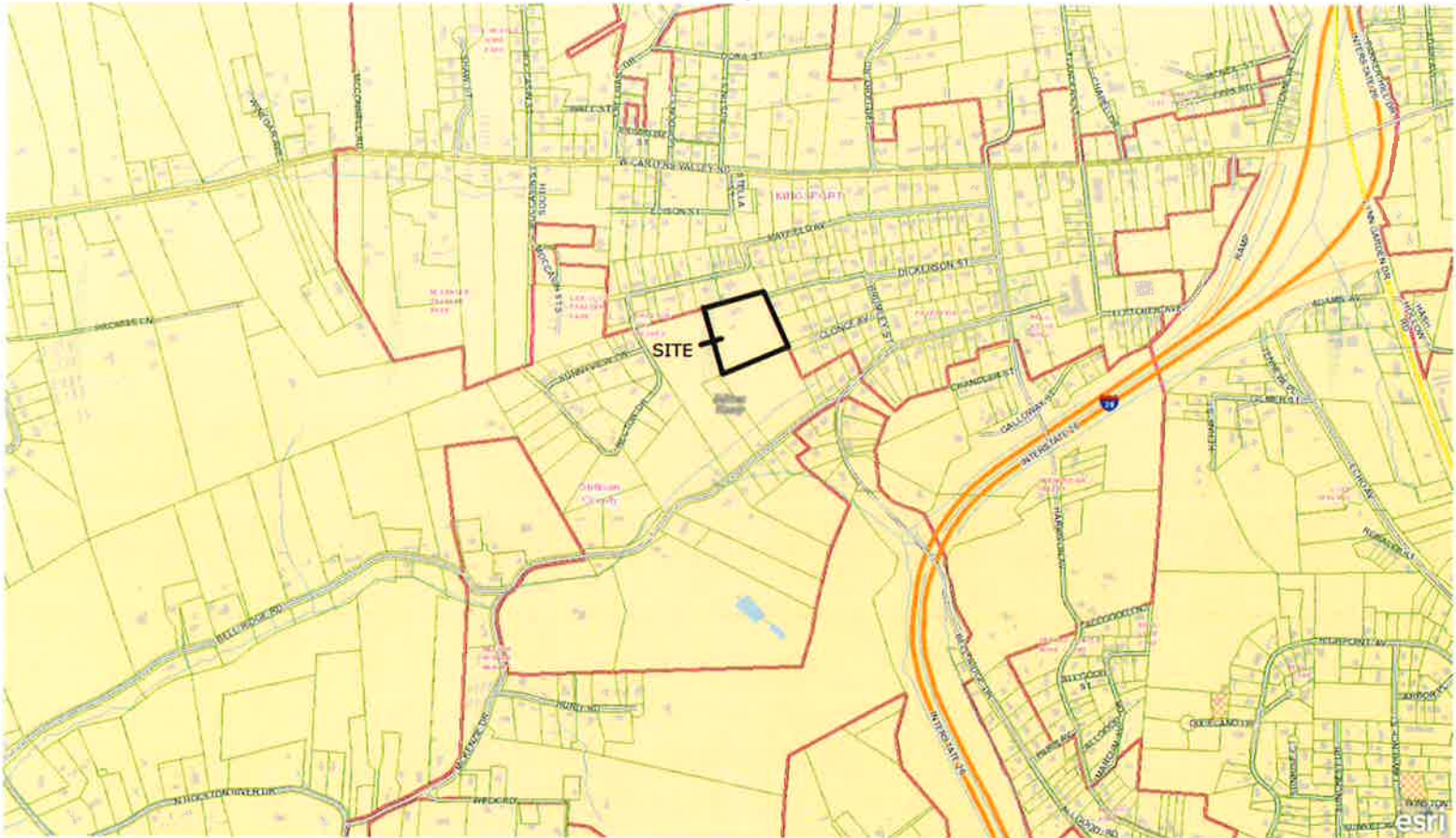
The submitted plat would create one new lot off Dickerson Street, with the remaining acreage of the lot to be given at 50' strip from the adjacent lot 3 to allow this lot to have adequate road frontage.

One variance has been requested. The requested variance is to the required 50 feet of road frontage on a public street or permanent easement. The property is located at the terminus of Dickerson Street. The current width of Dickerson Street is 25.22 feet wide. There is no option for this property to have 50 feet of frontage. The owners have requested a 24.78-foot variance to the frontage requirement.

A couple of minor corrections have been identified as needing corrected before the plat can be signed. These include showing the remainder of lot 3 and correcting the property line shapes along the 50' strip being added to the remainder of the lot.

Staff recommends approval of the final plat for the Thomas A & Leda V Clonce property plat as well as the 24.78 foot variance request based upon conformance to the Minimum Subdivision Regulations, contingent upon minor corrections as noted by staff.

Location Map



Surrounding Zoning



Future Land Use Map





Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on April 19, 2018

April 9, 2018

To Whom It May Concern:

We are requesting a variance to sell the property, house and lot, on 633 Dickerson .

Entrance on Dickerson Street to the property is less than 50 feet.

Carol Sue Wilson

Carol Sue Wilson

Donald L. Clonce

Donald L Clonce

View from end of Dickerson Street





CONCLUSION

Staff recommends final plat approval of the Thomas A & Leda V Clonce Property plat as well as the 24.78 foot variance to the lot frontage requirement based on conformance with the Minimum Subdivision Regulations, contingent upon minor corrections as noted by staff.



04-08

March 14, 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 25 & 26 Forest Hills Subdivision Annex, located on Willard Drive, surveyed by Dan Saxon, 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

March 14, 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 Lot 1 Babb Property Plat, located on Harrison Avenue, surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



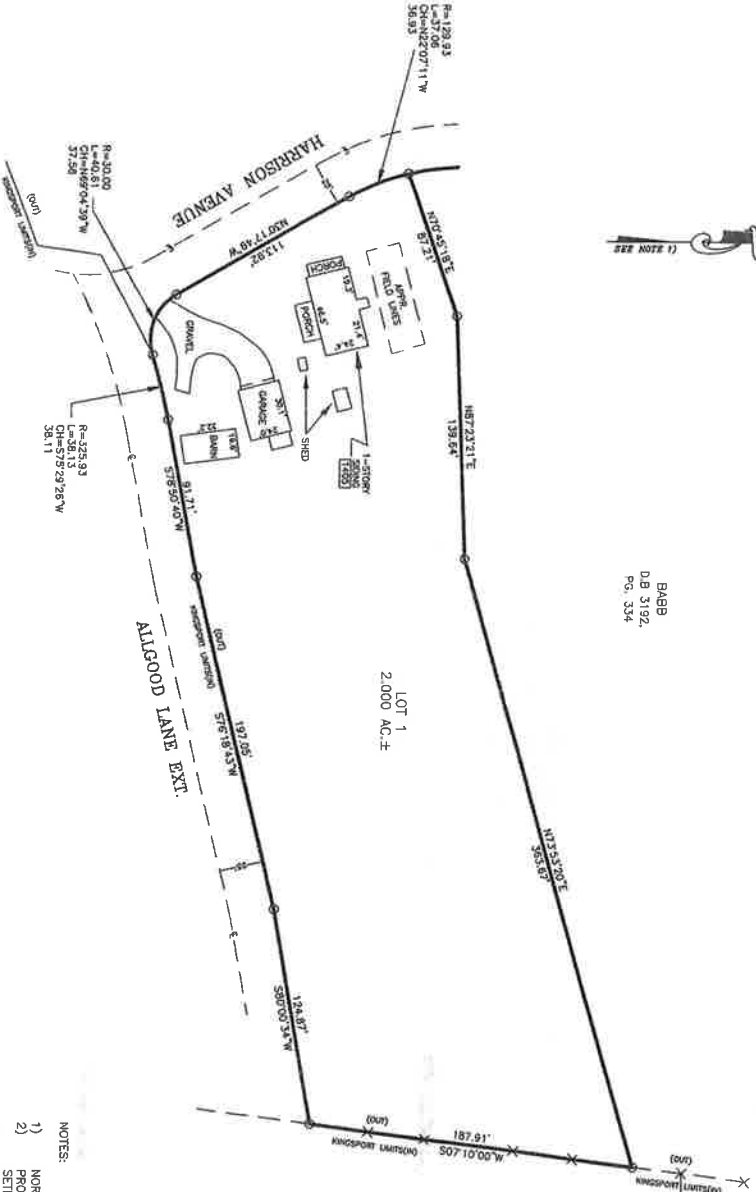
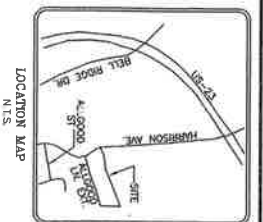
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



BABB
DB 3192
Pg. 334

KERNS
DB 1065C
Pg. 511



NOTES:

- 1) NORTH BASED ON S07°10'00"W PER REFERENCED DEED.
- 2) PROPERTY IS ZONED R-1.
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION.
- 4) THIS SURVEY WAS PREPARED WITHOUT CONSULTING THE FEDERAL FLOOD INSURANCE ADMINISTRATION'S FLOOD ZONING MAPS.
- 5) ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD.
- 6) JOB NO. 18-11015
- 7) ACAD FILE: 18-11015 BABB.DWG
- 8) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 9) TAX MAP 0220 A PARCELS P/30.00
- 10) DEED REFERENCE: DB 3192 Pg. 334
- 11) I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE REPRODUCTION OF THE SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 13) RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE STANDARDS OF PRACTICE.
- 14) 5/8" IRON RODS ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 15) THE RESIDENCE ON LOT 1 WAS BUILT BEFORE 1945.

DATE	03/14/2018	TIME	04:15:20 PM
DRAWN BY	18004336	BATCH	180436
PLAT BOOK	P68		
PAGE	186-186		
DATE	03/14/2018	TIME	04:15:20 PM
DRAWN BY	18004336	BATCH	180436
PLAT BOOK	P68		
PAGE	186-186		
DATE	03/14/2018	TIME	04:15:20 PM
DRAWN BY	18004336	BATCH	180436
PLAT BOOK	P68		
PAGE	186-186		

SHEENA R. TINSLEY

REGISTERED SURVEYOR

- LEGEND**
- 6 CENTERLINE
 - D.B. DEED BOOK
 - P.C. PAGE
 - APPR. APPROXIMATE
 - ACRES ACRES
 - 1231 911 ADDRESS
 - 1231 911 ADDRESS
 - R. RADIUS
 - L. LENGTH
 - CH. CHORD
 - EXT. EXTENSION
 - X-X FENCE LINE

CERTIFICATE OF OWNERSHIP AND DEPOSITION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE CONVEYED TO THE SURVEYOR ALL INFORMATION IN MY POSSESSION, KNOWLEDGE, BELIEF, AND OTHER SOURCES, RELATIVE TO THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT THE SURVEYOR HAS BEEN FULLY ADVISED OF THE SAME.

DATE: 3-12-18
SIGNATURE: [Signature]

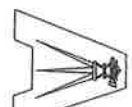
DATE: 3-13-18
SIGNATURE: [Signature]

CERTIFICATE OF ACCURACY

I, HEREBY CERTIFY THAT THE PLAT, SHOWING AND DESCRIBED HEREON, IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT THE SURVEYOR HAS BEEN FULLY ADVISED OF THE SAME.

DATE: 3-12-18
SIGNATURE: [Signature]

DATE: 3-13-18
SIGNATURE: [Signature]



ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8888
FAX (423) 392-8888
E-MAIL: info@alleyandassociates.com



CERTIFICATE OF APPROVAL OF SURVEY

I, HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FULLY ADVISED OF THE SAME, AND THAT THE SURVEYOR HAS BEEN FULLY ADVISED OF THE SAME.

DATE: 3-13-18
SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF STREET LAYOUT SYSTEM

I, HEREBY CERTIFY THAT THE CITY OF KINGSPORT HAS REVIEWED THE SURVEY AND HAS APPROVED THE SURVEY FOR THE CITY OF KINGSPORT.

DATE: 3-14-18
SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SURVEYOR HAS BEEN FULLY ADVISED OF THE SAME, AND THAT THE SURVEYOR HAS BEEN FULLY ADVISED OF THE SAME.

DATE: 3-14-18
SIGNATURE: [Signature]

BABB PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.000	TOTAL LOTS	1
OWNER	DARRELL AND CONNIE BABB	CIVIL DISTRICT	12TH
OWNER	ALLEY & ASSOCIATES, INC.	CLOSURE PERIOD	11/01/09
SCALE	1"=50'		

March 14, 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 Lot 1 Resubdivision of the D.S Morrison Property, located on W Carters Valley Road, surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

04-10



W. CARTERS VALLEY ROAD
(R.O.W. VARIES)

P/4 & 5
SUBDIVISION OF TRACT 13
OF THE D.S. MORRISON LAND
P.B. 1, PG. 212

P/3
SUBDIVISION OF TRACT 13
OF THE D.S. MORRISON LAND
P.B. 1, PG. 212

TENNEVA STREET

INTERSTATE 26
(R.O.W. VARIES)

MCNURRAY
D.B. 863C, PG. 625

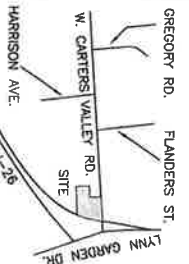


LARKIN
W.B. B3, PG. 438

LARKIN
D.B. 381A, PG. 17

LEGEND
Hwy Mon Highway Monument
IR(O) Iron Rod (Old)
D.B. Deed Book
W.B. Will Book
P.C. Plat Book
A.C. Abstract
AC Address
T.S. Not to Scale
R.O.W. Right of Way

LOCATION MAP
N.T.S.



NOTES:

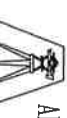
- 1) NORTH BASED ON N87°00'00"E AS SHOWN ON THE SAMUEL CARROLL SUBDIVISION PLAT BY THOS. M. GALLOWAY
- 2) PROPERTY IS ZONED R-1B SETBACKS TO CONFORM TO ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47153C0030D (STATIONED 1/1/2008) AND 2008 AROUND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD.
- 3) JOB NO. 16-10424 LARKIN.DWG
- 4) ACAD FILE: 16-10424 LARKIN.DWG
- 5) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 6) TAX MAP 012M *R* PARCELS P/13.00
- 7) DEED REFERENCE: D.B. 381A PG. 17
- 8) DEED REFERENCE: P.B. 1, PG. 212
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF RECORD.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF RECORD.
- 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF RECORD.
- 12) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF RECORD.
- 13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF RECORD.
- 14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF RECORD.

RESUBDIVISION OF PART OF LOT 1, 2, 3
AND 0.273 AC. OF LOT 13 OF THE

LOT 1
D.S. MORRISON (DECEASED) PROPERTY

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.469	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	KATHERINE LARKIN	CIVIL DISTRICT	12TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=40'	0 20 40		



ALLEY & ASSOCIATES, INC.
SURVEYORS

283 & MAHER STREET
MEMPHIS, TENNESSEE 38106
TEL: (901) 382-8888
FAX: (901) 382-8889
E-MAIL: info@alleyandassociates.com



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18004338
PAGE 188-188

CERTIFICATE OF APPROVAL OF STREETS

1. I HEREBY CERTIFY THAT THE STREETS SHOWN ON THE SUBDIVISION PLAT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THE CITY OF MEMPHIS.

DATE: 3-13-18
SIGNED: [Signature]

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

1. I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN ON THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THE CITY OF MEMPHIS.

DATE: 3-13-18
SIGNED: [Signature]

CERTIFICATE OF APPROVAL OF RECORDS

1. I HEREBY CERTIFY THAT THE SUBDIVISION PLAT RECORDS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THE CITY OF MEMPHIS.

DATE: 3-13-18
SIGNED: [Signature]

CERTIFICATE OF APPROVAL OF THE ANTI-COLLISION SYSTEM

1. I HEREBY CERTIFY THAT THE ANTI-COLLISION SYSTEM SHOWN ON THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THE CITY OF MEMPHIS.

DATE: 3-13-18
SIGNED: [Signature]

CERTIFICATE OF APPROVAL OF THE ANTI-COLLISION SYSTEM

1. I HEREBY CERTIFY THAT THE ANTI-COLLISION SYSTEM SHOWN ON THE SUBDIVISION PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THE CITY OF MEMPHIS.

DATE: 3-13-18
SIGNED: [Signature]

March 22, 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 C & M Cleek Family Final Plat, located on Stone Drive, surveyed by Howard Dawson, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

March 22, 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 12 – Vavern Woods Development & 0.70 Acres of the Minnick Property, located on S Morgan Street, surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

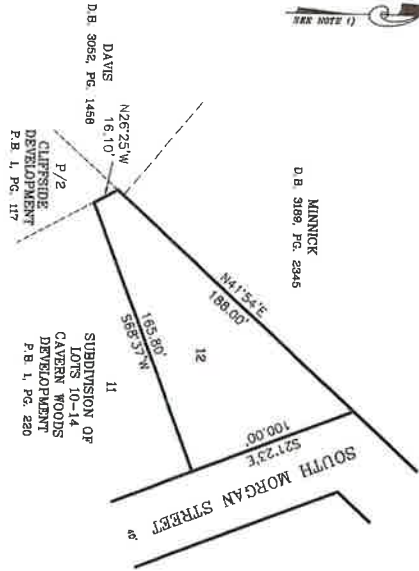


Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

04-12

SEE NOTE (1) FOR SCALE



LEGEND

- IRON ROD (CAP)
- IRON PIPE (OLD)
- IRON ROD (OLD)
- AC
- DEED BOOK
- PLAT BOOK
- PAGE
- 911 ADDRESS
- NOT TO SCALE
- POWER POLE
- TELEPHONE/ELECTRIC/CABLE

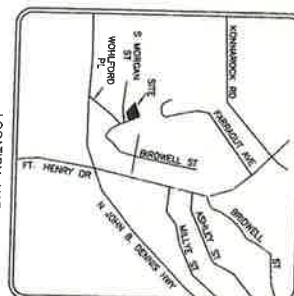
BEFORE



NOTES:

AFTER

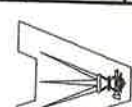
- 1) NORTH BASED ON N41°54'E AS SHOWN ON PRIOR RECORDED PLAT.
- 2) PROPERTY IS ZONED R-1B SETBACKS: FRONT 30' REAR 30' SIDE 6'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA FOR NO. 18-11024.
- 4) TAX MAP 62P "C" PARCEL 60, TAX MAP 61W "B" PARCEL 64.
- 5) DEED REFERENCES: D.B. 3189, P.G. 146, D.B. 3189, P.G. 2345.
- 6) TOWN PLAT REFERENCES: P.B. 1, PG. 220.
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AESTHETIC TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF THIS SURVEY IS BETTER THAN 1:10,000.
- 10) STANDARDS OF PRACTICE AS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 11) THERE ARE ±16 ACRES REMAINING OF THE MINNICK PROPERTY.
- 12) RESUBDIVISION OF LOT 12, SUBDIVISION OF LOTS 10-14, CAVERN WOODS DEVELOPMENT.
- 13) AND 0.70 ACRES OF THE MINNICK PROPERTY.
- 14) KINGSFORD REGIONAL PLANNING COMMISSION.



ALLEY & ASSOCIATES, INC.
SURVEYORS
343 E. MARKET STREET
MEMPHIS, TENNESSEE 38102
TELEPHONE (901) 382-6886
FAX (901) 382-6886
E-MAIL: info@alleyandassociates.com

RESUBDIVISION OF LOT 12, SUBDIVISION OF LOTS 10-14, CAVERN WOODS DEVELOPMENT AND 0.70 ACRES OF THE MINNICK PROPERTY.
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.921
ACRES NEW ROAD: 0
TOTAL LOTS: 1
OWNER: ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT: 11th
SCALE: 1"=50'
SCALE ERROR: 110,000



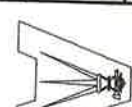
DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR



DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR

DATE: 3-16-18
REGISTERED SURVEYOR

March 22, 2018

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

Dear Mr. Booher:

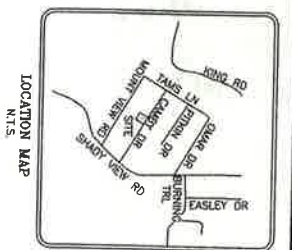
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 19 & Part of Lot 18 Block C, Easley Estates, located on Willard Drive, surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



TOTAL ACRES	0.003	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HILL		
SURVEYOR	ALLEY & ASSOCIATES INC.		
	CIVIL DISTRICT	13TH	
	CLOSURE	ERRORS 110.002	
SCALE 1" = 50'	50	25	0
		50	100



04-14

April 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 Lot 1R-A Resubdivision of Lot 1R West Stone Drive Properties, located on W Stone Drive, surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

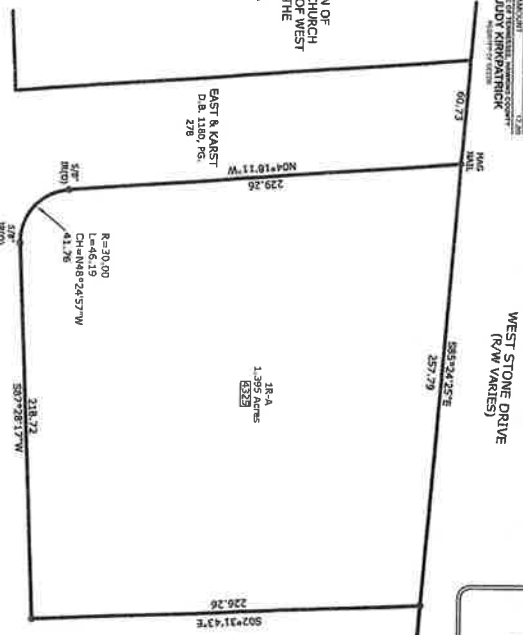
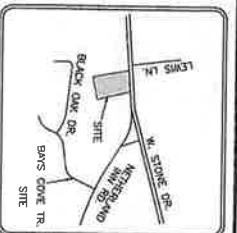
A handwritten signature in black ink, appearing to read "Ken Weems", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

LOCATION MAP
N.T.S.

18001789	
E TOLL FREE FAX	
SUNO BIRTH 11/26/81	
SUNO BIRTH 11/26/81	0.00
TAXES	0.00
INSURANCE TAX	0.00
RENTAL CHRG	0.00
MCCORMICK FEE	45.00
COPY	2.00
ST CATHARINE	0.00
TOTAL AMOUNT	47.00



ST & KARST
B. 1180, PG.
278
AFTER

- 1) NORTH BASED ON PLAT CABINET 3, ENVELORE 835B.
- 2) PROPERTY IS ZONED B-3
- 3) SETBACKS:
FRONT 20'
REAR 30'
SIDE 0'
- 4) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 5) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47023C00140 & 47033C01200
- 6) PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 7) JOB NO. 16-10275
- 8) ACED FILE 16-10375 WEST STONE DRIVE PROPERTIES
- 9) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 10) TAX MAP 22 PARCEL P/66 & 66.04
- 11) DEED REFERENCE: DEED BOOK 1180 Pg. 278.
- 12) PRIOR PLAT REFERENCE: PLAT CABINET 4, ENVELORE 1345A.
- 13) 5/8" IRON ROD SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 14) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 15) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

THIS TRANSACTION IS BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE PROBATE CODES OF PRACTICE.

THE 10.982 ACRES REMAINING IN ORIGINAL TRACT,

HAS BEEN PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE

AND THIS TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

IT MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS

AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED.

LOT 1R-A
RESUBDIVISION OF
LOT 1R WEST STONE DRIVE PROPERTIES

ALBUQUERQUE REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.985
TOTAL LOTS	1
ACRES NEW ROAD	0
MILES NEW ROAD	0
ORDER	EAST & KALEST
SUBVEYOR	ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT	7TH
CLOSING FEE/NO.	110.00



04-15

April 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 Replat of lots 1, 2, 3, & 4 of Lakecrest Subdivision, located on Green Lake Drive, surveyed by Dan Saxon, 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.

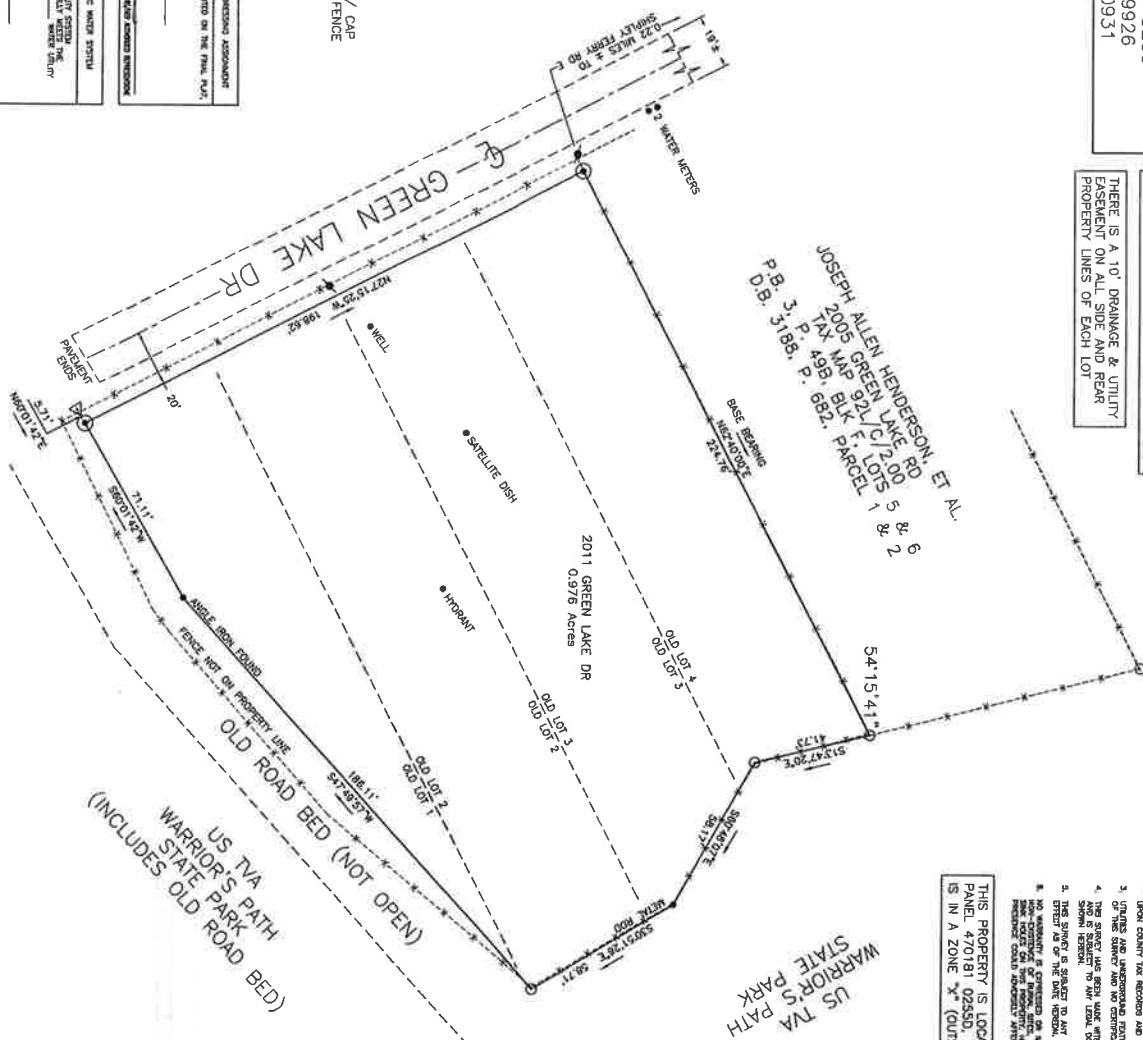
Sincerely,

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

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

[illegible]

LEGEND:

1. Δ = REBAR FOUND
2. \bigcirc = IRON PIPE FOUND
3. \bullet = AS NOTED
4. \odot = UTILITY POLE
5. \odot = 1/2" REBAR SET W/ CAP
6. \times = CHAIN LINK FENCE

CONFIRMATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

OTT 625: BROKEN OR DAMAGED OBJECT SUBJECT OF ALL ADDRESSING OR REPLYING ACCOUNTS REVEREND

CLASSIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM DESCRIBED ON THE ATTACHED FORMS COMPLETES ALL THE REQUIREMENTS FOR REGISTRATION. FULLY MEETS THE REQUIREMENTS OF THE PUBLIC WATER UTILITY ACT AND IS HEREBY APPROVED AS SUCH.

DATE 3-26 2018

Department of Mathematics and Education

[illegible]

CERTIFICATE OF ACCURACY

ONE MAY 15 20 18
David J. Fisher
DANIEL J. FISHER, IN RE: #151

CERTIFICATION OF THE APPROVAL OF STREETS

1. HERBY GROWTH: (1) THE TREES HAVE BEEN INSTALLED
AN ACCEPTABLE MANNER. (2) THE SPECIES ARE
APPROPRIATE FOR THE SITE. (3) THE TREES ARE
PLANTED AT THE PROPER SPACING AND DEPTH.
THE ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE: March 21, 1988

W. B. Baker

CITY ENGINEER - AIR QUALITY ROAD DISTRICT

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

[illegible]

[illegible]

04/01/2018 - 06:10:28 AM
18005527
1286A-PLAY BATCH: 158761
PLAY BOOK: P66
PAGE: 197-197

ERIC FFE	15.00
DD FFE	2.00
APC FFE	0.00

STATE OF TENNESSEE SOLIDARY INVESTMENT
SHEENA R TINSLEY
registered for online

RECORD DATA:
UNACRES: 5.8 PLAT: P.6, 3,
DEED OF RECORD:

43B
000

HEREBY CERTIFY THAT THIS IS A CATALOGUE
SHEET: THE RATIO OF PRECISION OF THE
INSTRUMENT IS >= 10,000 AS SHOWN
HEREON AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF THIS SURVEY CONFORMS TO THE
TENNESSEE STANDARD OF PRACTICE

David L. ... 3/15/8

DAVID L. ...
SURVEYOR
TENN.

1
18

MADE IN U.S.A.

Let's start with Green Lake in Sullivan County. It is a 100-acre lake, owned by the State of New York, and is located in the town of Green Lake, Sullivan County. The lake is a popular destination for fishing, boating, and other recreational activities. The lake is surrounded by a mix of forested and developed land. The lake is a popular destination for fishing, boating, and other recreational activities. The lake is surrounded by a mix of forested and developed land.

Next, we have Waukegan Lake in Cook County. It is a 1,200-acre lake, owned by the State of Illinois, and is located in the town of Waukegan, Cook County. The lake is a popular destination for fishing, boating, and other recreational activities. The lake is surrounded by a mix of forested and developed land. The lake is a popular destination for fishing, boating, and other recreational activities. The lake is surrounded by a mix of forested and developed land.

Finally, we have Waukegan Lake in Cook County. It is a 1,200-acre lake, owned by the State of Illinois, and is located in the town of Waukegan, Cook County. The lake is a popular destination for fishing, boating, and other recreational activities. The lake is surrounded by a mix of forested and developed land. The lake is a popular destination for fishing, boating, and other recreational activities. The lake is surrounded by a mix of forested and developed land.

REPLA OF LOTS 1, 2, 3, & 4 IN BLOCK F
OF LAKECREST SUBDIVISION

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION	0.976	TOTAL : 0.000	0.000
---	-------	---------------	-------

NAME KENNETH PERRY KIDD, JR. CML DISTRICT 14th

SCALE 1" = 30'

April 9, 2018

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

Dear Mr. Booher:

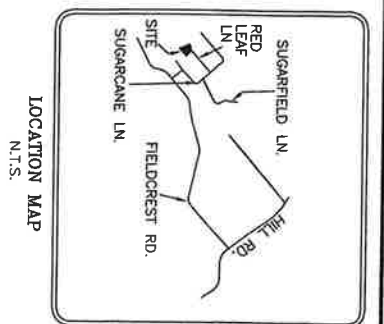
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 29 & 30 Sugarwood Section 6, located on Red Leaf Lane, surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



TRACT 12
HOLT PROPERTY
P.B. 52, PG 341

TRACT 14

AFTER

(7)

- 2/ PROPERTY IS ZONED A-1
SETBACKS:

04/09/2018 - 04:19:46 PM

04/09/2018 - 04:19:46 PM
18006004
POS:ALPLAT BATCH:1574
PLAT BOOK: P56
PAGE: 203-203

ALLEY & ASSOCIATES,
◊ SURVEYORS ◊
248 E. MARKET STREET
KINGSTON, TENNESSEE 37600
TELEPHONE (423) 392-6996
FAX: (423) 392-8804
E-MAIL: ms@alleysurvey.com

1 POS AL PLAT	BATCH: 1574
PLAN BOOK: P56	
PAGE: 203-203	
<hr/>	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00
<hr/>	
ESTD BY TENNESSEE BAILLANT COMPANY	
SHEENA R TINSLEY	
COUNTING CLERK	

CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT	I HEREBY CERTIFY:

**CERTIFICATE OF THE APPROVAL OF
PUBLIC WATER SYSTEMS**

CERTIFICATE OF APPROVAL FOR RECORDING

RESUBDIVISION OF LOTS 29 & 30
SUGARWOOD, SECTION 6

[illegible]

4.1
DATE 20/18
INCHONSON ALPHABETICALLY

DATE 4-6 1968

KINGSFORD REGIONAL PLANNING COMMISSION			
TOTAL ACRES	0.993	TOTAL LOTS	1
ACRES NEW	0	ACRES NEW	0
OWNER	MICHAEL HICKMAN, ET UX	CIVIL DISTRICT	7th
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	110.020
SCALE	1" = 30' 0"		120'

City of Kingsport
Building Division
1st Quarter Comparison 2017-2018

04-17

	1st QUARTER 17		1st QUARTER 2018	
<u>RESIDENTIAL PERMITS</u>	COUNT	COST	COUNT	COST
ACCESSORY STRUCTURES	16	\$322,100	23	\$241,514
ADDITIONS	7	\$92,500	2	\$31,500
ALTERATIONS	25	\$853,919	21	\$401,442
NEW CONDO				
NEW DUPLEX				
NEW GROUP HOME				
NEW MULTI-FAMILY				
NEW SINGLE-FAMILY	17	\$4,554,635	22	\$5,181,735
RESIDENTIAL ROOF	8	\$36,197	16	\$63,493
<u>COMMERCIAL PERMITS</u>				
ADDITIONS			1	\$350,000
ALTERATIONS	14	\$5,472,410	13	\$1,777,582
CHURCH RENOVATIONS	1	\$22,000	1	\$9,814
SCHOOL RENOVATIONS				
NEW CHURCH/RELIGIOUS BUILDINGS				
NEW COMMUNICATION TOWER				
NEW HOSPITAL/INSTITUTION/NURSING HOME				
NEW HOTEL/MOTEL				
NEW INDUSTRIAL	1	\$375,000		
NEW JAILS/POST OFFICE/BARNs				
NEW PARKING GARAGE				
NEW PARKS/POOLS/DOCKS				
NEW PROFESSIONAL/MEDICAL/BANK	2	\$825,000		
NEW PUBLIC WORKS/UTILITY				
NEW RETAIL/RESTAURANT/MALL	1	\$55,000		
NEW SERVICE STATION	1	\$125,000		
NEW SOCIAL/RECREATIONAL				
NEW SCHOOL/LIBRARY/MUSEUM				
NEW OTHER NON-HOUSEKEEPING SHELTERS				
GRADING				
FOUNDATION ONLY	3	\$62,577	5	\$1,238,660
COMMERCIAL ROOF	7	\$241,940	4	\$43,259
COMMUNICATION TOWER	4	\$69,600		
TOTAL	107	\$13,107,878	108	\$9,338,999

Building Division Monthly Report
March 2018

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	13	\$94,729
ADDITIONS		
ALTERATIONS	9	\$210,228
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	13	\$2,976,735
RESIDENTIAL ROOF	10	\$45,710
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	2	\$120,797
CHURCH RENOVATIONS	1	\$9,814
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	2	\$648,221
COMMUNICATION TOWER		
COMMERCIAL ROOF	1	\$11,700
TOTAL	51	\$4,117,934
<u>OTHER MISC PERMITS</u>		
BANNERS	2	
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	7	
TENTS		
TOTAL PERMITS ISSUED	60	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$9,338,999