KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

February 21, 2019 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON JANUARY 14, 2019 AND THE REGULAR MEETING HELD ON JANUARY 17, 2019.

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.

02-01 Irrevocable Letter of Credit Extension for Chase Meadows PH 3– (19-201-00004)
The Kingsport Regional Planning Commission is requested to consider extension of an Irrevocable Letter of Credit for Chase Meadows Phase 3 for the amount of $31,640.00. (Harmon)

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

02-02 Right-Of-Way Vacating- Tranbarger Avenue – (19-401-00002)
The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation to the Kingsport Board of Mayor and Alderman for the vacating of unimproved right-of-way as platted on the 1940 Bell Ridge Heights Subdivision. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

02-03 West Park Conceptual Subdivision – (19-201-00001)
The Kingsport Regional Planning Commission is requested to consider Conceptual Subdivision Approval for the West Park Development. The property is located inside the corporate limits of the City of Kingsport, 1st Civil District of Hawkins County. (Harmon)

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

VIII. OTHER BUSINESS

02-04 Receive a letter to certify the Resubdivision of Lots 5-9 & Lots 46-52 Arlen Easley Property located on Reservoir Road.

02-05 Receive a letter to certify the Division of David & Pamela Salley Property located on Fieldcrest Road.

02-06 Receive a letter to certify the Resubdivision of Hemlock Park Subdivision & Richards Property located on Hemlock Park Drive.

02-07 Receive a letter to certify the Resubdivision of Lot 1 Terry & Alice Malone Property and the Division of the Anderson Page Property located on Rotherwood Drive.

02-08 Receive, for informational purposes only, the January 2019 Building Department report.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

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

January 14, 2019 12:00 p.m.

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

Members Absent
none

Staff Present
Ken Weems
Jessica Harmon
Nathan Woods

Visitors
none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any corrections to the November 2018 work session or regular meeting minutes. Mark Selby identified a minor typo. Secretary Weems noted that he would fix the typo for minute approval during the regular meeting. No official action was taken.

IV. CONSENT AGENDA

01-01 Irrevocable Letter of Credit Extension for Chase Meadows PH 4 – (18-201-00098)

The Kingsport Regional Planning Commission is requested to consider extension of an Irrevocable Letter of Credit for Chase Meadows Phase 4 for the amount of $46,500.00. Staff noted that the existing letter of credit concerns asphalt topping, as-built drawings, and the conversion of sediment ponds to detention. Mike McIntire inquired as to how many extensions they have received in the past. Staff answered that phase 4 had been extended two times in the past. No official action was taken.

01-02 Hemlock Park 3 Lot Minor Plat – (18-201-00095)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for Hemlock Park 3 Lot Minor Plat. The property is located inside corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the 3-lot minor plat that increases road frontage for two of the three parcels. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

01-03 2400 and 2404 N. John B. Dennis Rezoning – (18-101-00011)

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation to the Kingsport Board of Mayor and Alderman of the rezoning from P-1 to B-4P to accommodate future commercial use for 2400 N. John B. Dennis. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the proposal conforms to the future land use plan as an area appropriate for commercial/retail use. Staff stated that the owner-requested rezoning is sought for future commercial use at 2400 N John B Dennis. Staff noted that the existing office use at 2404 N John B Dennis would not change. Staff stated that on-premises alcoholic beverage sales could not be conducted in the rezoning site as it is too close to an existing private school on the other side of the highway. Staff stated that no comment had been received to date. No official action was taken.

01-04 Resubdivision of Anderson & Page Property– (18-201-00094)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for the Resubdivision of the Anderson & Page Property. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff described the action being proposed by the submittal. The single family home on the property is being subdivided from the main parcel and subsequently provided with public street frontage. Staff stated that an irregular lot shape variance is necessary for the approval of the plat. Chairman Booher inquired as to why the frontage could not be made off Canongate Road. Staff theorized that too much of the existing adjacent farm would be involved. The Commission, in general, preferred a different option to the submittal, while at the same time acknowledging the difficulty of finding one. No official action was taken.

01-05 Resubdivision of Former Centre Acres Property – (18-201-00094)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for the Resubdivision of the Former Centre Acres Property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the property is being added to existing lots that have existing frontage along E Center Street, Watauga Street, and Lamont Street. Staff stated that the property had been recently purchased at auction and divided amongst the existing adjacent owners that had been mowing and conducting general maintenance on the property for years. No official action was taken.

01-06 Executive Park Permanent Easement – (19-401-00001)

The Kingsport Regional Planning Commission is requested to consider the vacating of a 10' sewer easement and approving the new location of a new 15' sewer easement on the property known as 1025 Executive Park Blvd. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the vicinity of the request as that of the recently constructed mental health facility, Strategic Behavioral Health. Staff noted that the property developer had been working with the City Engineering Dept to relocate the easement and sewer line. Staff stated that no city departments have a need for the easement now that the sewer line relocation has been completed. No official action was taken.

01-07 West Park – (19-201-00001)

The Kingsport Regional Planning Commission is requested to consider Conceptual Subdivision Approval for West Park. The property is located inside the corporate limits of the City of Kingsport, 1st Civil District of Hawkins County. Staff presented the details of the item which consist of a conceptual layout of lots fronting on a permanent easement throughout the development. Staff noted the following variances from the subdivision regulation's Non-Residential Street standard associated with the request: 1. A change from the minimum easement width requirement from 60 feet to 40 feet; 2. A change from the minimum street width from 33 feet to 28 feet and 25 feet; 3. Dismissal of all required sidewalks; 4. Dismissal of the requirement that all new streets have concrete curb/gutter; 5. Change pavement section from a 10/3/1.5 standard of construction depth to 6/2/1. The Commission collectively had concerns over the amount and type of variances requested. Mike McIntire stressed the importance of sidewalks for pedestrian mobility inside the development. No official action was taken.

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

01-08 Receive a letter to certify the Division of Michael Bare Property located on Ridgeway Road.

01-09 Receive a letter to certify the Re-Subdivision of Lots 3 & 8 Ava Gammon Slaughter Property located on Colonial Heights Road.

01-10 Receive a letter to certify te Replat of lot 8 Southgate Shopping Center – Phase 2 located on South Wilcox Drive.

01-11 Receive a letter to certify the Consolidation of lots 11 & 12 Briarwood Acres Section 2 located on Stillwood Court.

01-12 Receive a letter to certify Lot 1 Williams Property located on Mitchell Road.

01-13 Receive a letter to certify the Division of a part of the C & M Cleek General Partnership located on Cleek Road.

01-14 Receive a letter to certify the Division of a part if the Phyllis Moore Property located on Childress Ferry Road.

01-15 Receive a letter to certify the Division of Red Hot Properties located on Ridgeway Road.

01-16 Receive, for informational purposes only, the December 2018 Building Department report.

01-17 Receive, for informational purposes only, the 4th Quarter Comparison 2017-2018.

VIII. OTHER BUSINESS

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:07 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

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

January 17, 2019 5:30 p.m.

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

Members Absent
Paula Stauffer

Staff Present
Ken Weems
Jessica Harmon
Nathan Woods
David Harris

Visitors
Dwayne Powell

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Booher asked for approval of the agenda. Secretary Weems noted that the applicant for item 01-07 decided to withdraw from consideration during the regular meeting. A motion was made by Mark Selby seconded by Phil Rickman to approve the amended agenda. The motion was approved unanimously, 7-0. Chairman Booher asked for any changes to the minutes of the work session held on November 12 and the regular meeting held on November 15, 2018. Staff added that the minor typo identified during the work session had been corrected. A motion was made by John Moody, seconded by Pat Breeding to approve the minutes as amended. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

01-01 Irrevocable Letter of Credit Extension for Chase Meadows PH 4 – (18-201-00098)

The Kingsport Regional Planning Commission is requested to consider extension of an Irrevocable Letter of Credit for Chase Meadows Phase 4 for the amount of $46,500.00.

01-02 Hemlock Park 3 Lot Minor Plat – (18-201-00095)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for Hemlock Park 3 Lot Minor Plat. The property is located inside corporate limits of the City of Kingsport, 14th Civil District of Sullivan County.

Chairman Booher asked if any Commission members needed a presentation or if they had any more questions about the consent agenda. No presentation or additional information was requested. A motion was made by Mark Selby, seconded by Mike McIntire, to approve the consent agenda. The motion passed unanimously, 7-0.

VI. NEW BUSINESS

01-03 2400 and 2404 N. John B. Dennis Rezoning – (18-101-00011)

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation to the Kingsport Board of Mayor and Alderman of the rezoning from P-1 to B-4P to accommodate future commercial use for 2400 N. John B. Dennis. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the proposal conforms to the future land use plan as an area appropriate for commercial/retail use. Staff stated that the owner-requested rezoning is sought for future commercial use at 2400 N John B Dennis. Staff noted that the existing office use at 2404 N John B Dennis would not change. Staff stated that on-premises alcoholic beverage sales could not be conducted in the rezoning site as it is too close to an existing private school on the other side of the highway. Staff stated that no comment had been received to date. Chairman Booher asked if the rezoning proposal would create any traffic issues with future commercial land uses. Staff stated that the proposal had been reviewed by the City's Traffic Superintendent and that no potential traffic issues were identified. Mark Selby made a motion, seconded by Mike McIntire, to send a favorable recommendation on the rezoning to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.

01-04 Resubdivision of Anderson & Page Property– (18-201-00094)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for the Resubdivision of the Anderson & Page Property. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of the request to the Commission. Staff noted the goal of the proposal is to subdivide the single family home from its large parcel. Staff identified the circuitous route chosen to connect the parcel to public street frontage. The Commission, in general, acknowledged the unique proposal and the associated challenge in finding a more direct way to connect the new lot to public street frontage. A motion was made by Sharon Duncan, seconded by Pat Breeding, to approve the resubdivision and unique lot shape variance. The motion passed unanimously, 7-0.

01-05 Resubdivision of Former Centre Acres Property – (18-201-00094)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for the Resubdivision of the Former Centre Acres Property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the property is being added to existing lots that have existing frontage along E Center Street, Watauga Street, and Lamont Street. Staff stated that the property had been recently purchased at auction and divided amongst the existing adjacent owners. Staff noted that the same owners had been mowing and conducting general maintenance on the property for years. Beverley Perdue stated that she was surprised at the size of the area being subdivided when she

reviewed the area. Beverley Perdue made a motion, seconded by Mark Selby, to grant final approval. The motion passed unanimously, 7-0.

01-06 Executive Park Permanent Easement – (19-401-00001)

The Kingsport Regional Planning Commission is requested to consider the vacating of a 10' sewer easement and approving the new location of a new 15' sewer easement on the property known as 1025 Executive Park Blvd. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the vicinity of the request as that of the recently constructed mental health facility, Strategic Behavioral Health. Staff noted that the property developer had been working with the City Engineering Dept to relocate the easement and sewer line. Staff stated that no city departments have a need for the easement now that the sewer line relocation has been completed. Mark Selby made a motion to send a recommendation to the Board to abandon the easement, seconded by Phil Rickman. The motion passed unanimously, 7-0.

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

VIII. OTHER BUSINESS

01-08 Receive a letter to certify the Division of Michael Bare Property located on Ridgeway Road.

01-09 Receive a letter to certify the Re-Subdivision of Lots 3 & 8 Ava Gammon Slaughter Property located on Colonial Heights Road.

01-10 Receive a letter to certify the Replat of lot 8 Southgate Shopping Center – Phase 2 located on South Wilcox Drive.

01-11 Receive a letter to certify the Consolidation of lots 11 & 12 Briarwood Acres Section 2 located on Stillwood Court.

01-12 Receive a letter to certify Lot 1 Williams Property located on Mitchell Road.

01-13 Receive a letter to certify the Division of a part of the C & M Cleek General Partnership located on Cleek Road.

01-14 Receive a letter to certify the Division of a part if the Phyllis Moore Property located on Childress Ferry Road.

01-15 Receive a letter to certify the Division of Red Hot Properties located on Ridgeway Road.

01-16 Receive, for informational purposes only, the December 2018 Building Department report.

01-17 Receive, for informational purposes only, the 4th Quarter Comparison 2017-2018.

IX. ADJOURNMENT

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

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: FEBRUARY 6, 2019

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR CHASE MEADOWS PH3

FILE NUMBER: 19-201-00004

The City currently holds an Irrevocable Letter of Credit in the amount of $31,640.00 for Chase Meadows Phase 3. This Letter of Credit is set to expire on March 15, 2019. The City Engineering Division has reviewed the estimate and has found that the remaining improvements, which include asphalt topping and as-built drawings, have not been completed and that the estimate of $31,640.00 is still valid.

The Kingsport Regional Planning Commission is asked to approve the extension of an Irrevocable Letter of Credit for Chase Meadows Phase 3 for the amount of $31,640.00. This Irrevocable Letter of Credit will have an expiration date of February 21, 2020. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to November 15, 2019.

Staff Recommends approval of the extension of the Irrevocable Letter of Credit in the amount of $31,640, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 3.

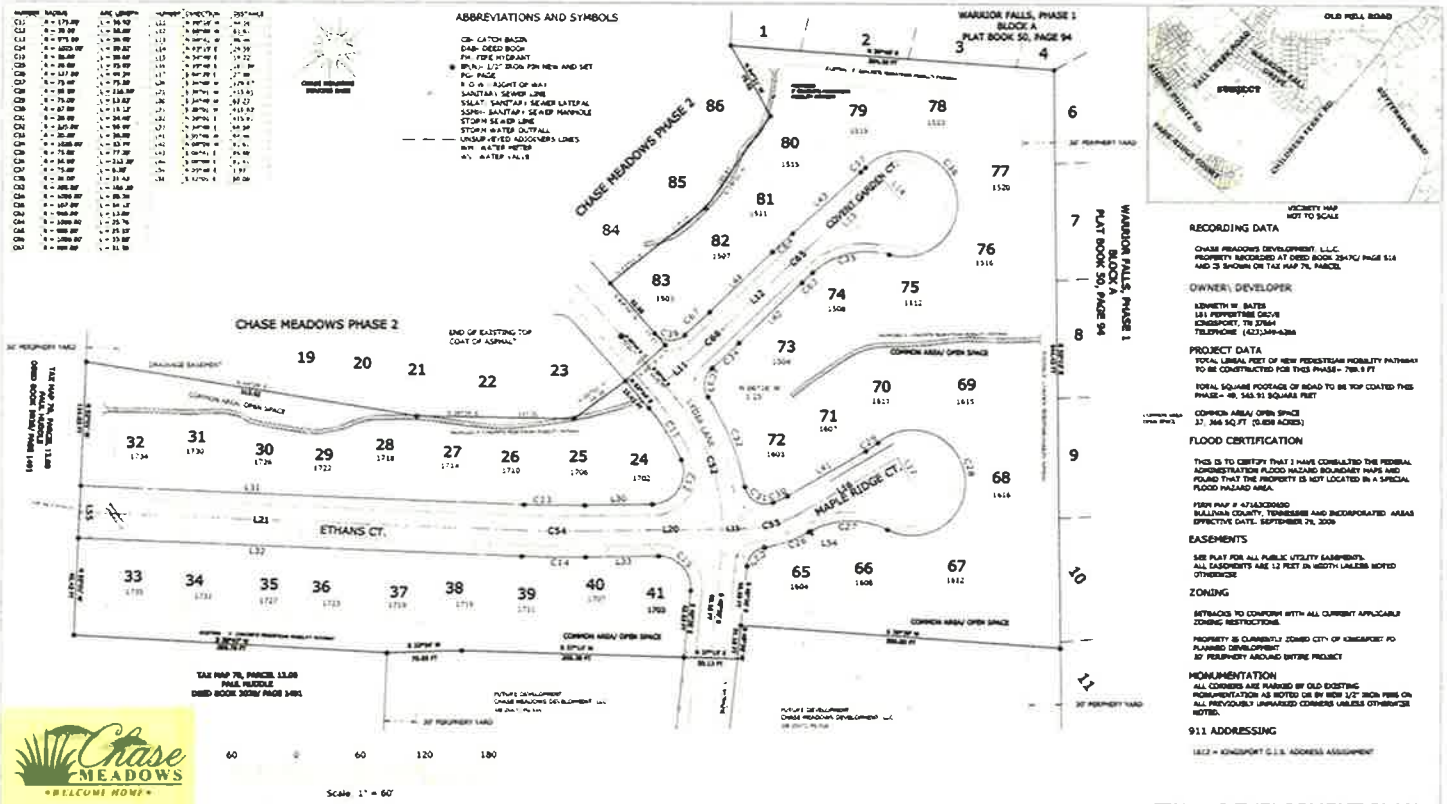
BOND ESTIMATE
FOR
Chase Meadows- Phase 3
December 21, 2018

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	296	TON	ASPHALT TOPPING	$ 90.00	$ 26,640.00
2	1	LS	AS-BUILT SURVEY/RECORD DRAWINGS	$ 5,000.00	$ 5,000.00
			CONSTRUCTION TOTAL		$ 31,640.00

Pamela Gilmer

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

12-21-18
December 21, 2018



FINAL DEVELOPMENT PLAN
CHASE MEADOWS-PHASE 3

UNITS 24-41, 65-83

7th CIVIL DISTRICT

SULLIVAN COUNTY, TENNESSEE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 7.432 Acres± TOTAL UNITS 37

ACRES NEW ROAD 1.718 Acres± MILES NEW ROAD 0.27

OWNER Chase Meadows Development, LLC CIVIL DISTRICT 7th

SURVEYOR CARTER, CAIRE & ASSOC. CLOSURE ERROR 1 1 LINER

SCALE: 1"=60'

CARTER, CAIRE & ASSOCIATES
SURVEYORS-PLANNERS
3616 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 349-6630 FAX (423) 349-5327
EMAIL carter-caire@charter.net

3

02-01

Kingsport Regional Planning Commission

Vacating Report
File Number 19-401-00002

Property Information	Right-of-Way Vacating
Address	
Tax Map, Group, Parcel	R-O-W splits TM12N Group E Parcel22
Civil District	12th Civil District
Overlay District	N/A
Land Use Designation	Residential
Acres	+/- .124 acres

Applicant #1 Information	**Surveyor Information**
Name: Wallace Larkin Estate	**Name:** Alley & Associates, INC.
Address: 6 Rollingreen Rd.	**Address:** 243 E Market Street
City: Greer	**City:** Kingsport
State: SC **Zip Code:** 29651	**State:** TN **Zip Code:** 37660
Email:	**Email:** mstrickler@alley@associates.com
Phone Number:	**Phone Number:** (423) 392-8896

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends abandonment of the unimproved right-of-way located off Galloway Street:

- Request reviewed by all city departments
- No utilities located in the right-of-way

Staff Field Notes and General Comments:

The applicant that is requesting the vacating of unimproved right-of-way owns property on both sides of Tranbarger Avenue. Street was originally platted in 1940. Never built or improved upon.

Utilities: No utilities present in the vacating request area.

Planner:	Harmon	Date: 2/11/19	
Planning Commission Action		**Meeting Date:**	**February 21, 2019**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 21, 2019

Kingsport Regional Planning Commission

Vacating Report
File Number 19-401-00002

PROPERTY INFORMATION	**Right-of-Way Vacating**
ADDRESS	**Located off Mellon St**
DISTRICT, LAND LOT	**Sullivan County**
	12th Civil District, TM 12N, Group E, Parcel 22
OVERLAY DISTRICT	**N/A**
PROPOSED ZONING	**No Change**
ACRES +/- 0.124	
EXISTING USE Vacant	
PROPOSED USE Vacant	

PETITIONER 1: Wallace Larkin Estate

Surveyor: Alley & Associates, INC.
243 E Market Street Kingsport TN

INTENT

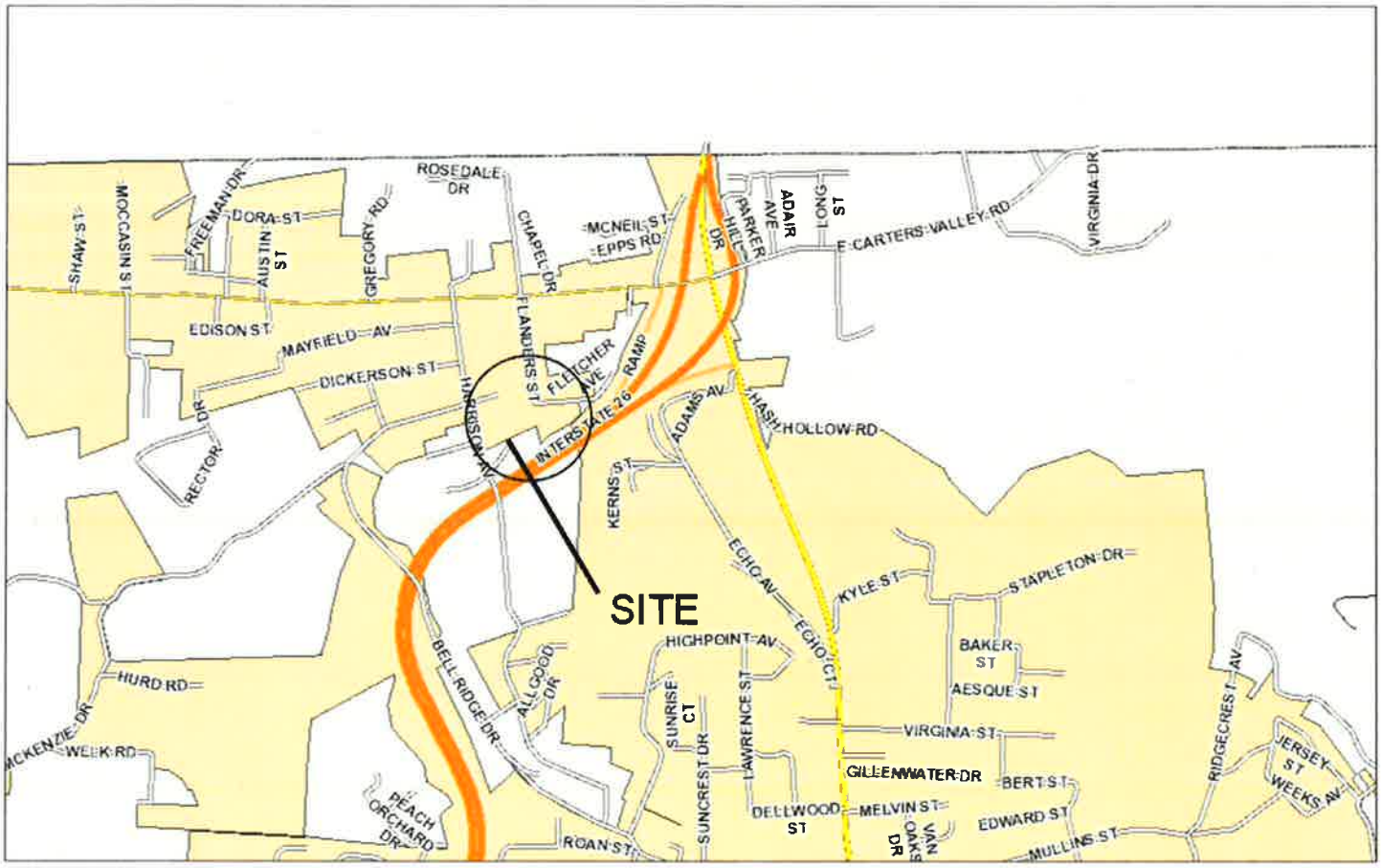
The applicants are requesting that unimproved right-of-way that splits property that they own be vacated and abandoned.

The area requested to be vacated is approximately 25' wide and 217 feet in length. The right-of-way was originally platted in 1940 but never improved or opened. No utilities lie within the area of request.

The property was annexed in 2011 and staff has verified with Sullivan County Highway Department that the right-of-way was never vacated by Sullivan County prior to annexation.

This request has been reviewed by all city departments and they have responded that there is no need for this portion of right-of-way from a city perspective.

Location



2/6/2019, 2:17:02 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.17 0.35 0.7 km

Zoning

2/5/2019, 2:23:22 PM

1:2,257

Addresses
Sullivan Co Parcel Data

City Zoning: <Null>, TA/C, P-S, GC, B-2E, A-1, A-2, AP, B-1, B-2, B-3, B-4, B-3, B-4P, B-4P, BC, GC, M-1, M-1R, M-2, MX, P-1, P-D

0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

Web AppBuilder for ArcGIS

Future Land Use

2/5/2019, 2:24:31 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

- Addresses
- Sullivan Co Parcel Data

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

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 21, 2019

Aerial w/Utilities

2/5/2019, 2:25:21 PM

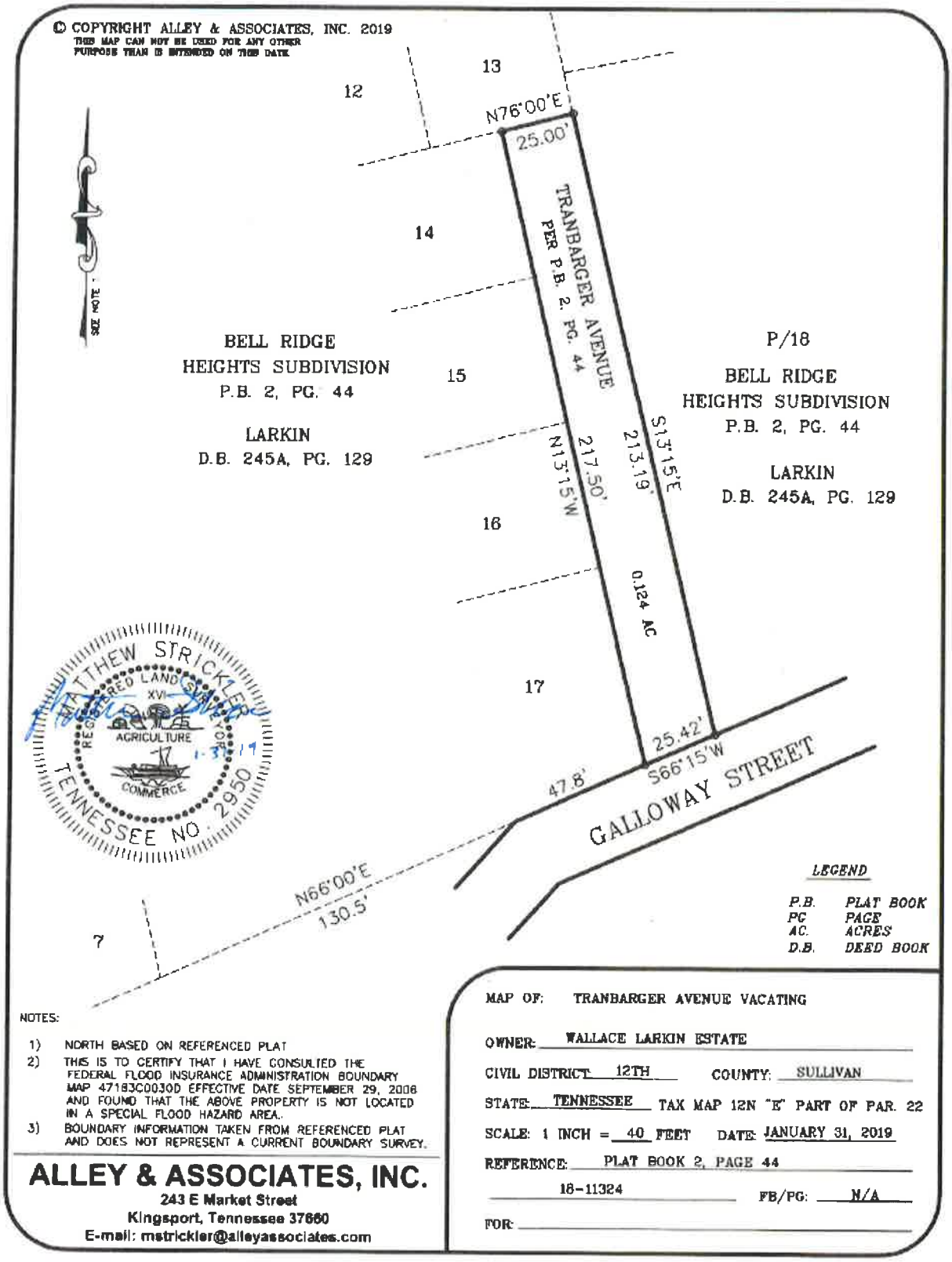
1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

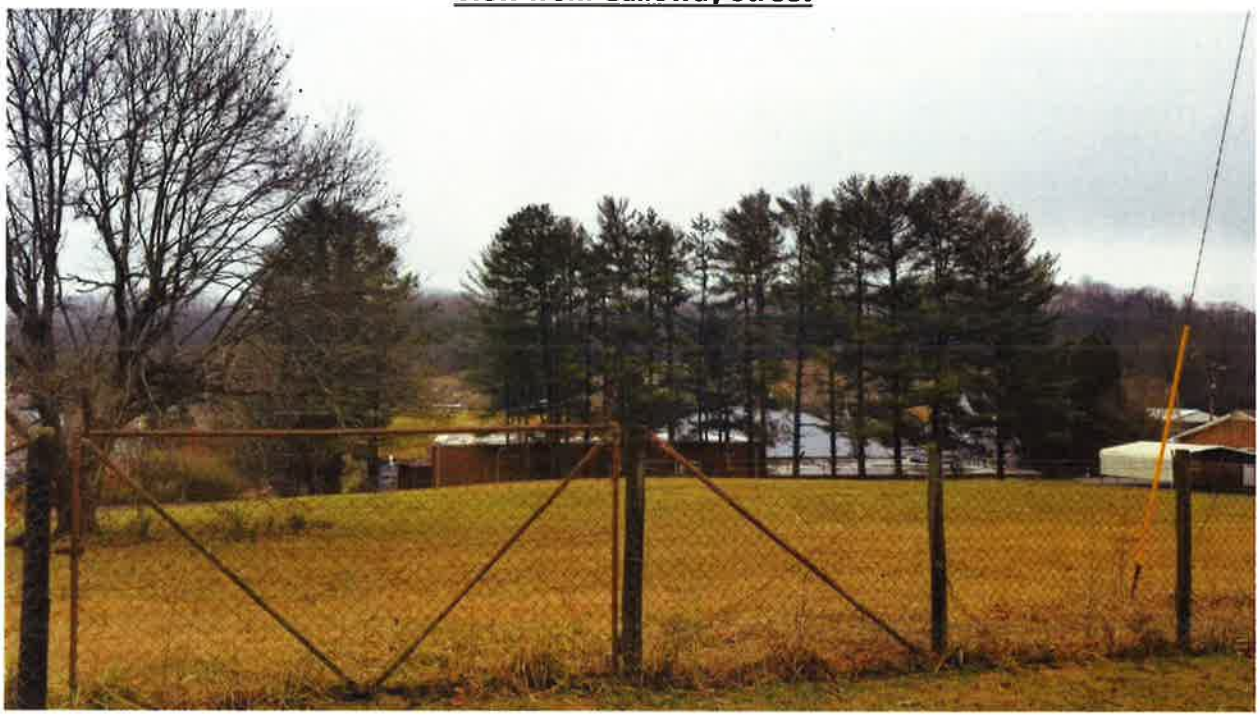
- Addresses
- Sewer Manholes
- Water Lines
- Sullivan Co Parcel Data
- Sewer Mains

Web AppBuilder for ArcGIS



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 21, 2019

View from Galloway Street



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the vacating of unimproved right-of-way as platted on the 1940 Bell Ridge Heights Subdivision as City Staff sees no future use for this right-of-way

Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

Property Information	West Park		
Address	4401 W Stone Drive		
Tax Map, Group, Parcel	TM 22 Parcel 66		
Civil District	1st Civil District		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	15.51		
Major or Minor / #lots		**Concept Plan**	10 Lot Conceptual
Two-lot sub		**Prelim/Final**	

Owner /Applicant Information	**Surveyor Information**
Name: Todd East & Carla Karst	**Name:** Terry Cox
Address: 155 Shelby Street Suite 3	**Address:** 1416 Dobyns Drive
City: Kingsport	**City:** Kingsport
State: TN **Zip Code:** 37660	**State:** TN **Zip Code:** 37664
Email: N/A	**Email:** ttcntlc@outlook.com
Phone Number: N/A	**Phone Number:** 423-732-2940

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Conceptual Subdivision Approval for the following reasons:

- **6 variances all dealing with street construction have been requested**
- **All proposed lots would meet the minimum requirements set forth in the Zoning Code & Subdivision Regulations**
- **With approval of variances, all Subdivision Regulations requirements would be met**

Staff Field Notes and General Comments:

The property lies along West Stone Drive near the intersection with Netherland Inn Rd. It was the site of the former Armory, which has now been demolished. Two commercial buildings are currently being constructed on the property.

Planner:	Harmon	Date: 2/9/2019	
Planning Commission Action		**Meeting Date:**	**February 21, 2019**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

PROPERTY INFORMATION	**West Park**
ADDRESS	**4401 W Stone Drive**
DISTRICT, LAND LOT	**1st Civil District, TM 22 Parcel 66**
OVERLAY DISTRICT	**N/A**
EXISTING ZONING	**B-3**
PROPOSED ZONING	**No Change**
ACRES	**15.51 acres – 10 proposed lots**
EXISTING USE	**Vacant**
PROPOSED USE	**Commercial**

PETITIONER: **Todd East & Carla Karst**
ADDRESS: **155 Shelby Street Suite 3 Kingsport, TN**

REPRESENTATIVE: **Terry Cox**
PHONE: **423-732-2940**

INTENT

The applicant is requesting conceptual plat approval for the subdivision of the property located in the 1st Civil District of Hawkins County and more fully described as Tax Map 22 Parcel 66, known as the "Armory."

During the last January Work Session, several concerns were raised pertaining to the requested variances. The applicant decided to withdraw his request to re-evaluate his plan.

The submitted conceptual plat shows the establishment of a permanent easement running from W. Stone Drive through to the rear of the proposed development. The purpose of this easement is to give legal frontage per the Subdivision Regulations to the proposed 6 lots that do not front on West Stone Drive. The Subdivision Regulations require that all lots have 50' of frontage on a public street or on a permanent easement. The road contained in this permanent easement will be private and will function more like a drive aisle through the development. A 5' sidewalk has been added to the 60' permanent easement that connects up with West Stone Drive to allow pedestrians to get from the greenbelt along Stone Drive, into the development. Crosswalks have been shown to connect pedestrians from the frontage parcels to the rear "Village" portion of the development. Highlighted in orange are 5' crosswalks that front along the remainder of the permanent easement that will run in front of the buildings in this area.

INTENT, Continued

A number of variances have been requested to the street construction standards since the Subdivision Regulations require that all private streets be built to public standards. Those variances include:

1. Change the minimum easement width requirement from 60' to 40'
2. Change the minimum street width from 33' to 28'
3. Change the minimum street width from 33' to 25'
4. Dismiss the requirement for sidewalks on both sides of the street and allow sidewalks on one side to be constructed where connectivity is important.
5. Dismiss requirement that all new streets have concrete curb/gutter
6. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction

An area of concern at the last work session was the elimination of curb and gutter. Staff discussed the submitted plan with the Stormwater Division. The stormwater staff have stated that all stormwater, including what comes from the permanent easement, will be required to be accounted for as part of the overall stormwater management plan. Therefore, by not having curb and gutter, they will just need to address the run-off in another fashion as part of their plan which will have to be approved by Stormwater & Engineering.

Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

Location

1/9/2019, 8:48:59 AM

1:18,056

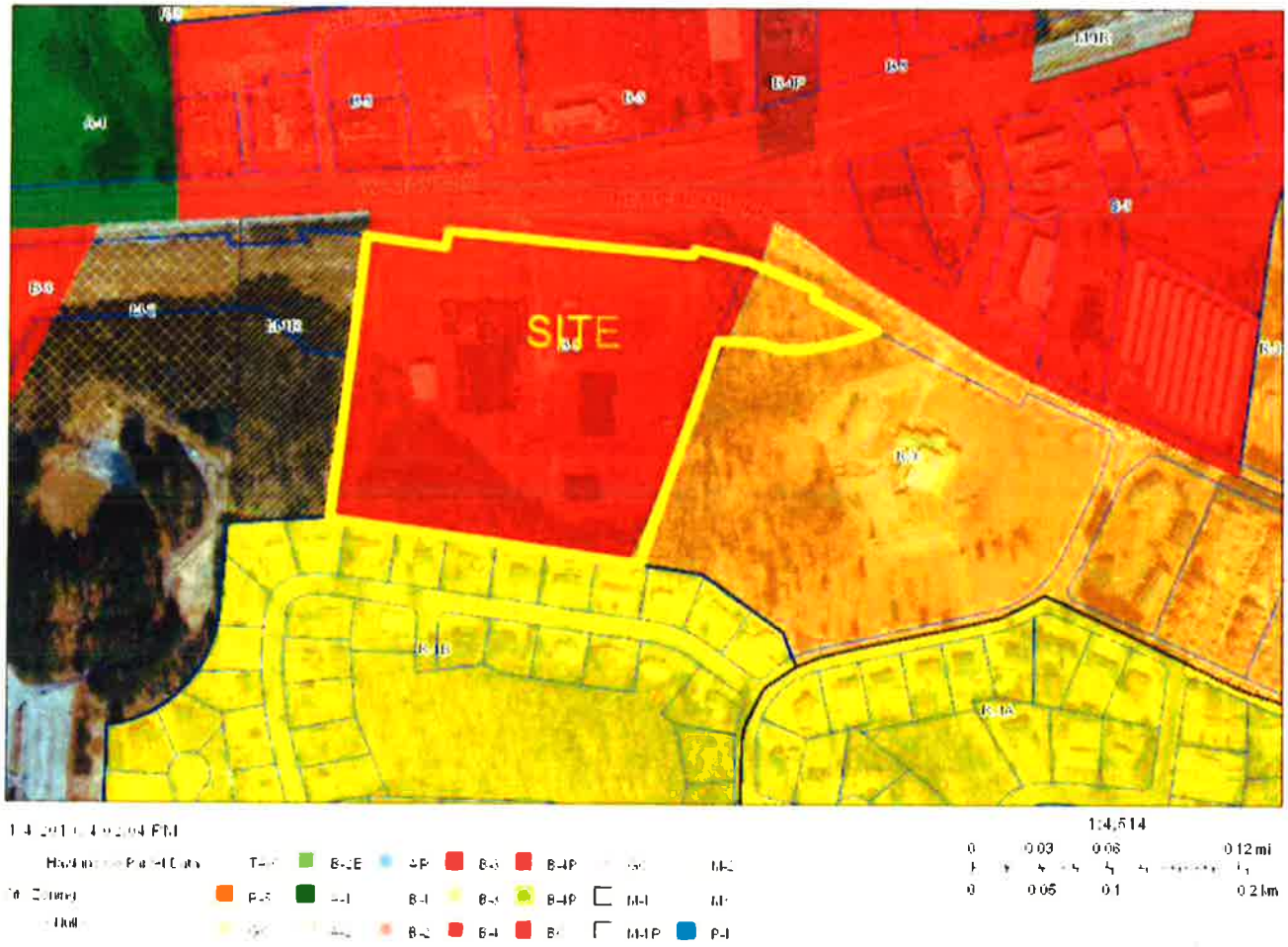
0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

Zoning



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 21, 2019

Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

Future Land Use

1/9/2019, 8:50:33 AM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Hawkins Co Parcel Data

Future Land Use

- Agri/Vacant
- Single Family
- Multi-Family
- Industrial
- Retail/Commercial
- Public
- Utilities

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 21, 2019

Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

Aerial

1/4/2019, 3:58:39 PM

1:2,257

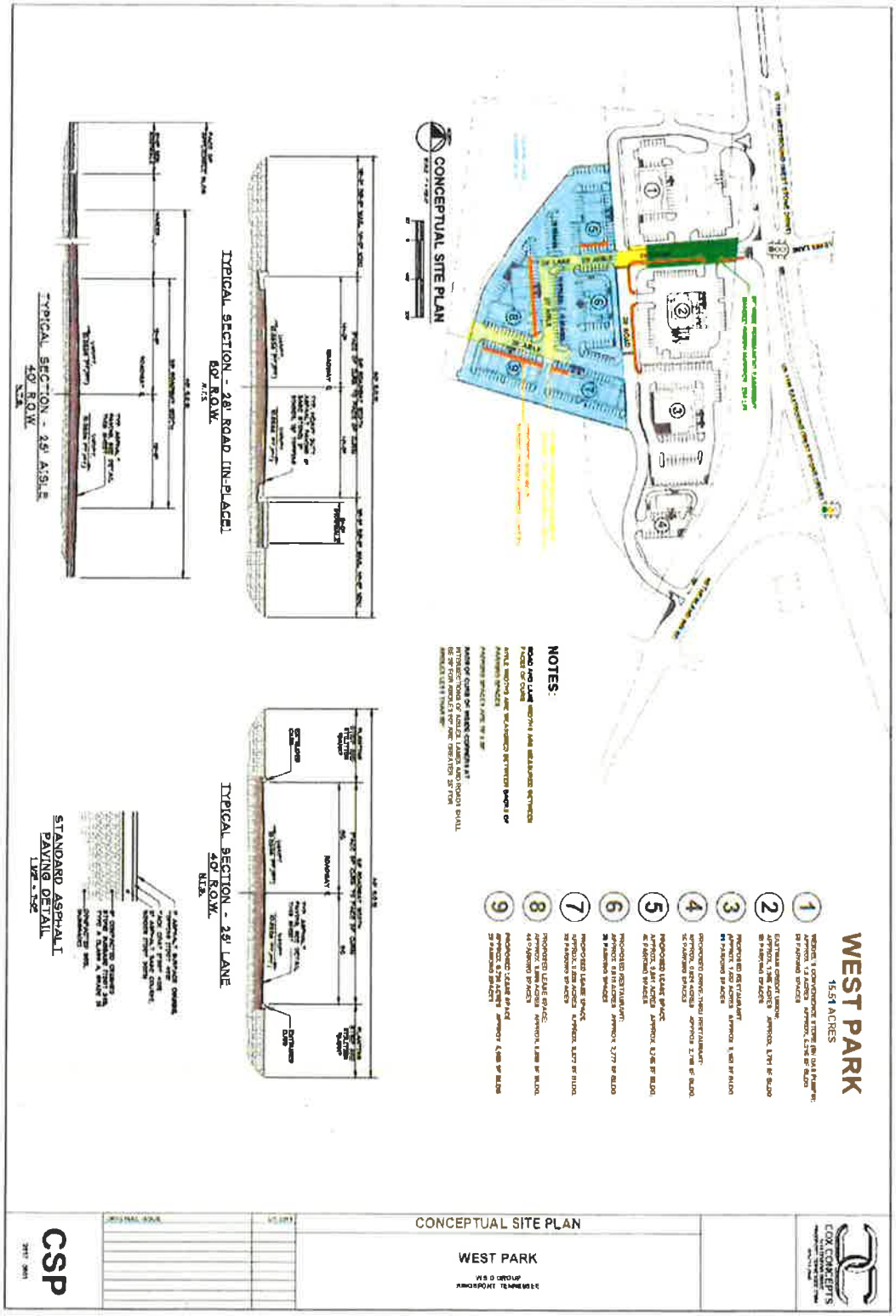
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

- Addresses
- Hawkins Co Parcel Data
- Sewer Mains
- Water Lines

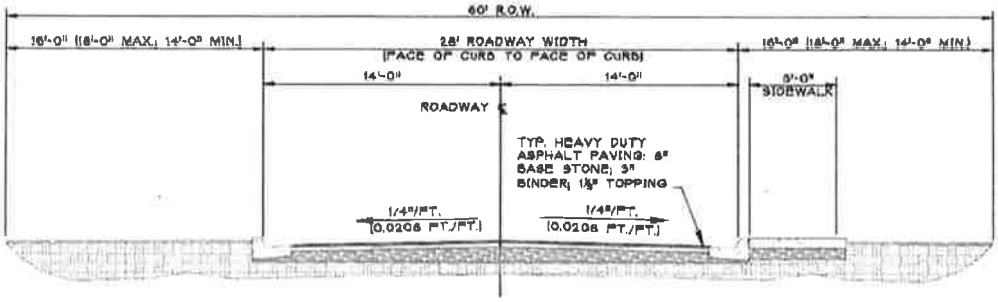
Kingsport Regional Planning Commission

Subdivision Report
File Number 19-201-00001

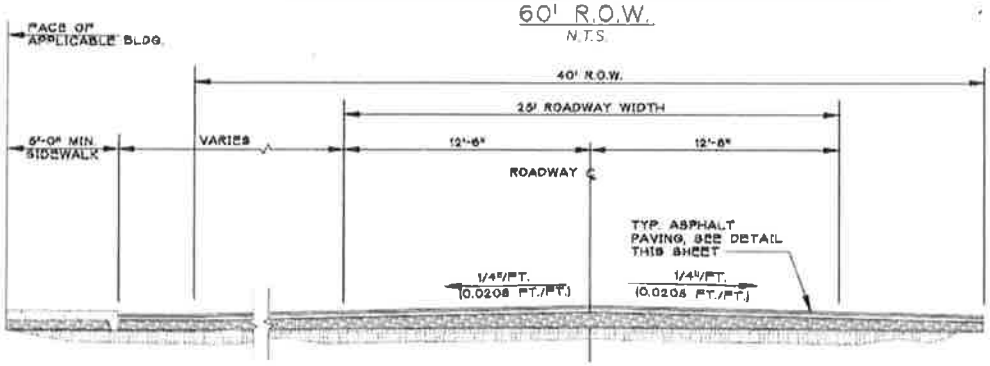


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 21, 2019

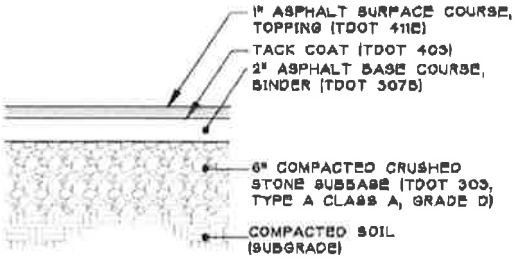
CROSS SECTIONS PROPOSED



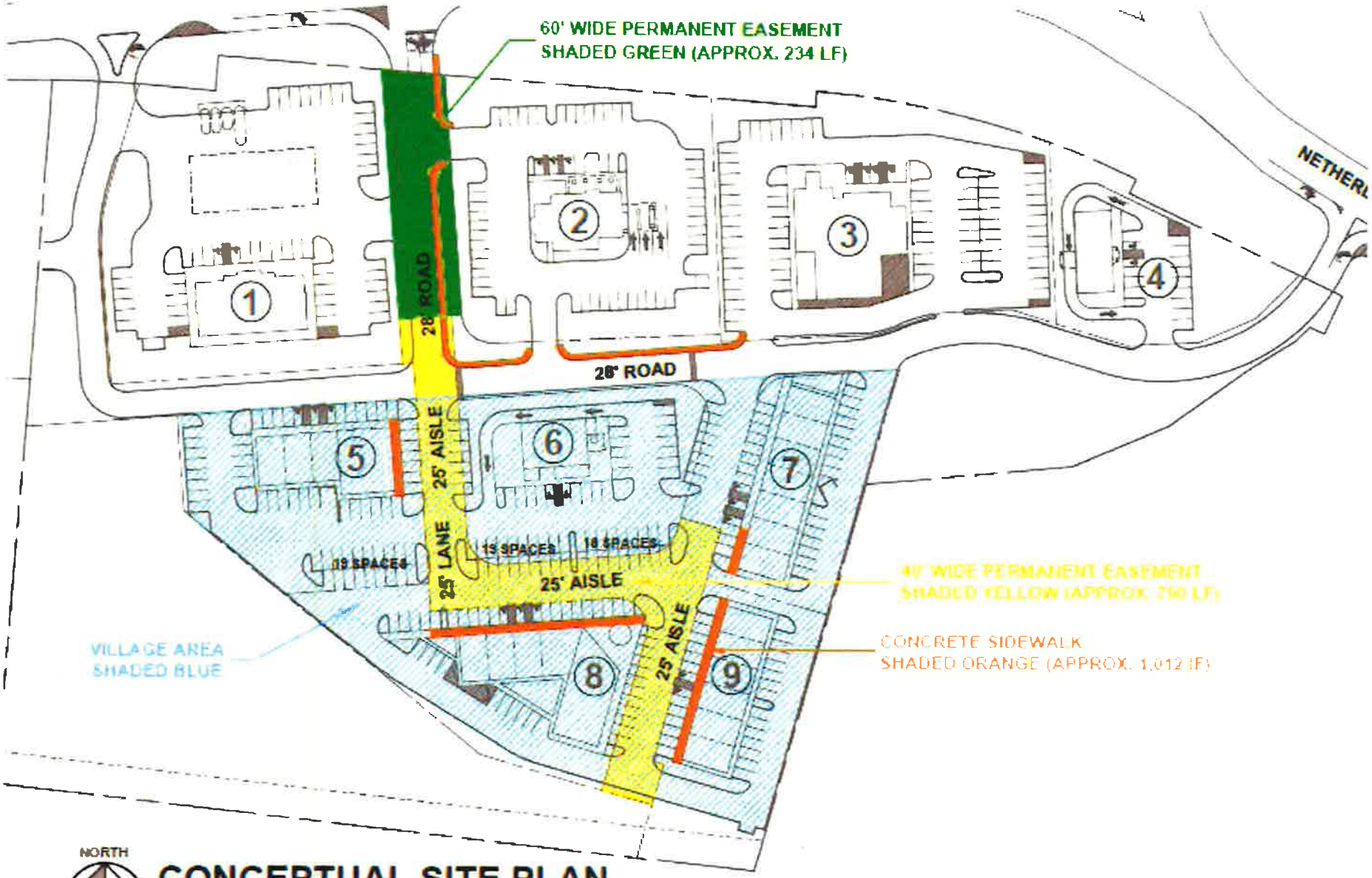
TYPICAL SECTION - 28' ROAD [IN-PLACE]
60' R.O.W.
N.T.S.



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



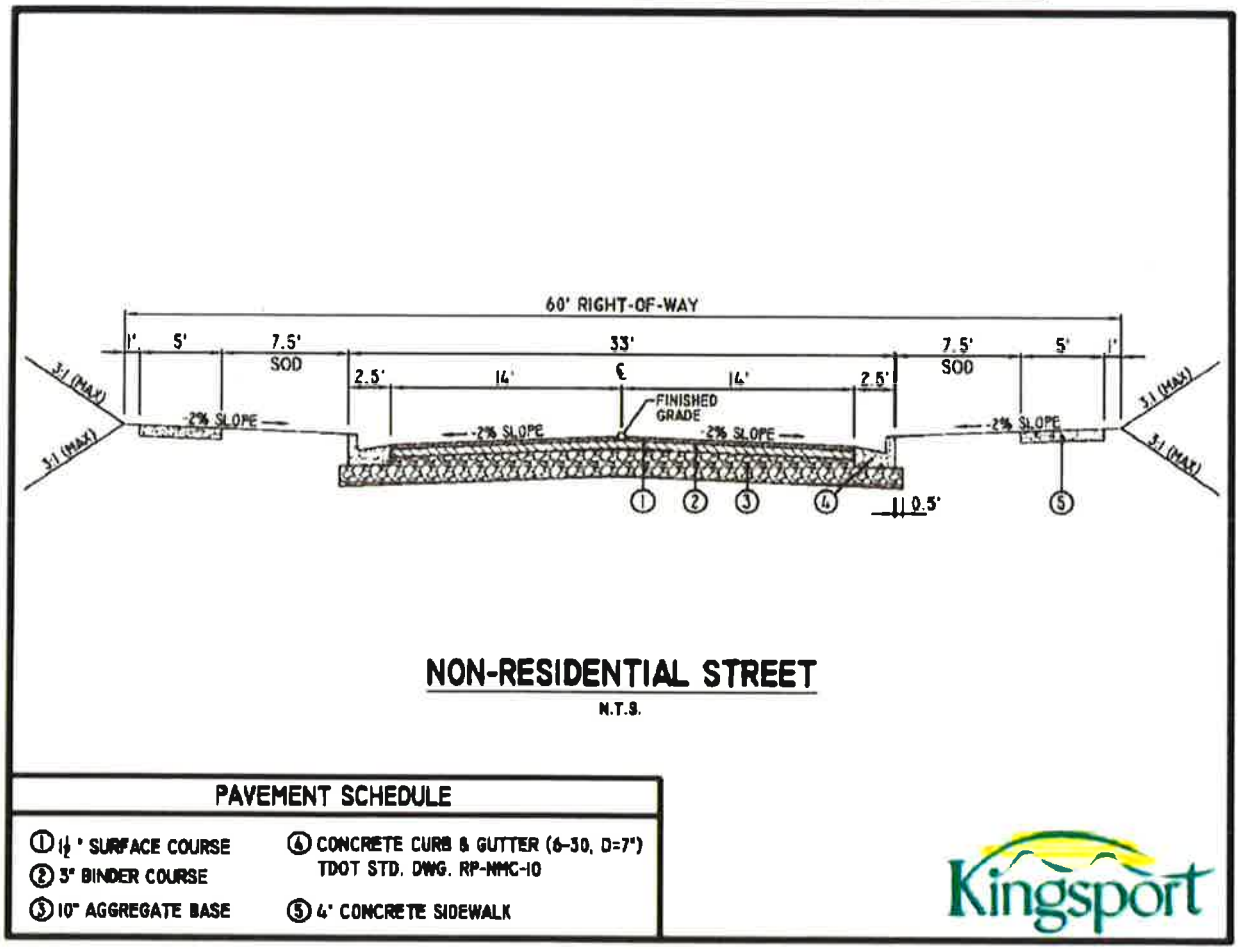
STANDARD ASPHALT
PAVING DETAIL
1 1/2" = 1'-0"



CONCEPTUAL SITE PLAN

02-03

CITY OF KINGSPORT CROSS SECTION FOR NON RESIDENTIAL STREETS



VARIANCES REQUESTED

1. Reduce the minimum easement width from 60 feet to 40 feet for the portion of the permanent easement in yellow as outlined in Article IV Section 4-1 Subsection 1.3 (D)
2. Reduce the minimum street width from 33 feet to 28 feet for the portion of pavement in green as outlined in Article IV Section 4-1 Subsection 1.3 (D)
3. Reduce the minimum street width from 33 feet to 25 feet for the portion of pavement in yellow as outlined in Article IV Section 4-1 Subsection 1.3 (D)
4. Dismiss requirement for concrete curb/gutter as outlined in Article V Section 5-1 Subsection 1.7
5. Dismiss sidewalk requirement for sidewalks on both sides of the street as outlined in Article V Section 5-1 Subsection 1.8 and allow a 5' sidewalk to be constructed in certain areas of connectivity.
6. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction as outline in the street cross section in Appendix B Design Specifications

CONCLUSION

Staff recommends approval of the conceptual plat for the West Park Development and associated variances.

KINGSPORT
TENNESSEE
Development Services

January 4, 2019

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

Dear Mr. Booher:

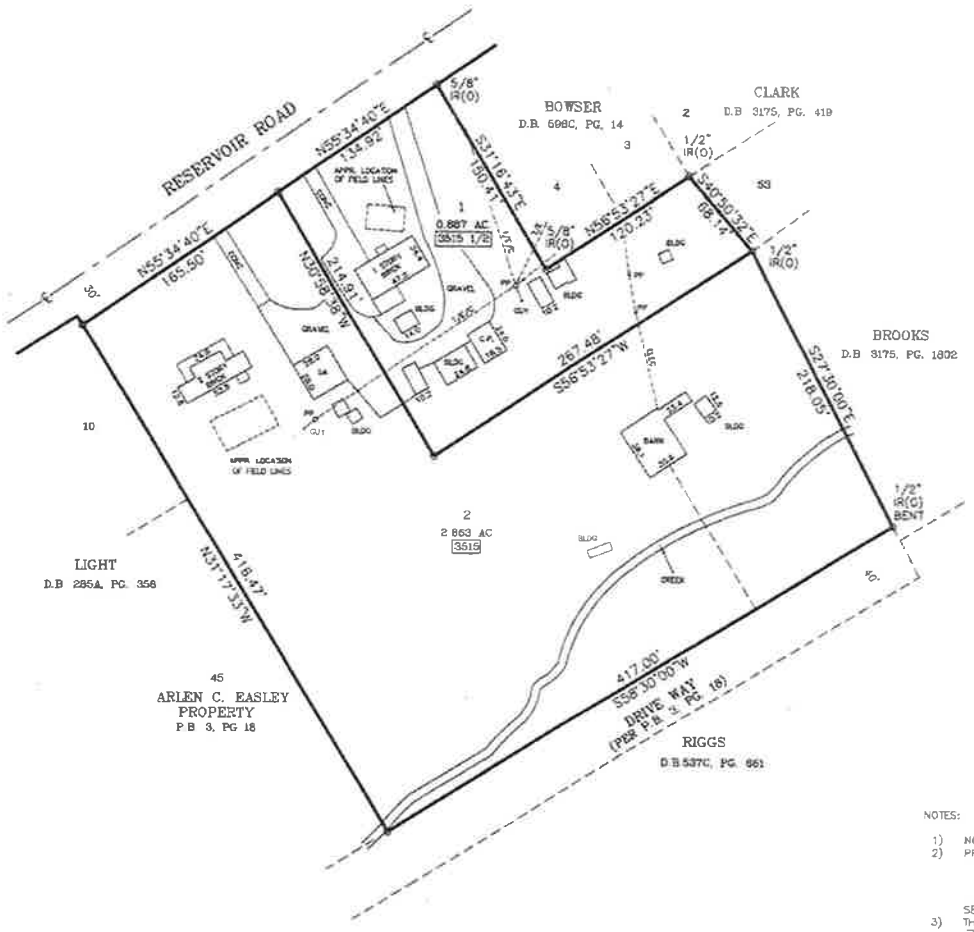
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 5-9 & Lots 46-52 Arlen Easley Property located on Reservoir Road, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major 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.

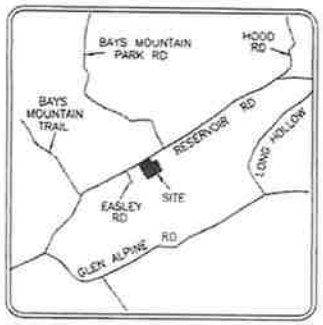
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2018





LOCATION MAP
N.T.S.

01/04/2019 - 11:29:10 AM
19000184
1 POS AL-PLAT BATCH: 177634
PLAT BOOK: P68
PAGE: 390-390

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2950

LEGEND

IR(O)	IRON ROD, OLD
CONC	CONCRETE
P.B	PLAT BOOK
D.B.	DEED BOOK
PG	PAGE
AC.	ACRES
PP	POWER POLE
T/E/C	TELEPHONE/ELECTRIC/CABLE
BLDG	BUILDING
ELEC	ELECTRIC
T/E	TELEPHONE/ELECTRIC
N.T.S.	NOT TO SCALE
APPR	APPROXIMATE
C.P.	CAR PORT
℄	CENTERLINE
123	911 ADDRESS

NOTES:

1) NORTH BASED ON S27°30'E PER REFERENCED DEED
2) PROPERTY IS ZONED R-1
SETBACKS. FRONT 30'
REAR 30'
SIDE 12'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 18-11251
5) ACAD FILE: 18-11251 BOWSER.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED
7) TAX MAP 90, PARCEL 16B
8) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED
9) DEED REFERENCES: D.B. 353C, PG 496
10) THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE STANDARDS OF PRACTICE.
13) PRIOR PLAT REFERENCE: PLAT BOOK 3, PAGE 18

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
FAX: (423) 392-6898
E-MAIL: mstrickler@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

H C Bowser 12-28-18
OWNER DATE

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

LOTS HAVE NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW. FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.

RECORD OF FILE AT TDEC OFFICE
FILE: BOWSER, NANCY
DATE: MAY 5, 1987

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

1-3 20 19
DATE
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY

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

1-3 20 19
DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:
1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND HAVE FINAL ACCEPTANCE ACCORDING TO THE SPECIFICATIONS OR
2. ACCEPTANCE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR
3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

1-3 20 19
DATE
CHAIRMAN

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

12-28 20 18
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

1/4 20 19
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVSION OF LOTS 5-9 & LOTS 46-52,

ARLEN C. EASLEY PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.730	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	H.C. BOWSER	CIVIL DISTRICT	13th
SURVEYOR	ALLEY & ASSOCIATES, INC	CLOSURE ERROR	1:10,000

SCALE 1"=60' (60 30 0 60 180)

02-04

KINGSPORT
TENNESSEE
Development Services

January 8, 2019

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 David & Pamela Salley Property located on Fieldcrest Road, surveyed by Steven Lyons, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

PROPERTY LINE CALLS

COURSE	BEARING	DISTANCE
1	S 79°02'19" W	93.54'
2 - LC	S 79°02'19" W	53.34'
3 - LC	S 75°19'33" W	179.54'
4 - LC	S 78°55'43" W	28.01'
5 - LC	S 79°51'48" W	179.33'
6 - LC	S 81°59'01" W	135.06'
7 - LC	S 84°07'35" W	98.52'
8 - LC	S 74°08'04" W	104.03'

CURVE	RADIUS	ARC LENGTH
1	2475.00'	53.34'
2	5362.23'	179.53'
4	1975.00'	28.01'
5	1975.00'	179.33'
6	1975.00'	135.07'
7	3075.00'	98.52'
8	274.00'	104.03'

NEW
7.5' PRIVATE WATER
LINE EASEMENT
(SHADED AREA)

COURSE	BEARING	DISTANCE
1-LC	S 79°02'19" W	93.54'
2-LC	S 79°02'19" W	53.34'
3-LC	S 75°19'33" W	179.54'
4-LC	S 78°55'43" W	28.01'
5-LC	S 79°51'48" W	179.33'
6-LC	S 81°59'01" W	135.06'
7-LC	S 84°07'35" W	98.52'
8-LC	S 74°08'04" W	104.03'

CURVE	RADIUS	ARC LENGTH
1	2475.00'	53.34'
2	5362.23'	179.53'
4	1975.00'	28.01'
5	1975.00'	179.33'
6	1975.00'	135.07'
7	3075.00'	98.52'
8	274.00'	104.03'

NOTES:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PANELS #7103C0070D, EFFECTIVE DATE, 09-29-2006 , FLOOD INSURANCE RATE MAPS FOR SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAKES NO GUARANTEE AS TO THE OWNERSHIP OF THIS PROPERTY.

BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

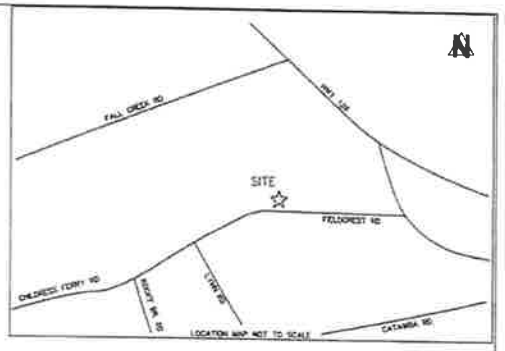
DEED REFERENCE: DEED BOOK 1273C PAGE 883

TAX REFERENCE: MAP 63 PARCEL 125.00

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION & MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR STRUCTURAL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION.

LOTS 1 & 2 AS SHOWN HEREON CONTAIN STRUCTURES UTILIZING AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEMS OR ADEQUATE AREA FOR DUPLICATION SHOULD THE SYSTEMS FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEMS FAIL NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR A DUPLICATION AREA. ANY PURCHASER OF A LOT SO ENCUMBERED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM.

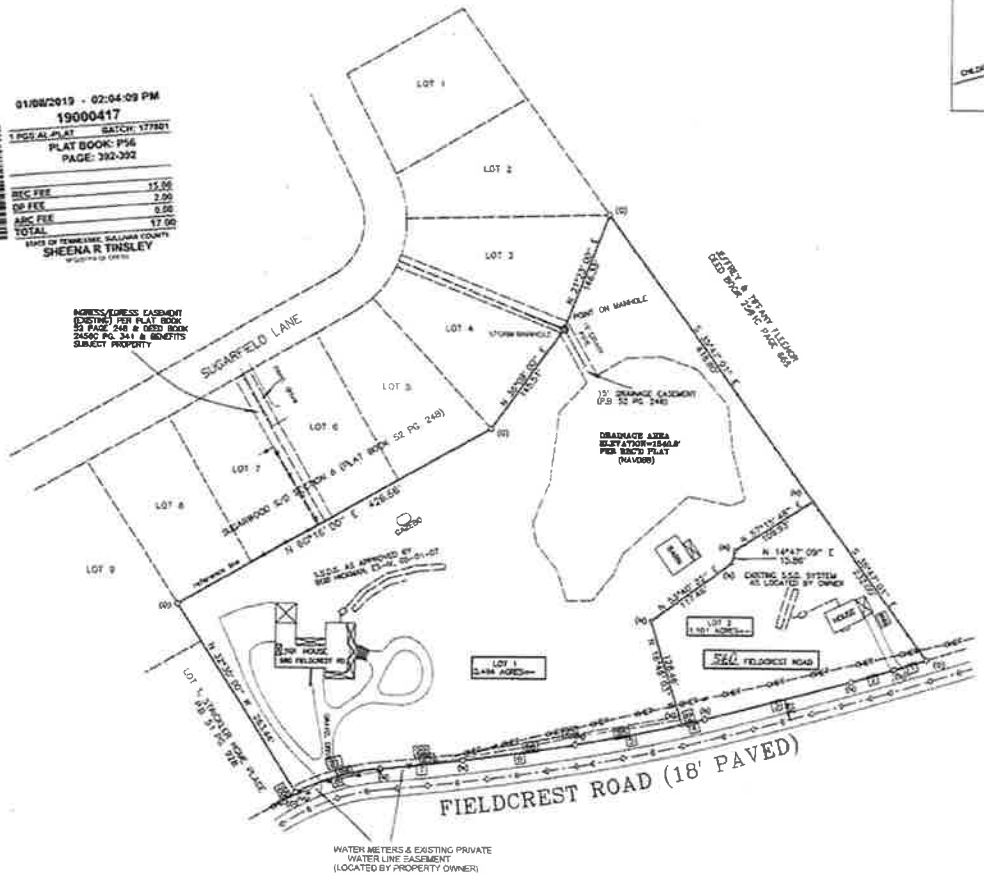
PLAT BOOK 52
PAGE 248



01/08/2019 - 02:04:09 PM
19000417
1 PGS AL PLAT BATCH: 177801
PLAT BOOK: P56
PAGE: 392-392

REC FEE	15.00
DP FEE	2.00
ARC FEE	17.00
TOTAL	17.00

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



register of deeds

LEGEND:

(O)	IRON PIN OLD
(N)	IRON PIN NEW
	FENCE
	CENTER LINE
	ADJOINER LINE
ONET	OVERHEAD UTILITIES
MH	SEWER MANHOLE
G	GUARD RAIL
FH	FIRE HYDRANT

LYONS SURVEYING COMPANY
112 INDUSTRIAL ROAD, SUITE 3
GRAY, TENNESSEE, 37615
PHONE 423 477-2947

STEVEN C. LYONS
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1803
12-30-2018

CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____ 20____

CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 1-3 20 19

CITY/COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 1-3 20 19 DATE 1-3 20 19

OWNER OWNER

CERTIFICATE OF ACCURACY

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

DATE DECEMBER-30 20 18

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS

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

DATE 1-7 20 19

CITY ENGINEER OR DESIGNATED ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

DATE 1-8 20 19

LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

1-8-2019

CHAIRMAN OR KINGSPORT REGIONAL DIRECTOR

SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION

DIVISION OF DAVID and PAMELA SALLEY PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES . . 3.595	TOTAL LOTS . . . 2 . . . . .
ACRES NEW ROAD . . . 0 . . .	MILES NEW ROAD . . 0 . . .
OWNERS . . DAVID & PAM SALLEY . . .	CIVIL DISTRICT . . 7TH . .
SURVEYOR . STEVEN C. LYONS . .	CLOSURE ERROR . 1:30000 .
SCALE 1" = 100' . .	FILE: SALLEY12-30-18.SCJ DRAWN BY: SCL

02-05

KINGSPORT
TENNESSEE
Development Services

January 18, 2019

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 Hemlock Park Subdivision & Richards Property located on Hemlock Park Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

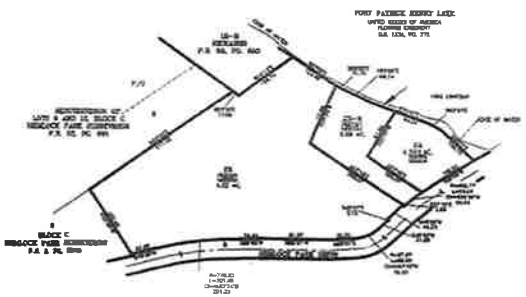
C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2018

01/18/2019 - 09:40:24 AM
19001015
1 PGS AL-PLAT BATCH: 178294
PLAT BOOK: P96
PAGE: 398-398

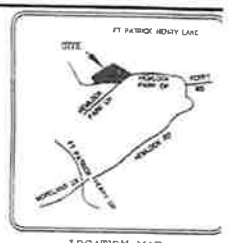
REC FEE	13.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

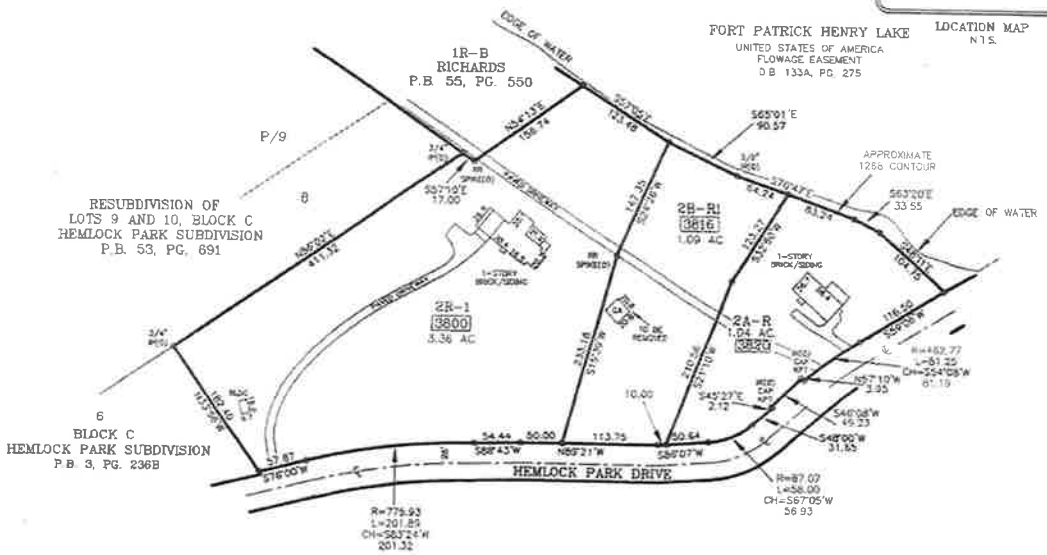


BEFORE

200 100 0 200 400
SCALE IN FEET



LOCATION MAP
N.T.S.



AFTER

100 50 0 100 200
SCALE IN FEET

NOTES:

1) NORTH BASED ON CHASE LANDING SUBDIVISION (P.B. 37, PAGE 56)
2) PROPERTY IS ZONED R-1B
SETBACKS:
FRONT 30'
REAR 30'
SIDE 8'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BELOW 1268 CONTOUR.
4) JOB NO. 15-10207
5) ACAD FILE 15-10207 RICHARDS.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 77-J "B" PARCELS 2 AND 6
8) DEED REFERENCE: D.B 3087, PAGE 424, D.B. 2483C, PAGE 582, AND D.B 3057, PAGE 1009
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
10) PROPERTY EXTENDS TO THE MEANDERS OF SOUTH FORK OF THE HOLSTON RIVER.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

LEGEND

IR(O)	IRON ROD, OLD
IP(O)	IRON PIPE, OLD
RR	RAILROAD
R	RADIUS
L	LENGTH
CH	CHORD
D.B.	DEED BOOK
PG	PAGE
P.B.	PLAT BOOK
℄	CENTER LINE
AC	ACRES
PP	POWER POLE
GA	GARAGE
T/E/C	TELEPHONE/ELECTRIC/CABLE
A&A	ALLEY & ASSOCIATES
KPT	CITY OF KINGSPORT
BLDG	BUILDING
N.T.S.	NOT TO SCALE
123	911 ADDRESS
•	UNMARKED POINT

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-5896
FAX : (423) 392-5898
E-MAIL: tlingerfelt@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER — DATE 12/15/18
OWNER — DATE 12/15/18
OWNER — DATE 12-15-18

CERTIFICATE OF ACCURACY

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

DATE 12-20 20 18
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

TRAFFIC ENGINEERING MANAGER — DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE January 18 20 19
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE 12-20 20 18
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

CITY ENGINEER — DATE 20

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 12-20 20 18
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 1/19 20 19
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 2R, RESUBDIVISION OF LOTS 1-5, BLOCK C HEMLOCK PARK SUBDIVISION, LOT 1R OF THE RICHARDS PROPERTY, AND LOT 2B, DIVISION OF LOT 2, BLOCK C, HEMLOCK PARK SUBDIVISION AND RICHARDS PROPERTY, AND RESUBDIVISION OF LOTS 2B-R AND 2A

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	5.49	TOTAL LOTS	3
ACRES NEW ROAD	0	MILES NEW ROAD	0

OWNER: FULLERS, KASHDAN & SKOTTYS — CIVIL DISTRICT 14TH
SURVEYOR: ALLEY & ASSOCIATES, INC. — CLOSURE ERROR 1:10,000

SCALE: SEE ABOVE

02-06

KINGSPORT
TENNESSEE
Development Services

January 23, 2019

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

Dear Mr. Booher:

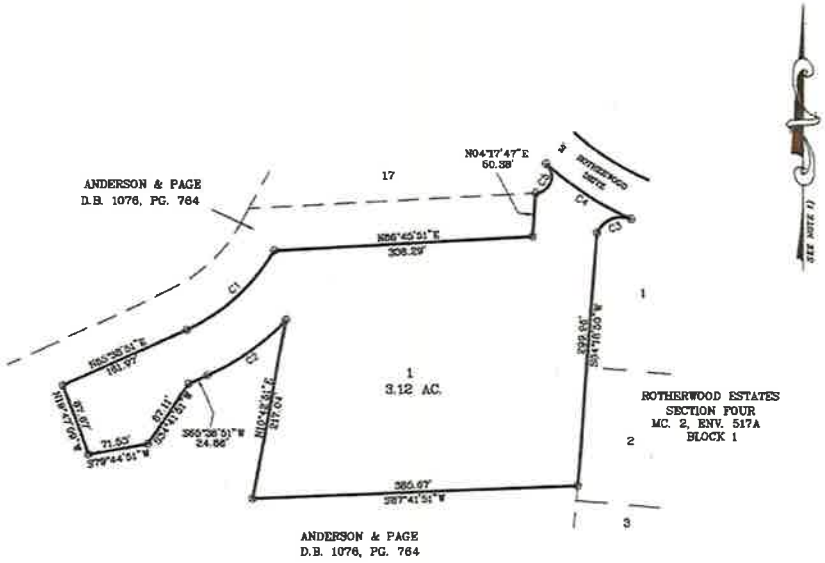
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 1 Terry & Alice Malone Property and the Division of the Anderson Page Property located on Rotherwood Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards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

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2019

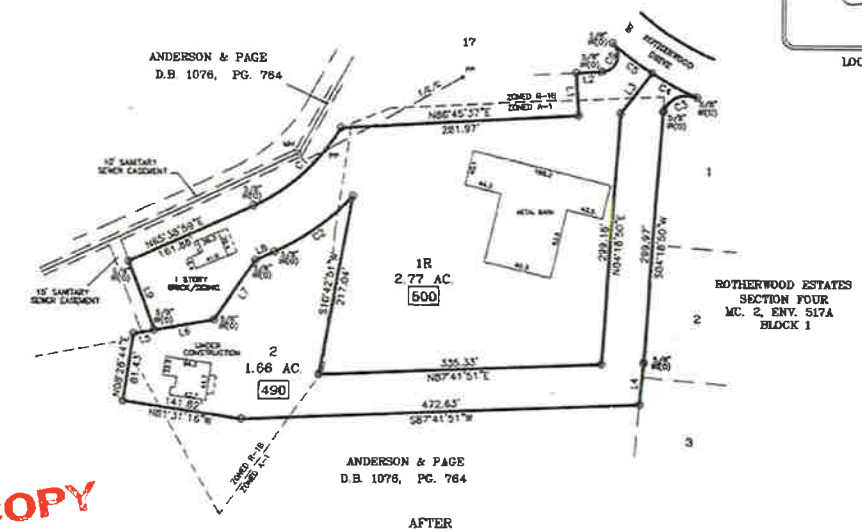


BEFORE

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	234.11'	140.22'	N48°29'06"E 138.13'
C2	284.11'	114.91'	S54°27'12"W 114.18'
C3	30.00'	48.24'	S87°39'42"W 43.21'
C4	376.59'	119.41'	N37°11'13"W 118.91'
C5	20.00'	47.07'	N19°20'39"E 36.94'

NOTES:

1) ALL SETBACK LINES TO CONFORM TO ZONING ORDINANCE.
2) MAP CABINET 2, ENVELOPE 547B



AFTER

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	234.11'	140.22'	N48°29'06"E 138.13'
C2	284.11'	114.88'	N54°27'12"E 114.13'
C3	30.00'	48.13'	S87°38'29"W 43.16'
C4	376.59'	59.68'	S81°41'42"E 59.62'
C5	376.59'	59.68'	S92°38'55"E 59.62'
C6	20.00'	47.03'	N19°20'39"E 36.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°10'30"W	30.07'
L2	N86°30'07"E	30.88'
L3	N38°39'21"E	65.70'
L4	S05°05'52"W	30.20'
L5	N79°44'15"E	14.94'
L6	N79°44'15"E	71.61'
L7	N34°53'21"E	87.05'
L8	N54°30'49"E	24.79'
L9	N19°47'52"W	87.73'

COPY

Map Cabinet 5
Envelope 1502

LOCATION MAP
N.T.S

NOTES:

1) NORTH BASED ON DEED BOOK 1076, PAGE 764
2) PROPERTY IS ZONED R-1B A-1
   SETBACKS:
   FRONT 30' FRONT 50'
   REAR 30' REAR 50'
   SIDE 8' SIDE 20'
   SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 18-11249
5) ACAD FILE 18-11249 ANDERSON.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 33, PARCEL 12.01 AND PART OF PARCEL 13
8) PRIOR PLAT REFERENCES: MAP CABINET 2, ENVELOPE 547B
9) 5/8" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
12) DEED REFERENCES: D.B. 1076, PG. 764, D.B. 356, PG. 711
13) THERE ARE ±10.1 ACRES REMAINING IN PARCEL 13

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX : (423) 392-8696
E-MAIL: matrickler@alleyassociates.com

LEGEND

IR(O)	IRON ROD, OLD
D.B.	DEED BOOK
PG	PAGE
MC	MAP CABINET
ENV	ENVELOPE
AC	ACRES
PP	POWER POLE
T/E/C	TELEPHONE/ELECTRIC/CABLE
MH	MANHOLE
N.T.S.	NOT TO SCALE
123	911 ADDRESS

19000426
PROVISIONAL PLAT
DATE 04/24/19 11:12:07
04/24/2019 - 10:28:00 AM
WATER 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 12.00
STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

MATHEW STRICKLER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2950

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
OWNER DATE OWNER DATE	1-18 20 19 DATE REGISTERED SURVEYOR	TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED
January 22 20 19 DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	1-18 20 19 DATE KINGSPORT AUTHORIZING AGENT	CITY ENGINEER DATE 20

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE HAWKINS COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
1-18 20 19 DATE KINGSPORT AUTHORIZING AGENT	1/23 20 19 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 1,
TERRY & ALICE MALONE PROPERTY AND
THE DIVISION OF THE ANDERSON AND PAGE PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 6.43 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER ANDERSON & PAGE CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE: 1"=100' 100 50 0 100 200

02-07

Building Division Monthly Report
January 2019

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	2	$7,400
ADDITIONS		
ALTERATIONS	7	$327,880
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	1	$240,975
RESIDENTIAL ROOF	6	$23,811
COMMERCIAL PERMITS		
ADDITIONS	2	$38,000
ALTERATIONS	8	$1,389,276
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF	1	$25,335
TOTAL	**27**	**$2,052,677**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	6	
TENTS		
TOTAL PERMITS ISSUED	**33**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$2,052,677**