

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.

October 20, 2016

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON SEPTEMBER 12, 2016, THE REGULAR MEETING HELD ON SEPTEMBER 15, 2016 AND THE SPECIAL CALLED WORK SESSION HELD ON OCTOBER 3, 2016.

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

10-01 Aggregates USA Rezoning (Sullivan County Rezoning) – (16-101-00010)

The Kingsport Regional Planning Commission is requested to rezone from County M-1 and County B-3 to County M-2 to allow expansion of existing quarry. The property located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

10-02 1331 John B Dennis Hwy, Preliminary Zoning Development Plan/B-4AP – (16-102-00004)

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for the addition of a second drive-thru lane, removal of 10 parking spaces, and small building addition to relocate a window to better accommodate traffic. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

10-03 Tri Cities Crossing Auto Mall, Preliminary Zoning Development Plan – (16-102-00005)

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a TA/C zone for the construction of an auto mall including 5 dealerships located on Tri Cities Crossing. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

10-04 Riverbend South B-4P Preliminary Zoning Development Plan – (16-102-00007)

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for an assisted living facility with memory care unit and associated outparcels. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

10-05 Edinburgh South Phase II – Revised – (16-201-00063)

The Kingsport Regional Planning Commission is requested to recommend revised Preliminary Subdivision Approval contingent upon the approval of the engineering documents and minor corrections noted by staff. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

10-06 1392 Ridgecrest Avenue Annexation – (16-301-00004)

The Kingsport Regional Planning Commission is requested to recommend to the Board of Mayor and Alderman the annexation, zoning, and Plan of Services for 1392 Ridgecrest Avenue. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

10-07 Receive a letter of desubdivision of Lots 13-34, Block 11, located on Center Street.

10-08 Receive a letter of resubdivision of Lot 3, Block C Midfields Addition, located on Granby Road.

10-09 Receive a letter to certify the resubdivision of Lots 30 & 41 Polo Fields Phase III, located on Polo Fields Place.

10-10 Receive a letter to certify the resubdivision of Lots 60 & 61 of the Kingsport Townsite Plan, located on Dale Street.

10-11 Receive a letter to certify that the division of the Howard Property, located on New Beason Well Road.

10-12 Receive a letter to certify that the resubdivision of lands of Deborah and Jimmie Poole, located on Highpoint Avenue.

10-13 Receive a letter to certify that the resubdivision of Lots 15, 16, and Part 14 of Kingsport Corp. Property, located on Claremont Street.

10-14 Receive, for informational purposes only, the September 2016 report from the Building Division.

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

September 12, 2016

12:00 noon

Members Present

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

Members Absent

Dave Stauffer
Sharon Duncan

Staff Present

Ken Weems, AICP
Jessica Harmon
Jacob Grieb
Steve Robbins

Visitor's

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Secretary Weems noted one change to the tentative agenda. Mr. Weems stated that item 09-02 had been pulled by the applicant. With this change, the agenda will be set for the September 15, 2016, 2016 regular meeting. He then asked for any changes to the minutes for the work session held August 15, 2016 and the regular meeting held August 18, 2016. With no changes requested, the minutes will be presented at the regular meeting for approval.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

09-01 2400 Memorial Blvd, Preliminary Zoning Development Plan/B-4P – (16-102-00003)

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for the remodel of the First Tennessee Bank Building. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ms. Jessica Harmon presented the item to the Commission. Ms. Harmon stated that the bank building is extending the front of their building toward Memorial Boulevard. In doing so, the current ninety degree parking in front of the building will be changed to forty five degree parking to maintain the appropriate drive isle between the building and reconfigured parking. Additionally, the building perimeter landscaping will be shifted forward as well, with the bank

building maintaining the appropriate amount of landscaping required by code. Mark Selby asked about the requirement for easements in relation to parking lot connectivity. Mr. Weems stated the issue of whether or not to establish a parking lot connection easement is left up to the private property owners. Ms. Harmon noted that all changes within a B-4P District require Commission approval. No official action was taken.

09-02 1331 S John B Dennis Hwy, Preliminary Zoning Development Plan/B-4P – (16-102-00004)

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for the remodel of the McDonald's. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Secretary Weems restated that this item had been pulled by the applicant and would not appear on the agenda for Thursday night's regular meeting.

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

VIII. OTHER BUSINESS

- 09-03** Receive a letter of resubdivision of Lot 1 W Stone Drive Properties, located on West Stone Drive.
- 09-04** Receive a letter of subdivision of The Retreat at Meadowview, located on Enterprise Place.
- 09-05** Receive a letter to certify the subdivision of Edinburgh Phase 4 replat of Lot 131 & Common Space/Dissolution Lot 133, located on Viewforth Court
- 09-06** Receive a letter to certify the subdivision of Edinburgh Phase 2b-2, replat of Lots 53 & 54, located on Wallace Court.
- 09-07** Receive a letter to certify that the subdivision of Buehrig property, located on Palmer Road in the Urban Growth Boundary.
- 09-08** Receive a letter to certify that the Free Gift Gospel Mission Combination, located on Maple Street and Brook Street.
- 09-09** Receive, for informational purposes only, the August 2016 report from the Building Division.
- 09-10 Kingsport's Participation in the Tennessee Qualifying Local Program (QLP)** The Planning Commission is requested to receive an update from our Stormwater Utility Manager, Mr. Steve Robbins, about the City's participation in the Tennessee Qualifying Local Program. Mr. Steve Robbins provided a brief summary of the City's participation in the QLP Program. Mr. Robbins stated that participation in this program will make stormwater approvals much quicker as the City is now authorized to make such approvals at the local level. Mr. Robbins noted that participation eliminated additional effort at the state level for construction site operators by providing only one set of requirements to follow; and that the end result is a more effective construction stormwater program resulting in greater water quality protection. The Commission received the oral presentation.

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

September 15, 2016

7:00 p.m.

Members Present

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

Members Absent

Sharon Duncan
Dave Stauffer

Staff Present

Ken Weems
Jessica Harmon

Visitor's

Ric Mixon

At 7:00 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 Beverley Perdue 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 August 15, 2016 and the regular meeting held on August 18, 2016. A motion was made by John Moody, seconded by Mark Selby to approve the minutes as presented. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

09-01 2400 Memorial Blvd, Preliminary Zoning Development Plan/B-4P – (16-102-00003)

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for the remodel of the First Tennessee Bank Building. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ms. Harmon stated that the bank building is extending the front of their building toward Memorial Boulevard. The addition will consist of approximately 440 square feet. Ms Harmon stated that the current ninety degree parking in front of the building will be changed to forty five degree parking to maintain the appropriate drive isle between the building and reconfigured parking. Additionally, the building perimeter landscaping will be shifted forward as well, with the bank building maintaining the appropriate amount of landscaping required by code.

Mark Selby asked who owned the parking lot to the north of the bank. Ric Mixon commented that the lot was owned by surrounding property owner. Mr. Mixon commented that adjacent middle school may have an agreement with that property owner for the school to use the lot at certain times. John Moody made a motion to grant preliminary zoning development plan approval. The motion was seconded by Phil Rickman. The motion passed 7-0.

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

VIII. OTHER BUSINESS

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09-04 Receive a letter of subdivision of The Retreat at Meadowview, located on Enterprise Place.

09-05 Receive a letter to certify the subdivision of Edinburgh Phase 4 replat of Lot 131 & Common Space/Dissolution Lot 133, located on Viewforth Court

09-06 Receive a letter to certify the subdivision of Edinburgh Phase 2b-2, replat of Lots 53 & 54, located on Wallace Court.

09-07 Receive a letter to certify that the subdivision of Buehrig property, located on Palmer Road in the Urban Growth Boundary.

09-08 Receive a letter to certify that the Free Gift Gospel Mission Combination, located on Maple Street and Brook Street.

09-09 Receive, for informational purposes only, the August 2016 report from the Building Division.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 7:06 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

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

October 3, 2016

12:00 noon

Members Present

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

Members Absent

Mark Selby
John Moody

Staff Present

Lynn Tully, AICP
Ken Weems, AICP
Jessica Harmon
Jacob Grieb
Steve Robbins

Visitor's

Danny Karst
John Rose

At 12:00 p.m., Chairman Sam Booher welcomed all attendees and called the meeting to order. Secretary Ken Weems identified the sole item on the agenda, a discussion about a new street cross sections for the South Edinburgh development.

NEW BUSINESS

09-01 New Street Cross Section Proposal South Edinburgh

Mr. Danny Karst introduced the topic of deviating from approved street cross sections for residential and lane street classifications. Mr. Karst stated that his proposed street cross sections would assist the development in processing stormwater. Mr. Steve Robbins commented that the new stormwater ordinance, which still needs to be approved by the BMA, requires the first inch of rain to be contained within the development site. Mr. Robbins commented that he and other staff members had reviewed the proposed cross sections and that they would enhance stormwater quality. Mike McIntire asked if the ditches shown on the cross sections would be mowable. Mr. Robbins stated that they would be mowable, as a 3:1 slope is the maximum for safe mowing. Mike McIntire inquired about the long term maintenance of the proposed cross sections. Mr. Robbins stated that the ditches would require future maintenance, just as the standard curb and gutter configuration does now. Pat Breeding inquired as to whether maintenance of the ditches would be required of the homeowners per the covenants of the development. Mr. Karst stated that they were already planning to add the upkeep of the ditch requirement to the covenants. Mike McIntire inquired about the lack of sidewalks on the cross sections. Mr. Weems noted

that in the PD zoning district the developer has the option of providing traditional sidewalks or a mobility path to serve the development. Mr. Karst noted that he plans to provide a mobility path constructed of stone, similar to the one recently constructed at the Riverwatch development and the one that has been in place for years at the Edinburgh development. Mr. Karst further described his research on ADA accessibility and how his proposal meets ADA requirements. Beverley Perdue requested specifics of the mobility path construction. John Rose stated that the composition of the mobility path would be 3/8" stone and crusher run, compacted. Mr. Rose further stated that one of his goals is to offer the development at a lower price point and that their proposal would be less expensive to build than the current standards. Chairman Booher stated that if done properly, the mobility path could be very attractive. Mike McIntire asked if the mobility path would last as long as asphalt. John Rose answered that they would have to add more stone over time, similar to the way that they do with the Edinburgh nature trail. Pat Breeding noted that the proposed street cross sections have a potential to lessen the need of a detention pond. Steve Robbins stated that the use of ditches as opposed to curb/gutter can eliminate up to half of suspended solids. Mr. Breeding stated that anytime lessening of stormwater can happen it is a positive thing. Mr. Karst, in closing, noted that another benefit of the mobility path as compared to sidewalks is that he can more easily create a loop for pedestrians, which he views as more desirable for walkers. No official action was taken.

There being no additional public comment or further business, the meeting was adjourned at approximately 12:53 p.m.

Respectfully Submitted,

Ken Weems, AICP Planning Commission Secretary

Kingsport Regional Planning Commission
Rezoning Report

File Number 16-101-00010

Aggregates USA Rezoning (Sullivan County Rezoning)

Property Information			
Location	Off of Shipley Ferry Road Adjacent to Existing Quarry		
Tax Map, Group, Parcel	Map 078, Parcels 67, 68, and 69.30		
Civil District	7		
Overlay District	n/a		
Land Use Designation	County: Light Manufacturing & Planned General Commercial; City: Industrial and Commercial		
Acres	25 acres +/-		
Existing Use	truck maintenance facility, single family home, and paving service business	Existing Zoning	County M-1 and County B-3
Proposed Use	quarry expansion	Proposed Zoning	County M-2
Owner /Applicant Information			
Name: Aggregates USA, LLC Address: P.O. Box 15005 City: Knoxville State: TN Zip Code: 37901 Phone: (865) 573-7625		Intent: <i>To rezone from County M-1 and County B-3 to County M-2 to allow expansion of existing quarry.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for Parcels 67 and 68. The Kingsport Planning Division recommends DENIAL of Parcel 69.30 for the following reasons:</p> <ul style="list-style-type: none"> • The Sullivan County Land Use Plan identifies parcels 67 and 68 as appropriate for light manufacturing, a designation more akin to the high impact use proposed than adjacent commercial land use designations. • Expansion of the existing quarry to parcels 67 and 68 will not impact residential use with an abutting quarry expansion. • The Sullivan County Land Use Plan identifies parcel 69.30 as appropriate for Planned General Commercial use. • Expansion of the existing quarry to parcel 69.30 may impact residential use with an abutting quarry expansion. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • Aggregates USA owns parcels 67 and 68. Aggregates USA has an option to purchase parcel 69.30. • Upon successful rezoning, the quarry expansion would extend from the existing quarry, with the rezoned parcels being part of a long-term expansion. • As of October 5, 2016, neither the Sullivan County Planning Office nor the Kingsport Planning Office have received any public comment on the rezoning effort. • The Sullivan County Commission is currently scheduled to hear this rezoning agenda item during their November 14, 2016 meeting. This schedule is tentative based upon anticipated completion of the County Commission meeting room upgrades currently taking place. 			

Kingsport Regional Planning Commission

Rezoning Report

File Number 16-101-00010

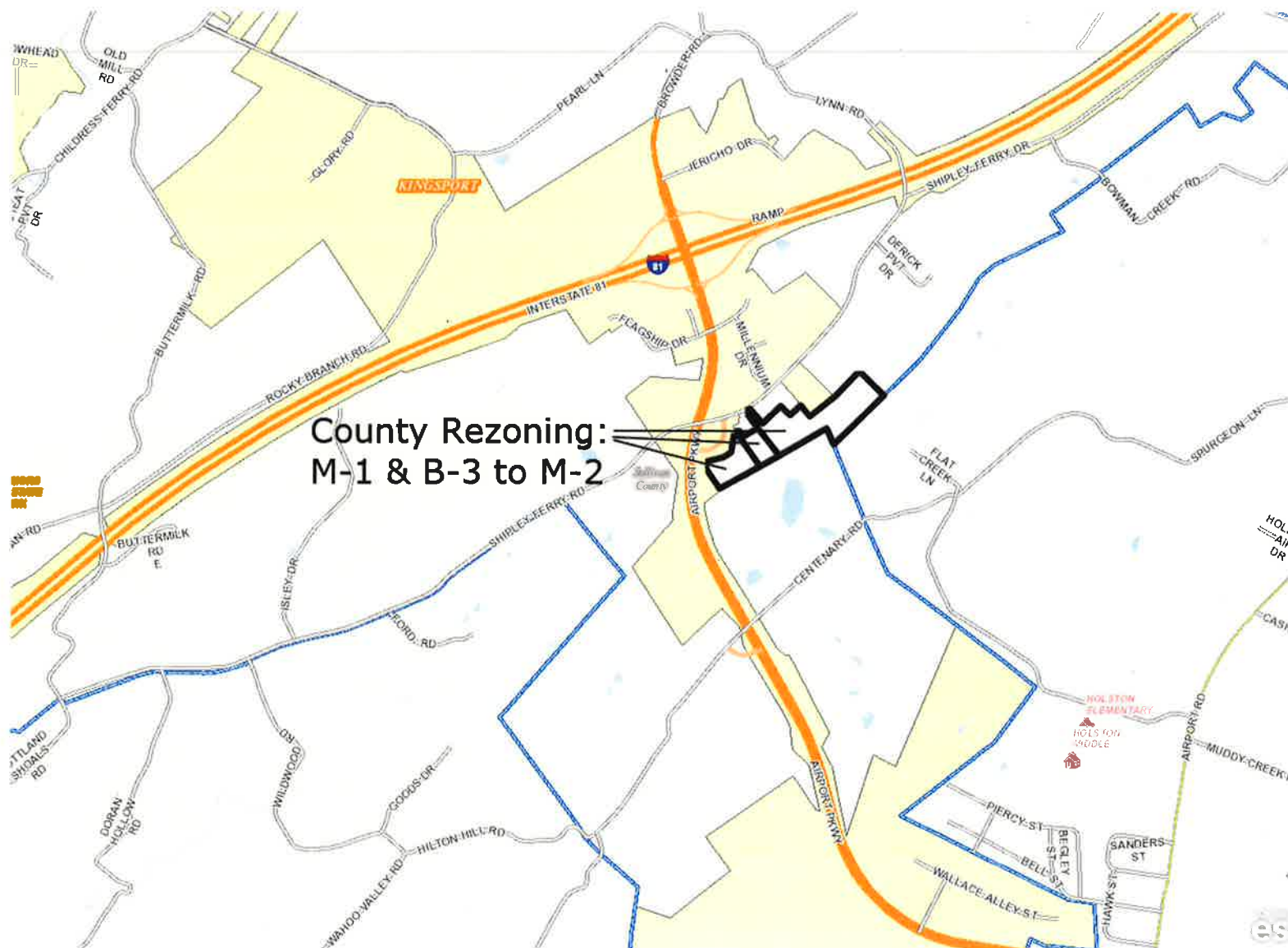
Planner:	Ken Weems	Date:	October 5, 2016
Planning Commission Action		Meeting Date:	October 20, 2016
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

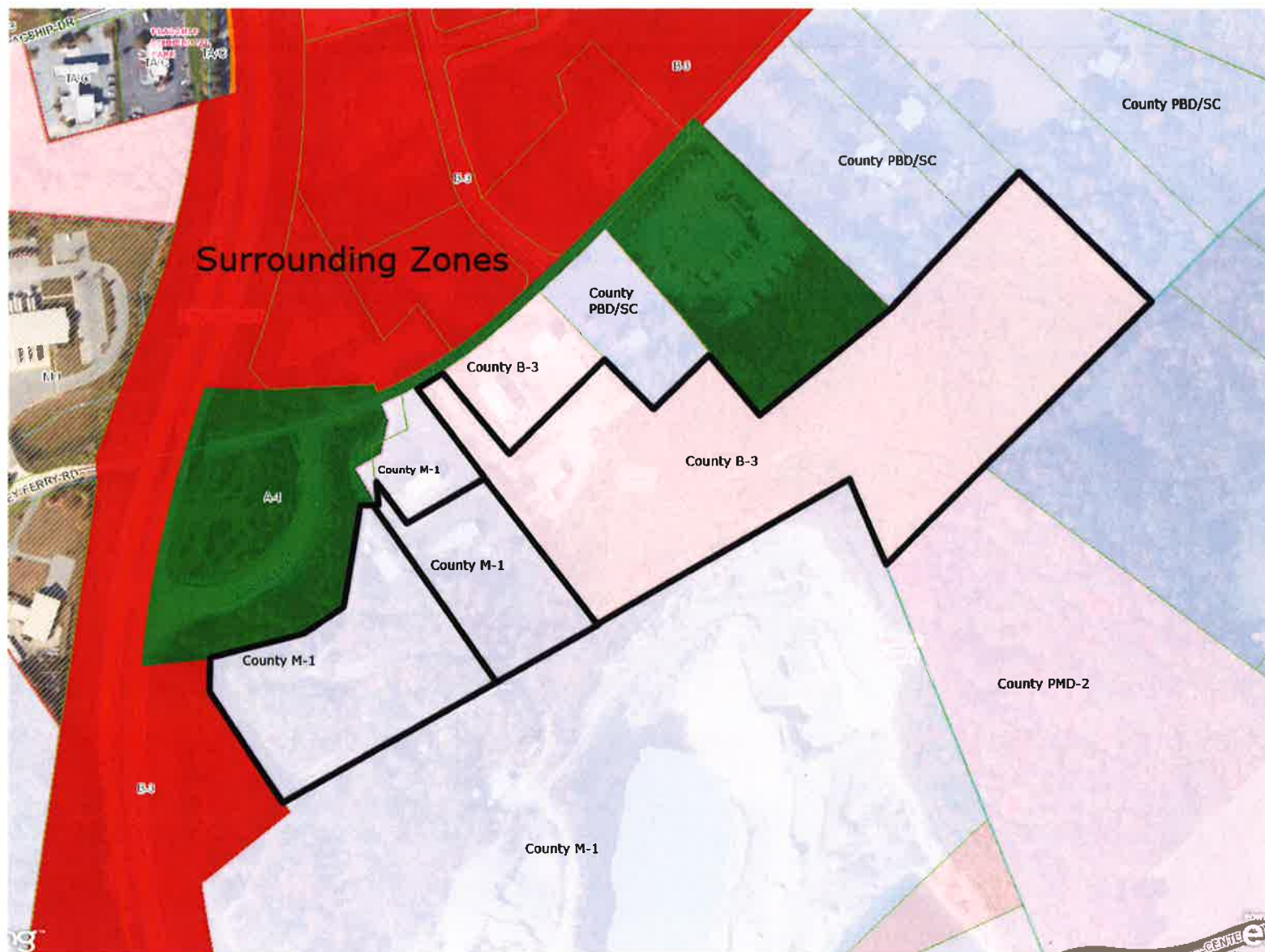
PARCELS	67, 68, and 69.30
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	County M-1 (Light Manufacturing District) and County B-3 (General Business Service District)
PROPOSED ZONING	County M-2 (Heavy Manufacturing District)
ACRES	25 +/-
EXISTING USE	truck maintenance facility, single family home, and paving service business
PROPOSED USE	expansion of existing quarry

PETITIONER**ADDRESS** P.O. Box 15005, Knoxville, TN 37901**INTENT***To rezone from County M-1 and County B-3 to County M-2 to allow expansion of existing quarry.*

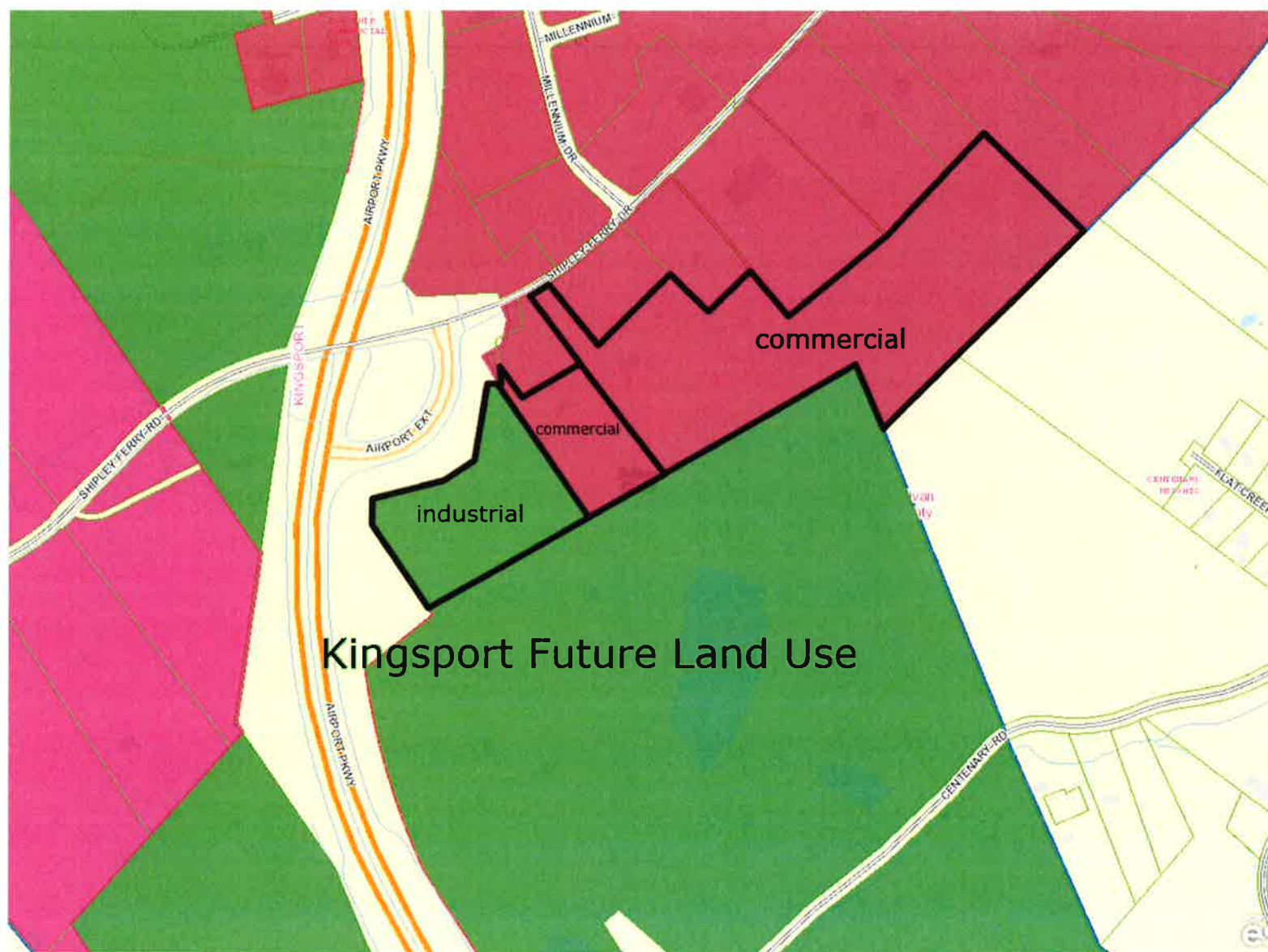
Vicinity Map



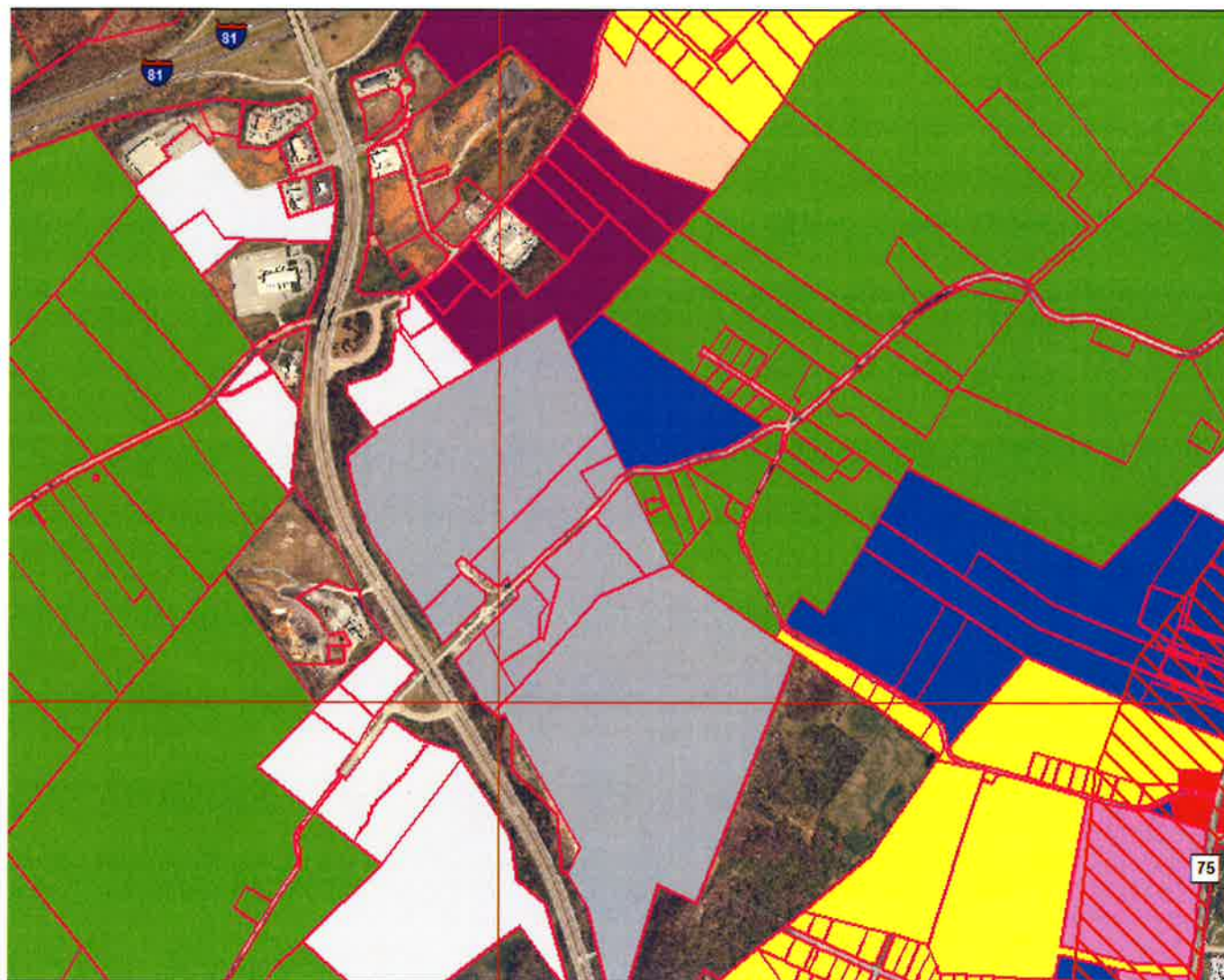
Surrounding Zoning Map



Future Land Use Plan 2030



County Land Use Map



Address Data Source
Sullivan County: Sull Co 911
Kingsport: KRG GIS
Johnson City: JC GIS
Bristol: Bristol 911

- Parcel Lines
- Land Use Plan: 2006-2026
- Ag / Single Fam Re
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Inc
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water
- Future Growth Areas
- Commercial
- Comm. / Industrial
- Multi Family
- 2011 - Color Image



Sullivan County, TN
Planning and Codes Dept.

Feet
0 1,000



Aerial



Aerial with Parcel ID



View from Shipley Ferry Road Vicinity Looking South Toward Existing Quarry



Northern Portion of Parcel 69.30



Quarry View from Centenary Road



Existing Uses Location Map



Kingsport Regional Planning Commission

Rezoning Report

File Number 16-101-00010

Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: County PBD/SC</u> Use: commercial use currently	n/a
Further North and Northwest	2	<u>Zone: County B-3</u> Use: service facility	n/a
East	3	<u>Zone: County PBD/SC</u> Use: single family	n/a
Further East	4	<u>Zone: County PBD/SC</u> Use: single family/agricultural	n/a
Southeast and South	5	<u>Zone: County M-1</u> Use: quarry	n/a
Further South	6	<u>Zone: County M-1</u> Use: quarry	n/a
West	7	<u>Zone: City B-3</u> Use: Airport Parkway right-of-way	n/a

Property Features

The majority of the rezoning site is overgrown and serves as the rear yard for several buildings that front Shipley Ferry Road. Parcel 67 (owned by the rezoning applicant) contains a maintenance shop for large trucks and trailers. Parcel 68 (also owned by the rezoning applicant) contains an occupied single family home. Parcel 69.30 (the rezoning applicant has an option to purchase this parcel) contains an office for a paving company.

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 8, 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 may permit a use that is suitable with adjacent and surrounding property to parcels 67 and 68. A quarry is not a suitable use to the abutting single family residential use parcels adjacent to parcel 69.30.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal may adversely affect the single family residential use that abuts parcel 69.30.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. A light industrial use for the rezoning site is similar to other existing uses along Shipley Ferry Road.
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 use of existing streets, transportation facilities, utilities, and schools should remain the same due to the expansion coming from the south of the rezoning site.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Proposed use: quarry

The Future Land Use Plan Map recommends:

County: Light Industrial use for parcels 67 and 68; Planned General Commercial for parcel 69.30

City: industrial for parcel 67; commercial for parcels 68 and 69.30

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 area support expansion of the quarry onto parcels 67 and 68, with limited impact to adjacent land uses. Expansion of the quarry onto parcel 69.30 may impact the abutting single family residential uses.
7. **Whether the change will create an isolated district unrelated to similar districts:** The change would establish a County M-2 district where none currently exist. It is important to note that quarry land use was once permitted in the County M-1 District until a change in zoning regulations in 2004. Therefore, the current quarry is a legal, yet non-conforming use.
8. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

- Staff recommends APPROVAL to rezone from County M-1 to County M-2 for parcels 67 and 68. Staff recommends DENIAL of County B-3 to County M-2 for parcel 69.30. The Sullivan County Land Use Plan identifies parcels 67 and 68 as appropriate for light manufacturing, a designation more akin to the high impact use proposed than adjacent commercial land use designations. The Sullivan County Land Use Plan identifies parcel 69.30 as appropriate for Planned General Commercial use. The commercial land use designation combined with parcel 69.30 abutting existing single family land use make it unsuitable for an M-2 zoning designation.

10-01

#09/16/#41

PETITION TO SULLIVAN COUNTY FOR REZONING

Kingsport A request for rezoning is made by the person named below; said request to go before the ~~Sullivan County~~ Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Property Owner: Aggregates USA, LLCAddress: P. O. Box 15005
Knoxville, TN 37901Phone (865) 573-7625 Date of Request 09//14/16Property Located in 7th Civil District*Walt Hillis*

Signature of Applicant

WALT HILLIS,
*ENVIRONMENTAL Mgr.*OFFICE USE ONLYMeeting Date 10/18/2016 Time 7:00PMPlace Historic Courthouse, 3411 Hwy.
126, Blountville, TN (Commission Hall)Planning Commission Approved 10/20/16 3pm *→ Ept. City Hall*

Denied _____

County Commission Approved _____

Denied _____ *→ E Blountville**11/21/16 9am*

Other _____

Final Action Date _____

PROPERTY IDENTIFICATIONTax Map No. 078

/ Group _____

/ Parcel 06700, 6800, 06930Zoning Map 16Zoning District M-1,B-3Proposed District M-2Property Location : off of Shipley Ferry Rd adjacent to existing quarryPurpose of Rezoning: to expand the existing quarry on adjacent lands for sale

The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.



SWORN TO AND SUBSCRIBED before me this

Walt Hillis
14 day of Sept, 2016*D. Lockhart*

Notary Public

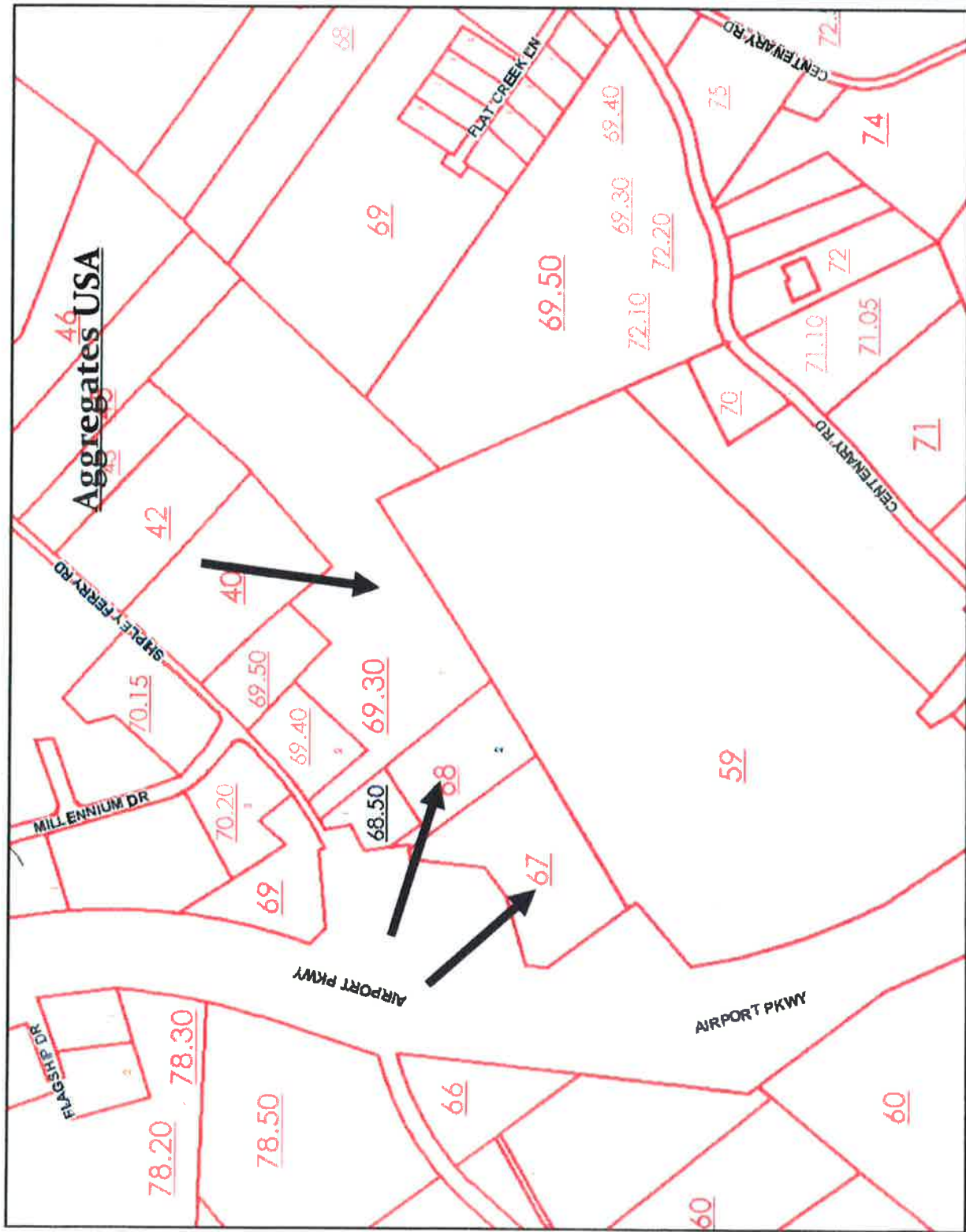
My Commission Expires: July 18, 2017

Address Data Source:
Sullivan County GIS
Kingsport, TN 37662
Johnson City, TN 37601
Blount County, TN 37615

Parcel Lines



Sullivan County, TN
Planning and Codes Dept.



Boone Dam, Tenn. 7 1/2' Quadrangle
Indian Springs, Tenn. 1 1/2' Quadrangle



- [illegible]



- NO. 1011, BEHIND AND SURROUNDING TO THIS SURVEY AT THE TIME OF THIS SURVEY. THEREFORE, THIS SURVEY IS SUBJECT TO ANY CHANGES THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
- REFERENCES SHOWN ARE REFERENCED FROM TENSILEST TEST PLATE NO. 03
- FRUIT DIMENSIONS TAKEN FROM PLANTS & DECIDED OF SECOND SEASON. ORIGINAL
- PLANT MOONS WERE RECOVERED AND UTILIZED FOR PROPERTY ORIENTATION
- QUARRY EXPANSION SHOULD NEW TRACTS WILL OCCUR BY SYSTEMATICALLY DRILLING
- AND RDS. REE RECOVERED AND UTILIZED FOR PROPERTY ORIENTATION

DAILEY ENGINEERING & LAND SURVEYING INC. P.C.

[illegible]

TRACTS LOCATED IN THE 7th CIVIL DISTRICT OF
SULLIVAN COUNTY TENNESSEE

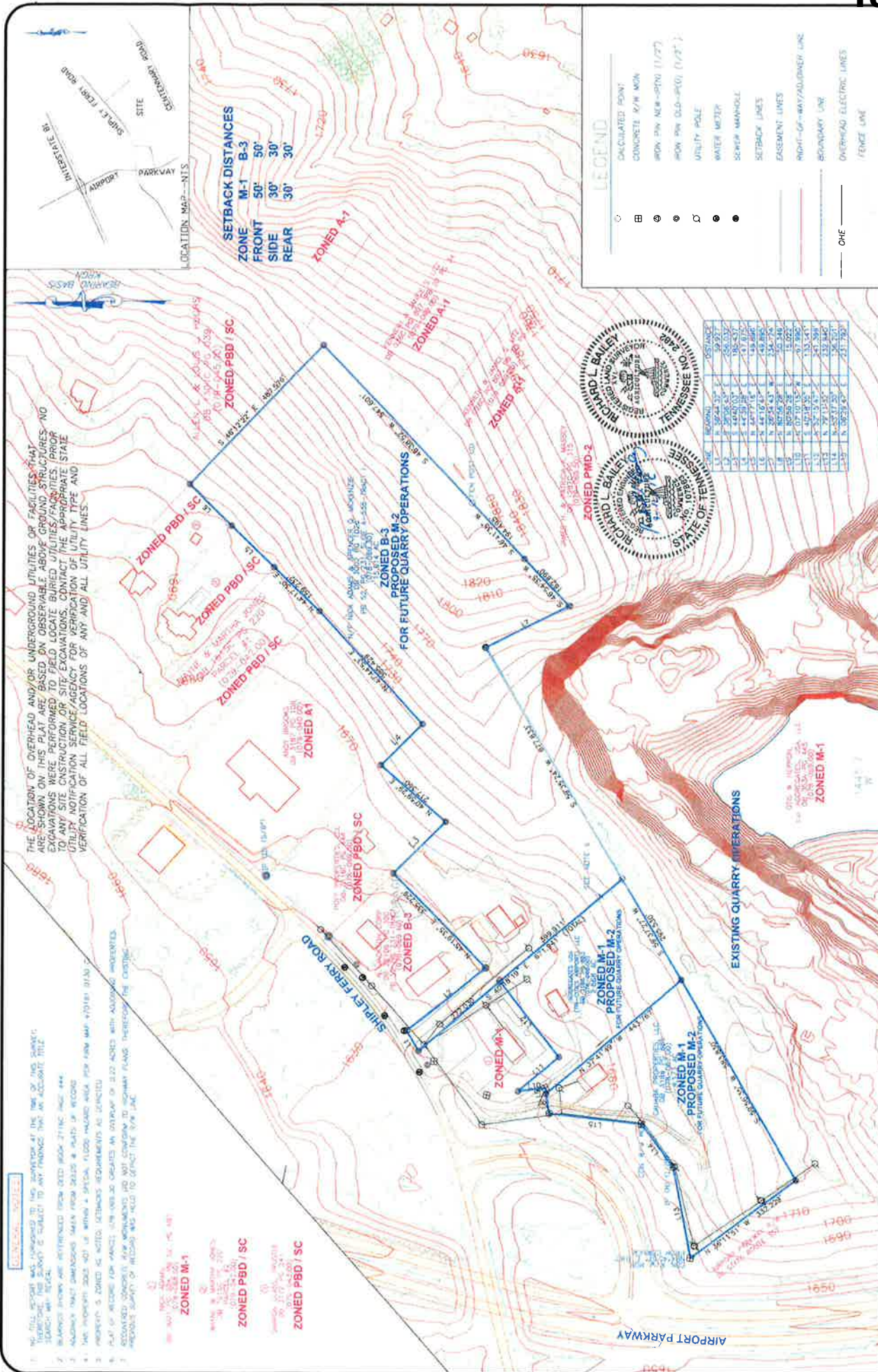


9-09-16

PROJECT NUMBER: 1652-P36
SCALE: 1"=200'

PRELIMINARY DEVELOPMENT PLAN MAP

10-01



PRELIMINARY SITE PLAN MAP DEPICTING AREAS (PARCELS) PROPOSED TO BE REZONED TO M2 (CLASSIFICATION FROM EXISTING STATUS); BASED UPON PLAT OF SURVEY FOR AGGREGATES USA, LLC OF PURCHASED PROPERTIES ADJOINING THE ACTIVE TRI-CITIES QUARRY SITE LOCATED OFF AIRPORT PARKWAY NEAR BLOUNTVILLE, TENNESSEE.

DRAWN BY: RLB LS
DATE: 9-12-16
REVISION: 1"
SCALE: 1"=150'
PROJECT: BELS1618-P12

TRACT LOCATED IN THE 7TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE.

BAILEY ENGINEERING & LAND SURVEYING, INC., P.C.

REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS
P.O. BOX 101
NATIONAL AVENUE
BLOUNTVILLE, TENNESSEE 37607

BAILEY ENGINEERING & LAND SURVEYING, INC., P.C.

LAND USE DEVELOPMENT MAP
 AGGREGATES USA (Tri-Cities Airport), LLC QUARRY
 Sullivan County, Tennessee

Previous Permit Area +/- 151.4 Acres (Existing)
 Modification Additional Area - 22,455 Acres
 New Affected Area +/- 151.4+22,445 +/- 173,855 Acres

Latitude N 36° 25' 43"
 Longitude W 082° 25' 35"

Boone Don, Tenn. 2 1/2' Quadrangle
 Inaug. Springs, Tenn. 2 1/2' Quadrangle
 Date September 7, 2016



LEGEND

- PROJECTED LIMESTONE MINING FOR NEXT FIVE (5) YEARS
- OVERBURDEN STORAGE
- CONCRETE PLANT EXCLUSION AREA
- BMPs -- STRAW BALES, SILT FENCE AS NEEDED
- ADJUNKER PROPERTY LINE
- PROPERTY LINE
- ACCESS ROADS
- STOCKPILES
- MONITORING POINTS
- 300' WIDE BUFFER
- PERMITTED AREA
- WATER STRUCTURES



10-01
 LAND USE DEVELOPMENT MAP FOR
 ZONING REVIEW BY SULLIVAN COUNTY
 OF THE PROPOSED OPERATIONS OF
 AGGREGATES USA, LLC.

09-9-16

PROJECT NUMBER:
 1652-P-36
 SCALE: 1"=200'

TRACTS LOCATED IN THE 7th CIVIL DISTRICT OF
 SULLIVAN COUNTY, TENNESSEE



BAILEY ENGINEERING & LAND SURVEYING, INC. P.C.

1652-P-36
 10-01
 09-9-16

THIS MAP WAS PREPARED BY THE SURVEYOR FOR THE PURPOSE OF THE LAND USE DEVELOPMENT MAP FOR ZONING REVIEW BY SULLIVAN COUNTY OF THE PROPOSED OPERATIONS OF AGGREGATES USA, LLC. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED ON THIS MAP IS TRUE AND CORRECT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND THAT THE INFORMATION PROVIDED ON THIS MAP IS TRUE AND CORRECT. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND THAT THE INFORMATION PROVIDED ON THIS MAP IS TRUE AND CORRECT.



AGGREGATES USA, LLC

PRELIMINARY DEVELOPMENT PLAN

(Parcels 078-067.00, 078-068.00, & 078-069.30)

**Aggregates USA (Tri-Cities Airport), LLC
Quarry**

**736 Centenary Road
Blountville, TN 37617**

September 14, 2016

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**Proposed Expansion of the Existing
Aggregates USA (Tri-Cities Airport), LLC Quarry
Located at
736 Centenary Rd, Sullivan County,
Blountville, TN 37617**

Company Information

Aggregates USA, LLC is headquartered in Birmingham, Alabama and is owned by SPO Partners II, LP located in Mill Valley California. Aggregates USA, LLC owns and operates stone quarries and sales yards in Tennessee, Virginia, Georgia, and Florida. In Sullivan County, Tennessee Aggregates USA, LLC owns and operates the Aggregates USA (Tri-Cities Airport), LLC Quarry located at 736 Centenary Road, Blountville, TN 37617. Aggregates USA, LLC employees over 270 personnel with over 120 of them assigned to facilities in Tennessee of which approximately 15 are assigned to the Tri-Cities Airport (TCA) Quarry.

Company History

The Aggregates USA (Tri-Cities Airport), LLC quarry located in Sullivan County, Tennessee has been in operation since 1974. It was originally opened and owned by American Limestone Company (ALC), then Rinker Materials, Incorporated (RMC), then Ready Mix USA (RMUSA), and then sold to Aggregates USA, LLC (AUSA) along with the other company facilities in February 2010.

Introduction

The Sullivan County and Tri-Cities Region continue to experience steady growth, with much of it being along the I-81 and I-26 corridors and major city centers. The crushed stone industry is very sensitive to location both from a geologic and customer focus. The TCA Quarry is located approximately an equal distance between the principal cities of Kingsport, Bristol, and Johnson City. Being located on Highway 357 just off I-81 and approximately six miles north of the I-81 and I-26 interchange places it in an ideal spot in the market to supply customers in the entire region in the most economical manner. Fixed location customers include Sullivan County, Summers Taylor, and Pavewell Asphalt Plants along with Summers Taylor and Ready Mix USA

ready mixed concrete plants. Recent project supplied with stone from the quarry include Tri-Cities Regional Airport runway rehabilitation, Colonial Heights Utility improvements, all work at Northeast State Community College, TDOT Highways 75 & 36 widening, and TDOT Exit 13 redesign in Gray.

Crushed stone is one of the lowest priced basic commodities. Its price and market area is sensitive to transportation distances as price for the product increases with increasing distance from the source. This results in situations where it isn't uncommon for the transportation costs to exceed the value of the stone. It is important to locate quarries as close to the market area as possible to keep costs to the consumer as low as possible. Truck transportation is the only logical method to transport crushed stone in the Sullivan County / Tri-Cities Region. Location of a quarry close to major highways and interstates is essential to maximize ease of product distribution and keep traffic patterns from affecting sensitive areas such as high density residential areas.

Quarries are also restricted to where quality stone exists. While there are abundant rock outcroppings in the Sullivan County/Tri-Cities Region, quantities of quality stone in sufficient volume for quarrying in areas with well-developed transportation infrastructure that are away from major residential and public use areas are uncommon. It was the presence of quality stone, in a growing part of the county but with a well-developed infrastructure, that caused ALC a predecessor to AUSA to acquire and permit the properties that currently make up the TCA Quarry operation. AUSA believes this is a good location to continue to develop the existing quarry to serve the long term needs of Sullivan County and the Tri-Cities Region. Rock quarrying is a long-term proposition. Gone are the days when a quarry was opened for a short-term project such as a specific stretch of interstate and then abandoned. Emphasis is now on locating sites where a quarry can be developed which will serve the community for an extended time period (50 plus years). This allows for stability of traffic patterns and surrounding development and also allows the quarry operator the time to establish an operation that will be operated in the most efficient manner possible.

The Industry

The quarrying industry is a unique and necessary industry dating back to the beginnings of civilization. Materials from quarrying are used in everything from construction of homes, churches, schools, railroads, roads, and bridges to our national security infrastructure, government buildings, and national monuments. The industry has advanced through history to the modern processes taking advantage of new technology to reduce energy use, labor saving automation, increased safety, and greater environmental responsibility to produce a vital product for our society. Modern Americans use as much as 20 tons of mineral products and fuels per person per year. Of these 20 tons, as much as 12 tons per year are crushed stone and sand. Crushed stone goes into a variety of products everyone uses daily although they may not realize it. Concrete in sidewalks, roadways, bridges, walls, floors, and foundations contains 80% crushed stone. Asphalt pavement contains as much as 94% crushed stone and sand aggregates. Crushed stone also goes into: gravel roads and lanes, the base for roadways, foundations, bedding stone for pipelines, rip rap for erosion control, stone for bank stabilization, filter media in water treatment plants, fillers in paper and plastics, concrete block, glass and fiberglass making, agricultural lime, chemical manufacture, cement making, and many other uses.

Quarry Reuse & Reclamation

Upon completion of mining there are many options for reuse/reclamation of quarries. Previously quarried properties have become parks or greenways with hiking/biking/walking trails, nature centers for education and conservation, subdivisions, golf courses, business complexes, amusement parks, shopping centers, hotel resorts, freshwater reservoirs for public water supply, and storm water detention areas for communities.

The Aggregates USA (Tri-Cities Airport), LLC Quarry

Location and Land Use:

The quarry's physical address is 736 Centenary Road, Blountville, Tennessee 37617 and the approximate geographic center of the site is latitude 36-29-46 north and longitude 82-25-35 west. The original property acquired/leased by ALC in 1973 is located on the north side of Centenary Road and south of Shipley Ferry Road in the Centenary Ridge. ALC acquired and permitted additional land south of Centenary Road in 1996. The parcels proposed for a change in zoning and incorporation into the TCA Quarry's State NPDES Permit for quarrying activities are located between the current north property line and Shipley Ferry Road and were acquired by AUSA in 2016.

Present land uses are mixed within the area surrounding the quarry. North toward Shipley Ferry Road Sullivan County zoning consists of M-1, B-3, and PBD/SC with City of Kingsport zoning consisting of A-1, B-3, M-1, TA/C. To the west of Airport Parkway Sullivan County zoning consists of A-1 and M-1 with City of Kingsport zoning consisting of M-1 and B-3. South toward the Tri-Cities Airport the Sullivan County zoning consists of A-1, M-1, R-1, and PBD/SC with City of Kingsport zoning consisting of MX. East toward Spurgeon Lane Sullivan County zoning consists of PMD-2 and A-1. These areas consist of a motel, restaurants, fuel stations, various commercial business, retail, trucking companies, communication companies, private and county asphalt plants, agricultural, residential, and warehouse/distribution entities.

Quarry Access:

Access to the property is via State Route 357 Highway (Airport Parkway) onto Centenary Road. Highway 357 is an asphalt paved four-lane divided highway approximately 2.5 miles long that connects Interstate 81 to the Tri-Cities Region Airport. Centenary Road is an asphalt paved two lane county road on which the entrance to the TCA Quarry is located. The distance from the end of the exit ramp off Highway 357 to the quarry entrance on Centenary Road is approximately 750 feet. In the location of the quarry Centenary Road is

approximately 36.5 feet in width from shoulder to shoulder and 22 feet in width from lane edge to lane edge. The access road into the quarry from Centenary Road to the office/scale house is a paved road for approximately 425 feet and then becomes a typical crushed stone road throughout the quarry. The entrance road is gated to restrict access during non-business hours. Trucks are used to transport crushed stone products to customers from the quarry and traffic should remain as it is currently by being consistent with sales. The quarry averages approximately 74 trucks per day leaving the facility distributing product to customers. The thing that would foreseeably change this is either an increase in construction work due to an improved economy or a decrease due to an economic downturn.

Geology/Geomorphology:

The topography of the area is a mix of steep ridges and wide valleys. Geologically, the area is underlain mainly by limestones and dolostones of the Honaker Dolomite. Both interbedded and in fault contact with the Honaker carbonates are shale units of variable thickness. Clay overburden varies from 10-40 feet thick with scattered limestone/dolostone pinnacle outcrops. The topographic map of the area shows some karst development. This is mainly associated with the Honaker carbonate and Knox carbonates. No known sinkholes occur within the quarry properties. A spring used to occur in the area of the southern pits on the Millsap Property, apparently controlled by faulting and joints.

Site Operational/Development Methods:

Aggregates USA, LLC currently owns/leases approximately 182 acres of property at the TCA Quarry. Currently there is 151.4 acres permitted with Tennessee Department of Environment and Conservation (TDEC) Division of Water Resources-Mining Section for quarry operations. The newly acquired property for which a zoning change request is being made is approximately 22.45 acres and would bring the area permitted with TDEC to approximately 173.85 acres. Sullivan County didn't have zoning regulations when the original property north of Centenary Road was acquired by ALC in 1971. When ALC acquired the land south of Centenary Road in 1996 the land had been zoned accordingly by the previous property owners in conjunction with ALC.

ALC originally leased and operated on the land north of Centenary Road. The first active quarry pit was adjacent to the road in the vicinity of the old Centenary Methodist Church site and across from the Sullivan County Highway Department Asphalt Plant. Then ALC developed the current quarry pit (QP-1) north of this location in the direction of Shipley Ferry Road. ALC was sold to RMC in 2000 and then RMC developed the two pits (QP-2 and QP-3) on the land south of Centenary Road that ALC had acquired in 1996. In 2014 AUSA moved operations back into QP-1 where quarrying activities will proceed for the foreseeable future.

AUSA proposes to continue QP-1 development by typical quarry benching methods to the north/northwest into the newly acquired parcels for which a zone change request is being submitted. Activities on the parcels will follow the Sullivan County Zoning Resolution 5-103.2 Minimum Yard Requirements for M-2 Manufacturing Districts along with Appendix B Use & Supplemental Regulations B-104.9, (2) Mining, Quarrying, and Soil Extraction Activities requirements such as fencing of open excavations.

Drilling and blasting is the only efficient way to obtain rock from this type of deposit for making crushed stone aggregates. Aggregates USA has developed and implemented comprehensive drilling and blasting procedures that describe the procedures that contract drilling companies, contract blasting companies, and Aggregates USA personnel must follow to help ensure the safety of drilling and blasting operations at company operations. Aggregates USA, LLC contracts with licensed drillers, blasters, and seismic monitoring professionals to perform and monitor these activities at the quarry. Drilling is conducted by compressed air or hydraulic percussion drills on a precisely laid out pattern. This pattern of holes is designed to maximize breakage of the rock and minimize the amount of explosives used. The major type of explosives used in modern quarrying are ANFO, ANFO emulsions, or water gels. These explosives are brought to the site by a contractor, loaded into the holes following precise guidelines as to the amount of explosives that can be used, and detonated by a licensed blaster. The blasting contractor and/or a

separate seismic monitoring company monitor each blast and record seismograph readings. Aggregates USA, LLC complies with the county, state, and federal performance standards related to these activities. The Tennessee State Fire Marshall's Office regulates such activities and periodically inspects the records for compliance that are required to be kept for three (3) years from the date the blast occurs.

Environmental Aspects:

(Air Quality)

The emission of pollutants to the air in Sullivan County is regulated by the TDEC-Division of Air Pollution Control (APC). Permits to construct and operate crushed stone processing equipment are obtained from APC. Currently Aggregates USA, LLC maintains two (2) Operating Permits from APC. The first permit is for the fixed plant stone crushing, sizing, conveying, stockpiling, and sales operations. The second permit is for the operation of a portable screening and sales operation. The current permit terms expire in years 2024 and 2020. Sources of air emissions at a quarry tend to be crushers, screens, stockpiles, and roadways. Emissions from these sources are generally controlled by the application of water spray nozzles at selected points and partial to complete enclosure/covering of selected equipment. Dust from roadways can best be suppressed by use of a water truck to keep roadways wet and a sweeper.

(Water Quality)

Sources of water pollutants at a quarry are from general stormwater runoff, plant/equipment wash down water, pit pumping, and plant process (stone wash & dust suppression) water. Pollutants most likely to be found are suspended solids, oil and grease, and low or high pH levels. These and any other pollutants of interest potentially present in water at quarry/mine sites in Tennessee are regulated by the TDEC Division of Water Resources - Mining Section (DWR). The most common method of water pollution control is the construction of sedimentation basins with controlled discharge points, water collection points and recycling through the process, best management practices, and diversion structures to prevent water from becoming affected by contact with quarry operations. All of these techniques are used at the quarry. Operation of a quarry in Tennessee requires

the possession of an NPDES permit from DWR. Aggregates USA, LLC maintains four (4) commingled storm/process water outfalls in Sullivan County per NPDES Permit No. TN0027588.

(Waste Materials)

Natural wastes generated at a quarry site tend to come from two areas dirt/low quality rock and vegetative debris associated with the removal of overburden or site preparation for other facilities. The initial overburden resulting from site development was used mainly in the construction of the fill for the plant and operating site and berms along the property edges. After that when possible overburden is sold as a fill product on construction projects with any excess overburden being placed in berms and storage areas on site. The management of these materials is regulated by TDEC-Division of Water Resources - Surface Mining Section and Solid Waste Management.

Solid waste from daily operations include office materials, wood, empty containers, tires, used filters, used oil, batteries, spent solvent, scrap metal, used rubber belting, used tires, and decommissioned equipment. Aggregates USA, LLC follows a philosophy of reduce and recycle to minimize the generation of solid waste. Among the items recycled are batteries, used oil, used filters, used antifreeze, spent solvent, scrap metal, used rubber belting and tires. Items reused include used rubber belting for shorter belts and other uses, scrap metal, parts from decommissioned equipment, and recycled/refreshed solvents. Potential hazardous wastes are recycled when possible or properly managed as special or universal wastes. Hazardous waste generation at quarry sites is minimal and the site should qualify as a Conditionally Exempt Small Quantity Generator if necessary. Non-hazardous waste not sent for recycling or reuse will be placed in a dumpster provided by a commercial waste handler such as Waste Management for proper disposal in a permitted landfill.

Safety & Health Aspects:

The quarry operates under the guidelines of the United States Department of Labor-Mine Safety and Health Administration (MSHA). Federal MSHA inspectors inspect the quarry a minimum of two (2) per fiscal year. MSHA regulates and inspects aspects of the operation

such as (noise and dust exposures, pit development, overburden removal/placement, plant and mobile equipment operation, petroleum management, employee training, general cleanliness, and other related items). MSHA requires all employs that participate in mining activities at the site to be trained miners. New miner training consists of 24 hours of training with ongoing training consisting of 8 hours of annual refresher training and specific task and operating equipment training. Visitors to the mine site must also receive MSHA Part 46 Site Specific Training and AUSA conduct formal weekly safety meetings.

(Noise & Dust)

Noise at a quarry comes from blasting, operation of mobile and stationary equipment. Blasting provides the loudest source of noise however; the location and instantaneous nature of the blast will have no long-term effect. Blasting occurs normally once to twice a week during the busiest times and generally around the noon hour to midafternoon if possible. The short duration of the blast is within regulatory performance standards and Aggregates USA, LLC takes steps to minimize noise from this activity. As necessary seismographs with microphones will be used at selected sites to determine noise levels associated with blasting. Aggregates USA, LLC complies noise level standards on and beyond the property boundaries. Dust at the quarry comes from blasting, mobile equipment, stone processing, and wind. The location of the plant and quarry between two ridges screens most neighboring properties. The use of operational noise and dust reduction measures, berms, and vegetative buffers for barriers provide further protection. AUSA conducts personal sampling of employees on a periodic basis for dust and noise exposure. This sampling is done to ensure employee exposure to dust and noise is below the allowable limits set by MSHA and is below the AUSA company limits. The company also conducts Sound Level Meter Surveys on processing equipment and mobile equipment on a periodic basis as another tool to ensure compliance. In addition to this sampling, MSHA personnel conduct sampling on a periodic basis. AUSA conducts periodic visible dust monitoring as required by Federal and State Regulations and Permits.

Reuse & Reclamation:

Reclamation of the site will be based on the Sullivan County Zoning Resolution and the Tennessee Department of Environment and Conservation-DWR requirements necessary to release the bond and permits for the site. Specific measures are based on the specific site conditions of the property when quarry activities have ceased, lease requirements with landowners, and the needs of the surrounding community. There are multiple possible scenarios that could work on this site. In all cases equipment would be removed. Buildings and foundations would be removed, covered, or incorporated into the site usage. At this location there will be at least two large body of waters (possibly three if QP-2 and QP-3 aren't combined at some point in the future) that will be the focal point of all post mining uses. Possible reuse and reclamation scenarios for the property are as follows:

Recreational and/or Public Services Water Park incorporating recreational water slides/rides, scuba park, and emergency response agencies water rescue and diving training facilities.

Commercial or residential development with a quarry golf course.

Public park or private nature center/botanical garden (e.g. Ijams in Knox County) used for nature and wildlife reclamation, conservation, education, and recreational purposes.

A Sullivan County and/or City of Kingsport freshwater reservoir (e.g. Bellwood Quarry in the City of Atlanta).

Retail/Shopping Center, Amusement Park, and Zoo (San Antonio, TX).

Summary:

Aggregates USA, LLC and its predecessors have operated quarries in Sullivan County, East and Middle Tennessee, Georgia, Kentucky, and Virginia for many years with the TCA Quarry being in operation for approximately 42 years. There is a long-term market need for quality crushed stone provided by the quarry to meet the needs of the growing Tri-Cities Region. The deposit of quality limestone is located at the quarry that meets these needs. This location is still an area where industrial, manufacturing, and commercial growth is ongoing. It is adjacent to Highway 357 and in close proximity to both Highway 75 and Interstate 81 providing excellent transportation routes for trucks carrying stone products with minimal disturbance to narrow and congested residential streets.

5-101.2 District Purposes

1. **PMD-2 Planned General Manufacturing District** - This class of district is intended to provide space for manufacturing activities within the county. By reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics these activities require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
2. **PMD-1 Planned Light Manufacturing District** - This class of district is intended to provide space for a wide range of manufacturing and related uses, which conform to a high level of performance criteria and have the least objectionable characteristics. These districts may provide a buffer between other districts and other manufacturing activities, which have more objectionable influences. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Community facilities and commercial establishments, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
3. **M-2 Heavy Manufacturing District** - This class of district is intended to provide suitable areas for intense, potentially noxious and/or dangerous manufacturing operations, including open land operations. It is specifically intended that all newly created districts be so located as to prevent possible negative impact upon adjoining uses and the environment. To this end, these districts are to be protected from encroachment by other activities. All new M-2 districts shall not be located wherein recognized environmentally sensitive lands exist unless all applicable permits are obtained prior to consideration of zone, to ensure environmentally sustainable practices can be achieved.
4. **M-1 Light Manufacturing District** - This class of district is intended to provide space for the types of manufacturing activities, which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new M-1 districts should be located along arterial or major collector routes and near existing commercial or manufacturing centers.

5-102 USES AND STRUCTURES

5-102.1 General Provisions - Principal uses of buildings or other structures and land have been classified and combined into major classes and activity types in Appendix B, of this resolution. The procedure for interpreting the classes and type of activities is provided in Appendix B, Section B-101. TABLE 5-102A, presents a tabulation of uses and structures, which are classified as "principal permitted" (P), "permitted with supplemental provisions" (SUP), "uses on review" (PC), or "special exception/conditional uses" (BZA) allowed upon approval by the Board of Zoning Appeals. The supplemental design provisions with which (SUP) (BZA) and (PC) uses and activities are required to comply, appear in Appendix B, Section B-104, (Supplemental Use Regulations).

5-102.2 Principal Permitted Uses, (P) - Principal permitted uses are allowed as a matter of right within the district indicated, subject to the general requirements established for the district wherein the use is located. Such requirements shall be accurately illustrated on a site plan as prepared by a Tennessee licensed surveyor and/or engineer, prior to issuance of a building permit.

4-101.2 Purposes of Commercial Districts

1. PBD-3, Planned Corridor Business District - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. Appropriate locations for this district are near major transportation interchanges in clustered development patterns, and **not patterns of "strip commercial development" extending in a continuous manner along major traffic arteries.** It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the corridor while protecting the existing abutting land uses. This district is designed to serve a regional area along major corridors of the county as links to the cities, while providing a limited scope of services. Such services should be compatible with each other as well, within each development. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses.

2. PBD/SC, Planned Business and/or Shopping Center District - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

3. B-4, Arterial Business Service District - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.

4. B-3, General Business Service District - This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes.

5. B-2, Central Blountville Business District - This district is designed to provide adequate space in appropriate locations for a limited range of local business activities that are generally compatible with proximate residential activities. The bulk regulations are designed, in part, to achieve compatibility with surrounding residential activities and to encourage the continued use and preservation of existing buildings of downtown Blountville. Community facilities and utilities necessary to serve this district, or uses necessary for the general community welfare are also permitted. The bulk regulations are established to provide for maximum compatibility between the limited business activity in this district and adjacent residential land uses. Where possible, mixed uses of residential and business should be encouraged and preserved to ensure economic sustainability of the *downtown Blountville district*. The use of industrial, regional commercial and wholesale developments should be prohibited from this district. This

1331 S John B Dennis Hwy, Preliminary Zoning Development Plan/B-4P

Property Information			
Address		1331 S John B Dennis Hwy	
Tax Map, Group, Parcel		Tax Map 76, Parcel 19	
Civil District		13 th Civil District	
Overlay District		Gateway	
Land Use Designation		Retail/Commercial	
Acres		1.97	
Existing Use	Gas Station/Restaurant	Existing Zoning	B-4P
Proposed Use	No change	Proposed Zoning	No change
Owner /Applicant Information			
Name: Parker Hill/McDonalds USA LLC Address: 4601 Six Forks Road Suite 200 City: Raleigh State: NC Zip Code: 27609 Email: klang@brittpeters.com Phone Number:		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for the addition of a second drive-thru lane, removal of 10 parking spaces, and small building addition to relocate a window to better accommodate traffic.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <ul style="list-style-type: none"> The submitted preliminary zoning development plan meets the development standards of the B-4P zone and the Gateway Overlay without need for a variance. The future land use plan supports commercial development for the parcel. <p>Staff Field Notes and General Comments:</p> <p>The restaurant is connected to the existing gas station. There are two drive-thru menu boards currently in operation; however traffic backs up to the entrance off of Tidewater Ct. The addition of a second drive-thru lane would remove 10 parking spaces. Parking would still meet the minimum requirements of the Zoning Code.</p> <p>A small addition is proposed for the rear of the structure to make the first window more accessible to vehicles.</p> <p>Gateway Review Commission hearing will be October 21, 2016.</p>			
Planner:	Jessica Harmon	Date:	30 September 2016
Planning Commission Action		Meeting Date:	
		20 October 2016	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 1331 S John B Dennis Hwy

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: B-4P

ACRES: +/- 1.97

EXISTING USE: Gas Station/Restaurant

PROPOSED USE: No change, just remodel

PETITIONER

ADDRESS 4601 Six Forks Road Suite 200 Raleigh NC 27609

REPRESENTATIVE

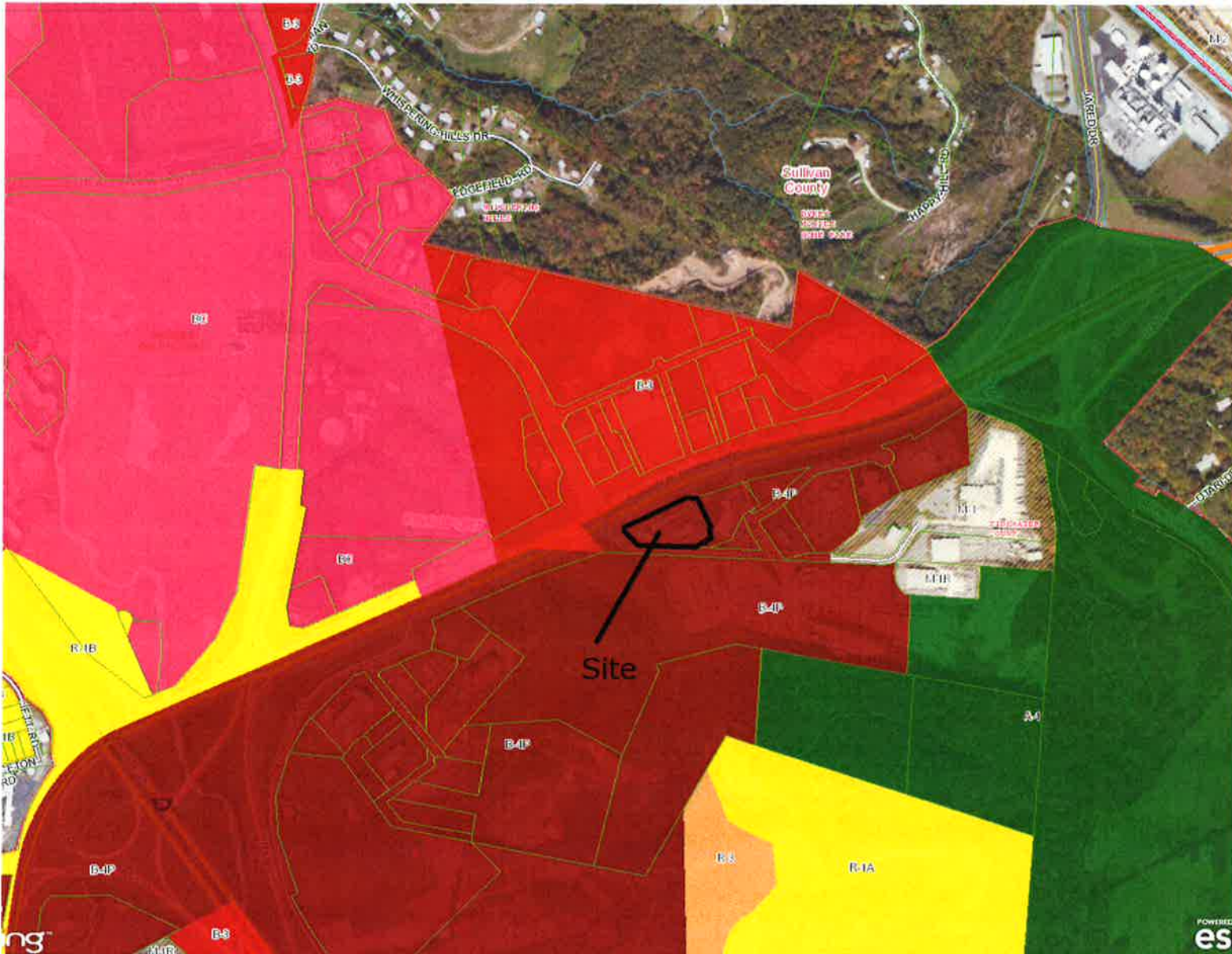
EMAIL klang@brittpeters.com

INTENT

The McDonalds located at 1331 S. John B Dennis Hwy currently has two drive-thru menu boards. During peak service time, drive-thru traffic backs up all the way to the entrance off Tidewater Court. The restaurant is proposing to add a second drive-thru lane to help reduce congestion. Proposed also is a small addition to the rear of the structure to make the first drive-thru window more accessible to vehicles. All materials are proposed to match the existing structure.

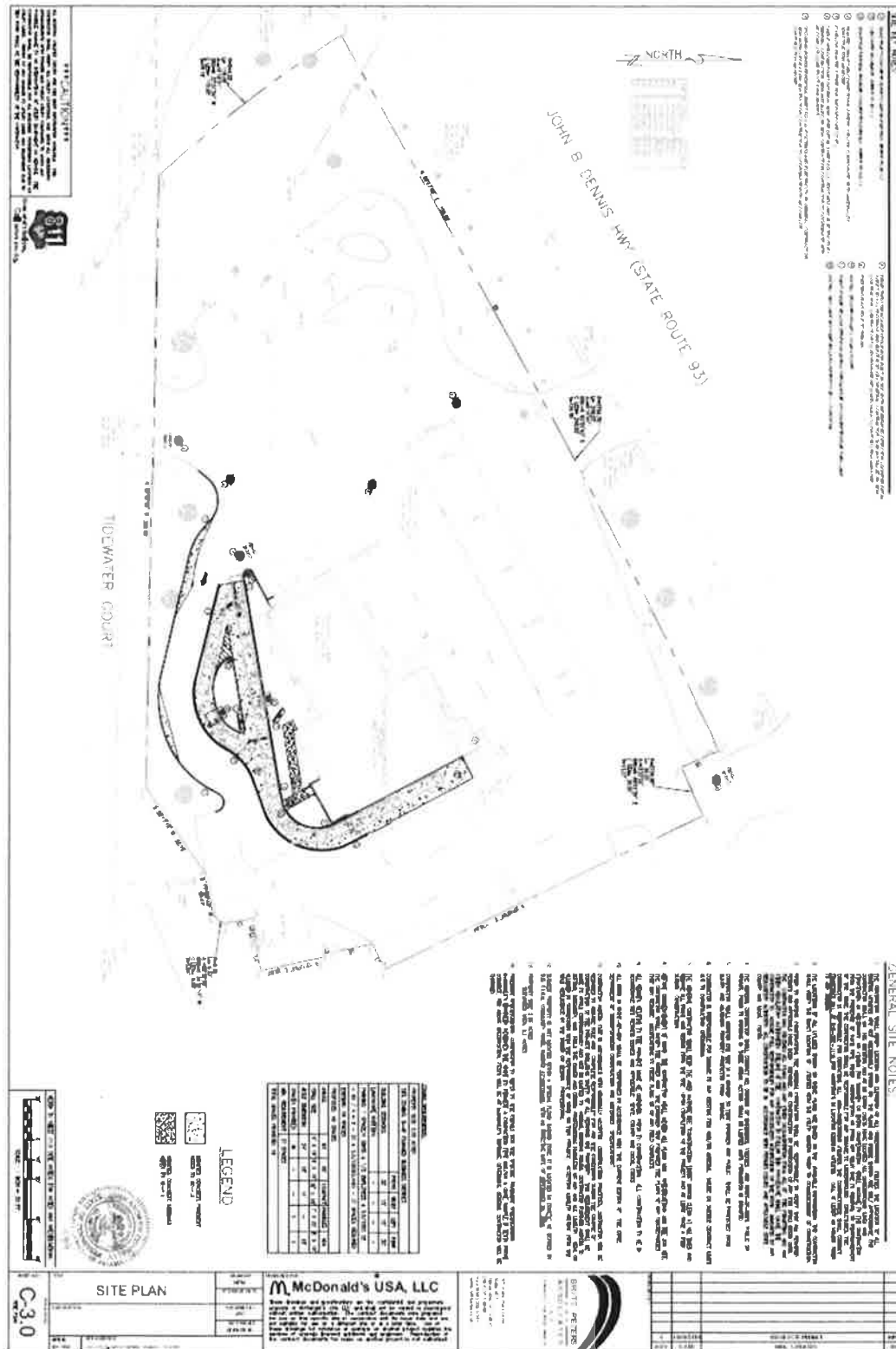
The addition of the drive-thru lane will require the removal of 10 parking spaces from the rear of the building. While 10 parking spaces are proposed for removal, the project will meet the Zoning requirements for parking, as the site had more parking than required initially.

CURRENT ZONING MAP



[illegible]

PRELIMINARY ZONING DEVELOPMENT PLAN



View of site



East



West



South



Location	Parcel / Zoning Petition	Zoning / Name
West	1	B-3 / Price Less Foods
North	2	B-3/ Church
East	3	M-1 / Tidewater Transport
Southeast	4	B-4P / Vacant
South	5	B-4P/Comfort Suites
Southwest	6	B-C & B-3/Single Family House-Farm

EXISTING USES AND LOCATION

A WIDE VARIETY OF ZONING DISTRICTS SURROUND THE SUBJECT PROPERTY BUT THE MAJORITY ARE HIGH INTENSITY COMMERCIAL DISTRICTS AND MANUFACTURING DISTRICTS. THE MAJORITY OF THE ZONING ON THE SOUTH SIDE OF JOHN B. DENNIS IS B-4P WHICH IS A PLANNED BUSINESS DISTRICT.



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LANDSCAPING PLAN

LANDSCAPING PLAN IS FORTHCOMING AND STAFF WILL ENSURE IT MEETS THE REQUIREMENTS OF THE DISTRICT AND THE GATEWAY OVERLAY. BUILDING PERIMETER LANDSCAPING WILL BE ALL THAT IS REQUIRED.

PRELIMINARY ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on 8 September 2016, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- Front yard: 30 feet
- Rear yard: 30 feet
- Side yard: 15 feet
- 30% building ground coverage for the district as a whole
- 150 feet of road frontage
- No maximum height requirement

The ZDP indicates compliance with the development standards.

Parking Requirements

Parking requirements for the restaurant and convenience store combined use include:

Required: 5.5 spaces /1,000 square feet of gross floor area

One space / 4 seats + 1 per every 2 employees

Total required: 37

Total existing: 56

Total proposed: 46

Parking has been reduced by ten spaces due to the addition of the second drive-thru lane and building addition. Parking still meets the required minimum parking for the two uses.

Landscaping Requirements

The landscaping plan is forthcoming. Building perimeter landscaping currently exists in the area they are proposing for an addition. This landscaping will have to be replanted once work is done. Staff has communicated this along with the need for a landscaping plan to the design professional and they are working on the plan. Staff will review the plan for conformance with the regulations and the Gateway requirements.

DESCRIPTION OF PROPERTY FEATURES

The existing conditions of the site consist of a gas station/convenience store combo that includes a McDonald's fast food restaurant. The site fronts on both S John B Dennis and Tidewater Court. The property lies in the middle of a B-4P district as well as within the Gateway Overlay District. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan based on conformance with the B-4P development standards contingent upon the submission of a landscaping plan that conforms to the requirements of the Zoning Code.

Tri Cities Crossing Auto Mall , Preliminary Zoning Development Plan

Property Information			
Address		Tri Cities Crossing	
Tax Map, Group, Parcel		Tax Map 119, Parcel 98.50	
Civil District		14	
Overlay District		Gateway Overlay District	
Land Use Designation		Retail/Commercial	
Acres		+/- 56.39acres	
Existing Use	Vacant	Existing Zoning	TA/C
Proposed Use	Auto Mall	Proposed Zoning	No change
Owner /Applicant Information			
Name: Stewart Taylor Address: 1043 Fordtown Road City: Kingsport State: TN Zip Code: 37663 Email: stewart@trieliteholdingsllc.com Phone Number: (423) 349-6957		Intent: To receive Preliminary Zoning Development Plan approval in a TA/C zone for the construction of an auto mall including 5 dealerships located on Tri Cities Crossing.	
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 future land use plan supports commercial development for the parcel. 			
Staff Field Notes and General Comments: <ul style="list-style-type: none"> Currently vacant property located off Tri Cities Crossing adjacent to I-81 6 buildings proposed for construction 1,411 parking spaces proposed with a private drive through the center of the development. Special Exception hearing by the Board of Zoning Appeals – October 6, 2016 Gateway Review Commission hearing – October 21, 2016 			
		Jessica Harmon	Date: 29 September 2016
Planning Commission Action		Meeting Date:	20 October 2016
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: Tri Cities Crossing

DISTRICT: 14th

OVERLAY DISTRICT: Gateway Overlay District

EXISTING ZONING: TA/C

ACRES: +/- 56.39

EXISTING USE: Vacant

PROPOSED USE: Auto mall

PETITIONER

ADDRESS 1043 Fordtown Road, Kingsport, TN 37663

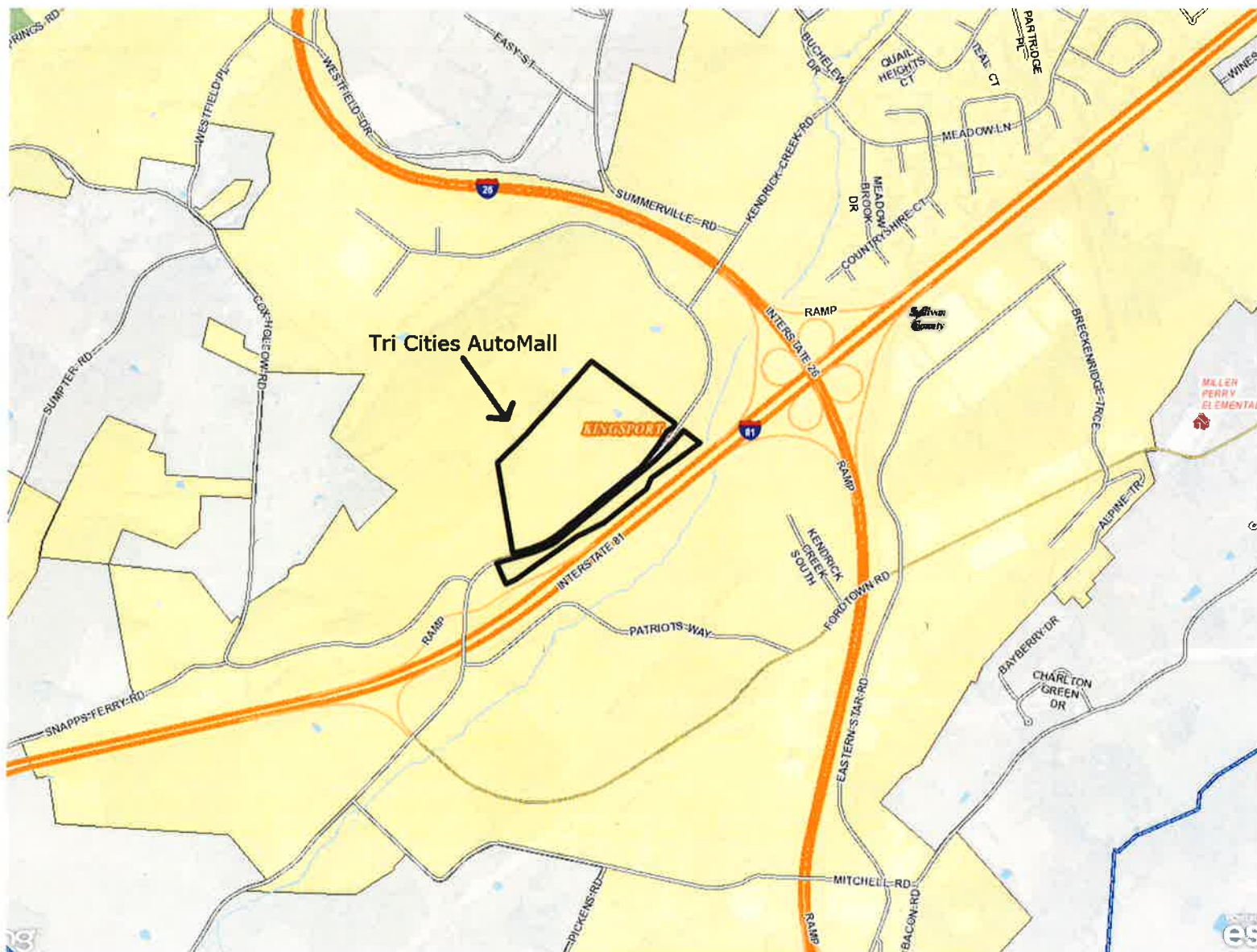
REPRESENTATIVE

PHONE (423) 349-6957

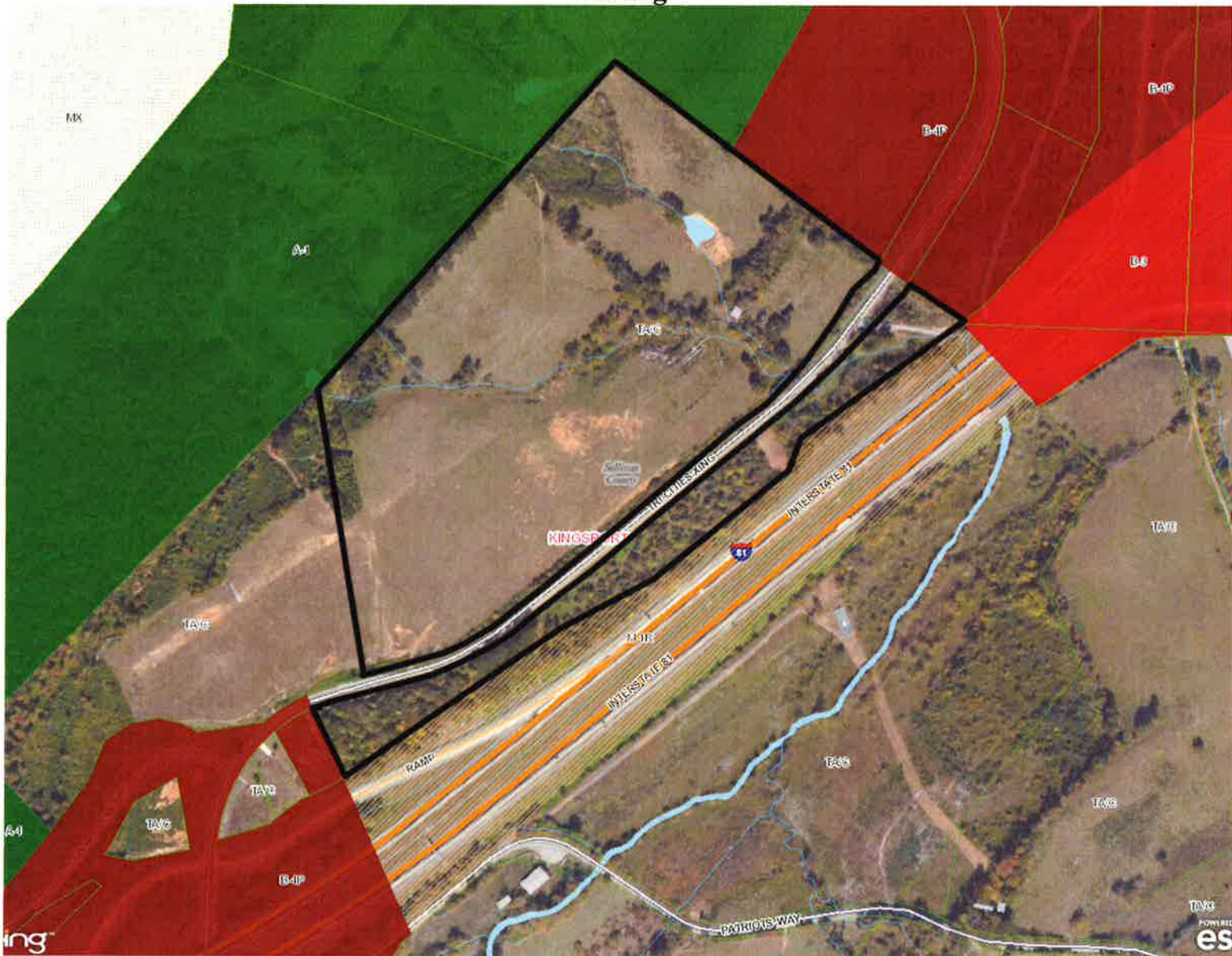
INTENT

To receive Preliminary Zoning Development Plan approval in a TA/C zone for the construction of an auto mall including 6 new structures and a private access driveway. The overall site will have 1,411 parking spaces which will house both cars for sale and employee/customer parking. The property has approximately 1,746 feet of frontage along Tri Cities Crossing.

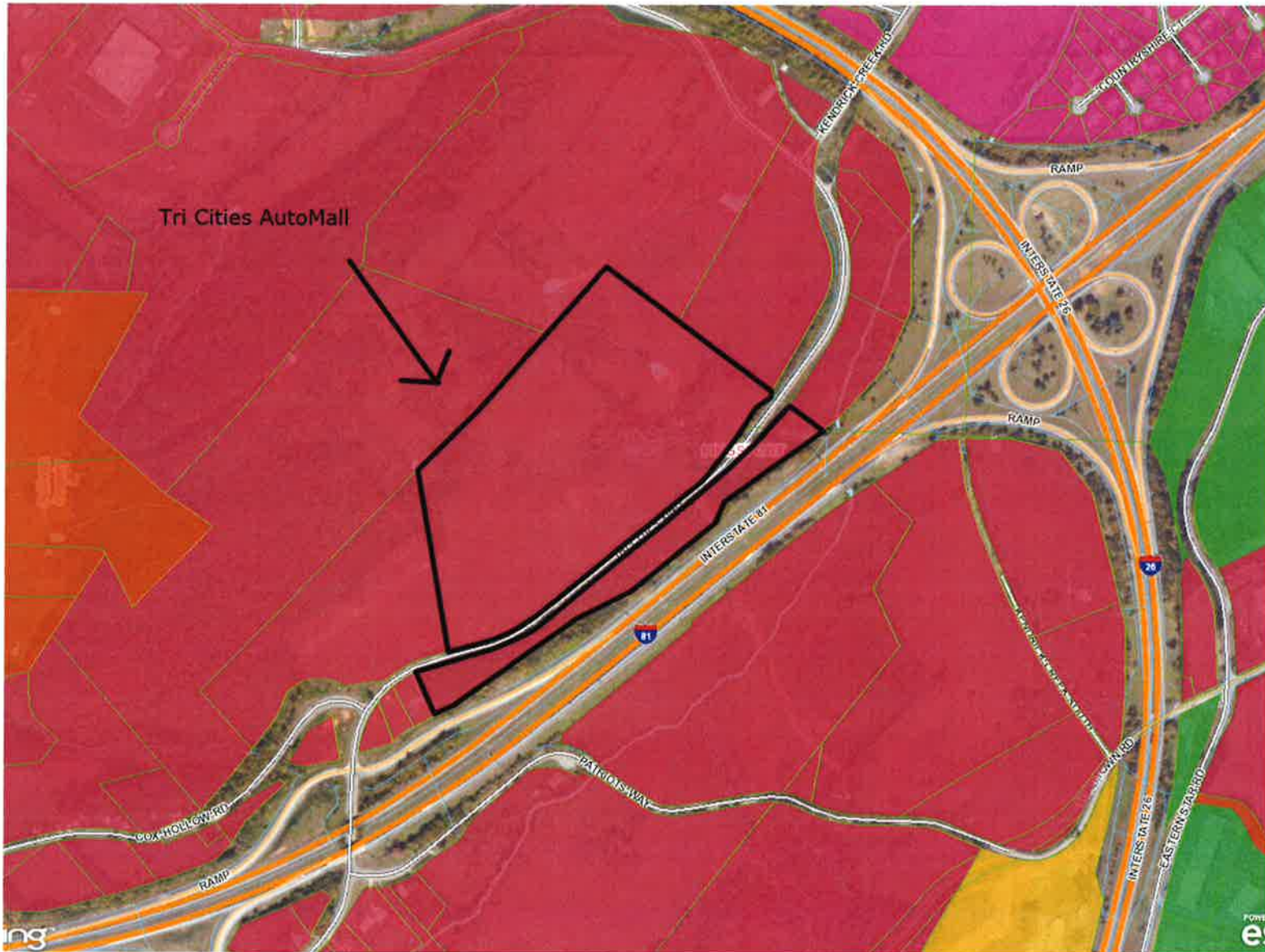
LOCATION MAP



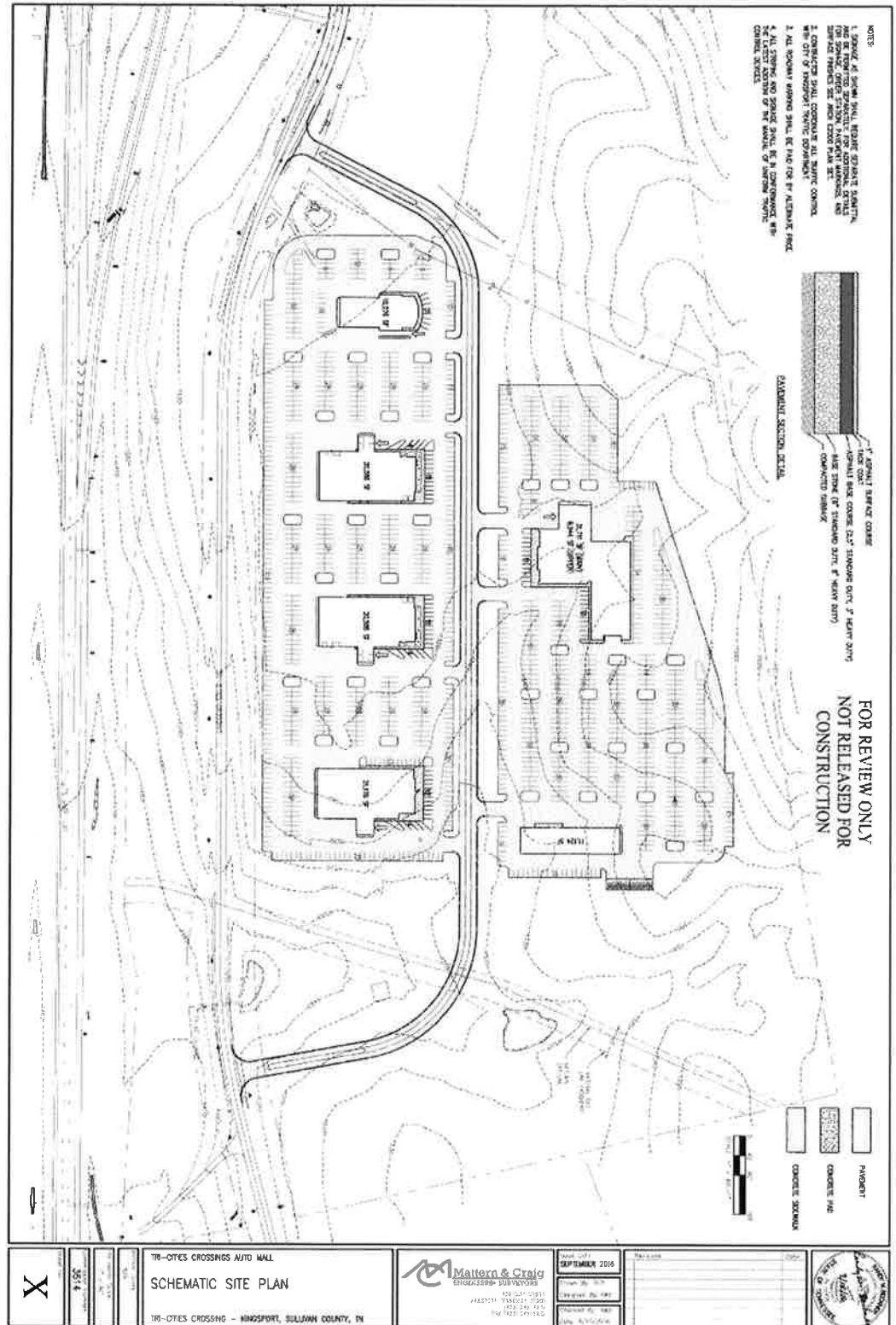
Zoning



FUTURE LAND USE PLAN MAP (COMMERCIAL USE)



PRELIMINARY ZONING DEVELOPMENT PLAN





East



West



Across Tri Cities Crossing toward Interstate



Location	Number Designation	Zoning / Use
Northwest	1	Zone: MX Use: FedEx
North	2	Zone: City A-1 Use: Vacant
Northeast	3	Zone: City A-1 Use: Vacant
East	4	Zone: City MX Use: Trucking Company
Southeast	5	Zone: TA/C Use: vacant
West	6	Zone: A-1 Use: Single family residential

EXISTING USES AND LOCATION



LANDSCAPING PLAN/RENDERINGS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 20, 2016

Parking Requirements

AUTO MALL
at
TRI-CITIES
CROSSING

GRC

130 Riddings Park Drive
Kingsport, TN 37660
Phone (423) 349-7700

Construction

Architect

**Gain
Rash
West**

www.grc.com

Parking requirements for a vehicle sales use:

Required: 1 per 500 square feet of enclosed sales floor area, plus 1 per 2,500 square feet of open sales display lot, plus 2 per service bay, plus 1 per employee.

1,411 total parking spaces have been provided which exceeds the amount of parking required by the Zoning Ordinance.

Landscaping Requirements

A landscaping plan has been submitted and is currently being reviewed by the City Landscaping Specialist. It shows a mixture of landscaping species totaling over 2,175 plantings. One tree for every fifty feet of road frontage is required. Properties with 5,000+ square feet of paved area must have one tree for each 600 square feet of interior landscape area. Twenty percent of the required landscaping area must be located along the building perimeter. A buffer is required between this property and the abutting agricultural zone. The existing trees are proposed to remain which would serve as this required buffer.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan based on conformance with the TA/C development standards contingent upon the City Landscaping Specialist's approval of the Landscaping Plan.

Riverbend South B-4P Preliminary Zoning Development Plan

Property Information			
Address		3308 Fort Henry Drive	
Tax Map, Group, Parcel		77H, C, a portion of parcel 3 and all of parcel 4	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail	
Acres		+/- 16 acres	
Existing Use	Vacant	Existing Zoning	B-4P
Proposed Use	Assisted Living Facility with Memory Care Unit & Associated Outparcels	Proposed Zoning	Same
Owner /Applicant Information			
Name: Dan Elcan, Elcan and Associates, Inc. Address: 3601 Spring Hill Business Park City: Mobile State: AL Zip Code: 36608 Email: delcan@elcaninc.com Phone Number: (251) 460-0069		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a assisted living facility with memory care unit and associated outparcels..	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the B-4P zone without need for a variance. • The future land use plan supports retail development for the parcel. Of note, the Board of Zoning Appeals granted a special exception during their October meeting for the assisted living/ memory care facility. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • All proposed streets are to be made public and to the non-residential street standard. • Individual outparcel use has not been determined 			
Planner:	Ken Weems	Date:	7 October 2016
Planning Commission Action		Meeting Date:	20 October 2015
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 3308 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 16

EXISTING USE: vacant

PROPOSED USE: Assisted Living Facility with Memory Care Unit & Associated Outparcels

PETITIONER

ADDRESS 3601 Spring Hill Business Park, Mobile, AL 36608

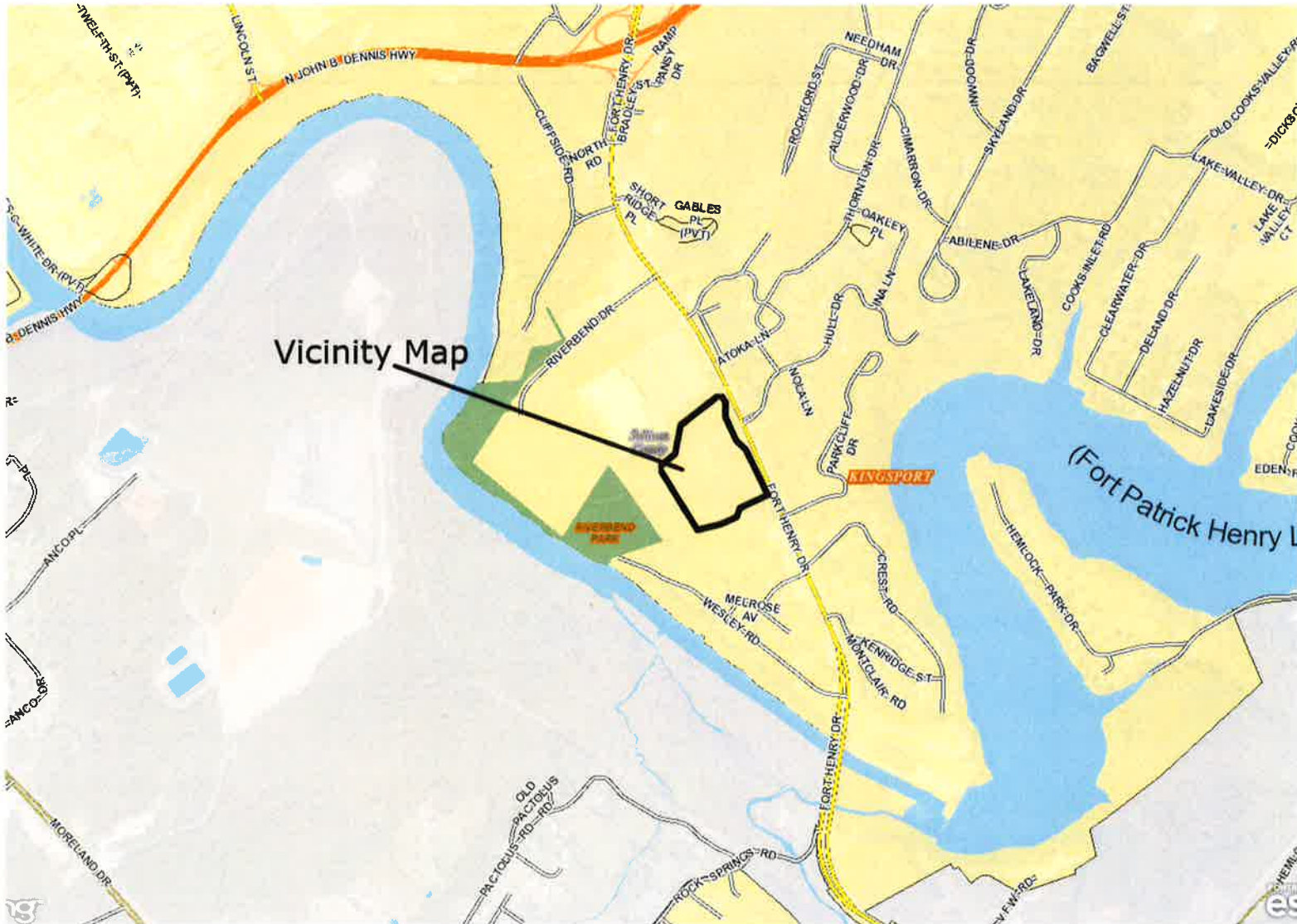
REPRESENTATIVE

PHONE (251) 460-0069

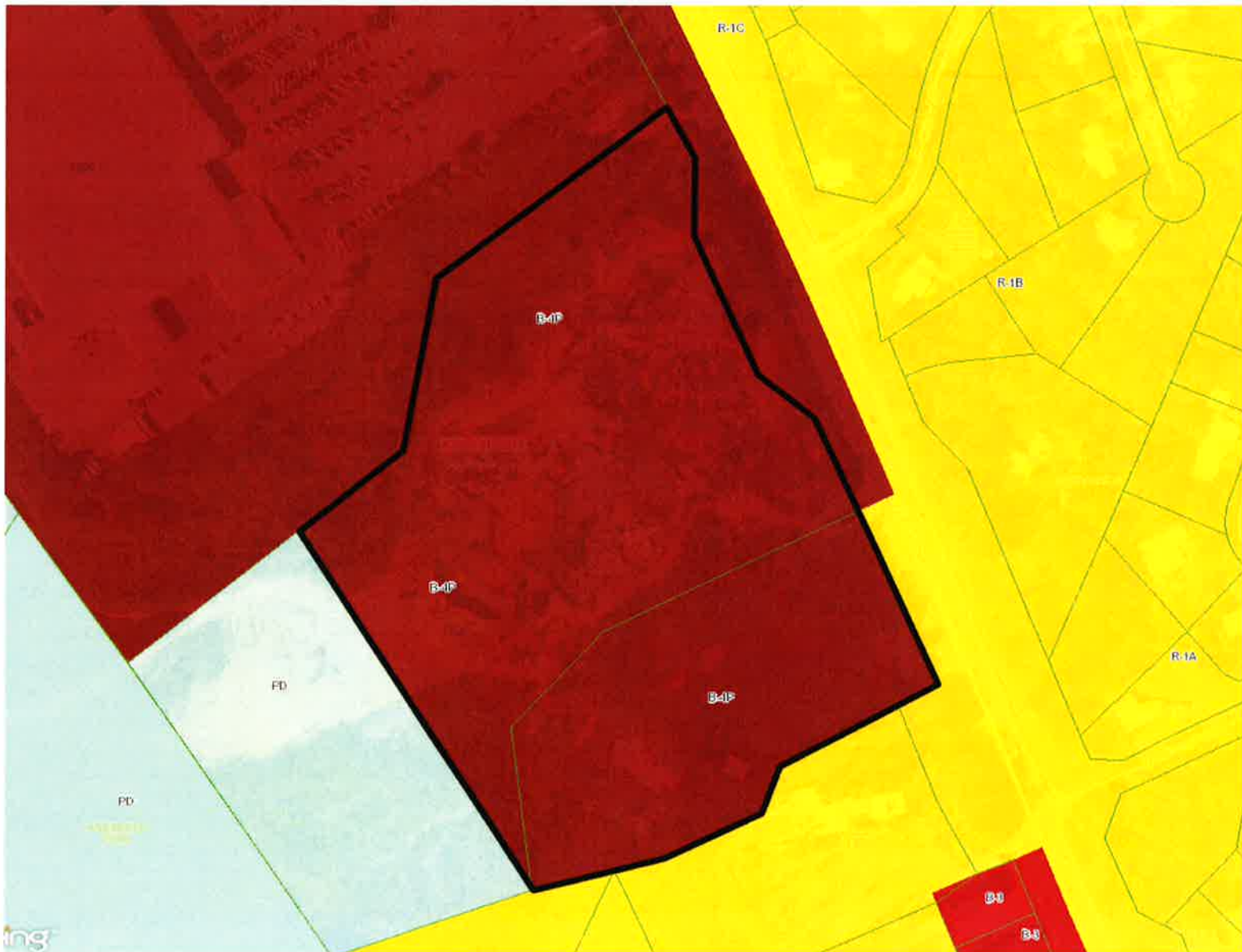
INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a assisted living facility with memory care unit and associated outparcels..

LOCATION MAP



ZONING MAP

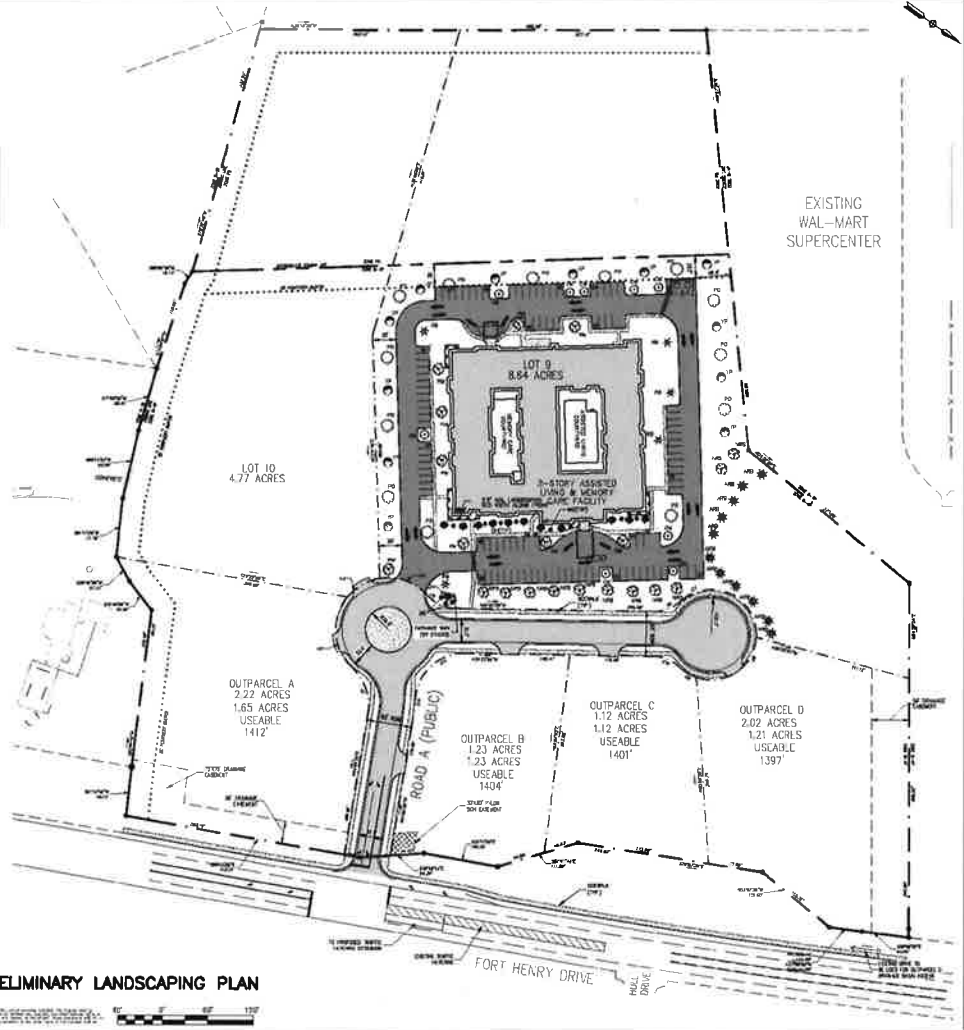


FUTURE LAND USE PLAN MAP (RETAIL USE)



[illegible]

PRELIMINARY LANDSCAPING PLAN

[illegible]

**PRELIMINARY CIVIL SITE PLANS
TEND COMMERCIAL PROJECT-RO
KINGSPORT, TENNESSEE
PRELIMINARY LANDSCAPING PLAN**



DRAWN BY
 CHECKED BY
 DATE
 SCALE
 RAINING NAME
 SHEET NUMBER
 PLS
 OF
 3
 SHEETS

EXISTING WAL-MART SUPERCENTER

GENERAL SITE INFORMATION

- 1. PROJECT NAME: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY
- 2. PROJECT LOCATION: 1.12 ACRES, 1.21 ACRES, 1.23 ACRES, 2.02 ACRES
- 3. PROJECT SIZE: 8.64 ACRES
- 4. PROJECT TYPE: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY
- 5. PROJECT OWNER: HIGHLANDS ENGINEERING, LLC
- 6. PROJECT DATE: 10/11/10
- 7. PROJECT STATUS: PRELIMINARY
- 8. PROJECT DESCRIPTION: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY
- 9. PROJECT FEATURES: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY
- 10. PROJECT UTILITIES: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY
- 11. PROJECT EASEMENTS: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY
- 12. PROJECT DISTINGUISHING UTILITIES: 3-STORY ASSISTED LIVING & MEMORY CARE FACILITY

LEGEND

- PROPOSED LOT LINE
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- PROPOSED SIGN
- PROPOSED SIGN

NOTICE TO CONTRACTORS REGARDING DISTINGUISHING UTILITIES

THE FOLLOWING UTILITIES ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES THAT ARE NOT TO BE MOVED OR DELETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES IN GOOD WORKING ORDER AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY UTILITIES THAT ARE DAMAGED OR DESTROYED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES OF ANY UTILITIES THAT ARE DAMAGED OR DESTROYED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES IN GOOD WORKING ORDER AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY UTILITIES THAT ARE DAMAGED OR DESTROYED DURING CONSTRUCTION.

ROADWAY PAVEMENT SCHEDULE

SECTION	PAVEMENT TYPE	THICKNESS (INCHES)	FINISH
1	CONCRETE	8	SMOOTH
2	CONCRETE	8	SMOOTH
3	CONCRETE	8	SMOOTH
4	CONCRETE	8	SMOOTH
5	CONCRETE	8	SMOOTH
6	CONCRETE	8	SMOOTH
7	CONCRETE	8	SMOOTH
8	CONCRETE	8	SMOOTH
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69	CONCRETE	8	SMOOTH
70	CONCRETE	8	SMOOTH
71	CONCRETE	8	SMOOTH
72	CONCRETE	8	SMOOTH
73	CONCRETE	8	SMOOTH
74			

Pictures of site and surrounding area

North (the roof of Walmart is visible above the tree line)



East (view of Fort Henry Drive)

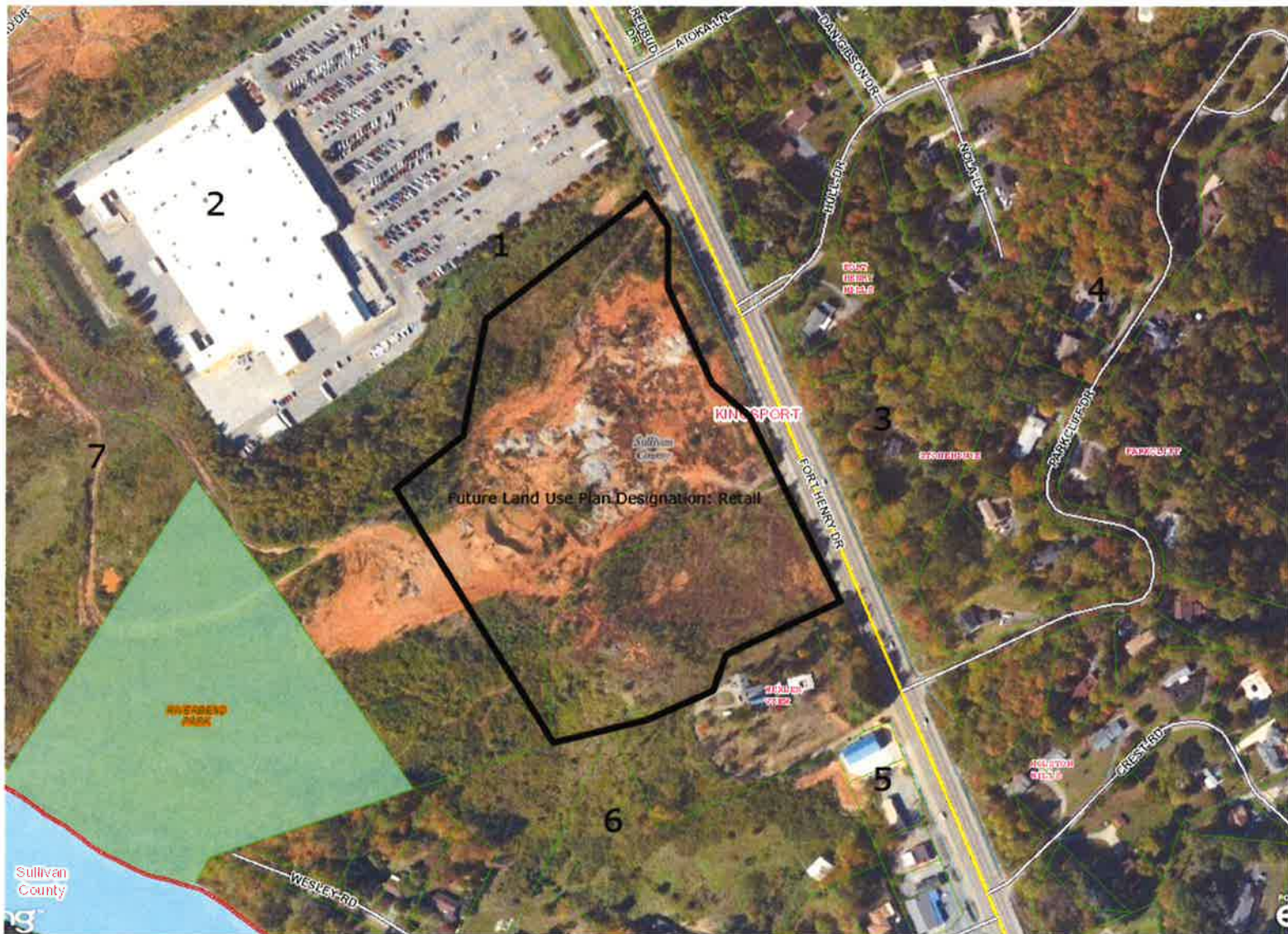


West (toward future assisted living facility location)



Location	Number Designation	Zoning / Use
North, East, Northwest	1	Zone: B-4P Use: Walmart
Further North and Northwest	2	Zone: B-4P Use: Walmart
East	3	Zone: R-1B Use: Single Family
Further East	4	Zone: R-1B Use: Single Family
Southeast and South	5	Zone: B-3 Use: Automotive Garage
Further South	6	Zone: R-1B Use: Single Family
West	7	Zone: PD Use: Riverbend Villas

EXISTING USES AND LOCATION



PRELIMINARY ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on 15 September 2016, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- New non-residential streets will serve the development as required
- 30' development-free periphery yard buffering from existing residential zones
- Minimum of 25,000 sq ft for the district
- Minimum of 150' of road frontage on a collector street (minimum)
- 30% building ground coverage for the district as a whole
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code

The ZDP indicates compliance with the development standards.

Streetscape and Landscape Strips-

Front adjacent to Fort Henry Drive: 10'
Periphery along all non-street sides: 30'

The site plan submitted complies with the requirements for streetscape and landscape strips of the B-4P District.

Parking Requirements

Parking requirements for the assisted living facility: one space required per 3 residents and 1 space per employee

Required: 80 (max of 120 beds and max of 40 staff at one time)/ **Provided: 106**

DESCRIPTION OF PROPERTY FEATURES & DEVELOPMENT SEQUENCE

The existing conditions of the site consist of undeveloped land that fronts Fort Henry Drive on the south side of the existing Fort Henry Drive Walmart. The assisted living/ memory care facility will be the first entity to develop on the site. The 5 remaining lots will develop in the future. Future development will be brought to the Planning Commission for approval in the form of an amended Preliminary Zoning Development Plan. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones. Of note, this area is the same zone that contains the existing Bojangles', Dollar Tree, and Murphy Oil on the north side of the existing Walmart. The sign package that was submitted and approved for the north side of Walmart is the same sign package that is being proposed for the south side: 8' tall 40 square foot freestanding monument

signs for individual parcels and the main pylon (200 square foot and 35' tall) for the main entrance.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

Property Information	Edinburgh South Phase II - Revised		
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	11.30		
Major or Minor / #lots	Major - 23	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: 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 revised Preliminary Subdivision Approval contingent upon the approval of the engineering documents and minor corrections noted by staff based on the following: <ul style="list-style-type: none"> The plat meets the intent of the City's minimum regulations for subdivisions. Two variances have been requested. Engineering documents in review at this time <p>Staff Field Notes and General Comments: The PD District requires that there be 20% of the total acreage dedicated to open space. With the retention of 20% as open space, the development is allowed a density of 4 units per acre. Total acreage in this second phase is 11.30 acres with 3.924 acres being counted as open space. This phase currently plans for 23 units. Two variances have been requested for this subdivision. The first variance is for a new street cross section proposal for the streets in the subdivision. The main change would be the addition of a grass lined swale instead of traditional curb and gutter. The second variance is to the portion of the Subdivision Regulations that address the substitution of traditional sidewalks for a pedestrian mobility path in a PD zone. The Regulations call for the mobility path to be constructed of asphalt. The developer is requesting to use a stone paver instead of the required asphalt.</p> <p>Utilities: Installed by the developer through participation in the Materials Agreement.</p>			
Planner:	Harmon	Date: 10/10/16	
Planning Commission Action		Meeting Date:	
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** **11.30 – 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**

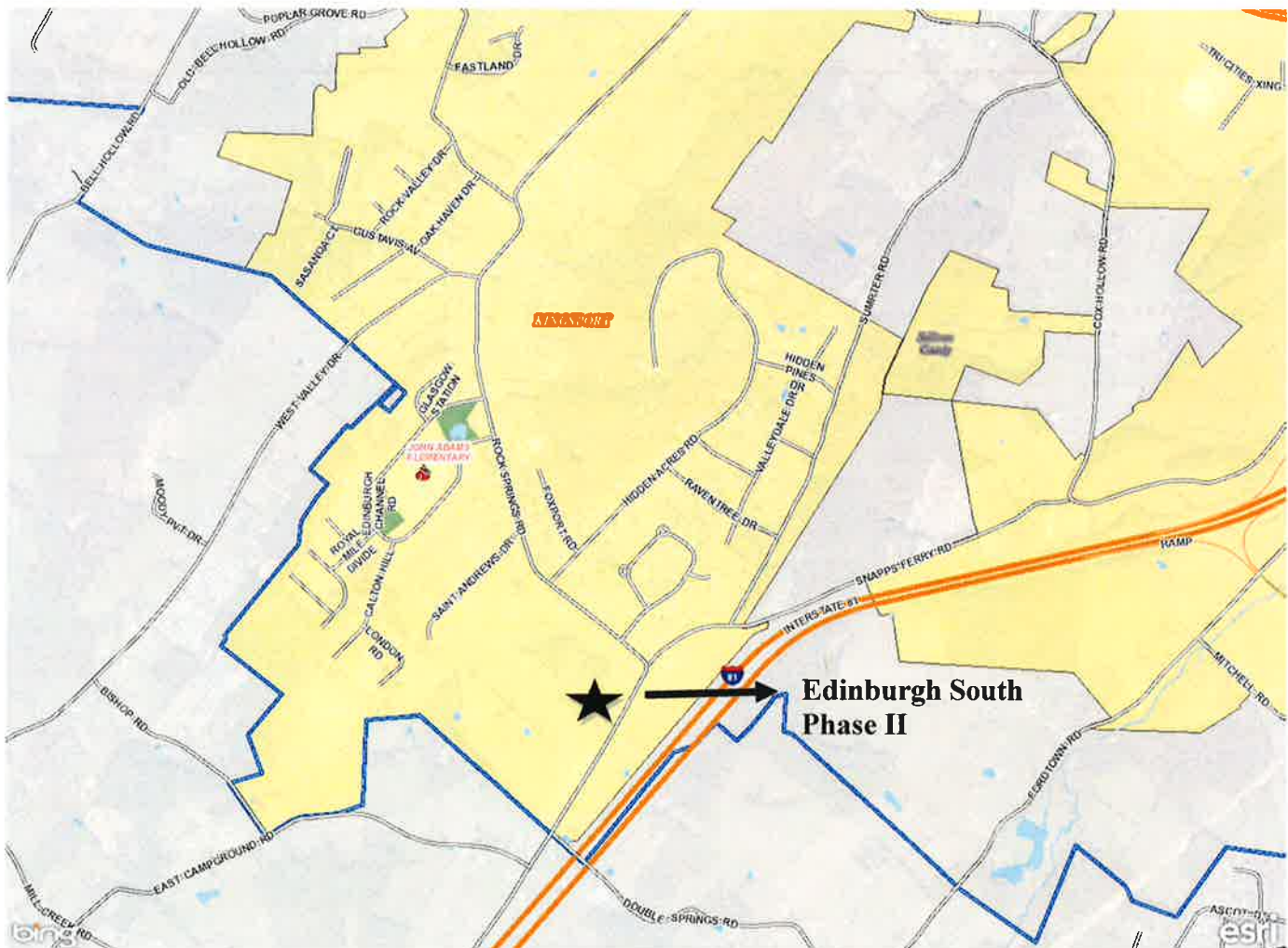
The applicant is requesting preliminary plat approval for Phase II of the Edinburgh South Subdivision which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.

This is a new phase for this development 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. Phase II will include the construction of a new street to serve as the main entrance into the subdivision.

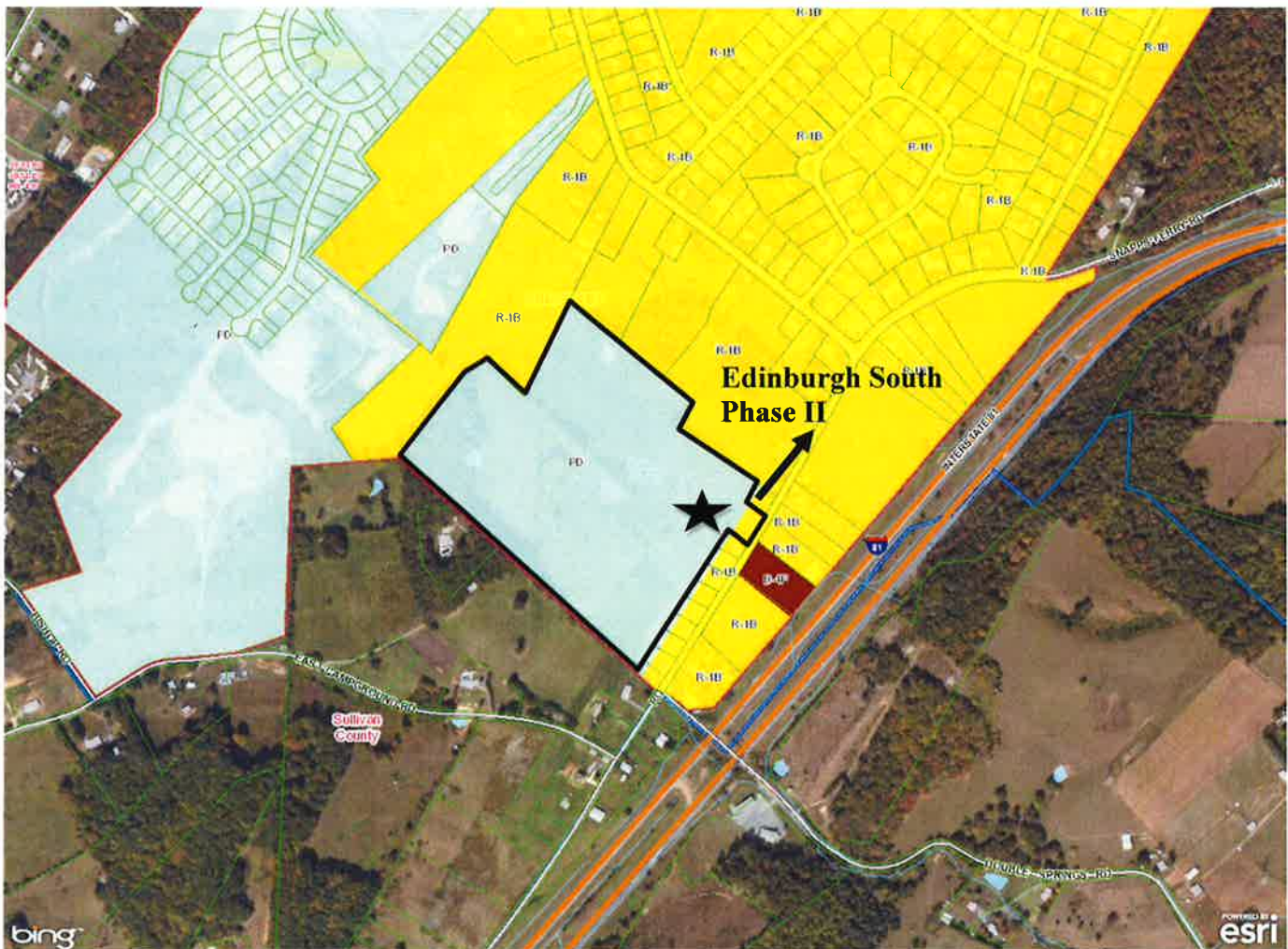
Two variances have been requested for this subdivision. The first variance is for a new street cross section proposal for the streets in the subdivision. The main change would be the addition of a grass lined swale instead of traditional curb and gutter. The second variance is to the portion of the Subdivision Regulations that address the substitution of traditional sidewalks for a pedestrian mobility path in a PD zone. The Regulations call for the mobility path to be constructed of asphalt. The developer is requesting to use a stone path instead of the required asphalt.

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

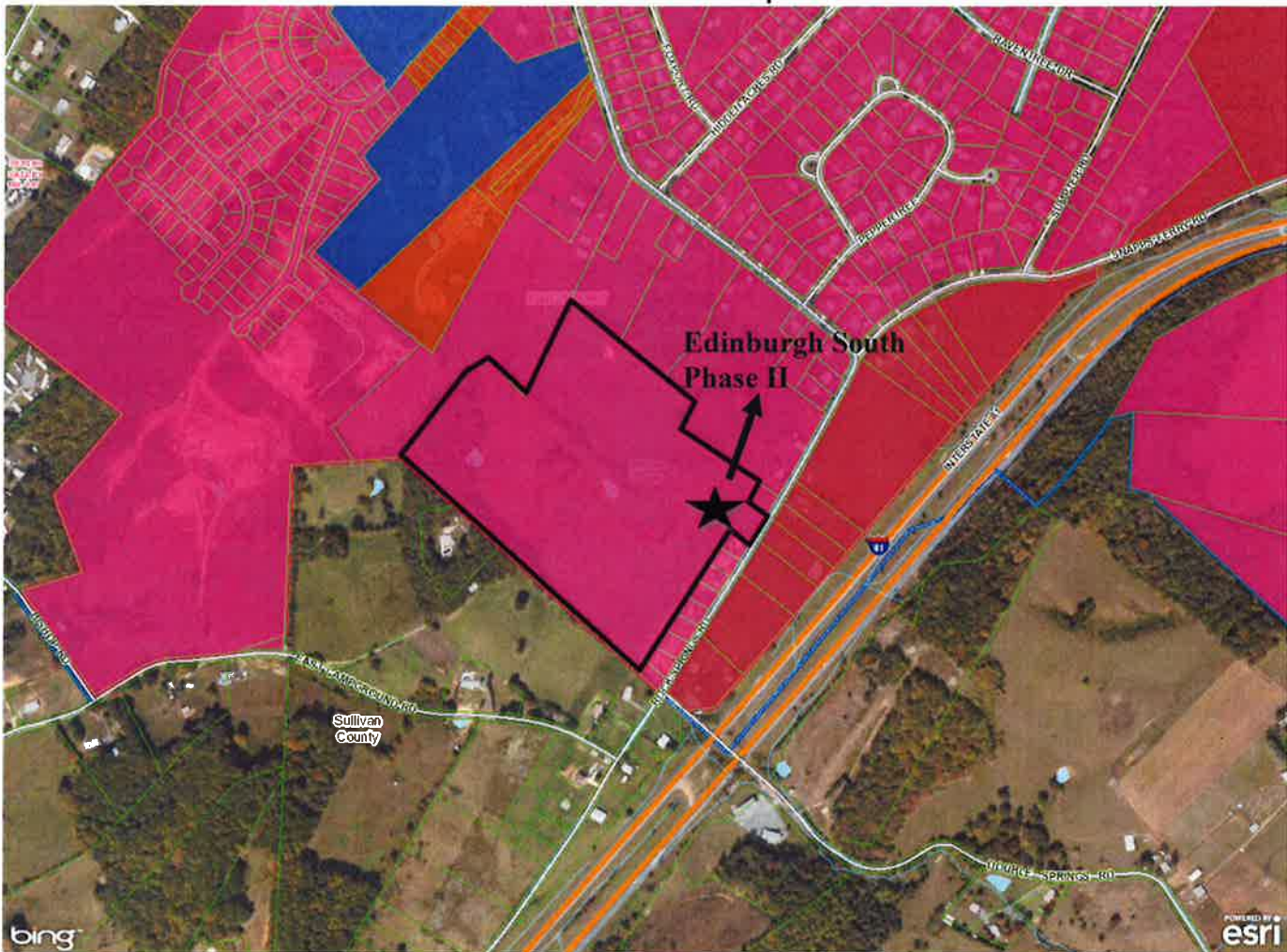
Area Map



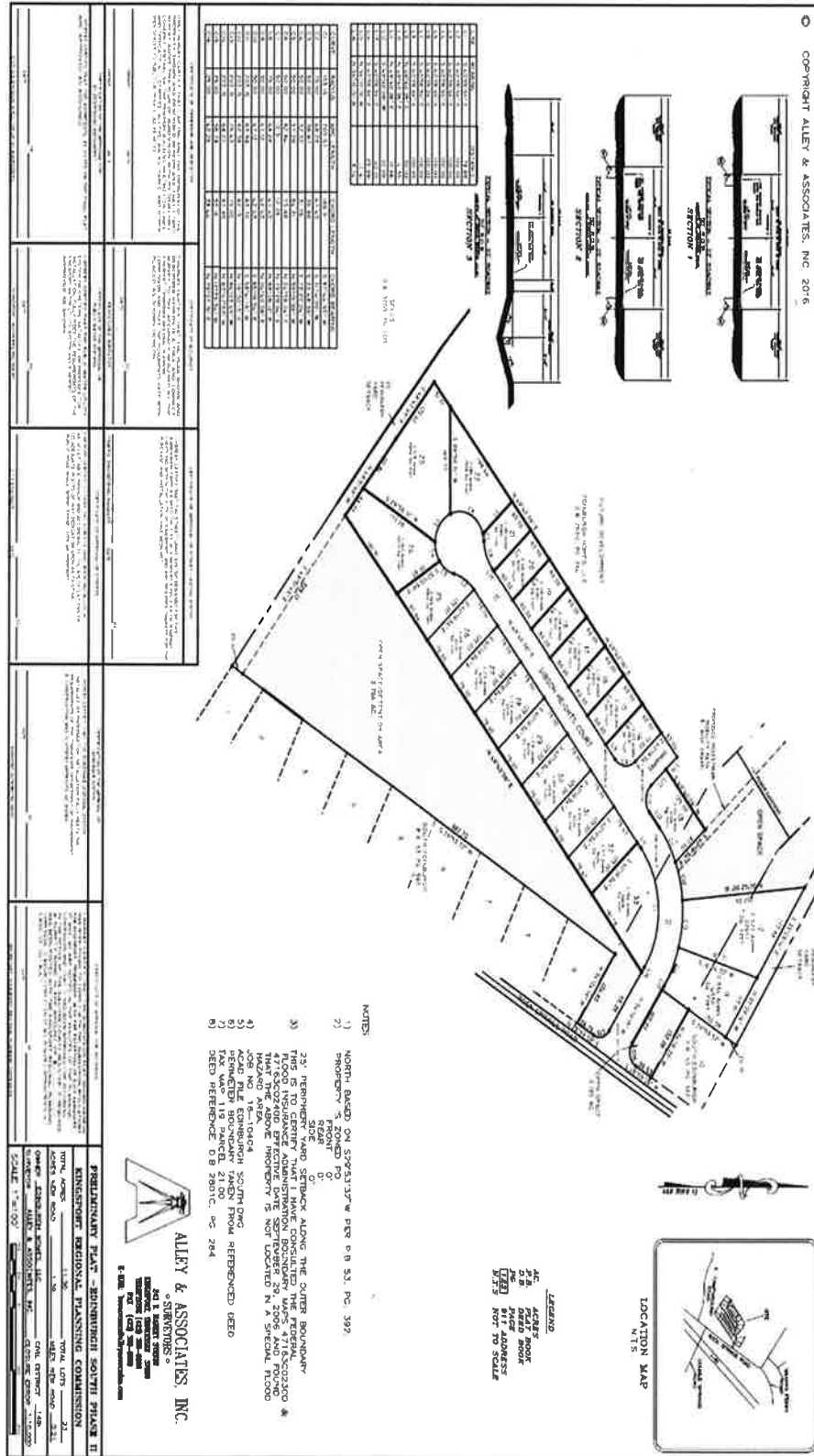
Surrounding Zoning



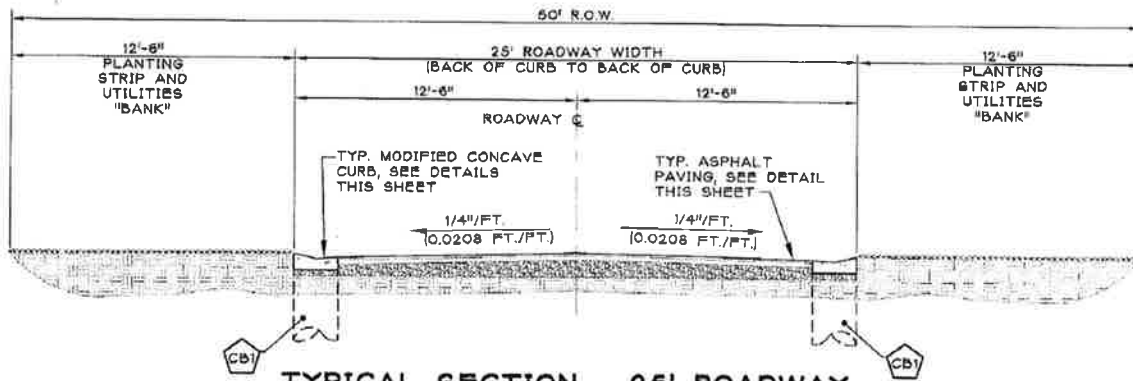
Future Land Use Map



REVISED PLAT



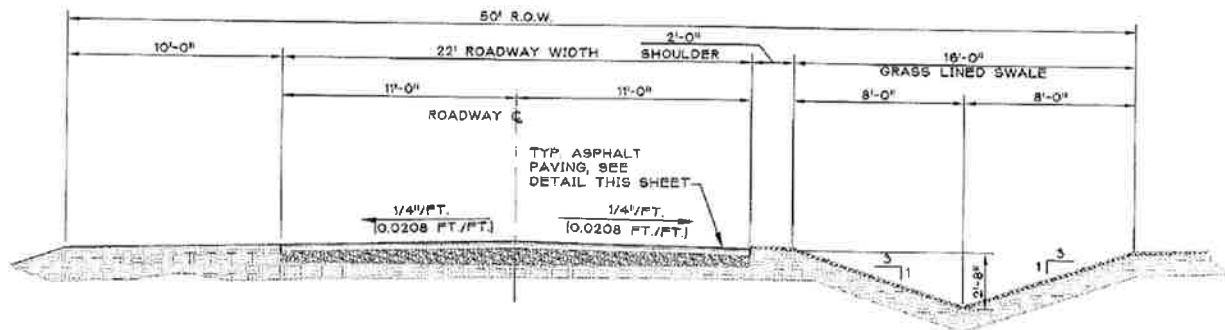
STREET CROSS SECTIONS



TYPICAL SECTION - 25' ROADWAY

50' R.O.W.

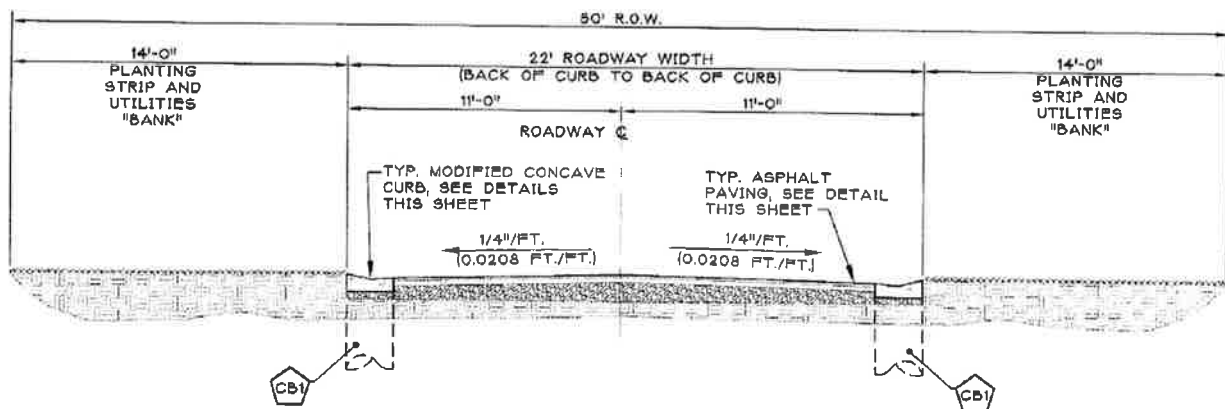
APPLIES AT UNNAMED ROAD
[AT ENTRANCE]



TYPICAL SECTION - 22' ROADWAY

50' R.O.W.

APPLIES AT UNNAMED ROAD
[ALL AREAS EXCEPT ENTRANCE]



TYPICAL SECTION - 22' ROADWAY

50' R.O.W.

APPLIES AT UNNAMED ROAD
[ALL AREAS EXCEPT ENTRANCE]

VARIANCE REQUEST LETTER

October 11, 2016

City of Kingsport Planning
Jessica Harmon

Mrs. Harmon,

The owners of Edinburgh South subdivision would like to request that we construct the development with open swales in lieu of standard pipes and curb inlets. We request that the constructed improvements, be accepted by the City of Kingsport.

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

No Sidewalks

No Curbs

6-3 Variances.....

3.2 Unique Conditions

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

We request these variances based on the following items.

1. Our site is unique in the fact that it is extremely flat and we have provided greater than normal buffer areas to filter storm runoff.
2. Our proposed design will allow us to better meet the new storm water regulations.

As shown on the preliminary plat a stone mobility path will be constructed for pedestrian use.

Thank you for your consideration of this matter.

Sincerely,

Darin E. Karst

Darin E. Karst

North



South



East



West



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 revised Preliminary Plat approval for the Edinburgh South Phase II Subdivision contingent upon approval of the engineering documents and minor corrections noted by staff.

Kingsport Regional Planning Commission
Annexation Report

10-06
File Number 16-301-00004

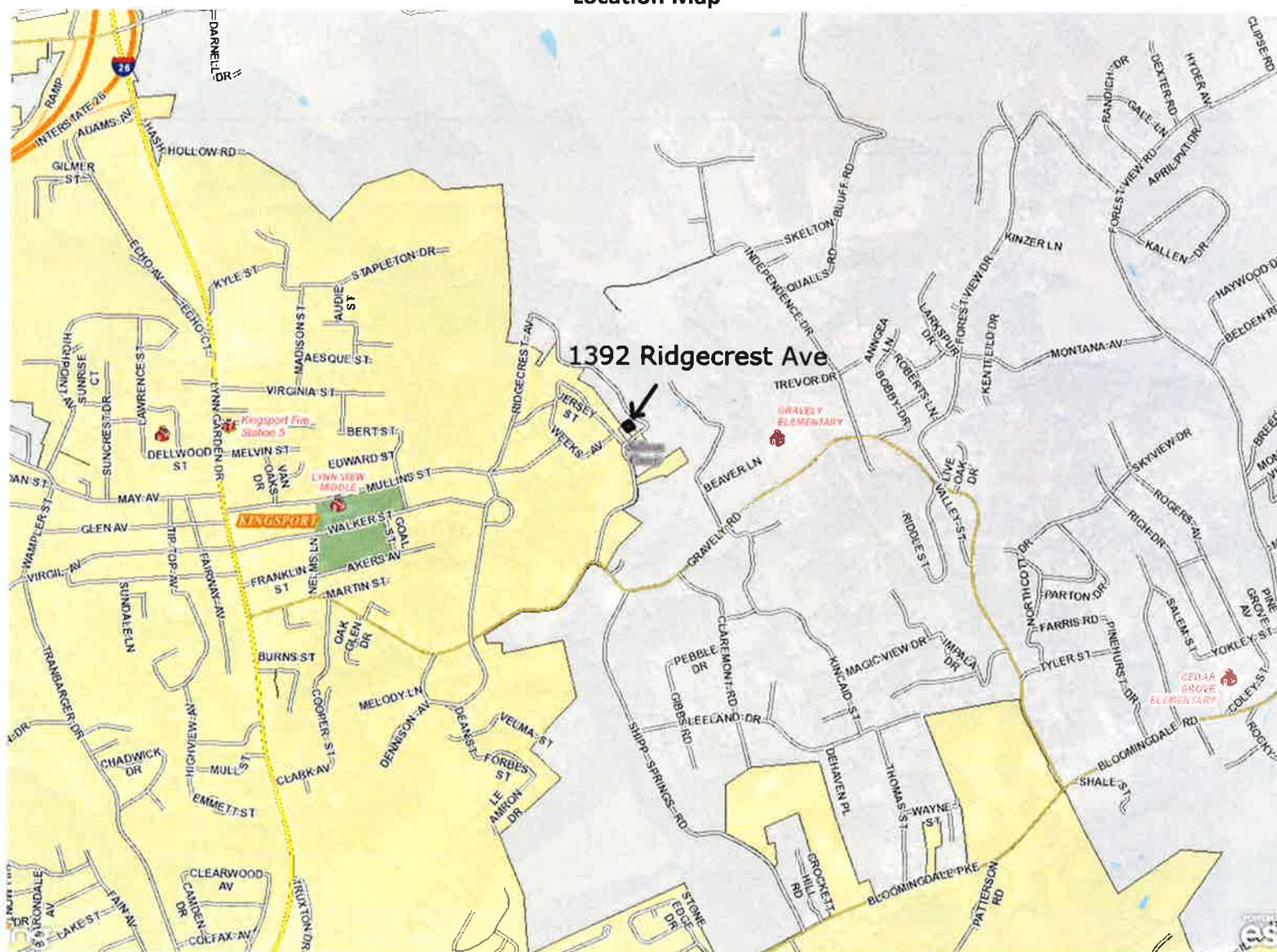
Property Information	1392 Ridgecrest Avenue Annexation		
Address	1392 Ridgecrest Avenue		
Tax Map, Group, Parcel	TM 30B, Group B, Parcel 13		
Civil District	11 th		
Overlay District	N/A		
Land Use Plan Designation	Single Family Residential		
Acres	0.14 +/-		
Existing Use	Residential	Existing Zoning	County R-3A
Proposed Use	Residential	Proposed Zoning	City R-1B
Owner Information			
Name: Jessica Keizer Address: 3544 Crestwood Dr. City: Kingsport State: TN Zip Code: 37664 Email: jskeizer@charter.net Phone Number: (423) 817-8349		Intent: Annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region.	
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner. • It is reasonably necessary for the welfare of the residents and property owners of the affected territory. • The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area. • Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services. • It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. <p>Staff Field Notes and General Comments: This is a property owner-requested annexation submitted by Jessica Keizer. Mr. Benton contacted the city staff about a potential annexation so that all city services could be received, especially City Schools. Currently, the property is zoned County R-3A and staff is proposing City R-1B. This annexation meets the criteria set forth by the interim annexation policy as a small-scale residential annexation.</p> <p>Utilities: City of Kingsport water and sewer service currently serves the annexation area.</p>			
Planner:	Jessica Harmon	Date:	September 28, 2016
Planning Commission Action		Meeting Date:	October 20, 2016
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Annexation Report

File Number 16-301-00004

Location Map



Current City Zoning Map



Future Land Use Map



Cost

1392 Ridgecrest Ave

Cost Estimate/ tax records as of August 2016

Revenues	One Time	Reoccurring (annual)
Property Taxes	X	\$268.05
State Shared	X	\$336.00
Sewer Tap Fees	X	X
Water & Sewer Rev (loss) *	X	(\$24.27)
Total	x	\$579.78

\$2.07 city property taxes

\$112.00 x 3 residents

Sewer Customer

2,000 gallon/month avg

*current water & sewer customer, therefore there will be a \$24.27 water/sewer revenue loss when annexed due to inside city rates.

Expenses	One Time	Reoccurring (annual)
Operating Budget		
Police & Fire Service	0.00	0.00
Transit Service	0.00	0.00
Street Lighting	0.00	0.00
Traffic Controls	0.00	0.00
Streets & Sanitation	0.00	0.00
Subtotal	0.00	0.00
Capital Budget		
Water	0.00	0.00
Sewer	0.00	0.00
Streets	0.00	0.00
Subtotal	0.00	0.00
Grand Total	\$5,500.00	0.00

Proximity Map



Existing Surrounding Land Uses

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action
West	1	<u>Zone: County R-3A</u> Use: High Density Residential	No prior action known
North	2	<u>Zone: County R-1</u> Use: Single Family Residential	No prior action known
Northeast/East	3	<u>Zone: City R-1B</u> Use: Single Family Residential	Annexed 2015 as part of Ridgecrest 2 Annexation
South	4	<u>Zone: City R-1B</u> Use: Single Family Residential	Annexed 1993 as part of Gravelly/Ridgecrest Annexation

Aerial Photo



North



West



East



South



CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for 1392 Ridgecrest Avenue based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

**1392 Ridgecrest Avenue Annexation
Plan of Services**

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only four in the State of Tennessee. We operate 8 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 106 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 2 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 53 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.
- D. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- E. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works

Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer currently serves the annexation area.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation.

Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.

- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas

and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

The annexation area does not contain any streets.

10. Zoning Services

- A. The area will be zoned R-1B (Single family residential).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.
- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.



10-07

August 29, 2016

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

Dear Mr. Booher:

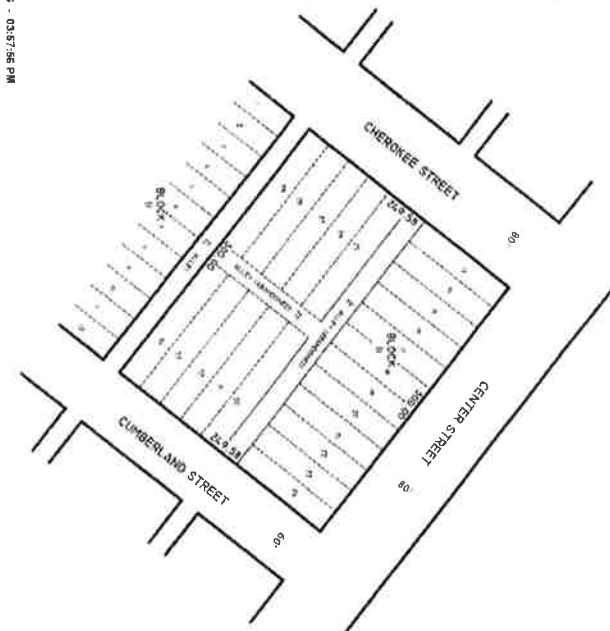
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Desubdivision of Lots 13-34, Block 11, located on Center Street, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within 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

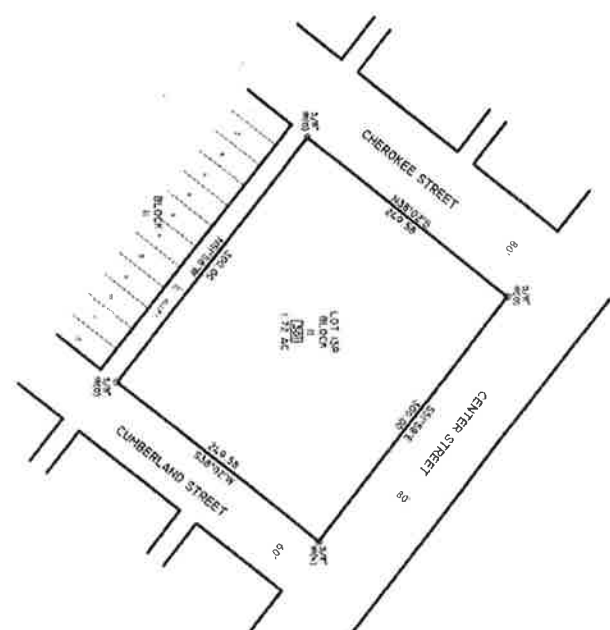
C: Kingsport Regional Planning Commission



BEFORE

NOTES:

- 1) THE TWO 30' ALLEYS WERE ABANDONED BY ORDINANCE NUMBER 5182 DATED MARCH 6, 2012



AFTER

NOTES:

- 1) NORTH BASED ON SITE-SPECIFIC AS PER PLANS FOR BUSINESS LOTS AND RESIDENTIAL LOTS FOR KINGSFORD DATED AUGUST, 1974.
- 2) PROPERTY IS ZONED B-2.
- 3) FRONT 0' SIDE 0' REAR 0'
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP FOR KINGSFORD DATED SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 15-10150
- 6) ACAD FILE 15-10150 REEDY.DWG
- 7) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP FOR KINGSFORD DATED SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 8) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 9) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP FOR KINGSFORD DATED SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 10) FIELD REFERENCES: D.B. 580C, PAGE 421, D.B. 580C, PAGE 285, D.B. 580C, PAGE 20, D.B. 836C, PAGE 12, D.B. 836C, PAGE 16, D.B. 650C, PAGE 128, D.B. 580C, PAGE 420, D.B. 866C, PAGE 672, D.B. 1907C, 497, D.B. 1700C, PAGE 150, & D.B. 1600C, PAGE 672
- 11) FIELD REFERENCES: P.3, PAGE 74 & P.8, PAGE 23
- 12) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP FOR KINGSFORD DATED SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 13) STANDARDS OF PRACTICE
- 14) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS GREATER THAN 1:10,000

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 249 E. WILSON STREET
 KINGSFORD, TENNESSEE 37080
 TELEPHONE (423) 382-8986
 FAX: (423) 382-8889
 E-MAIL: info@alleyandassociates.com

08/29/2016 - 03:57:56 PM
 160146272
 TESSAL, JACOB BLOCK 11E/1
 PLAT BOOK P35
 PAGE: 284-384

SECTION	16.00
ACRES	1.00
FEET	17.00
TOTAL	17.00

<p>1. I HEREBY CERTIFY THAT THE PLAN, BOOK AND SURVEY, AND THE LOCATION OF THE ALLEYS, ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN COMPENSATED FOR THIS SURVEY BY ANY OTHER PARTY.</p> <p>DATE: 8-23-16</p> <p>SURVEYOR: <i>David M. Alley</i></p>	<p>2. I HEREBY CERTIFY THAT THE PLAN, BOOK AND SURVEY, AND THE LOCATION OF THE ALLEYS, ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN COMPENSATED FOR THIS SURVEY BY ANY OTHER PARTY.</p> <p>DATE: 8-23-16</p> <p>SURVEYOR: <i>David M. Alley</i></p>	<p>3. I HEREBY CERTIFY THAT THE PLAN, BOOK AND SURVEY, AND THE LOCATION OF THE ALLEYS, ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN COMPENSATED FOR THIS SURVEY BY ANY OTHER PARTY.</p> <p>DATE: 8-23-16</p> <p>SURVEYOR: <i>David M. Alley</i></p>
--	--	--



<p>4. I HEREBY CERTIFY THAT THE PLAN, BOOK AND SURVEY, AND THE LOCATION OF THE ALLEYS, ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN COMPENSATED FOR THIS SURVEY BY ANY OTHER PARTY.</p> <p>DATE: 8-23-16</p> <p>SURVEYOR: <i>David M. Alley</i></p>	<p>5. I HEREBY CERTIFY THAT THE PLAN, BOOK AND SURVEY, AND THE LOCATION OF THE ALLEYS, ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN COMPENSATED FOR THIS SURVEY BY ANY OTHER PARTY.</p> <p>DATE: 8-23-16</p> <p>SURVEYOR: <i>David M. Alley</i></p>	<p>6. I HEREBY CERTIFY THAT THE PLAN, BOOK AND SURVEY, AND THE LOCATION OF THE ALLEYS, ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN COMPENSATED FOR THIS SURVEY BY ANY OTHER PARTY.</p> <p>DATE: 8-23-16</p> <p>SURVEYOR: <i>David M. Alley</i></p>
--	--	--

DESCRIPTION OF LOTS 13-34, BLOCK 11.

CITY OF KINGSFORD AND TWO ABANDONED ALLEYS	
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.00
ACRES NEW ROAD	0.00
OWNER	BANK OF TENNESSEE
SURVEYOR	ALLEY & ASSOCIATES, INC.
SCALE	1" = 60'



10-08

September 12, 2016

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

Dear Mr. Booher:

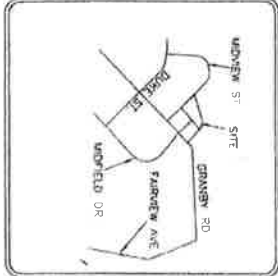
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 3, Block C Midfields Addition, located on Granby Road, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision 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



LOCATION MAPS

SCALE 1"=60'

 **ALLEY & ASSOCIATES, INC.**
◊ SUPERVISORS ◊
245 E. MARKET STREET
INDIANAPOLIS, INDIANA 46204
TELEPHONE (424) 382-8948
FAX: (424) 382-8980
E-MAIL: info@alleyassociates.com

RESUBDIVISION OF LOT 3, BLOCK C, MIDFIELDS
ADDITION NO.2, SECTION 2 AND LOT 1, BLOCK C

MIDFIELDS ADDITION NO.2, SECTION 1

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.719 AC.	TOTAL LOTS	2
ACRES NEW ROAD	0	ACRES NEW ROAD	0

OWNER MORRIS AND VANCE, et al CIVIL DISTRICT 12TH

SCALE 1"=60'



10-09

September 12, 2016

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 30 & 41 Polo Fields Phase III, located on Polo Fields Place, 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 "Ren Weems".

Ren Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



September 16, 2016

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

Dear Mr. Booher:

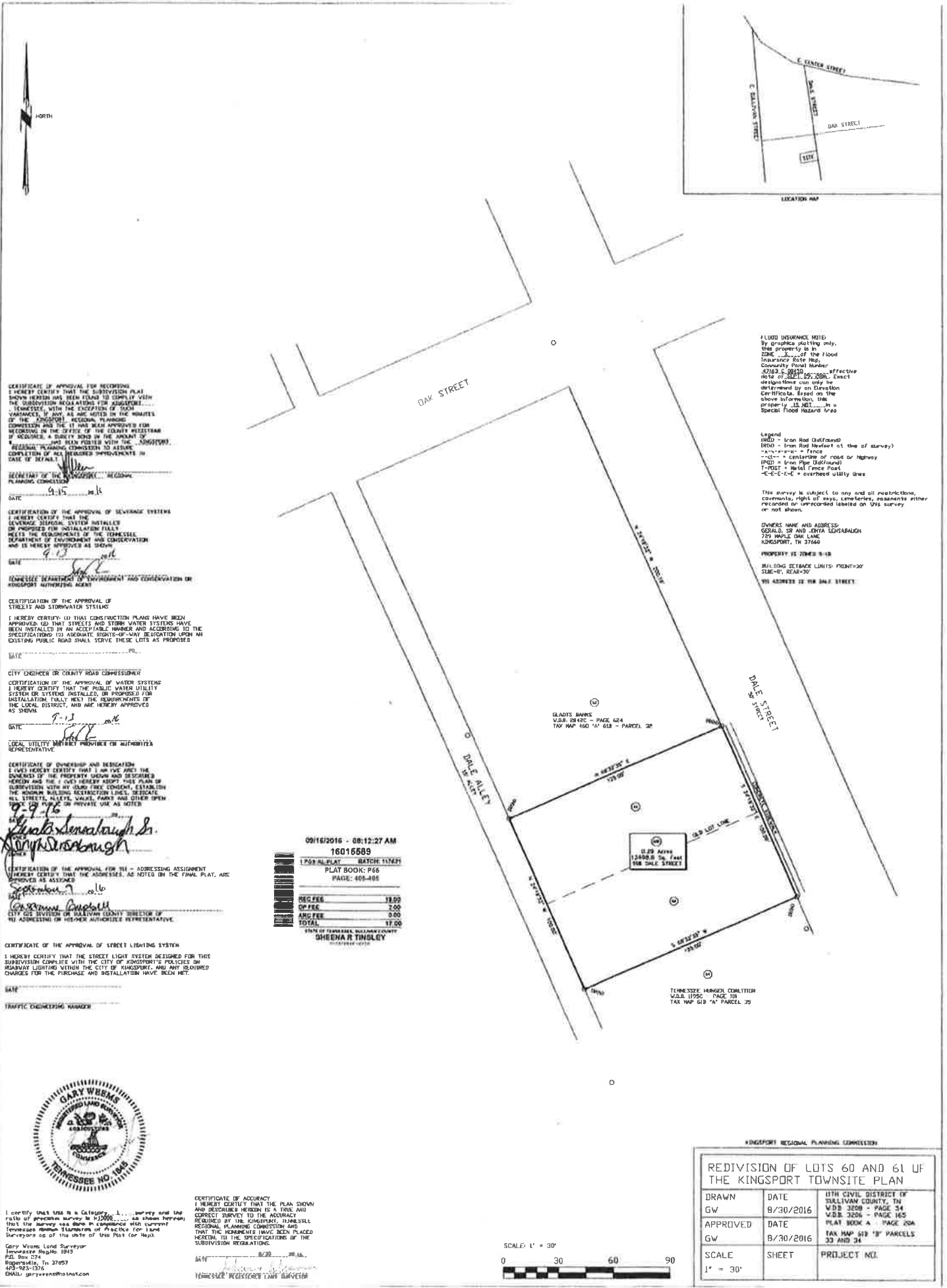
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 60 & 61 of the Kingsport Townsite Plan, located on Dale Street, surveyed by Gary Weems, meets the Minimum Standards for Subdivision Development of Major Subdivision 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



CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR ASSAULT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MARGINS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THE IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF KINGSFORD, A PUBLIC BODY IN THE STATE OF TENNESSEE, AND HAS BEEN FILED WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 9-15-16

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

DATE: 9-15-16

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSFORD AUTHORIZED AGENT

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

DATE: 9-15-16

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

DATE: 9-15-16

LOCAL UTILITY UTILITY PROVIDER OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I HAVE HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESIGNATED HEREON AND THE I HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISHING THE BOUNDARY LINES, ALLEYS, EASEMENTS, ALL STREETS, ALLEYS, VALUES, PARTS AND OTHER OPEN AREAS FOR THE PRIVATE USE AS NOTED.

DATE: 9-15-16

John S. Searles, Jr.
John Searles, Jr.

CERTIFICATION OF THE APPROVAL FOR THE ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE PROVIDED AS REQUESTED.

DATE: 9-15-16

Caroline C. Curren
Caroline Curren

CITY GIS DIVISION OR KINGSFORD COUNTY CLERK OF KINGSFORD OR KINGSFORD AUTHORIZED REPRESENTATIVE

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

DATE: 9-15-16

TRAFFIC ENGINEERING MANAGER

FLOOD INSURANCE NOTE
 By graphics plotting only, this property is in ZONE 1 of the Flood Insurance Rate Map, Community Flood Number: 27033-0-0000, effective date of 08-11-2006. Exact determinations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.

Legend
 (HWD) = Iron Rod Outfound
 (HWD) = Iron Rod Infound at time of survey
 (A-A-A-A-A) = Fence
 (C-C-C-C-C) = centerline of road or highway
 (P-P-P-P-P) = Iron Pipe Outfound
 (T-T-T-T-T) = Metal Fence Post
 (C-C-C-C-C) = overhead utility lines

This survey is subject to any and all restrictions, easements, rights of way, covenants, easements either recorded or unrecorded labeled on USGS survey or not shown.

OWNERS NAME AND ADDRESS:
 GORDON, OF AND JONIA GORDONBAUGH
 759 MAPLE OAK LANE
 KINGSFORD, TN 37060

PROPERTY IS ZONED R-1B

BUILDING SETBACK LIMITS: FRONT=30' SIDE=10' REAR=20'

NO ADDRESS IS FOR DALE STREET

09/16/2016 - 08:12:27 AM
 16016689
 1 PLANAL PLAT - MATCHE SHEET
 PLAT BOOK: P66
 PAGE: 408-408

REC FEE 12.00
 OFF FEE 2.00
 AND FEE 0.00
 TOTAL 17.00

STATE OF TENNESSEE, KINGSFORD COUNTY
 SHEENA R. TINSLEY
 CLERK



I certify that this is a plat of a survey and the plat of the survey is a true and correct copy of the original survey as shown hereon and that the survey is shown in compliance with current Tennessee Mapping Standards in effect for land surveys as of the date of the plat for map.

Gary Weems Land Surveyor
 Tennessee Reg No. 1845
 P.O. Box 174
 Rogersville, TN 37857
 423-953-1276
 EMAIL: garyweems@tinsley.com

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORD, KINGSFORD REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS HAVE BEEN PLACED HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 9-15-16

Sheena R. Tinsley
 TINSLEY ENGINEERING, LLC
 KINGSFORD, TN 37060



KINGSFORD REGIONAL PLANNING COMMISSION			
REDIVISION OF LOTS 60 AND 61 OF THE KINGSFORD TOWNSITE PLAN			
DRAWN	DATE	10TH CIVIL DISTRICT OF KINGSFORD COUNTY, TN	
GW	8/30/2016	V.B.S. 3000 - PAGE 34	
APPROVED	DATE	V.B.S. 3026 - PAGE 165	
GW	8/30/2016	PLAT BOOK A - PAGE 20A	
SCALE	SHEET	TAX MAP 618 "B" PARCELS 33 AND 34	
1" = 30'		PROJECT NO.	



September 16, 2016

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

Dear Mr. Booher:

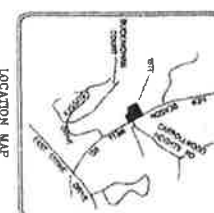
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Howard Property, located on New Beason Well Road, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the 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



09/16/2016 - 09:14:06 AM

16015590

100% H. PLAT. BATCH 111111

PLAY BOOK: P45

PAGE: 100-106

REC PER	
CL PER	15.00
ANC PER	2.00
TOTAL	6.00
	17.00

CHRYSLER FINANCIAL GROUP

1001 10th St. N. Jacksonville, FL 32209

ENFOQUE TECNICO Y/O
 TEMÁTICO (C2) 362-6086
 FAX: (C2) 362-8686
 E-Mail: libertad@guadalupe.com

PP POWER POLE
T/E/C TELEPHONE/ELECTRIC/CABLE
N.T.S. NOT TO SCALE
[123] 911 ADDRESS
5 CENTERLINE
CO CLEAN OUT
● POINT IN CREEK
● SANITARY SEWER MANHOLE
● ENVIRONMENTAL SYSTEMS
CORPORATION

- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL DPOO INSURANCE ADMINISTRATION BUREAU AT MEMPHIS AND SPRINGFIELD, MISSOURI, AND THAT THE PROPERTY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE ATTACHED MAP.
- 4) DEED NO. 16-10477
- 5) ACID TIE-BACKING SURVEYING
- 6) FIELD NOTES AND ELECTRONIC DATA COLLECTED
- 7) TAX MAP ST PARCEL 40
- 8) DEED REFERENCE: DBB 26-930, PAGE 263
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE HANDBOOK OF SURVEYING PRACTICES
- 10) I HEREBY CERTIFY THAT THIS IS A CAUTIONARY SURVEY AND THE RANGE OF PRECISION OF THIS SURVEY IS GREATER THAN 1:10,000



DIVISION OF THE HOWARD PROPERTY



September 28, 2016

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 lands of Deborah and Jimmie Poole, located on Highpoint Avenue, surveyed by M. Lacey Land Surveying, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

TAX PARCEL 029D-B-037 DC
DB 3143, PG 844

Received on 11/11/2018
 From: Shubert, Ravi
 Date: 04/11/2018

913 2016
SLR 11

102

**CERTIFICATION OF THE APPROVAL OF STREETS
AND STORMWATER SYSTEMS**

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED (2) THAT STREETS AND SIDEWALK STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS (3) ADEQUATE POST-CONSTRUCTION MAINTENANCE AND REPAIR SHALL BE MAINTAINED
DATE: 12/15/2002

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS

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

DATE _____

THOMAS J. HARRIS, JR.
OR
J. HARRIS, JR.

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

September 26, 2014

CERTIFICATION OF OWNERSHIP AND DEDICATION

1. (WE) HEREBY CERTIFY THAT ALL (WE AND) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BOUNDARY LINES, AND LOCATE ALL STREETS, ALLEYS, WATER, SEWER, AND OPEN SPACE TO PUBLIC OR PRIVATE USE, AS NOTED.

CERTIFICATION OF APPROVAL FOR RECORDING

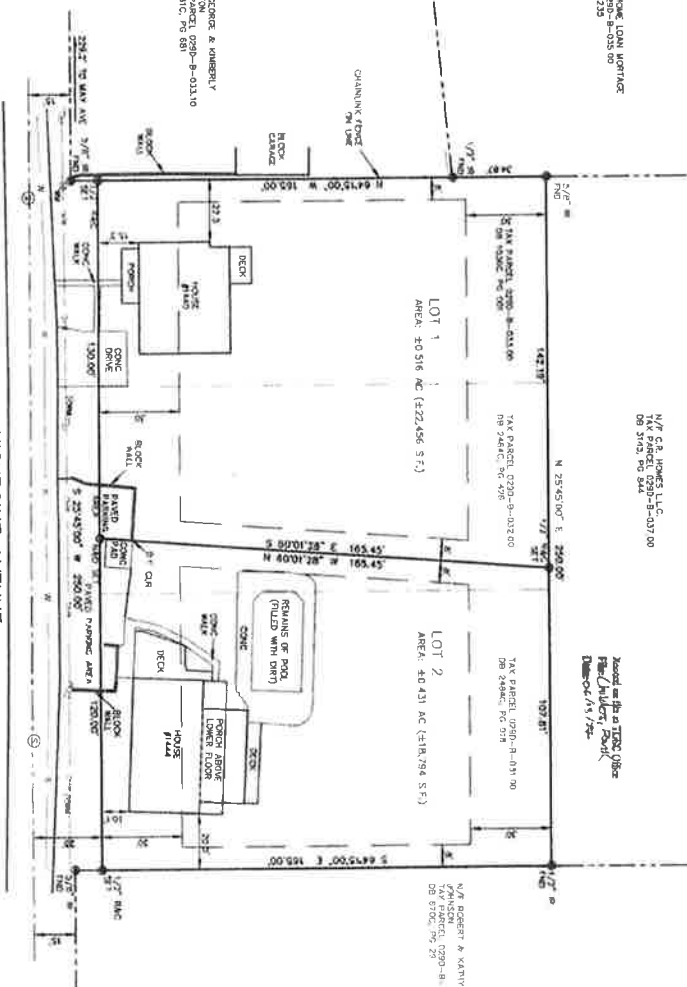
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE IN THE JUDICIALS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE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

BULK REQUIREMENTS

CITY OF KINGSPORT R-1B (RESIDENTIAL)-ZONING DISTRICT
MINIMUM REQUIREMENTS REQUIRED

RFAR YARC

SIDE YARD



HIGHPOINT AVENUE

09/28/2016 - 03:54:21 PM
4501E387[illegible]

CERTIFICATION OF ACCURACY

THIS PLAY IS BASED ON A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:10,000 AS SHOWN HEREON



LOCATION MAP

1 THIS PLAN IS BASED ON A FIELD SURVEY BY M. LACEY LAND SURVEYING
COMPLETED ON 28/28/2016

REFERENCES

- A DEED BOOK 2494C PAGE 007H
B DEED BOOK 2494C PAGE 047H
C DEED BOOK 1036C PAGE 0001
D MAP ENTITLED, "S-B DIVISION OF KINGSFORD CORPORATION,
PROPERTY, A/R ROLLER TRACT" AS FILED IN THE SULLIVAN COUNTY
REGISTER'S OFFICE IN PLAT BOOK 1 PAGE 82A

3 THIS SURVEY IS
PT-2

[illegible]

Legend

PROPERTY LINE
ADJACENT PROPERTY LINE
ZONING BUILDING SETBACK LINE
COTTLEDGE
EDGE OF PAVEMENT
WIDE POCKET
TWO LANE HIGHWAY
DRAINAGE DITCHES
RAILWAY
RAIL & GROW
SHOW LOT
TWO LANE HIGHWAY
UNPAVED (S.W. CORNER)
WATER WETLAND

ABBREVIATIONS

AC	ACFT	NAD	NAME & DOB
CLR	CLR	N/T	NOW OR FORMERLY
CONC	CONCRETE	RAC	ROD & P-ASTIC CAP
DB	DECK BOOM	PC	PAGE
IR	FOUND	SF	SQUARE FEET
	IRON ROD		

RESUBDIVISION OF LANDS OF

DEBORAH & JIMMIE POOLE
440 & 1444 HIGHPOINT AVENUE
CITY OF KINGSFORD
12TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE



September 28, 2016

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 15, 16 and Part 14 of Kingsport Corp. Property, located on Claremont Road, surveyed by M. Lacey Land Surveying, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Building Division Monthly Report
September 2016

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	18	\$353,550
ADDITIONS	4	\$303,000
ALTERATIONS	3	\$98,500
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY	3	\$3,029,000
NEW SINGLE-FAMILY	10	\$1,754,175
RESIDENTIAL ROOF	6	\$42,050
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	2	\$434,000
ALTERATIONS	5	\$2,775,583
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME	1	\$3,453,761
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	1	\$93,065
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK	1	\$3,566,689
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	\$80,000
GRADING		
FOUNDATION ONLY	1	\$50,191
COMMUNICATION TOWER		
COMMERCIAL ROOF		
TOTAL	56	\$16,033,564
<u>OTHER MISC PERMITS</u>		
BANNERS	1	
DEMOLITIONS	3	
MOVE STRUCTURE		
SIGNS	3	
TENTS		
TOTAL PERMITS ISSUED	63	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$65,998,814

City of Kingsport
Building Division
3rd Quarter Comparison 2015-2016

10-14

	3rd QUARTER 2015		3rd QUARTER 2016	
<u>RESIDENTIAL PERMITS</u>	COUNT	COST	COUNT	COST
ACCESSORY STRUCTURES	54	\$479,630	41	\$1,010,934
ADDITIONS	10	\$293,181	10	\$473,100
ALTERATIONS	29	\$432,976	20	\$487,161
NEW CONDO				
NEW DUPLEX				
NEW GROUP HOME				
NEW MULTI-FAMILY			3	\$3,029,000
NEW SINGLE-FAMILY	18	\$4,928,105	24	\$5,390,988
RESIDENTIAL ROOF	24	\$194,944	17	\$102,946
<u>COMMERCIAL PERMITS</u>				
ADDITIONS			4	\$661,000
ALTERATIONS	18	\$6,170,598	14	\$4,549,805
CHURCH RENOVATIONS	4	\$5,171,558		
SCHOOL RENOVATIONS	1	\$537,186		
NEW CHURCH/RELIGIOUS BUILDINGS				
NEW COMMUNICATION TOWER				
NEW HOSPITAL/INSTITUTION/NURSING HOME			1	\$3,453,761
NEW HOTEL/MOTEL				
NEW INDUSTRIAL			1	\$93,065
NEW JAILS/POST OFFICE/BARNS	1	\$335,600	1	\$414,450
NEW PARKING GARAGE				
NEW PARKS/POOLS/DOCKS				
NEW PROFESSIONAL/MEDICAL/BANK			1	\$3,566,689
NEW PUBLIC WORKS/UTILITY				
NEW RETAIL/RESTAURANT/MALL	1	\$700,000		
NEW SERVICE STATION				
NEW SOCIAL/RECREATIONAL				
NEW SCHOOL/LIBRARY/MUSEUM				
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	\$20,500	1	\$80,000
GRADING	4	\$264,100	1	\$80,000
FOUNDATION ONLY	1	\$25,648	5	\$2,954,481
COMMERCIAL ROOF	5	\$120,200	3	\$367,997
COMMUNICATION TOWER	1	\$38,843	1	\$157,884
TOTAL	173	\$19,713,069	148	\$26,873,261