

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.

February 16, 2017

6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON JANUARY 16, 2017 AND THE REGULAR MEETING HELD ON JANUARY 19, 2017.

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

02-01 Bays Mountain Baptist Preliminary Zoning Development Plan – (16-102-00008)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Zoning Development Plan of Bays Mountain Baptist Church. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Woods)

02-02 Edinburgh South Phase II – (16-201-00101)

The Kingsport Regional Planning Commission is requested to approve the Final Subdivision contingent upon the receipt of an Irrevocable Letter of Credit. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

02-03 Irrevocable Letter of Credit for Edinburgh South Phase II

The Kingsport Regional Planning Commission is requested to approve the acceptance of an Irrevocable Letter of Credit for Phase II of Edinburgh South. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

02-04 Stormwater update to the QLP (Steve Robbins)

02-05 Receive a letter of resubdivision of Lots 1-5 Block 63, located at the corner of E. Sullivan Street and E. Center Street.

02-06 Receive a letter of subdivision of Unit 3 Riverwatch, located on Riverwatch Circle.

02-07 Receive a letter of resubdivision of Unit 26 Riverwatch, located on Riverwatch Circle.

02-08 Receive, for informational purposes only, the January 2017 Building Department report.

X. 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

January 17, 2017

12:00 noon

Members Present

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

Members Absent

John Moody

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Pamela Gilmer

Visitors

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Secretary Weems began the meeting by stating that a replacement for Commissioner Dave Stauffer had been identified. Secretary Weems announced that Paula Stauffer was chosen by Mayor Clark to fulfill the remaining term of Commissioner Dave Stauffer. Secretary Weems stated that Paula Stauffer would be appointed at the February 7, BMA meeting and that her first meeting would be the February Planning Commission work session. Next, Secretary Weems called for any corrections to the minutes of the December 12, 2016 work session and the December 15, 2016 regular meeting. With no corrections needed, Secretary Weems stated that the minutes will be presented during the regular meeting for approval.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

01-01 Riverbend Lot 9 Final Plat – (16-201-00098)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval contingent upon receipt of an approved irrevocable letter of credit. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the request to the Commission. Lot 9 will be served by the new non-residential street, Holston Hills Drive. Holston Hills Drive is proposed for construction in 2017 and secured with an Irrevocable Letter of Credit. Lot 9 will contain "The Blake," which is both an

assisted living facility and memory care facility. Lot 9 and the remaining lots for the Riverbend Development all meet the B-4P minimum standards for subdivision. Staff recommends approval contingent upon Planning Commission approval and receipt of an irrevocable letter of credit for all public improvements. No official action was taken.

01-02 Irrevocable Letter of Credit for Riverbend Lot 9

The Kingsport Regional Planning Commission is requested to approve the acceptance of an Irrevocable Letter of Credit for Lot 9 of the Riverbend Development. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the City's Engineering Department has reviewed and generated a bond estimate for the new Holston Hills Drive that will serve Riverbend Lot 9. The bond estimate amounts to a total of \$1,163,200. Staff recommends accepting this bond to be received as an irrevocable letter of credit and contingency for final plat approval for Lot 9. No official action was taken.

01-03 Alley Closing – Portion of Canal Street – (16-401-00009)

The Kingsport Regional Planning Commission is requested approval to permanently close a portion of the alley known as Canal Street to public access to allow for further development of the property adjacent to the right-of-way. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. The portion of Canal Street to be closed consists of approximately 698 feet of 25 foot wide right-of-way that bisects the proposed multifamily/retail development commonly known as the Bray project. Staff stated that closure of the alley is necessary to facilitate the development which will build around and over the current alley. Staff stated that all City staff have reviewed the request and are favorable to it. Staff noted that both stormwater conveyance and sewer lines are contained inside the alley, both of which would be preserved with easements upon the surplus of the property. Commissioner Selby inquired as to how the alley property would be affected by the development. Staff presented the approved site plan for the development, showing a breezeway over a portion of the alley property closest to Clinchfield Street, with the remaining portion of the alley property to consist of parking and associated parking isles to serve the development. No official action was taken.

01-04 Surplus Request – (16-401-00010)

The Kingsport Regional Planning Commission is requested to recommend declaring a portion of the alley called Canal Street as surplus. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff addressed the item with the Commission, which was initially explained during the alley closing portion of the agenda. Staff explained that the surplus request will allow the City to begin the process of conveying a deed to the property to the Kingsport Economic Development Board. Staff noted that the Kingsport Economic Development Board currently owns both sides of the portion of the alley that is requested to be surplus. No official action was taken.

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

VIII. OTHER BUSINESS

- 01-05 Receive a letter of subdivision of City of Kingsport property, located on Memorial Blvd.
- 01-06 Receive a letter of subdivision of Units 24 & 25 Riverwatch Subdivision, located on Riverwatch Circle.
- 01-07 Receive a letter of replat of lot 2 and new lot 3 Edinburgh Homes LLC, located on Rock Springs Road.
- 01-08 Receive a letter to certify the addition to Lot 4 of Wildwood Acres, located on Fairview Street.
- 01-09 Receive a letter to certify the desubdivision of Lots 22 & 23 Block 250, Tellico Hills, located on Lamont Street.
- 01-10 Receive a letter to certify that the Brooks Family Limited Partnership #3, located on Centenary Road.
- 01-11 Receive a letter to certify the replat of the Rocky Branch Subdivision 4R and 5RR, located on Rocky Branch Road.
- 01-12 Receive, for informational purposes only, the December 2016 Building Department report.

X. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

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

January 19, 2017

6:00 p.m.

Members Present

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

Members Absent

none

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Pamela Gilmer

Visitor's

Dan Elcan
Judy Belk
Jonathan Lewis
Michael Williams

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Sam Booher asked for approval of the agenda. A motion was made by Commissioner Mike McIntire seconded by Commissioner Mark Selby to approve the agenda as presented. The motion was approved unanimously, 7-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on December 12, 2016 and the regular meeting held on December 15, 2016. A motion was made by Commissioner Mark Selby, seconded by Commissioner John Moody to approve the minutes as presented. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

01-01 Riverbend Lot 9 Final Plat – (16-201-00098)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval contingent upon receipt of an approved irrevocable letter of credit. The property located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the request to the Commission. Staff stated that lot 9 will be served by the new non-residential street, Holston Hills Drive. Holston Hills Drive will be constructed in 2017 and secured with an Irrevocable Letter of Credit. Lot 9 will contain "The Blake," which is both an

assisted living facility and memory care facility. Lot 9 and the remaining lots for the Riverbend Development all meet the B-4P minimum standards for subdivision. Staff recommends approval contingent upon Planning Commission approval and receipt of an irrevocable letter of credit for all public improvements. Jonathan Lewis stated that he is available to assist in answering any questions about the project. Mr. Dan Elcan introduced Judy Belk to the Commission and further stated that they are happy to be doing business in Kingsport. Phil Rickman inquired as to whether Holston Hills Drive contained a culdesac or roundabout. Staff confirmed that the configuration was a roundabout. On a motion by Mike McIntire, seconded by Phil Rickman, the Planning Commission voted unanimously to grant final approval for Riverbend Lot 9 Final Plat, contingent upon receiving an irrevocable letter of credit for the public infrastructure of Holston Hills Drive. The motion passed 7-0.

01-02 Irrevocable Letter of Credit for Riverbend Lot 9

The Kingsport Regional Planning Commission is requested to approve the acceptance of an Irrevocable Letter of Credit for Lot 9 of the Riverbend Development. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the City's Engineering Department has reviewed and generated a bond estimate for the new Holston Hills Drive that will serve Riverbend Lot 9. The bond estimate amounts to a total of \$1,163,200. Staff recommends accepting this bond to be received as an irrevocable letter of credit and contingency for final plat approval for Lot 9. On a motion by Mike McIntire, seconded by Beverley Perdue, the Planning Commission voted unanimously to accept an irrevocable letter of credit for Riverbend Lot 9 Final Plat. The motion passed 7-0.

01-03 Alley Closing – Portion of Canal Street – (16-401-00009)

The Kingsport Regional Planning Commission is requested approval to permanently close a portion of the alley known as Canal Street to public access to allow for further development of the property adjacent to the right-of-way. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. . Staff presented the details of the item to the Commission. The portion of Canal Street to be closed consists of approximately 698 feet of 25 foot wide right-of-way that bisects the proposed multifamily/retail development commonly known as the Bray project. Staff stated that closure of the alley is necessary to facilitate the development which will build around and over the current alley. Staff stated that all City staff have reviewed the request and are favorable to it. Staff noted that both stormwater conveyance and sewer lines are contained inside the alley, both of which would be preserved with easements upon the surplus of the property. Next, staff addressed the approved site plan for the development, showing a breezeway over a portion of the alley property closest to Clinchfield Street, with the remaining portion of the alley property to consist of parking and associated parking isles to serve the development. On a motion by Sharon Duncan, seconded by Phil Rickman, the Planning Commission voted unanimously to close the portion of public alley commonly known as Canal Street. The motion passed 7-0.

01-04 Surplus Request – (16-401-00010)

The Kingsport Regional Planning Commission is requested to recommend declaring a portion of the alley called Canal Street as surplus. The property is located inside the corporate limits of the

City of Kingsport, 11th Civil District of Sullivan County. Staff presented the item with the Commission, which was initially explained during the alley closing portion of the agenda. Staff explained that the surplus request will allow the City to begin the process of conveying a deed to the property to the Kingsport Economic Development Board. Staff noted that the Kingsport Economic Development Board currently owns both sides of the portion of the alley that is requested to be surplus. Staff stated that this is one of the final official actions prior to development of the site. On a motion by Mark Selby, seconded by Beverley Perdue, the Planning Commission voted unanimously to declare the portion of public alley commonly known as Canal Street surplus. The motion passed 7-0.

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

VIII. OTHER BUSINESS

- 01-05** Receive a letter of subdivision of City of Kingsport property, located on Memorial Blvd.
- 01-06** Receive a letter of subdivision of Units 24 & 25 Riverwatch Subdivision, located on Riverwatch Circle.
- 01-07** Receive a letter of replat of lot 2 and new lot 3 Edinburgh Homes LLC, located on Rock Springs Road.
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- 01-09** Receive a letter to certify the desubdivision of Lots 22 & 23 Block 250, Tellico Hills, located on Lamont Street.
- 01-10** Receive a letter to certify that the Brooks Family Limited Partnership #3, located on Centenary Road.
- 01-11** Receive a letter to certify the replat of the Rocky Branch Subdivision 4R and 5RR, located on Rocky Branch Road.
- 01-12** Receive, for informational purposes only, the December 2016 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:20 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Bays Mountain Baptist, Preliminary Zoning Development Plan

Property Information			
Address		2000 Meadowview Parkway Kingsport TN	
Tax Map, Group, Parcel		Tax Map 075, Parcel 00150	
Civil District		13	
Overlay District		Gateway Overlay District	
Land Use Designation		Public	
Acres		+/- 2.21 acres	
Existing Use	Church	Existing Zoning	TA/C
Proposed Use	No Change	Proposed Zoning	No change
Owner /Applicant Information			
Name: Mark Freeman Address: 1381 Skelton Bluff Rd. City: Kingsport State: TN Zip Code: 37660 Email: mfreeman2004@hotmail.com Phone Number: (423) 646-1100		Intent: To receive Preliminary Zoning Development Plan approval in a TA/C zone for the construction of an expansion on the property of Bays Mountain Baptist Church.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> The submitted preliminary zoning development plan meets the development standards of the TA/C zone without need for a variance. The submitted preliminary zoning development plan is an addition to a parcel in line with current development standards 			
Staff Field Notes and General Comments: <ul style="list-style-type: none"> Current church property located off Meadowview Parkway behind Cardiovascular Associates. Gateway Review Commission hearing - January 20, 2017 			
Nathan Woods		Date:	24 January 2017
Planning Commission Action		Meeting Date:	16 February 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 2000 Meadowview Parkway

DISTRICT: 13th

OVERLAY DISTRICT: Gateway Overlay District

EXISTING ZONING: TA/C

ACRES: +/- 2.21

EXISTING USE: Church

PROPOSED USE: Church

PETITIONER

ADDRESS 1381 Skelton Bluff Rd. Kingsport, TN 37660

REPRESENTATIVE

PHONE (423) 646-1100

INTENT

To receive Preliminary Zoning

LOCATION MAP

Zoning



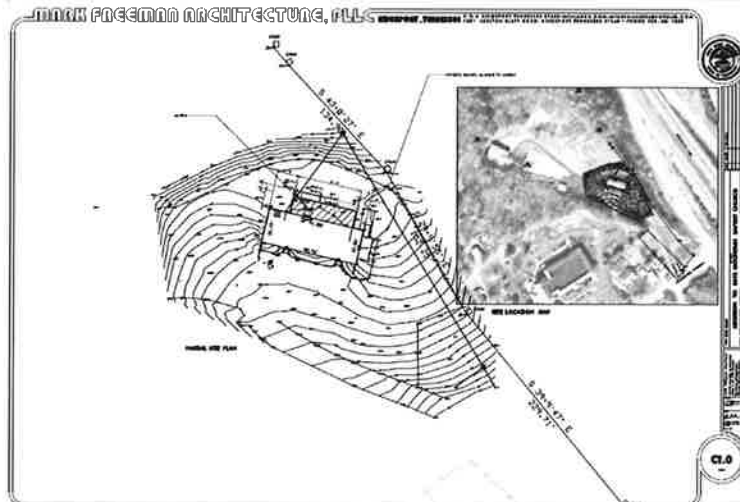


FUTURE LAND USE PLAN MAP (PUBLIC USE)

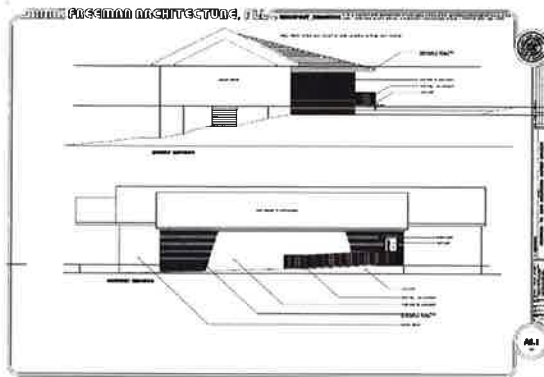


PRELIMINARY ZONING DEVELOPMENT PLAN

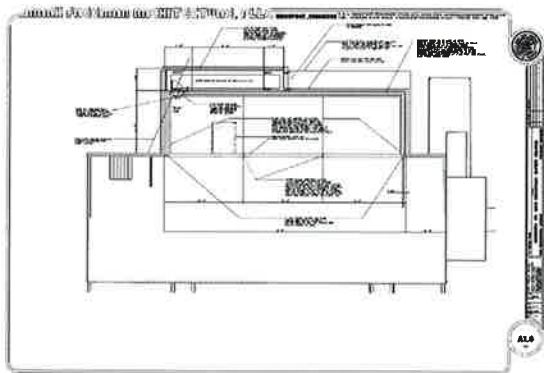
Location	Number Designation	Zoning / Use
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Northwest	1	Zone: Sullivan County R-1 Use: low density residential
North	2	Zone: Sullivan County M-2 Use: Manufacturing (high impact)
Northeast	3	Zone: City BC Use: Eastman Credit Union
East	4	Zone: BC Use: Meadowview
Southeast	5	Zone: B-3 Use: Cardiovascular Associates
West	6	Zone: Sullivan County R-1 Use: low density residential

EXISTING USES AND LOCATION**RENDERINGS****PRELIMINARY ZDP ANALYSIS**

The requested expansion will raise the building's current occupancy from 158 to 238, for a total of 80 additional people. The expansion is to the existing sanctuary, and totals 976 square feet.



Based on the applicant's site plan submitted to the Planning Department on 24 January 2017, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE TA/C DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS

A WHOLE:

- Front yard: 30 feet
- Rear yard: none required
- Side yard: none required
- No lot coverage requirements
- 50 feet of road frontage
- 60' building height maximum

This expansion within the ZDP indicates compliance with the development standards.

Parking Requirements

Parking requirements for a Church, chapel, temple, synagogue or other place of worship: one space per four seats in the principal place of worship, provided that the number of spaces thus required may be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner without charge, during the time of service, to make up the additional spaces required.

One hundred parking spaces are provided on the paved area with another 100 on a gravel area on site for a total of 200 parking spaces, which exceeds the amount of parking required by the Zoning Ordinance.

Landscaping Requirements

None. As the site does not currently possess landscaping it would not trigger the need for a landscape plan unless it were to add additional asphalt parking.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan based on conformance with the TA/C development standards.

Property Information	Edinburgh South Phase II		
Address	Rock Springs Road		
Tax Map, Group, Parcel	TM 119, part of Parcel 21.00		
Civil District	14th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	11.359		
Major or Minor / #lots	Major - 23	Concept Plan	
Two-lot sub		Prelim/Final	Final
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: Alley & Associates, INC. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: BSauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval contingent upon the receipt of an Irrevocable Letter of Credit, approved by the City Attorney, in the amount of \$65,872.23 <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • Two variances for street cross sections and mobility path construction were approved. • Engineering documents have been approved. 			
Staff Field Notes and General Comments: Final Subdivision request for Phase II of Edinburgh South development. The preliminary request was approved in October 2016. An engineering bond estimate was generated by the City to cover the costs of all improvements yet to be constructed. This bond estimate totaled \$65,872.23. The final plat, once the Irrevocable Letter of Credit is submitted, would give final approval to 23 new lots and 0.21 miles of new roads.			
Utilities: Installed by the developer through participation in the Materials Agreement.			
Planner:	Harmon	Date: 02/03/2017	
Planning Commission Action		Meeting Date:	February 16, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Edinburgh South Subdivision Phase II Preliminary
ADDRESS	Rock Springs Road
DISTRICT, LAND LOT	14th Civil District, part of Parcel 21 of TM 119
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES 11.359 – 23 lots – 0.21 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 final plat approval for Phase II of the Edinburgh South Subdivision which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.

This is a new phase for this development which includes 23 new lots and 0.21 miles of new street. A 50-foot right-of-way is being constructed to serve the development as a primary entrance with an additional 50-foot right-of-way proposed to extend back for future development.

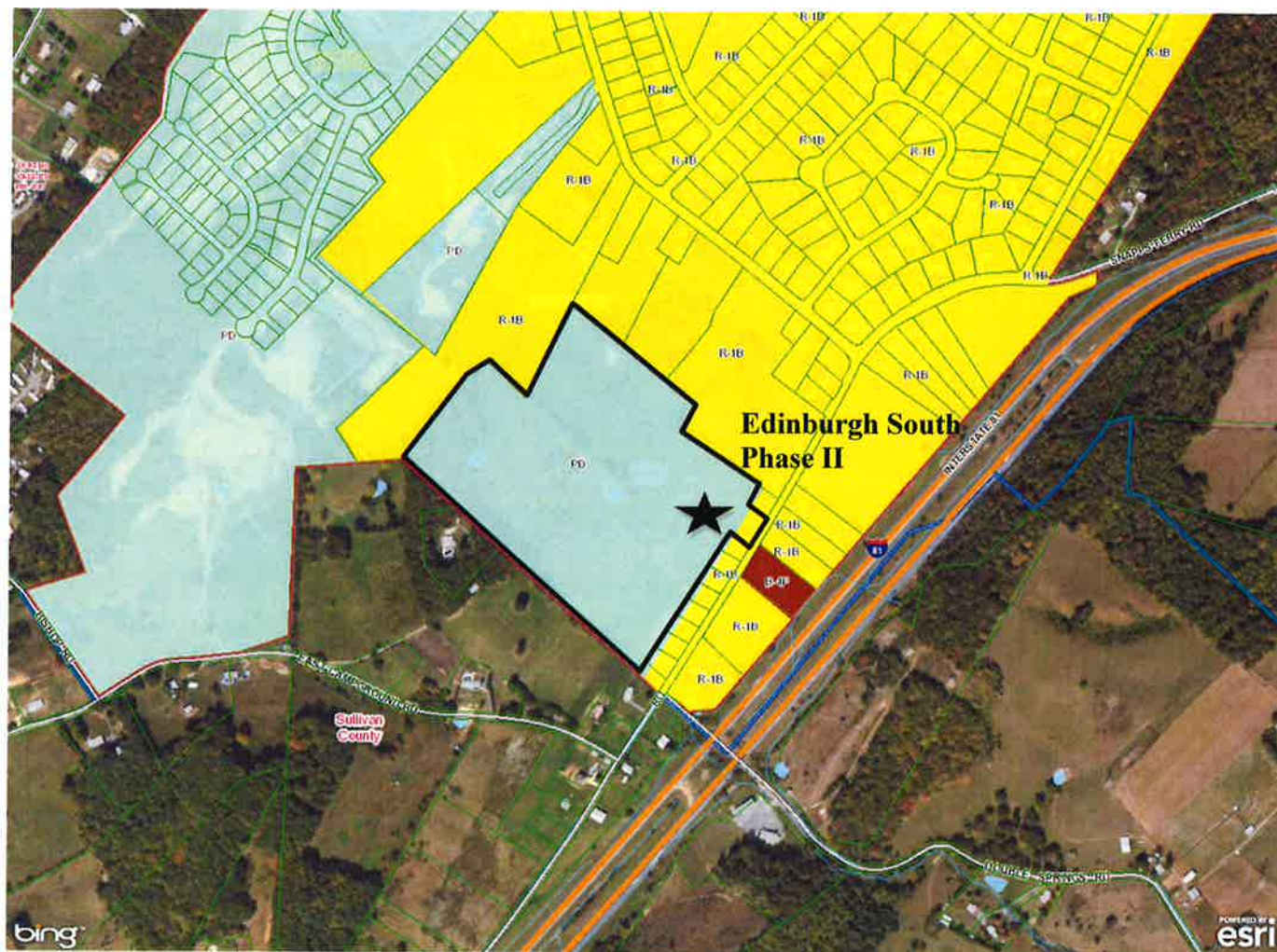
The City Engineering Division has calculated a Bond Estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations. This bond estimate will be submitted to the City in the form of an Irrevocable Letter of Credit in the amount of \$65,872.23.

Two variances were approved during the preliminary plat approval process. One was for the utilization of a new street cross section and the second was for the ability construct the mobility path out of compacted stone instead of asphalt.

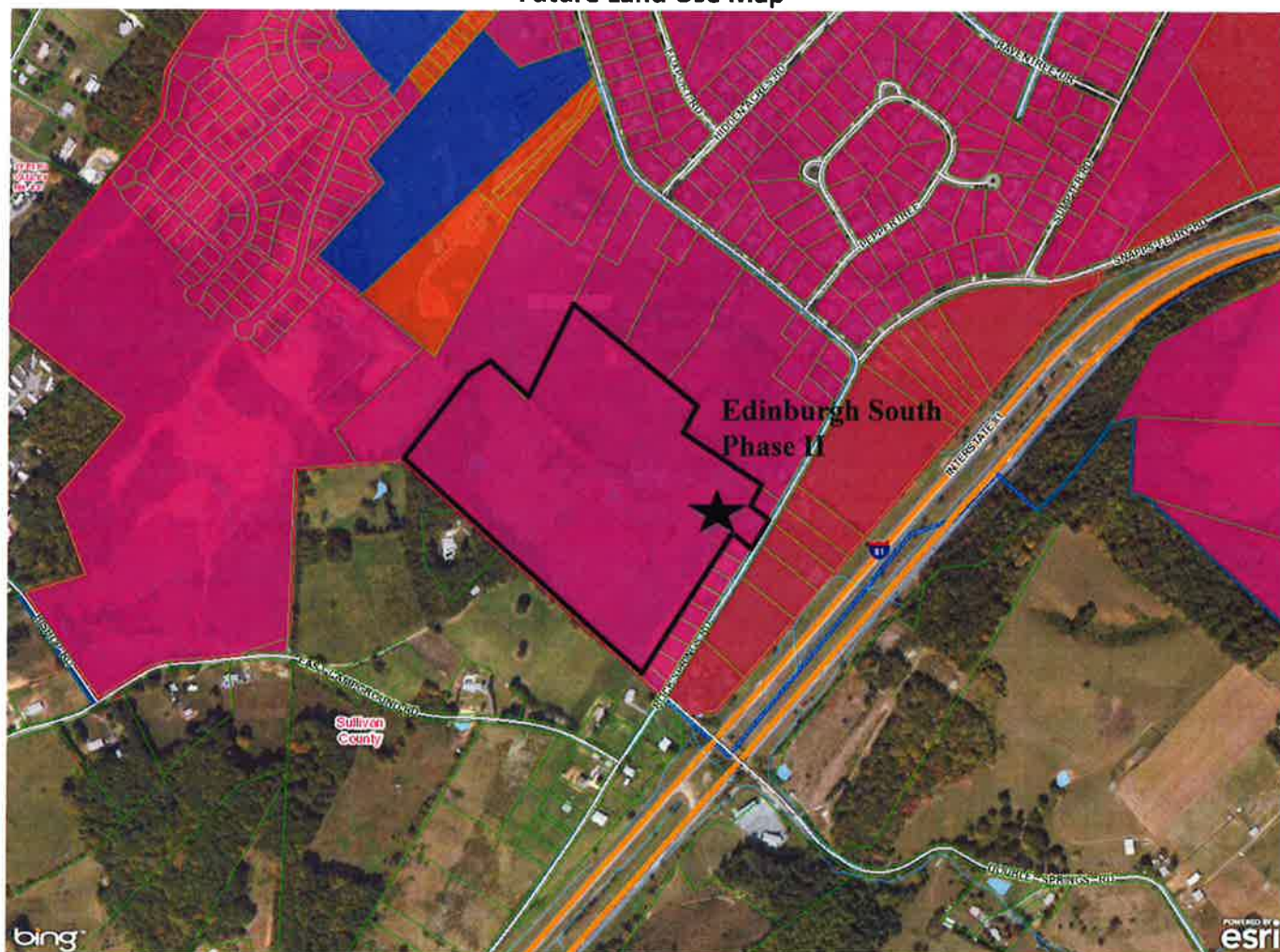
Staff recommends Final Plat approval for the Edinburgh South Phase II Subdivision contingent upon receipt of an Irrevocable Letter of Credit, approved by the City Attorney, in the amount of \$65,872.23.

The map displays the proposed development area for Edinburgh South Phase II, highlighted in yellow. The area is bounded by Kingsport Rd to the north, West Valley Dr to the west, and Edinburgh Rd to the south. The Kingsport area is labeled in orange. The map also shows surrounding roads such as Poplar Grove Rd, Old Bell Hollow Rd, Eastland Rd, Rock Valley Dr, Oak Haven Dr, Basalwood, Gus Davis Dr, West Valley Dr, John Adams Elementary, Royal Edinburgh Divide, Calton Hill, London Rd, Saint Andrews Dr, Rock Springs Rd, Turfport Rd, Hidden Acres Dr, Raven Tree Dr, Hidden Pines Dr, Valleydale Dr, Summer Rd, Cedar Hollow Rd, Shapps Ferry Rd, Interstate 61, Mitchell Rd, E. Oak Town Rd, and Double Springs Rd. A black star marks the location of the development. The map includes labels for various roads such as Kingsport Rd, West Valley Dr, and Edinburgh Rd, and features like the Kingsport area and the Kingsport area.

Surrounding Zoning



Future Land Use Map



Page 6 of 11

**ENGINEER BOND ESTIMATE
South Edinburgh**

February 7, 2017

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	147	TON	Mineral Aggregate, Type A Base, Grading D (TDOT 303-01)	\$ 30.00	\$ 4,417.35
2	25	TON	1" Asphalt Surface Course (TDOT 411E)	\$ 130.00	\$ 3,291.03
3	52	TON	2" Asphalt Base Course (TDOT 307B)	\$ 130.00	\$ 6,740.67
4	146	LF	Concrete Combined Curb & Gutter (Modified Concave Curb)	\$ 22.00	\$ 3,212.00
5	167	LF	18" HDPE Storm Sewer Piping	\$ 50.00	\$ 8,350.00
6	1,100	CY	Detention Berm (Fill)	\$ 18.00	\$ 19,800.00
7	2	EA	Concrete Headwall	\$ 1,600.00	\$ 3,200.00
8	1	EA	Concrete Riser (3 Ft x 3 Ft)	\$ 2,100.00	\$ 2,100.00
9	9	AC	Seeding	\$ 835.00	\$ 7,515.00
					\$ 58,828.05
CONTINGENCIES (6%)					\$ 3,517.56
					\$ 62,143.61
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)					\$ 3,728.62
TOTAL					\$ 65,872.23


Hank Clabaugh
 City Engineer
 City of Kingsport

February 7, 2017

Date

Entrance from Rock Springs



Entrance Road



Looking towards cul-de-sac



Street stub for future development



Location	Parcel / Zoning Petition	Zoning / Name
North	1	PD / John Adams Elementary
North, Northeast	2	R-1B / Peppertree Subdivision
East	3	R-1B / Mobile Home
Southwest	4	A-2 / Single Family Structure
West	5	Edinburgh Future Development



EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THE EDINBURGH SOUTH SUBDIVISION ARE ZONED EITHER COUNTY A-2 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG ROCK SPRINGS RD ZONED CITY B-4P. IT SHOULD BE NOTED THAT THE EDINBURGH SOUTH 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 Final Plat approval for the Edinburgh South Phase II Subdivision contingent upon receipt of an Irrevocable Letter of Credit, approved by the City Attorney, in the amount of \$65,872.23.

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: FEBRUARY 16, 2017

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR EDINBURGH SOUTH PH II

The City Engineering Division has calculated a bond estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Phase II of the Edinburgh South Development. The bond estimate is for the amount of \$65,872.23. An Irrevocable Letter of Credit will be submitted to the City for the amount matching the bond estimate.

The Kingsport Regional Planning Commission is asked to approve the acceptance of an Irrevocable Letter of Credit for Phase II of Edinburgh South for the amount of \$65,872.23. This Irrevocable Letter of Credit will have an expiration date of February 16, 2018. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to November 16, 2017

Staff Recommends approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$65,872.23, as calculated by the City Engineering Division, to cover all remaining improvements for Phase II of Edinburgh South, contingent upon approval by the City Attorney.

**ENGINEER BOND ESTIMATE
South Edinburgh**

February 7, 2017

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	147	TON	Mineral Aggregate, Type A Base, Grading D (TDOT 303-01)	\$ 30.00	\$ 4,417.35
2	25	TON	1" Asphalt Surface Course (TDOT 411E)	\$ 130.00	\$ 3,291.03
3	52	TON	2" Asphalt Base Course (TDOT 307B)	\$ 130.00	\$ 6,740.67
4	146	LF	Concrete Combined Curb & Gutter (Modified Concave Curb)	\$ 22.00	\$ 3,212.00
5	167	LF	18" HDPE Storm Sewer Piping	\$ 50.00	\$ 8,350.00
6	1,100	CY	Detention Berm (Fill)	\$ 18.00	\$ 19,800.00
7	2	EA	Concrete Headwall	\$ 1,600.00	\$ 3,200.00
8	1	EA	Concrete Riser (3 Ft x 3 Ft)	\$ 2,100.00	\$ 2,100.00
9	9	AC	Seeding	\$ 835.00	\$ 7,515.00
					\$ 58,626.05
CONTINGENCIES (6%)					\$ 3,517.56
					\$ 62,143.61
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)					\$ 3,728.62
TOTAL					\$ 65,872.23



**Hank Clabaugh
City Engineer
City of Kingsport**

February 7, 2017

Date



January 9, 2017

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

Dear Mr. Booher:

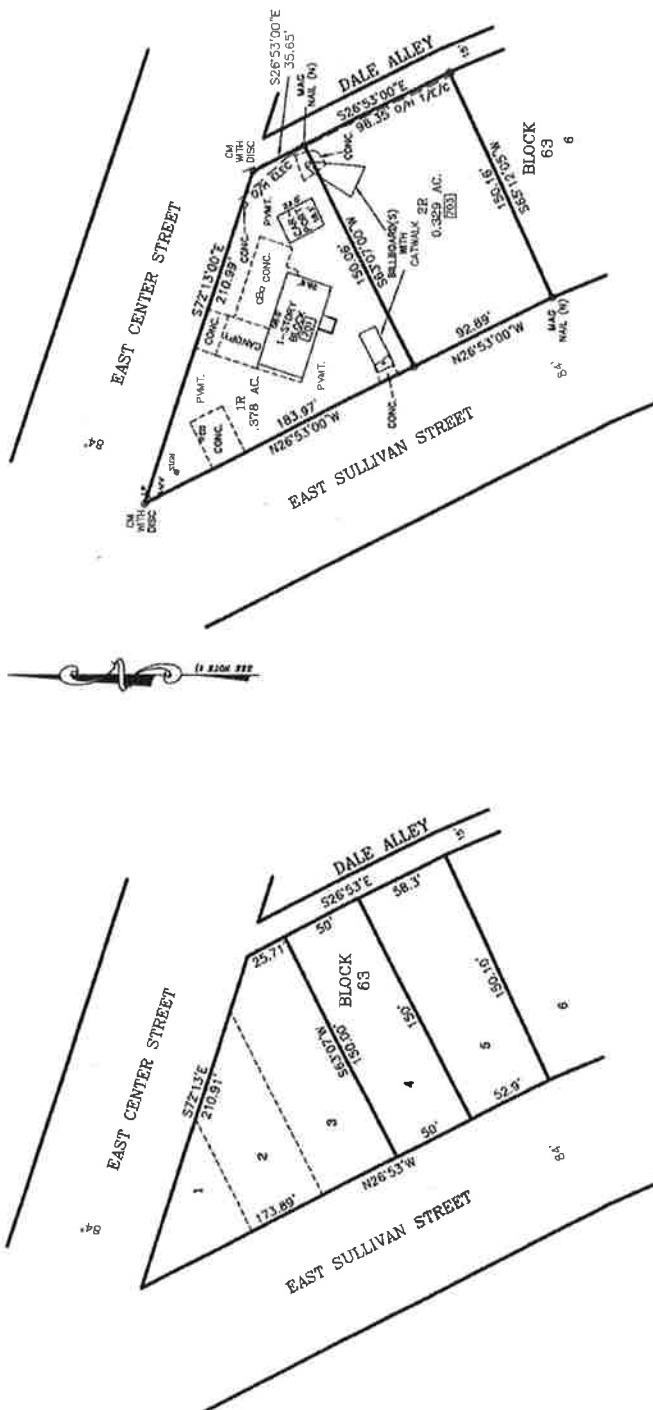
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Lots 1-5 Block 63, located at the corner of E Sullivan Street and E Center Street, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development 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".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



DATE	TIME	PLAT BOOK	PAGE
01/09/2017	04:14:23 PM	17000429	
		PLAT BOOK: P56	
		PAGE: 477-477	
REC FEE 18.00			
DP FEE 2.00			
LAC FEE 0.00			
TOTAL 17.00			
STATE OF TEXAS-COUNTY			
SHEENA R TINSLEY			

BEFORE

NOTES:

- 1) NORTH BASED ON 57213.000"E AS SHOWN IN RECORDED DEED.
2) PROPERTY IS ZONED B-2E.
3) MINIMUM SETBACKS: FRONT 0'
REAR 0'
SIDE 0'
SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47183C00450
EFFECTIVE DATE SEPTEMBER 29, 2009 AND FOUND THAT THE
PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA
4) ACAD FILE: 16-10601 RAY DWG
5) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
6) ALL 16' X 8' PANELS 38-10 & 58.
7) PLAT REFERENCE: 16-8
8) DEED REFERENCE: D.B. 901C, PG. 524 & D.B. 1402C, PG. 403
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF
11) THIS SURVEY IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS
OF PRACTICE
13) PROPERTY SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED
14) UNLESS OTHERWISE NOTED

AFTER

LEGEND	
D.B.	DEED BOOK
P.C.	PAGE
AC.	ACRES
CM.	CONCRETE MONUMENT
PMT.	PAYMENT
DR.	DRAWING
PLC.	PLAT
REC.	RECORD
T/E/C	TELEPHONE/ELECTRIC/CABLE
LP	LIGHT POLE
WV	WATER VALVE
CO	CLEAN OUT
CB	CATCH BASIN
CONC	CONCRETE
911	911 ADDRESS
N.T.S.	NOT TO SCALE

LEGEND

DEED BOOK	D.B.
PAGE	P.C.
ACRES	AC.
CONCRETE	CONC
PAVEMENT	P.V.M.T.
OVERHEAD	O/H
ELECTRIC	ELEC
TELEPHONE	T/E/C
LIGHT POLE	LP
WATER VALVE	WV
CLEAN OUT	CO
CATCH BASIN	CB
CONCRETE	CONC
911 ADDRESS	123
NOT TO SCALE	N.T.S.

ALLEY & ASSOCIATES, INC.

◆ SURVEYORS ◆
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (623) 392-6994
FAX: (623) 392-8098

A diagram showing a laser beam (represented by a line with an arrow) being reflected by a mirror. The beam is incident on the mirror surface and is reflected away from it. The mirror is represented by a line with a small circle at the point of reflection.

[illegible][illegible]



January 30, 2017

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

Dear Mr. Booher:

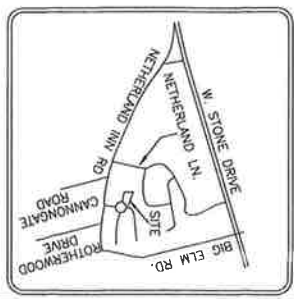
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that subdivision of Unit 3 Riverwatch, located on Riverwatch Circle, surveyed by Alley and Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport 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".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission





January 30, 2017

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 resubdivision of Unit 26 Riverwatch, located on Riverwatch Circle, surveyed by Alley and 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".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Building Division Monthly Report
January 2017

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	4	\$153,000
ADDITIONS	2	\$26,000
ALTERATIONS	8	\$263,084
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	4	\$1,146,580
RESIDENTIAL ROOF	2	\$16,000
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	4	\$3,368,000
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER	2	\$37,000
COMMERCIAL ROOF	4	\$88,900
TOTAL	30	\$5,098,564
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	1	
MOVE STRUCTURE	4	
SIGNS		
TENTS		
TOTAL PERMITS ISSUED	35	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$5,098,564