

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.

January 17, 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 NOVEMBER 12, 2018 AND THE REGULAR MEETING HELD ON NOVEMBER 15, 2018.

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

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. (Harmon)

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. (Harmon)

V. UNFINISHED BUSINESS

None

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. (Weems)

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. (Harmon)

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. (Harmon)

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. (Harmon)

01-07 West Park Conceptual Subdivision Plan – (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

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

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

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

November 12, 2018

12:30 p.m.

Members Present

Mark Selby
Pat Breeding
Mike McIntire
John Moody
Beverley Perdue
Phil Rickman
Paula Stauffer

Members Absent

Sam Booher
Sharon Duncan

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
David Harris

Visitors

none

At 12:30 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any corrections to the August 2018 work session or regular meeting minutes. No corrections were identified. No official action was taken. Mr. Weems stated that the planning department will host USPS training for new mailbox configurations in December. Mr. Weems further stated that a private property rights training opportunity in Bristol would also be available in December.

IV. CONSENT AGENDA

11-01 Surplus Request, Cleek Road Vicinity – (18-401-00006)

The Kingsport Regional Planning Commission is requested to consider declaring a portion of recently vacated right-of-way along Cleek Road as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff showed the location of the request on a vicinity map. Staff stated that the only utility in the area has secured an easement for their needs. Staff further stated that City departments had reviewed the request and saw no future use for the property. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-02 Surplus Request, E Stone Drive Vicinity – (18-401-00007)

The Kingsport Regional Planning Commission is requested to consider declaring a portion of the property located off East Stone Drive as surplus property. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Pat Breeding

announced that he would abstain from this item today and during the regular meeting. Staff presented the details of the item to the Commission. Staff noted that Petworks is interested in the property for expansion of their future dog play yard. Staff identified the property as being approximately .15 acres in size. Staff stated that all City departments had reviewed the request and determined that there is no need to keep the property. No official action was taken.

11-03 Accessory Uses Zoning Text Amendment– (18-801-00005)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen to amend Chapter 114, Section 114-133 of Kingsport's Zoning Code to allow detached garages, carports, and swimming pools in side yards under certain conditions. Staff presented the details of the proposal to the Commission. Staff stated that the proposal was initiated by the Kingsport Board of Zoning Appeals. Staff further stated that the change is consistent with existing zoning regulations in Sullivan County, Bristol, Johnson City, and Washington County. No official action was taken.

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

11-04 Receive a letter to certify the Minimum Standards for Subdivision Development of the Replat of the FH Guinn Addition Lots 1-4 located on Forrest View Road.

11-05 Receive a letter to certify the Minimum Standards for Subdivision Development of the Replat of the Resubdivision of Lot 1 the Andrew M Brooks Property located on Center Street.

11-06 Receive a letter to certify Minimum Standards for Subdivision Development of the Desubdivision of Lot 2C and 2D of the Taylor Properties located on Jack White Drive.

11-07 Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of lots 7, 8, 19, & 20 Block 24 Ridgefields Subdivision.

11-08 Receive a letter to certify Minimum Standards for Subdivision Development of the Edinburgh Phase 11 Subdivision located on Murrayfield Way.

11-09 Receive, for informational purposes only, the October 2018 Building Department report.

VIII. OTHER BUSINESS

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:55 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

November 15, 2018

5:30 p.m.

Members Present

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

Members Absent

Beverley Perdue
Mark Selby

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
David Harris

Visitors

none

At 5:30 p.m., Mike McIntire called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Mike McIntire asked for approval of the agenda. A motion was made by Sharon Duncan seconded by Phil Rickman to approve the agenda as presented. The motion was approved unanimously, 6-0. Mike McIntire asked for any changes to the minutes of the work session held on October 15, 2018 and the regular meeting held on October 18, 2018. A motion was made by John Moody, seconded by Pat Breeding to approve the minutes as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

11-01 Surplus Request, Cleek Road Vicinity – (18-401-00006)

The Kingsport Regional Planning Commission is requested to consider declaring a portion of recently vacated right-of-way along Cleek Road as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Staff asked the Commission if they would like to further review this consent item. Without any further discussion or review necessary, a motion was made by Pat Breeding, seconded by Phil Rickman to declare the property surplus. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-02 Surplus Request, E Stone Drive Vicinity – (18-401-00007)

The Kingsport Regional Planning Commission is requested to consider declaring a portion of the property located off East Stone Drive as surplus property. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Pat Breeding

announced that he would abstain from this item. Staff presented the details of the item to the Commission. Staff noted that Petworks is interested in the property for expansion of their future dog play yard. Staff identified the property as being approximately .15 acres in size. Staff stated that all City departments had reviewed the request and determined that there is no need to keep the property. A motion was made by Sharon Duncan, seconded by John Moody, to declare the property surplus. The motion passed unanimously, 5-0, with Pat Breeding abstaining from the item and vote.

11-03 Accessory Uses Zoning Text Amendment– (18-801-00005)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen to amend Chapter 114, Section 114-133 of Kingsport's Zoning Code to allow detached garages, carports, and swimming pools in side yards under certain conditions. Staff presented the details of the proposal to the Commission. Staff stated that the proposal was initiated by the Kingsport Board of Zoning Appeals. Staff further stated that the change is consistent with existing zoning regulations in Sullivan County, Bristol, Johnson City, and Washington County. Chairman Booher stated that the portion of the item addressing prohibited accessory structures should be amended to simply state that they are prohibited as opposed to not being used for storage or human occupancy only. The Commission collectively agreed with the Chairman's assessment. A motion was made by John Moody, seconded by Sharon Duncan, to send a favorable recommendation to the Board for the amended text amendment. The motion passed unanimously, 6-0.

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

VIII. OTHER BUSINESS

- 11-04** Receive a letter to certify the Minimum Standards for Subdivision Development of the Replat of the FH Guinn Addition Lots 1-4 located on Forrest View Road.
- 11-05** Receive a letter to certify the Minimum Standards for Subdivision Development of the Replat of the Resubdivision of Lot 1 the Andrew M Brooks Property located on Center Street.
- 11-06** Receive a letter to certify Minimum Standards for Subdivision Development of the Desubdivision of Lot 2C and 2D of the Taylor Properties located on Jack White Drive.
- 11-07** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of lots 7, 8, 19, & 20 Block 24 Ridgefields Subdivision.
- 11-08** Receive a letter to certify Minimum Standards for Subdivision Development of the Edinburgh Phase 11 Subdivision located on Murrayfield Way.
- 11-09** Receive, for informational purposes only, the October 2018 Building Department report.

IX. ADJOURNMENT

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

Kingsport Regional Planning Commission
November 15, 2018 Regular Meeting

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: JANUARY 17, 2019

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR CHASE MEADOWS PH 4

FILE NUMBER: 18-201-00098

The City currently holds an Irrevocable Letter of Credit in the amount of \$46,500.00 for Chase Meadows Phase 4. This Letter of Credit is set to expire on February 15, 2019. The City Engineering Division has reviewed the estimate and has found that the remaining improvements have not been completed and that the estimate of \$46,500.00 is still valid. Those improvements include asphalt topping, as-built drawings and conversion of the sediment ponds to detention.

The Kingsport Regional Planning Commission is asked to approve the extension of an Irrevocable Letter of Credit for Chase Meadows Phase 4 for the amount of \$46,500.00. This Irrevocable Letter of Credit will have an expiration date of January 17, 2020. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to October 17, 2019.

Staff Recommends approval of the extension of the Irrevocable Letter of Credit in the amount of \$46,500, as calculated by the City Engineering Division, to cover all remaining improvements for Chase Meadows Phase 4.

**BOND ESTIMATE
FOR
Chase Meadows- Phase 4
December 17, 2018**

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	350	TON	ASPHALT TOPPING	\$ 90.00	\$ 31,500.00
2	1	LS	AS-BUILT SURVEY/RECORD DRAWINGS	\$ 5,000.00	\$ 5,000.00
3	1	LS	CONVERT SEDIMENT PONDS TO DETENTION	\$ 10,000.00	\$ 10,000.00
CONSTRUCTION TOTAL				\$	46,500.00



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

12-17-18

December 17, 2018

CHASE MEADOWS
"WATERHOLE HILLS"

PAUL HUDDLE
BY INHERITANCE

POTEAT FAMILY LIMITED PARTNERSHIP
DEED BK. 1138C, PG. 743

RECORDING DATA

CHASE MEADOWS DEVELOPMENT, L.L.C.
DEED BK. 1138C, PG. 743
DEED BK. 1138C, PG. 743

OWNER/DEVELOPER

CHASE MEADOWS DEVELOPMENT, L.L.C.
1138C, PG. 743
1138C, PG. 743

PROJECT DATA

TOTAL SQUARE FOOTAGE OF ROAD TO BE 170,000 SQ. FT.
TOTAL SQUARE FOOTAGE OF ROAD TO BE 170,000 SQ. FT.
TOTAL SQUARE FOOTAGE OF ROAD TO BE 170,000 SQ. FT.

FINAL DEVELOPMENT PLAN
CHASE MEADOWS - PHASE 4
UNITS 42-64
7th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

KINGSBORO REGIONAL PLANNING COMMISSION

TOTAL ACRES 21.69 ACRES TOTAL UNITS 23
ACRES NEW ROAD 0.913 ACRES TOTAL NEW ROAD 0.14
OWNER/DEVELOPER/ENGINEER/PLANNING DISTRICT 0.14
SULLIVAN COUNTY, TENNESSEE CLOSURE RECORD 135998

SCALE: 1" = 60'

CHASE MEADOWS ASSOCIATES
1138C, PG. 743
1138C, PG. 743

MAINTENANCE OF COMMON DRIVE SPACE

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

DEVELOPMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

CERTIFICATE OF CONVEYANCE AND DISPOSITION

THIS DEED CERTIFICATE HAS BEEN MADE BY THE OWNERS OF THE PROPERTY DESCRIBED HEREIN AND IS A TRUE AND CORRECT STATEMENT OF THE SAME.

2-27
Paul Huddle

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

CERTIFICATE OF APPROVAL OF FLOOD CERTIFICATION

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

CERTIFICATE OF APPROVAL OF FLOOD CERTIFICATION

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

CERTIFICATE OF APPROVAL OF FLOOD CERTIFICATION

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

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2-27
Paul Huddle

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2-27
Paul Huddle

CERTIFICATE OF APPROVAL OF FLOOD CERTIFICATION

THE OWNERS OF THIS PROPERTY AGREE TO MAINTAIN ALL COMMON DRIVE SPACE AND TO PROVIDE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON DRIVE SPACE.

2-27
Paul Huddle

Kingsport Regional Planning Commission

Subdivision Report

File Number 18-201-00095

Property Information	Hemlock Park 3 Lot Minor Plat		
Address	3800, 3816 & 3820 Hemlock Park Drive		
Tax Map, Group, Parcel	TM 77J Group B Parcels 1, 1.50, 2		
Civil District	14th Civil District		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	5.49		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Fullers, Kashdan & SKottys Address: 3800 Hemlock Park Drive City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: N/A		Name: Alley & Associates INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • No variances have been requested. <p>Staff Field Notes and General Comments:</p> <p>The property lies along Hemlock Park Drive along Fort Patrick Henry Lake. Any subdivision which deals with more than two lots requires approval from the full Planning Commission per Tennessee Code Annotated.</p> <p>Utilities: No utilities or street construction required</p>			
Planner:	Harmon	Date: 12/27/18	
Planning Commission Action		Meeting Date:	January 17, 2019
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Hemlock Park 3 Lot Minor
ADDRESS	3800, 3816 & 3820 Hemlock Park Drive
DISTRICT, LAND LOT	14th Civil District, TM 77J Group B Parcels 1, 1.50, 2
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B
PROPOSED ZONING	No Change
ACRES 5.49 – 3 lots - 0 miles of new streets	
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Fullers, Kashdan & Skottys
ADDRESS: 3800 Hemlock Park Drive, Kingsport, TN 37663

REPRESENTATIVE: Tim Lingerfelt, Alley & Associates INC.
PHONE: 423-392-8896

INTENT

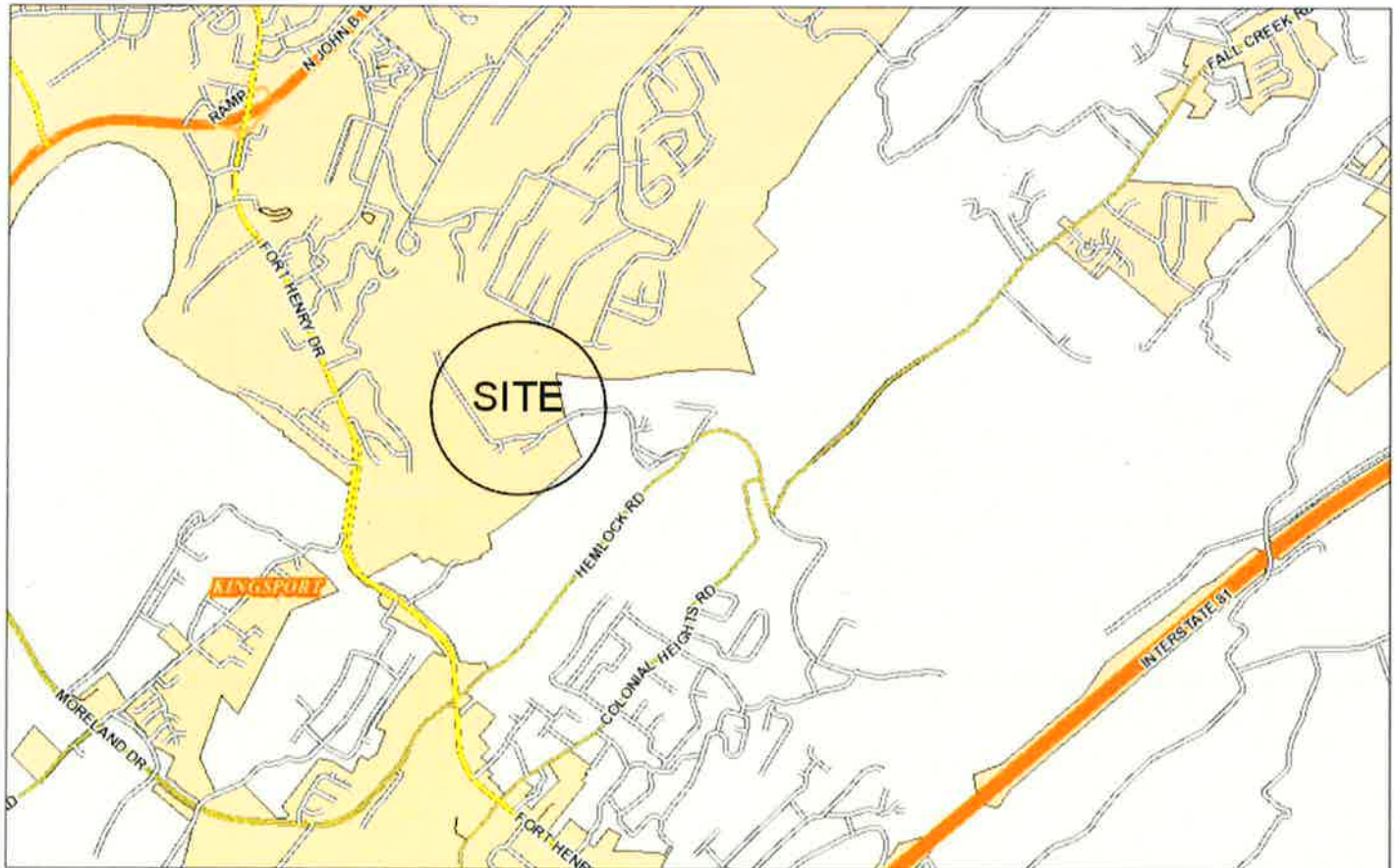
The applicant is requesting final plat approval for the re-subdivision of the property located in the 14th Civil District and more fully described as Tax Map 77J Group B Parcels 1, 1.50, 2.

The submitted plat would amend the property boundary lines of three lots within the City of Kingsport. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

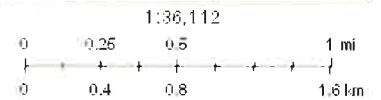
No variances have been requested and no utilities have been proposed for construction. All lots meet the minimum requirements set forth in the Zoning Code and Subdivision Regulations.

Staff recommends approval of the 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.

Location

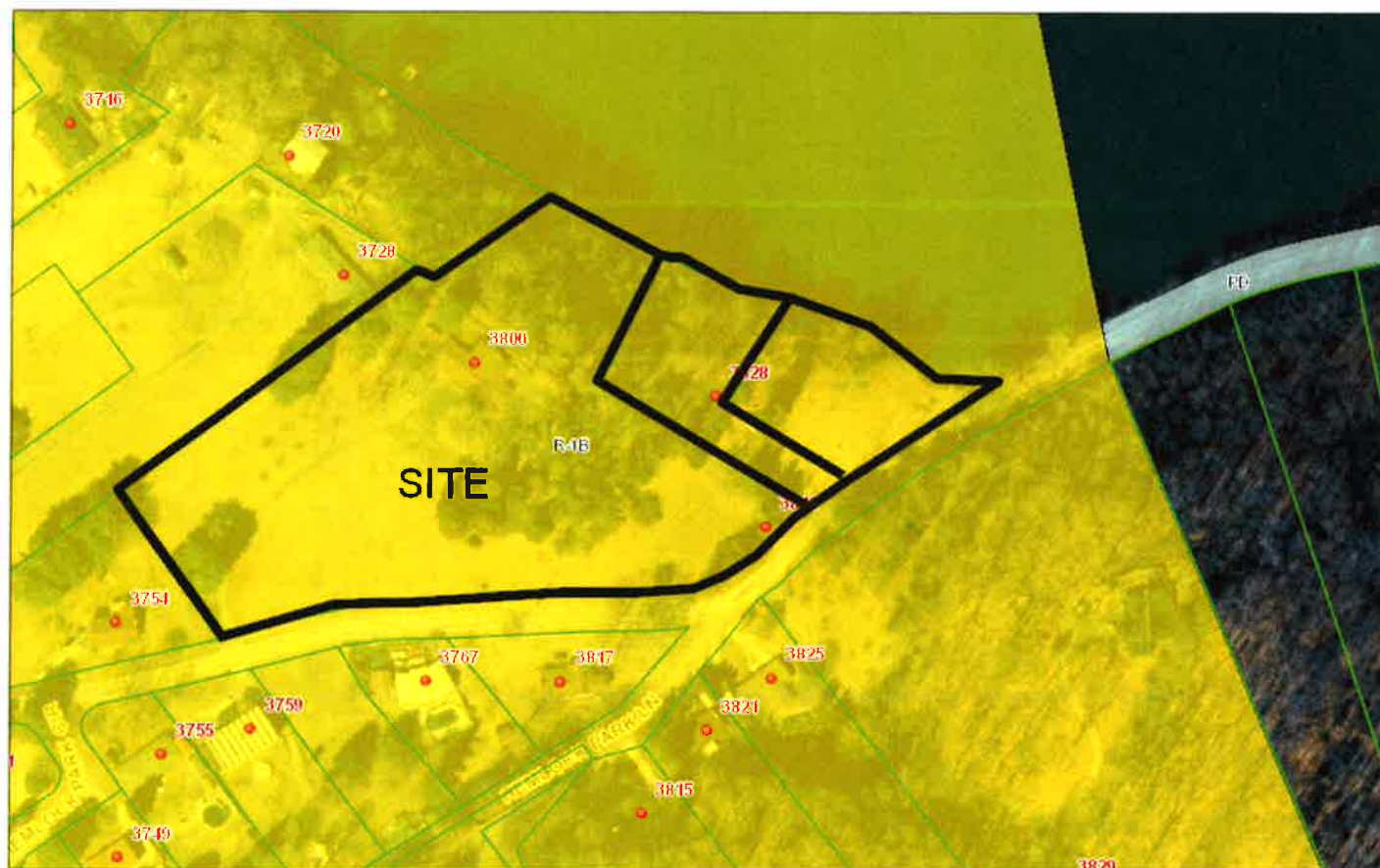


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Zoning



12/27/2018, 2:39:49 PM

Addressed	City Zoning	P-5	A-1	B-1	B-3	B-4F	M-1	MX
Sullivan Co. Parcel Data	GC	A-2	B-2	B-4	BC	M-1R	P-1	
	TAVC	B-2E	AP	B-3	B-4P	GC	M-2	P-D



Map created by: Kingsport GIS

Aerial

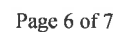


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- Addresses
- Sullivan Co Parcel Data



Web App Suite by ArcGIS





CONCLUSION

Staff recommends final plat approval of the resubdivision of Lots 1-5 Hemlock Park Subdivision, Lot 1R of the Richards Property and Lot 2B Division of Lot 2 Hemlock Park Subdivision and Richards Property based on conformance with the Minimum Subdivision Regulations.

Property Information			
Address		2400 and 2404 N John B Dennis Highway	
Tax Map, Group, Parcel		Map 47, A, 011.25, 011.26, 011.30	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/Commercial	
Acres		2.8 +/-	
Existing Use		Existing Zoning	P-1
Proposed Use		Proposed Zoning	B-4P
Office and vacant building		2404 will remain office use while future commercial use is sought for 2400	
Owner /Applicant Information			
Name: John Kelly Address: 4104 Sullivan Gardens Drive City: Kingsport State: TN Zip Code: 37660 Phone: (423) 416-0959		Intent: <i>To rezone from P-1 (Professional Offices District) to B-4P (Planned Business District) to accommodate future commercial use for 2400 N. John B Dennis.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reason:</p> <p><i>The proposed B-4P zone for the area will make the rezoning site suitable for future commercial uses consistent with the retail/commercial future land use plan designation.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>There are no new structures planned for the site.</i></p> <p><i>2400 N John B Dennis received approval from the Board of Zoning Appeals during their May 2016 meeting for a medical office use (prosthetics)</i></p> <p><i>On-premises alcoholic beverage sales will not be permitted in the rezoning area due to the location of a private school located in the church across N John B Dennis from the site. In order to conduct on-premises alcoholic beverage sales, appropriately zoned sites must be further than 300 feet from any school, from K-12, whether public or private. The 300 foot measurement is taken from parcel boundary to parcel boundary. The distance from the rezoning site to the existing private school is approximately 195 feet.</i></p> <p><i>To date, no calls or comments have been received about the rezoning proposal.</i></p>			
Planner:	Ken Weems	Date:	January 3, 2019
Planning Commission Action		Meeting Date:	January 17, 2019
Approval:			
Denial:		Reason for Denial:	

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-101-00011

Deferred:		Reason for Deferral:	
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PROPERTY INFORMATION

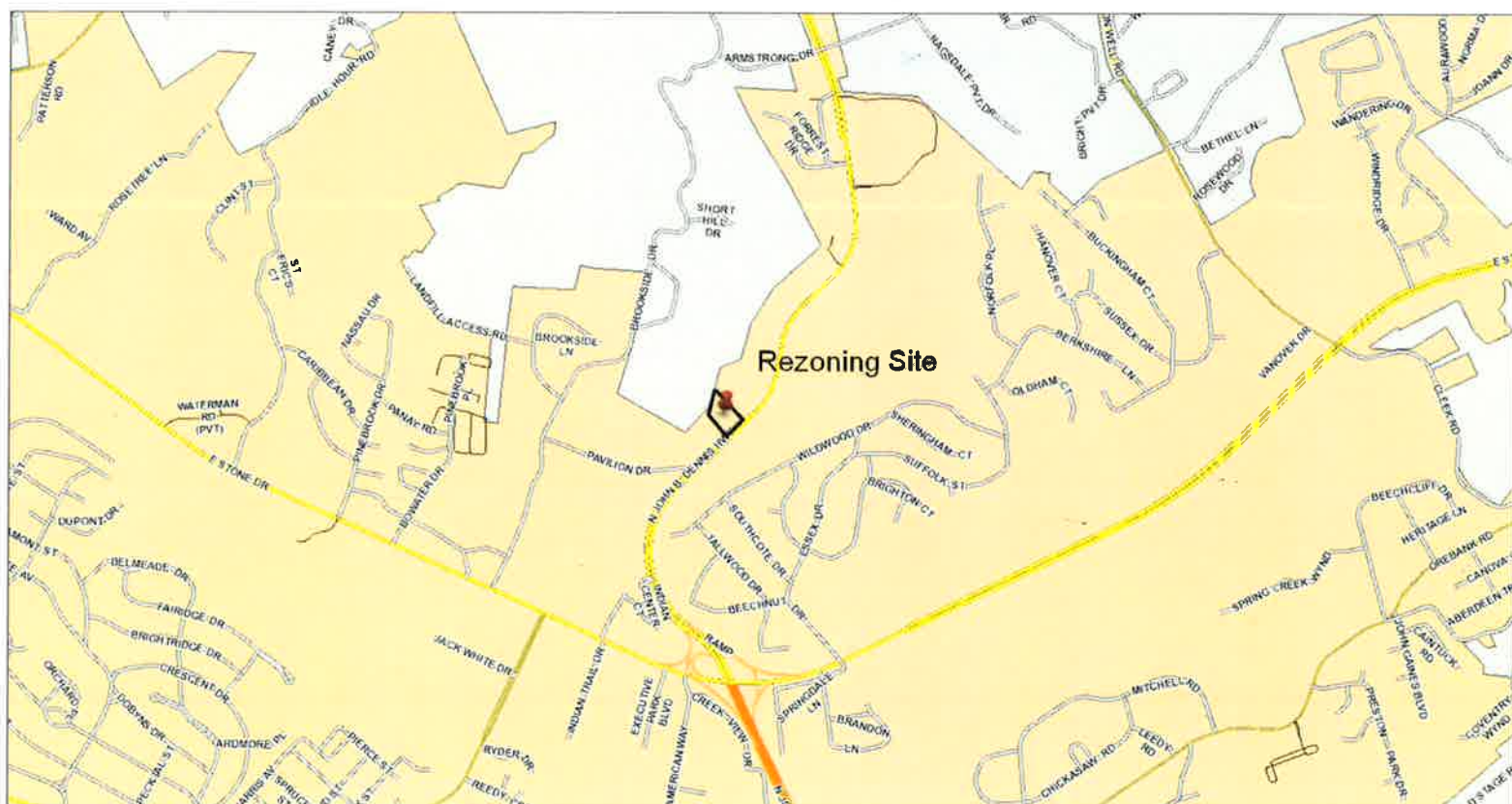
ADDRESS	2400 and 2404 N John B Dennis Highway
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	P-1 (Professional Offices District)
PROPOSED ZONING	B-4P (Planned Business District)
ACRES	2.8 +/-
EXISTING USE	professional office use and vacant building
PROPOSED USE	professional office use at 2404 N John B Dennis will remain the same. The owner of 2400 N John B Dennis is seeking future commercial use for the property.

INTENT

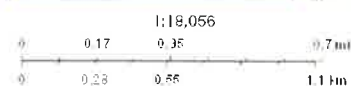
To rezone from P-1 (Professional Offices District) to B-4P (Planned Business District) to accommodate future commercial use for 2400 N. John B Dennis.

Vicinity Map

ArcGIS Web Map



1/4/2019 9:53:39 AM



Web App Builder for ArcGIS

**Future Land Use Plan 2030
Designation: Retail/Commercial**

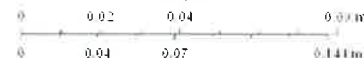
ArcGIS Web Map



1/9/2019 9:59:32 AM

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

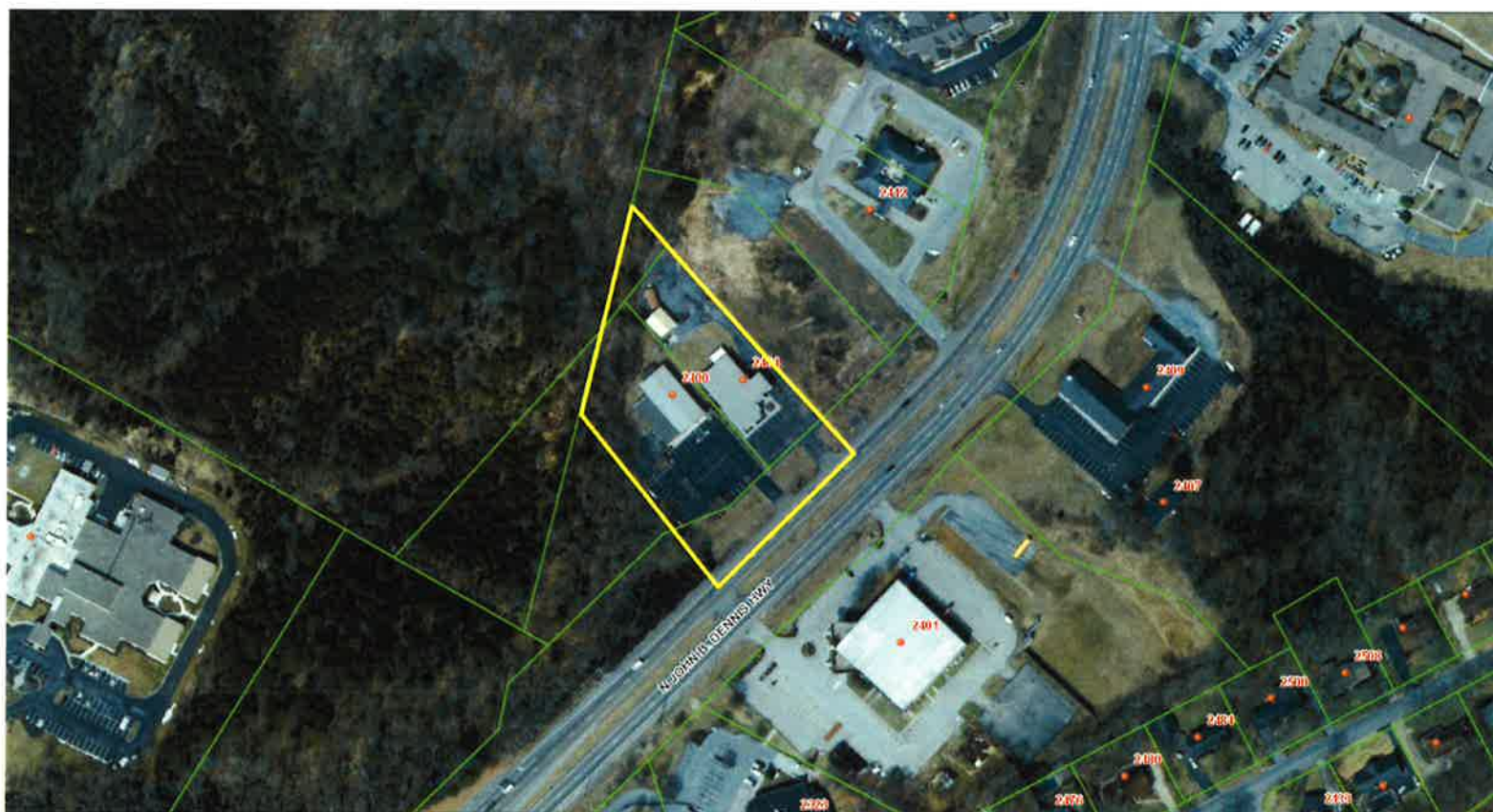
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Web AppBuilder for ArcGIS

Aerial

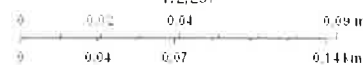
ArcGIS Web Map



4/20/19 10:56:23 AM

- Addresses
- Sullivan Co Parcel Data

1:2,257



Web AppBuilder for ArcGIS

North View (medical office and nursing home)**East View (churches across N John B Dennis Hwy)**

South View (overgrown lot)



West View (forested lot behind the rezoning site buildings)



Rezoning Site Buildings



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North	1	<u>Zone: City B-4P</u> <u>Use: vacant parcel</u>	n/a
Northwest	2	<u>Zone: City B-4P</u> <u>Use: medical office</u>	n/a
East	3	<u>Zone: City R-1B</u> <u>Use: church</u>	n/a
Southeast	4	<u>Zone: City R-1B</u> <u>Use: church</u>	n/a
Southeast and South	5	<u>Zone: City P-1</u> <u>Use: medical business office</u>	n/a
Further South	6	<u>Zone: City P-1</u> <u>Use: vacant parcel</u>	n/a
West	7	<u>Zone: County B-4</u> <u>Use: large vacant lot (approx. 25 ac)</u>	n/a

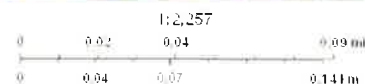
Existing Uses Location Map

ArcGIS Web Map



1/2019 11:05:22 AM

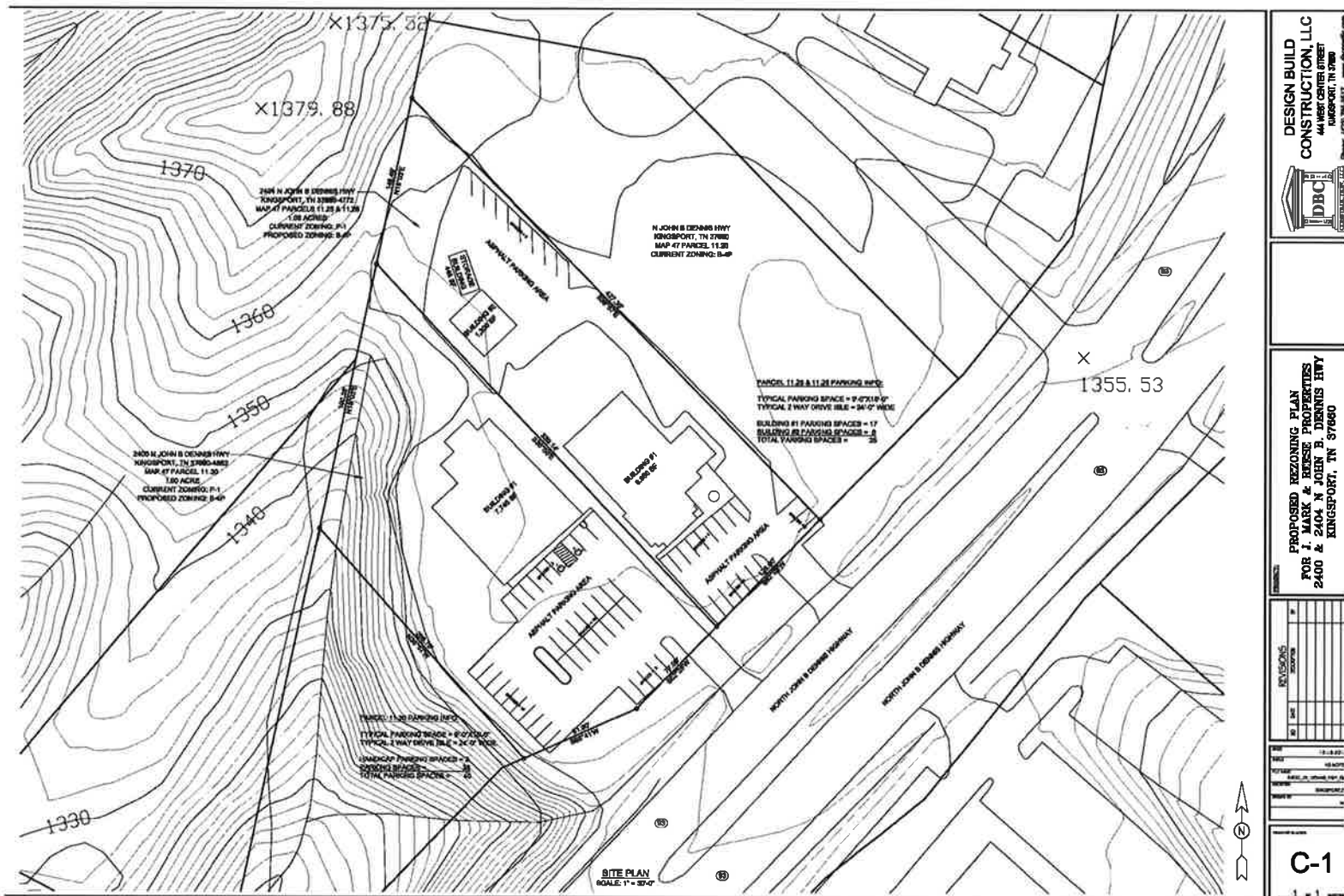
- Addresses
- Sullivan Co Parcel Data



Web AppBuilder for ArcGIS

Kingsport Regional Planning Commission
Rezoning Report

File Number 18-101-00011

Existing Conditions Zoning Development Plan (no changes proposed)**Standards of Review**

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 9, below, as well as any other factors it may find relevant.

- Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit uses that are suitable for this area, constituting an extension of the existing B-4P zone from the north side of the rezoning area.

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-101-00011

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. This is primarily due to the surrounding topography of the site and the barrier of N John B Dennis Highway, which buffer the rezoning site from existing adjacent uses.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned. The same reasonable economic use is acknowledged for the proposed B-4P zone as well.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal of will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The land use plan addresses the rezoning site as appropriate for retail/commercial use

Proposed use: future commercial

The Future Land Use Plan Map recommends retail/commercial.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change due to the controlled access and relatively secluded nature of the rezoning site.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district. The existing B-4P zone to the north of the rezoning site is being extended south.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions. The B-4P zoning proposal is an expansion of the existing/abutting B-4P zone and consistent with the retail/commercial future land use plan designation.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from P-1 to B-4P. The rationale for this recommendation is based upon conformance with the future land use plan as an area appropriate for retail/commercial land use.

Property Information	Resub. Lot 1 Terry & Alice Malone Property & Division of Anderson/Page Property		
Address	500 Canongate Rd.		
Tax Map, Group, Parcel	TM 33 Parcel 12.01 and part of 13		
Civil District	7th Civil District		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	5.49		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Anderson & Page Address: 500 Canongate Rd City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: N/A		Name: Alley & Associates INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • One variance has been requested to allow an irregular lot shape. <p>Staff Field Notes and General Comments:</p> <p>The property lies along Rotherwood Drive and Canongate Road in Hawkins County. The owners are seeking a variance to the provision of the Regulations that does not allow irregular shaped lots. Any subdivision which deals with more than two lots requires approval from the full Planning Commission per Tennessee Code Annotated. This plat deals with three lots.</p> <p>Utilities: No utilities or street construction required</p>			
Planner:	Harmon	Date: 12/28/18	
Planning Commission Action		Meeting Date:	January 17, 2019
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Resub. Lot 1 Terry & Alice Malone Property & Division of Anderson/Page Property
ADDRESS	500 Canongate Rd.
DISTRICT, LAND LOT	7th Civil District, TM 33 Parcels 12.01 and part of 13
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1A / A-1
PROPOSED ZONING	No Change
ACRES 4.43 – 3 lots - 0 miles of new streets	
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Anderson & Page
ADDRESS: 500 Canongate Rd. Kingsport, TN
REPRESENTATIVE: Tim Lingerfelt, Alley & Associates INC.
PHONE: 423-392-8896

INTENT

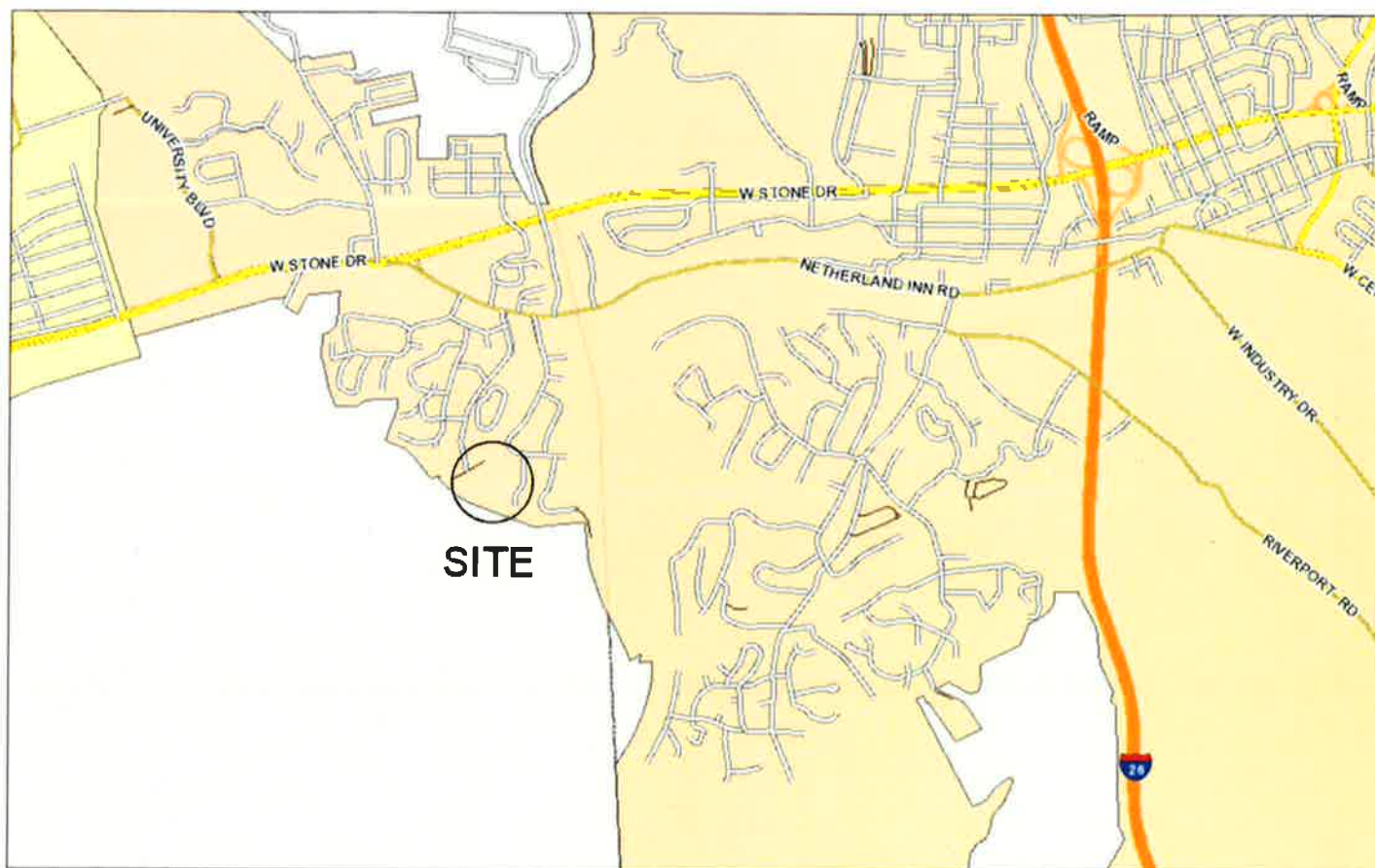
The applicant is requesting final plat approval for the re-subdivision of the property located in the 7th Civil District and more fully described as Tax Map 33 Parcels 12.01 and part of 13.

The submitted plat would amend the property boundary lines of two existing lots and create one new lot. State law requires any plat dealing with more than two lots be brought before the Planning Commission for approval.

One variance has been requested to Section 3.8 LOT SHAPE of the subdivision regulations. This section states that excessive depth in relation to width or very irregular shaped lots may not be permitted. The submitted lot configuration is the only way that the property can be subdivided to gain the required 50' of public street frontage (Rotherwood Drive).

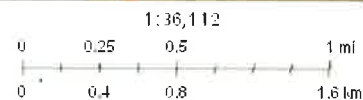
Staff recommends approval of the Resubdivision Lot 1 Terry & Alice Malone Property & Division of Anderson/Page Property as well as the requested variance to the lot shape requirement.

Location



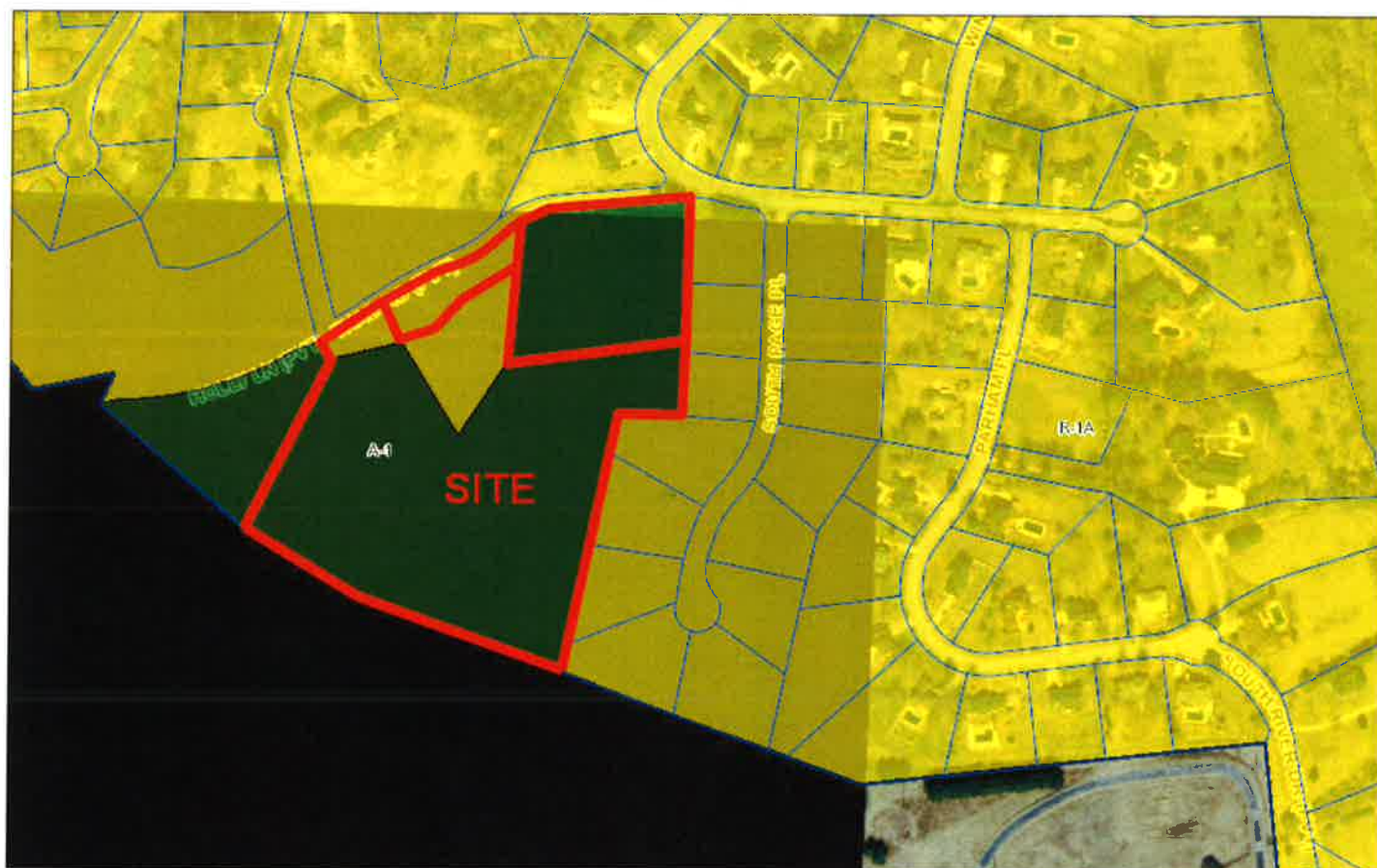
12/28/2018, 2:28:24 PM

- Sewer Mains
- Water Lines
-  Sewer Manholes



Map Data Source: WPA #05

Zoning



12/28/2018, 2:23:03 PM

Hawkins Co Parcel Data

City Zoning

<Null>

T-40	B-2E	A-1	B-3	B-4P	GC	M-2
P-3	A-1	B-4	B-3	B-4P	M-1	M-1
GC	A-2	B-3	B-4	B-4	M-1 P	P-1

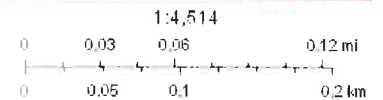
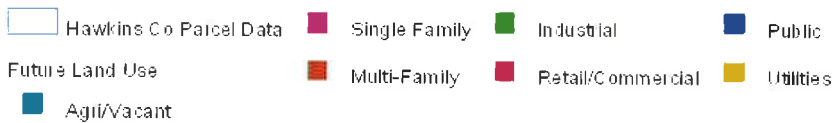


Map Area (Quadrant) AV-05

Future Land Use



12/28/2018, 2:23:50 PM



Map Data Provided by GIS

Page 6 of 9



Aerial



12/29/2018, 2:27:22 PM

Hawkins Co Parcel Data

Water Lines

Sewer Mains

Sewer Manholes

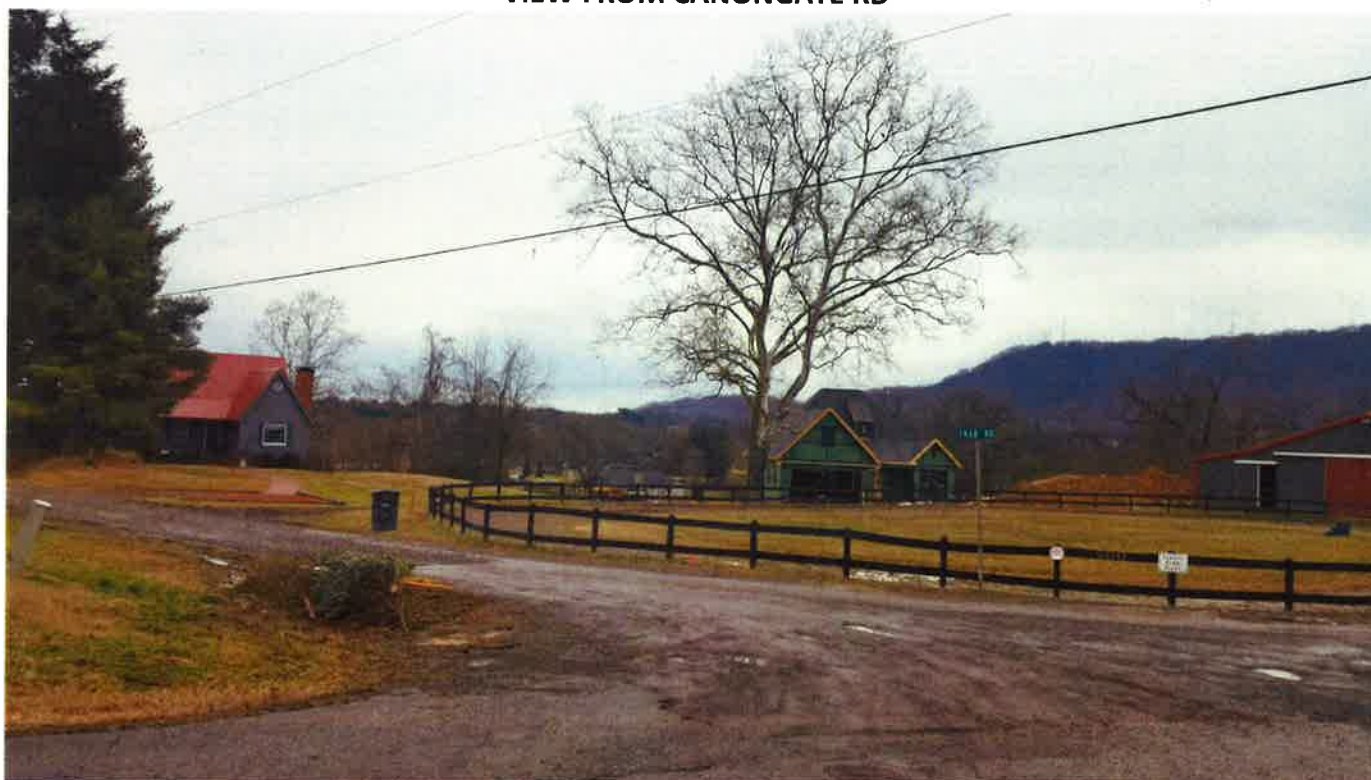
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0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Map generated by: 1/1/2019

VIEW FROM ROTHERWOOD DR



VIEW FROM CANONGATE RD



CONCLUSION

Staff recommends final plat approval of the resubdivision Lot 1 Terry & Alice Malone Property & Division of Anderson/Page Property as well as the requested variance to the lot shape requirement.

Kingsport Regional Planning Commission

Subdivision Report

File Number 18-201-00094

Property Information	Resub. Lots 4, 5, 6, 7, PT 13, 14, 15, 16, 17A, 17B, 23, 24, 33-37 Block 3 Fairacres and the Rebecca Mills Property		
Address	E Center Street / Watauga Street / Lamont Street / Pecktal Street		
Tax Map, Group, Parcel	TM 46N Group M Parcels 4, 5, 6, 7, 13, 22, 23, 29, 30, 31, 32, 33		
Civil District	11th Civil District		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	5.29		
Major or Minor / #lots	Major - 11	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Rebecca Mills Address: 1421 Watauga Street City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Brian Hite Wilson & Associates Address: 806 E. Jackson Blvd Suite 7 City: Jonesborough State: TN Zip Code: 37659 Email: BHite@wilsonpc.com Phone Number: 423-753-5400	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • No variances have been requested. • All lots meet minimum requirements in Zoning Code & Subdivision Regulations <p>Staff Field Notes and General Comments:</p> <p>The property lies between E Center Street and Watauga Street. The main piece of property is being combined with 11 surrounding lots.</p> <p>Utilities: No utilities or street construction required</p>			
Planner:	Harmon	Date: 12/28/18	
Planning Commission Action		Meeting Date:	January 17, 2019
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Resub. Lots 4, 5, 6, 7, PT 13, 14, 15, 16, 17A, 17B, 23, 24, 33-37 Block 3 Fairacres and the Rebecca Mills Property
ADDRESS	E Center Street / Watauga Street / Lamont Street / Pecktal Street
DISTRICT, LAND LOT	11th Civil District, TM 46N Group M Parcels 4, 5, 6, 7, 13, 22, 23, 29, 30, 31, 32, 33
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1A / R-1B
PROPOSED ZONING	No Change
ACRES	5.29 – 11 lots - 0 miles of new streets
EXISTING USE	Residential / Vacant
PROPOSED USE	Residential

PETITIONER: Rebecca Mills
ADDRESS: 1421 Watauga St. Kingsport, TN

REPRESENTATIVE: Brian Hite, Wilson & Assoc.
PHONE: 423-753-5400

INTENT

The applicant is requesting final plat approval for the re-subdivision of the property located in the 11th Civil District and more fully described as Tax Map 46N Group M Parcels 4, 5, 6, 7, 13, 22, 23, 29, 30, 31, 32, 33.

The submitted plat would amend the property boundary lines 11 lots located between E Center Street and Watauga Street adjacent to St. Dominic's School.

The property was purchased at a tax sale and is being proposed to be resubdivided amongst the adjacent parcels. No new lots are proposed to be created.

Staff recommends approval of the Resubdivision of Lots 4, 5, 6, 7, PT 13, PT 14, 15, 16, 17A, 17B, 23, 24, 33-37 Block 3 Fairacres and the Rebecca Mills Property.

The map displays a network of streets in Kingsport, Tennessee. A black circle is drawn around a location labeled "SITE", which is situated near the intersection of Waverly Rd and Post St. Major streets shown include E Center St, N Wilcox Dr, and Memorial Blvd. The "KINGSPORT" logo is located in the bottom left corner of the map area.

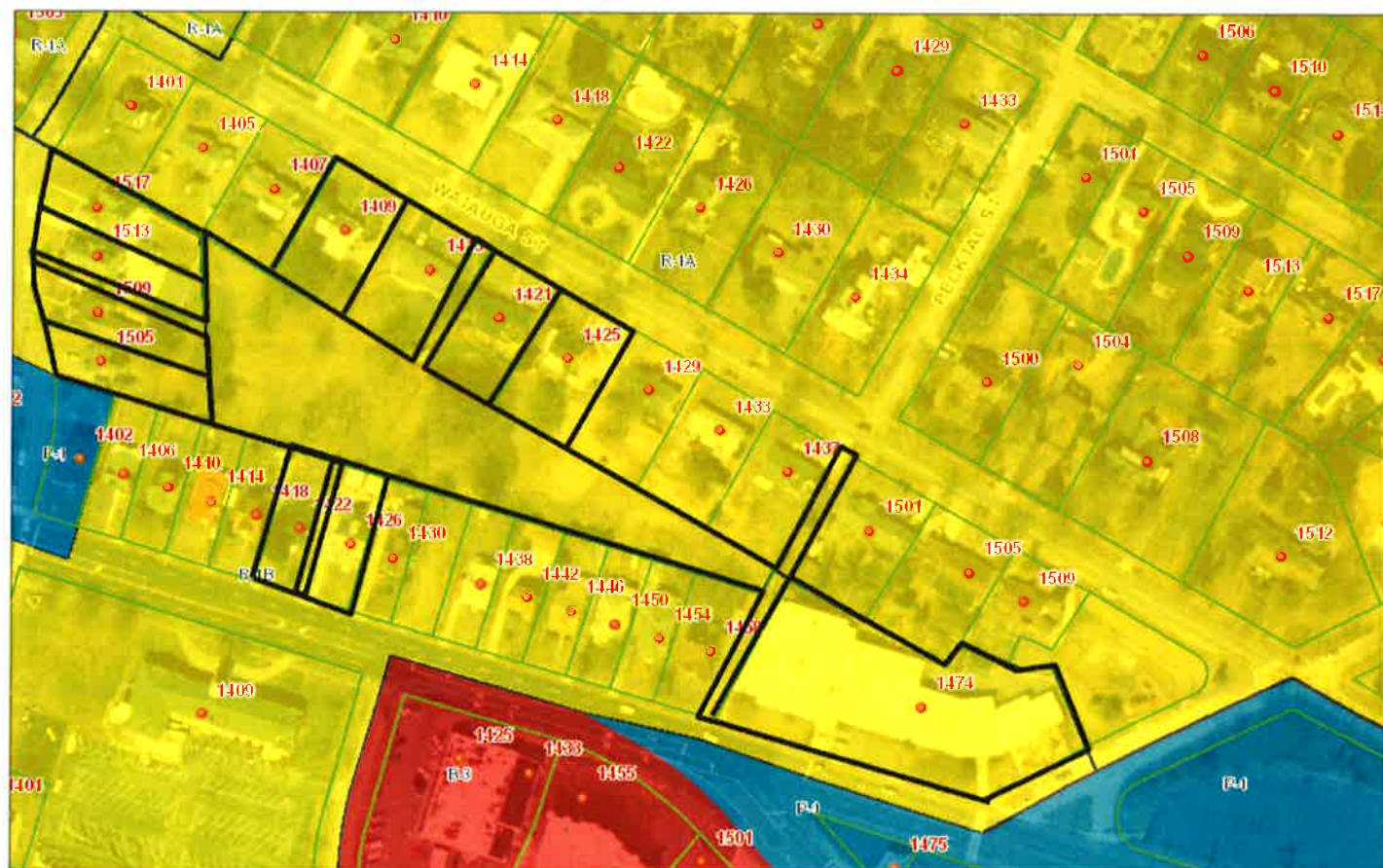
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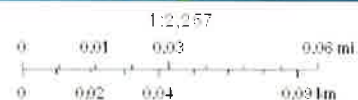
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0000-0001-9324-1114

Zoning

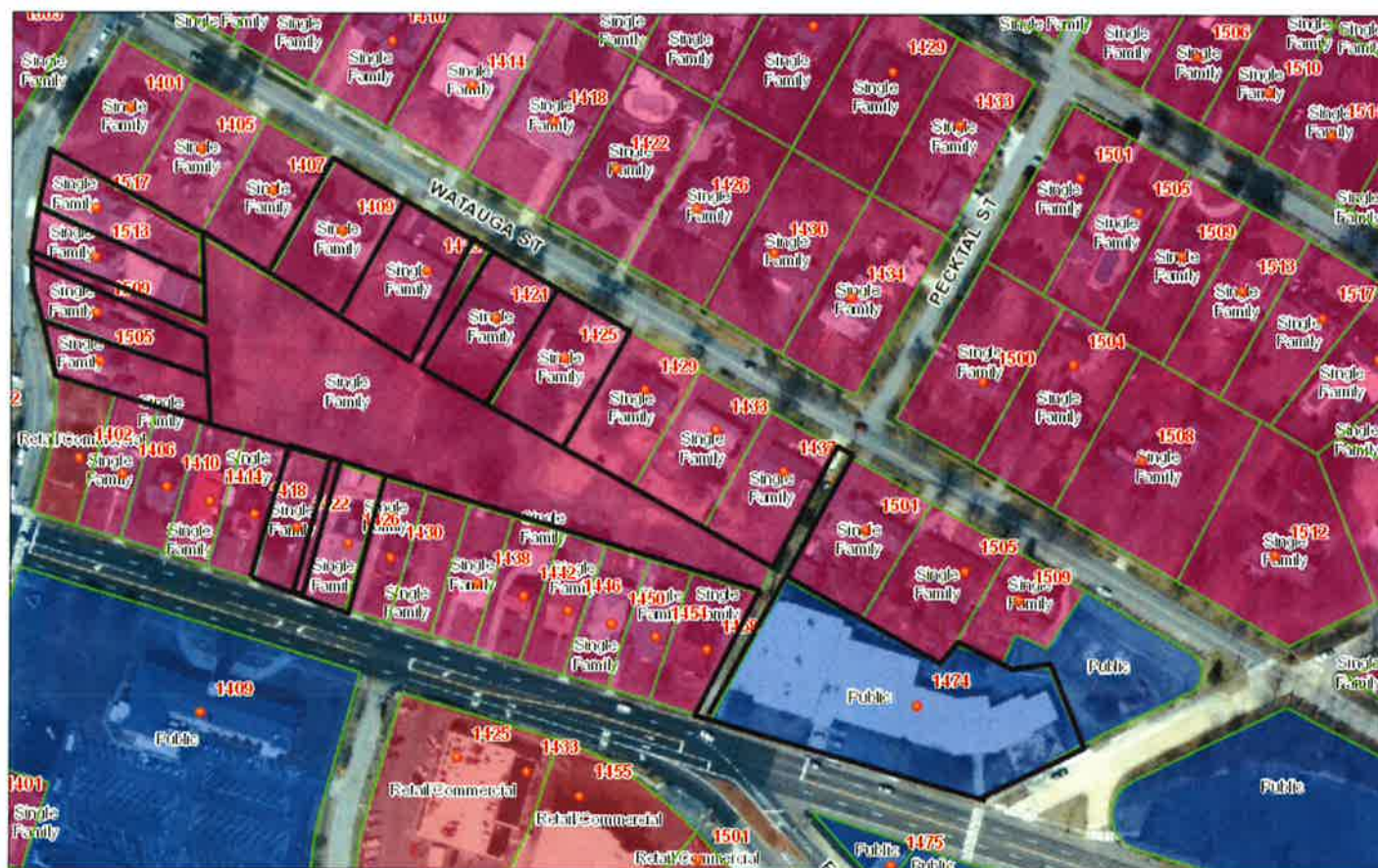


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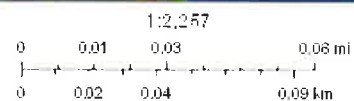
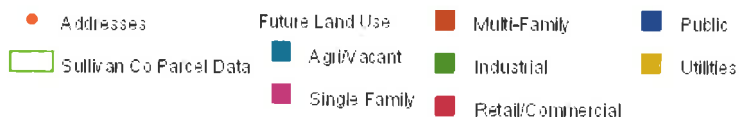


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Future Land Use



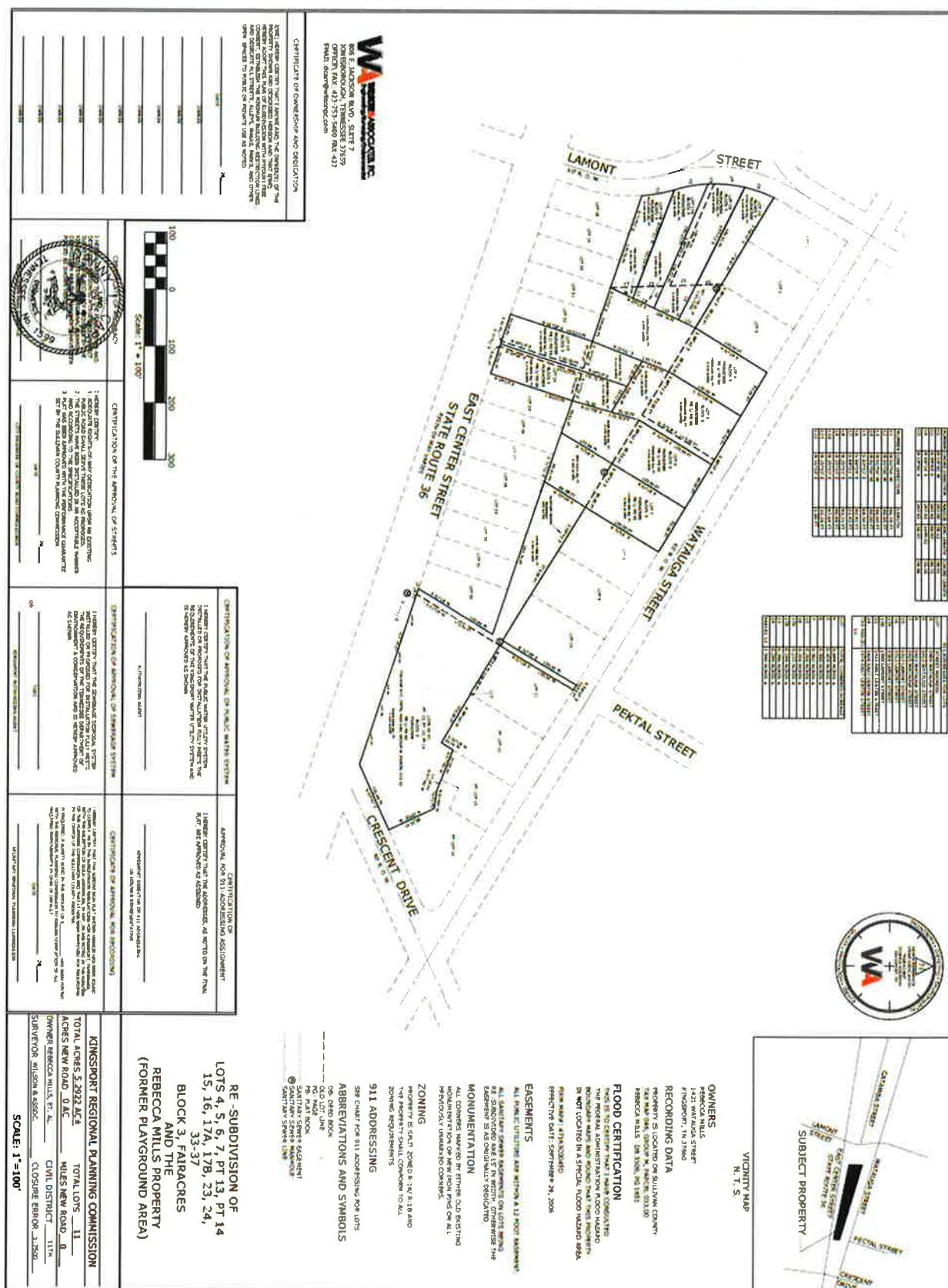
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Aerial

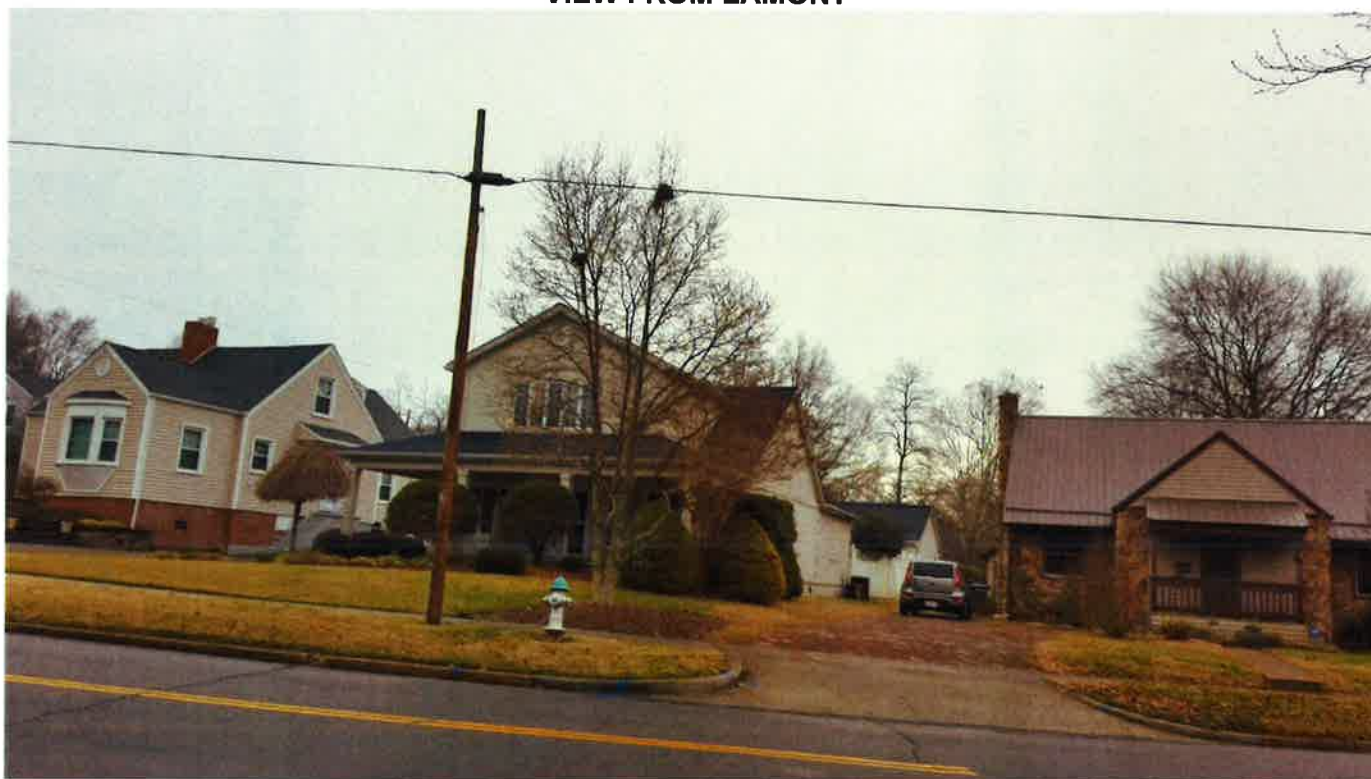




VIEW FROM CENTER STREET



VIEW FROM LAMONT



VIEW FROM WATAUGA



CONCLUSION

Staff recommends approval of the Resubdivision of the Rebecca Mills Property and surrounding lots.

Property Information	Sewer Easement Vacating & Relocation– Creekside Behavioral Health				
Address	1025 Executive Park Blvd				
Tax Map, Group, Parcel	Easement located on TM 47P Group A Parcel 4.05				
Civil District	11 th Civil District				
Overlay District	N/A				
Land Use Designation	Retail/Commercial				
Acres	+/- 9.74acres				
Applicant #1 Information		Intent			
Name: City of Kingsport – Water/Sewer Division Address: 1213 Konnarock Road City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 224-2546		Intent: <i>To vacate a portion of a sewer easement located on property known as 1025 Executive Park Blvd and approve the location of a new easement.</i>			
Planning Department Recommendation					
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends vacating a portion of a 10' sewer easement and approving the new location of a new 15' sewer easement on property known as 1025 Executive Park Blvd.:</p> <ul style="list-style-type: none"> Request reviewed by all city departments Sewerline was relocated so this portion of the easement is no longer needed. <p>Staff Field Notes and General Comments:</p> <p>Property is currently the site of Creekside Behavioral Health. The sewer was located within the proposed building footprint, therefore the sewer was relocated.</p>					
Planner:	Harmon	Date: 1/3/19			
Planning Commission Action		Meeting Date:	January 17, 2019		
Approval:					
Denial:		Reason for Denial:			
Deferred:		Reason for Deferral:			

PROPERTY INFORMATION**Sewer Easement Vacating**

ADDRESS	1025 Executive Park Blvd.
DISTRICT, LAND LOT	Sullivan County
	11th Civil District, TM 47P Group A Parcel 4.05
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-3
PROPOSED ZONING	No Change
ACRES +/- 9.74	
EXISTING USE	Health Facility
PROPOSED USE	No Change

PETITIONER 1: City of Kingsport- Water/Sewer Division
1213 Konnarock Road Kingsport, TN 37660

INTENT

The property located at 1025 Executive Park Boulevard has been developed into Creekside Behavioral Health. During the plan review phase it was determined that the sewer line was located where the proposed building was to be placed. The developer relocated that portion of the sewer line so that the sewer would not run under the structure. Therefore, the easement for this portion of the sewer line is no longer needed and can be vacated.

All city departments have reviewed the request to vacate the 10' wide easement where the old sewer line was located. They see no need to retain this portion of the sewer easement since the line is no longer in service.

A new 15' wide sewer easement is shown to be located covering the relocated portion of the sewer line which runs on the outside of the building.

Staff recommends sending forward a favorable recommendation to the Board of Mayor and Aldermen to vacate the unnecessary portion of the 10' wide sewer easement and approve the new location of the 15' easement for the new line.

Aerial



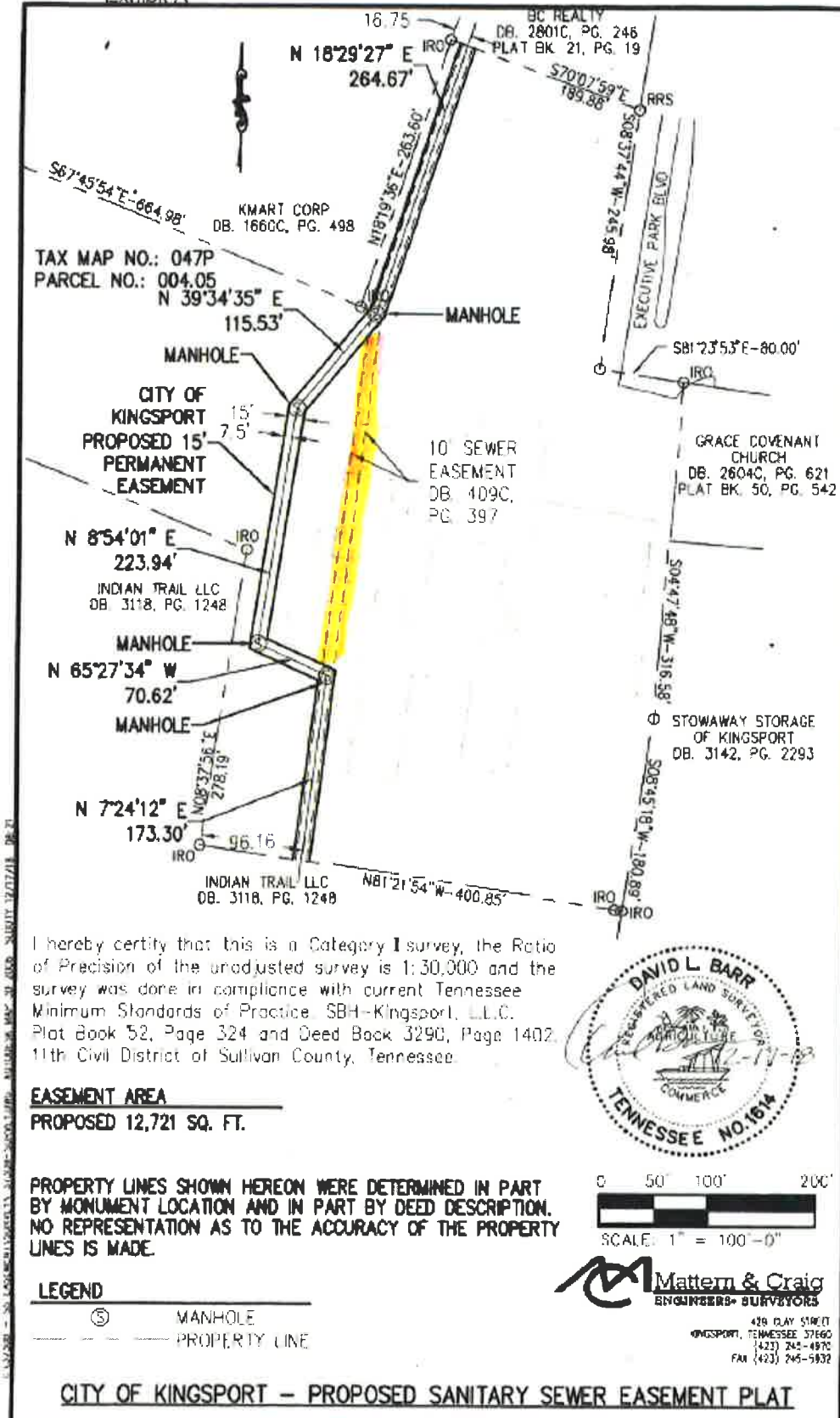
1/3/2019, 10:24:13 AM

- Addresses
- Sewer Mains
- Sullivan Co Parcel Data



Print Area Builder from ArcGIS

Exhibit A



**RECOMMENDATION:**

Staff recommends sending forward a favorable recommendation to the Board of Mayor and Aldermen to vacate the unnecessary portion of the 10' wide sewer easement and approve the new location of the 15' easement for the new line at 1025 Executive Park Blvd.

Property Information	West Park		
Address	4401 W Stone Drive		
Tax Map, Group, Parcel	TM 22 Parcel 66		
Civil District	1 st 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 Address: 155 Shelby Street Suite 3 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Terry Cox Address: 1416 Dobyns Drive City: Kingsport State: TN Zip Code: 37664 Email: ttcntlc@outlook.com Phone Number: 423-732-2940	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends Conceptual Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • 5 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 <p>Staff Field Notes and General Comments:</p> <p>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.</p>			
Planner:	Harmon	Date: 1/17/2019	
Planning Commission Action		Meeting Date:	January 17, 2019
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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

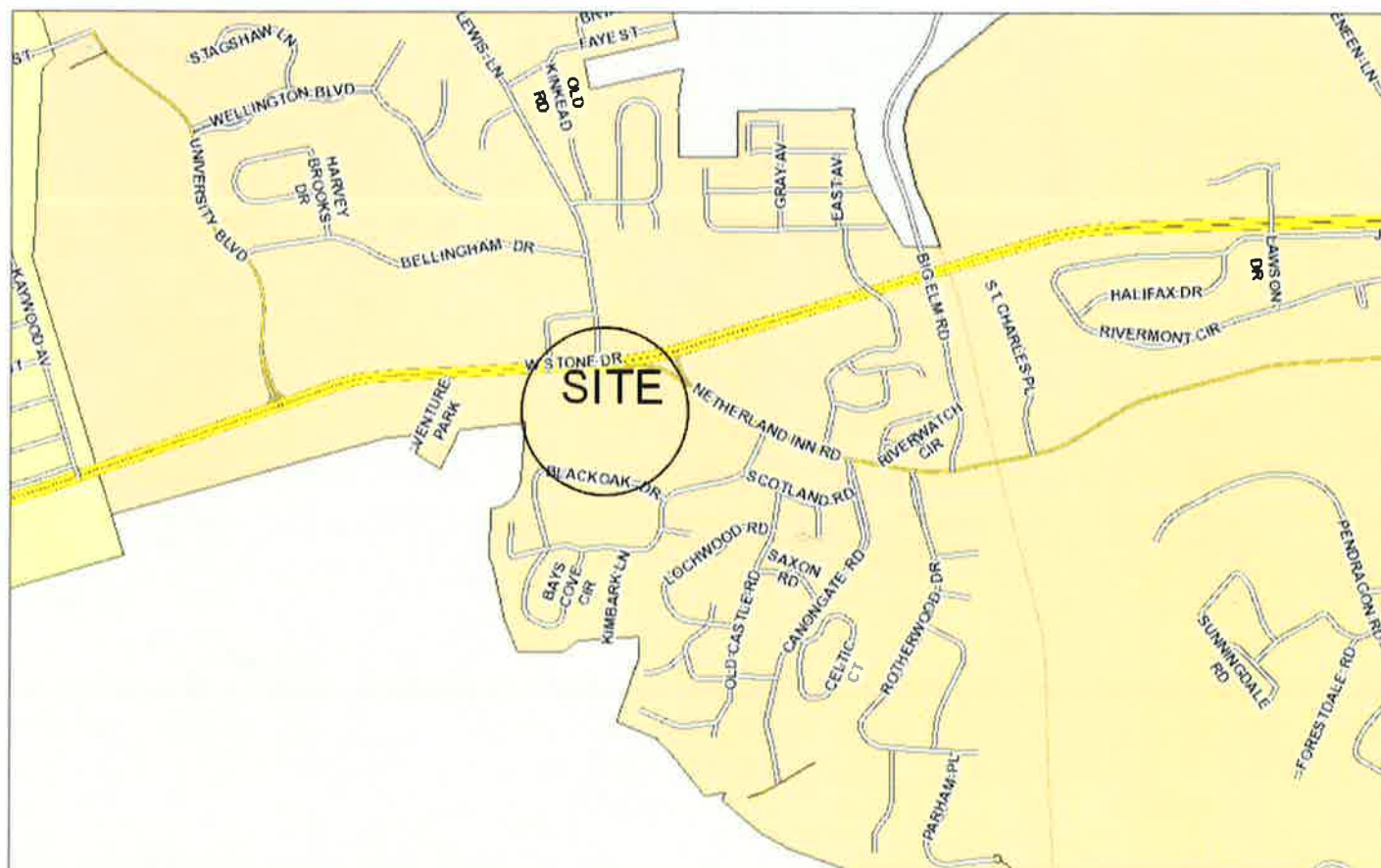
The applicant is requesting conceptual plat approval for the subdivision of the property located in the 1st Civil District of Hawkins County and more fully described as Tax Map 22 Parcel 66, known as the "Armory."

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.

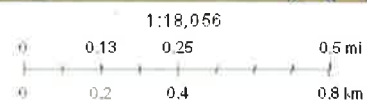
The road contained in this permanent easement will be private and will function more like a drive aisle through the development. A number of variances have been requested to the street construction standards since the Subdivision Regulations require that all private streets be built to public standards. Those variances include:

1. Change the minimum easement width requirement from 60' to 40'
2. Change the minimum street width from 33' to 28' & 25'
3. Dismiss the sidewalk requirement
4. Dismiss requirement that all new streets have concrete curb/gutter
5. Change Pavement Section from a 10/3/1.5 to a 6/2/1 construction

Location

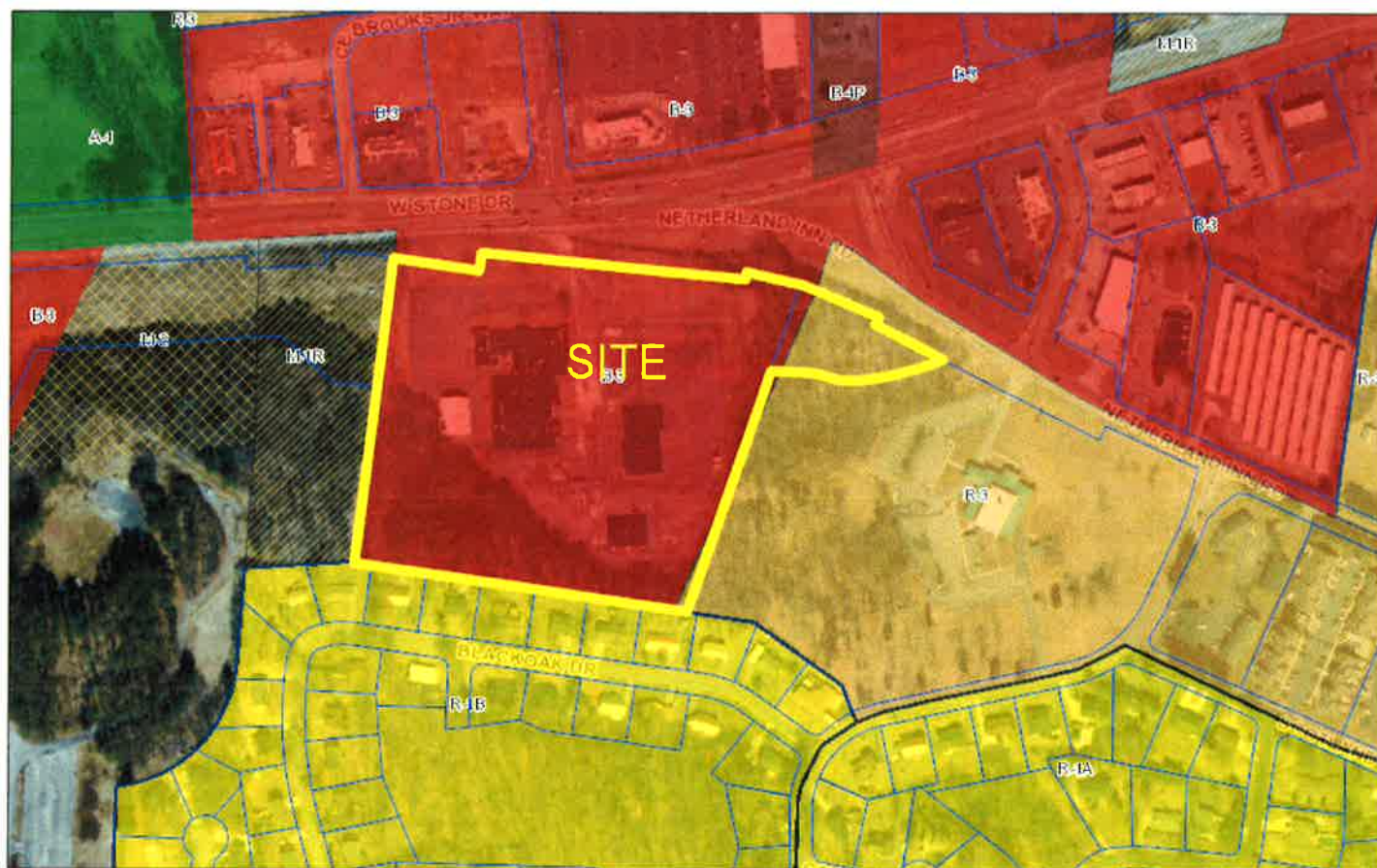


1/9/2019, 8:48:59 AM



When Not Shaded, Not Applicable

Zoning



1/4/2019, 4:02:04 PM

Hawkins Co Parcel Data

City Zoning

<Null>

TAC

B-2E

AP

B-3

B-4P

GC

M-2

P-3

A-1

B-1

B-3

B-4P

M-1

M-2

GC

A-2

B-2

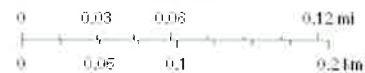
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BC

M-1P

P-1

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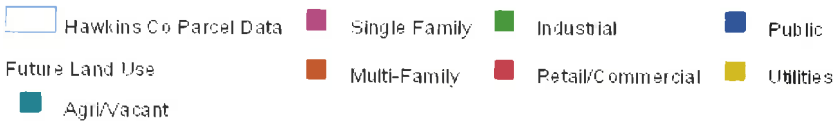


Web App Builder for ArcGIS

Future Land Use



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



Web Map Server for ArcGIS

Aerial



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

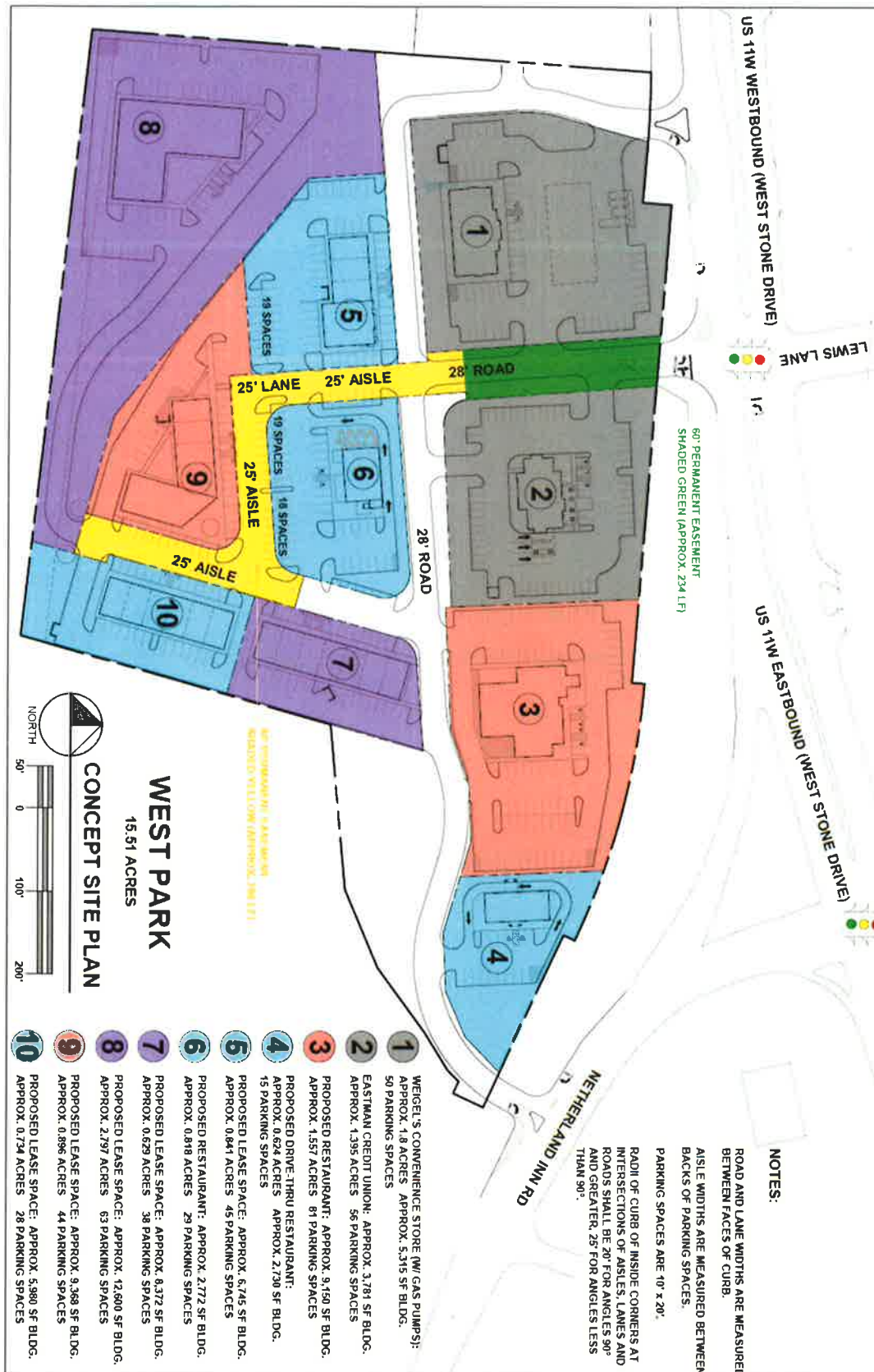
- Addresses

Sewer Mains

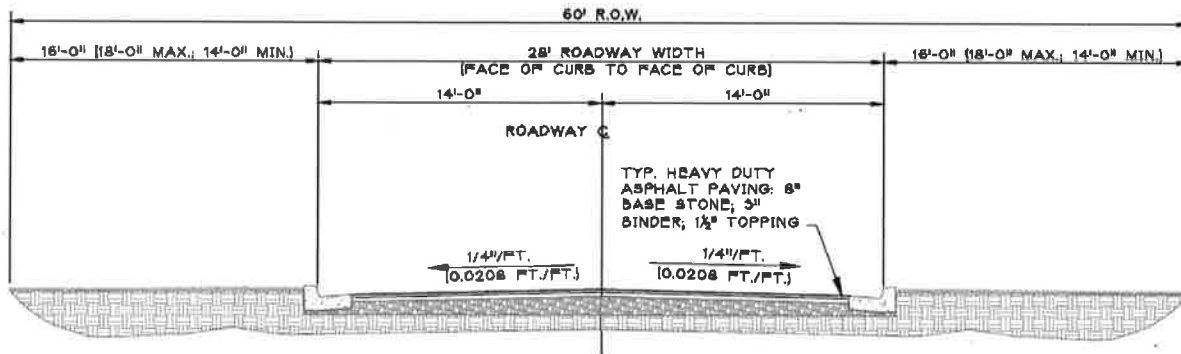
Hawkins Co Parcel Data

Water Lines

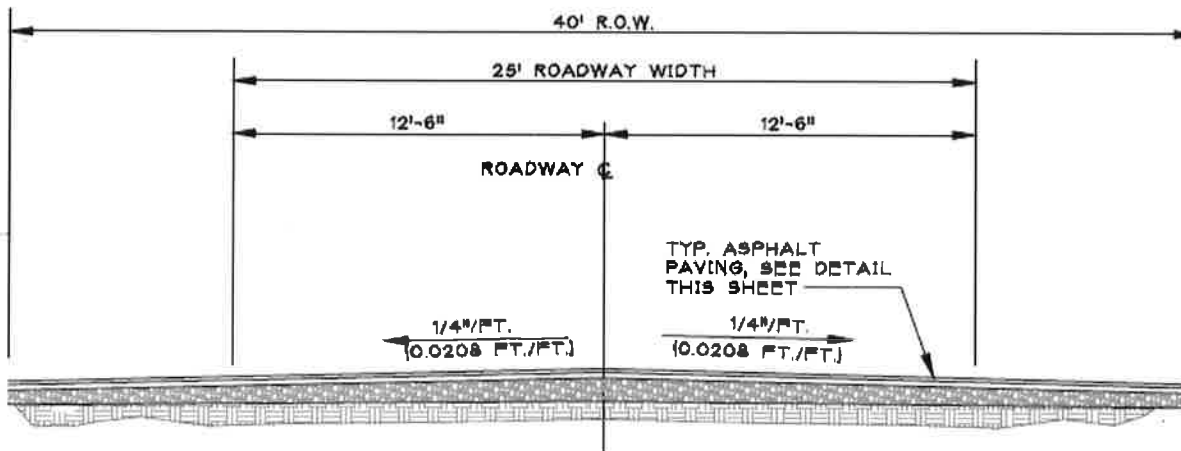
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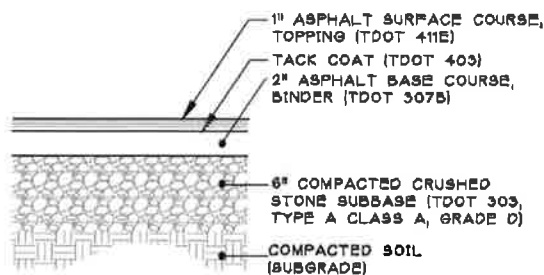
CROSS SECTIONS PROPOSED



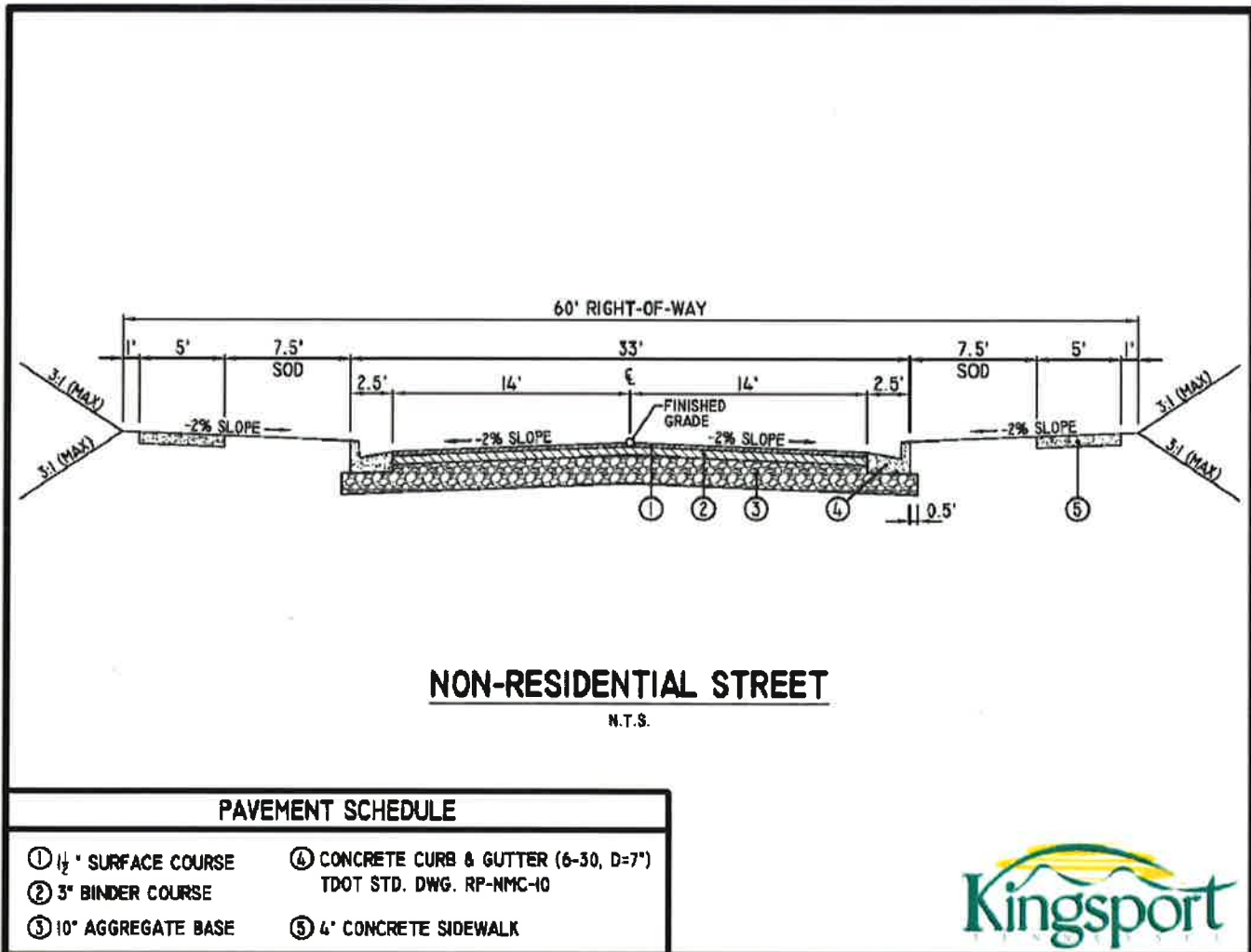
TYPICAL SECTION - 28' ROAD [IN-PLACE]
60' R.O.W.
N.T.S.



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



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

CITY OF KINGSFORT 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

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.




December 19, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Michael Bare Property located on Ridgeway Rd, surveyed by Stephen Whitten, 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



LOT 1-A
63,801 Sq. Ft.
OR
1.466 ACRES

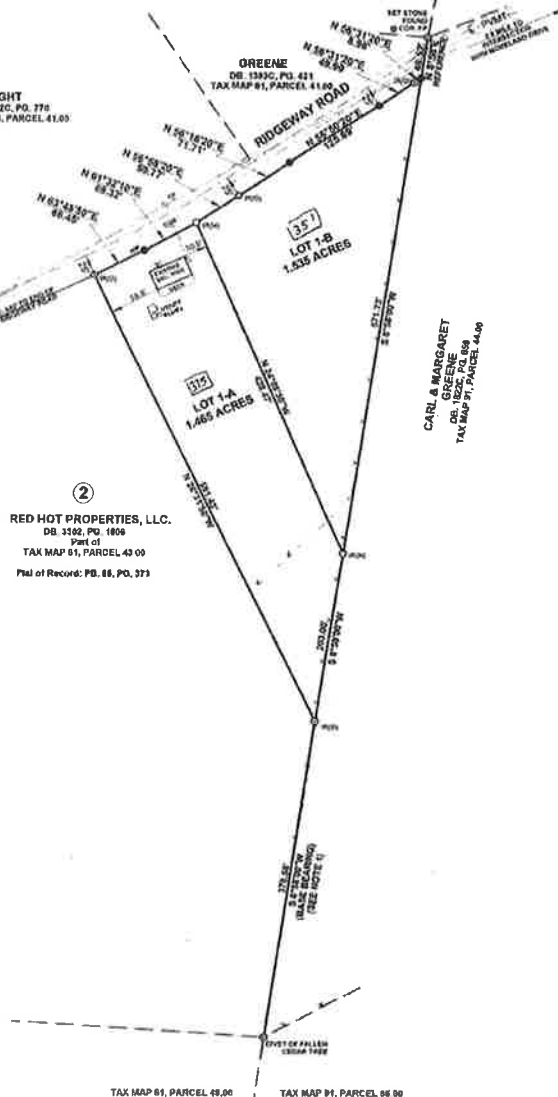
LOT 1-B
66,887 Sq. Ft.
OR
1.535 ACRES

REGISTER OF DEEDS



LIGHT
DB 10122, PG. 776
TAX MAP 91, PARCEL 41.00

TAX MAP 78, PARCEL 2.00 TAX MAP 91, PARCEL 24.00



12/19/2018 - 03:05:58 PM

18022861

1. POS. AL. PLAT BATCH: 17453
PLAT BOOK: P56
PAGE: 386-386

REC. FEE 16.00
OP. FEE 2.00
ANG. FEE 0.00
TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R. TINDLEY
Recorder of Deeds

LEGEND

- denotes Monuments as Noted
- denotes Monuments Set this Survey
- denotes Monuments NOT Set this Survey
- denotes Calculated Points
- IRO denotes Iron Rod Old (1/2" REBAR)
- IRN denotes Iron Rod New (1/2" REBAR)
- x — denotes Fence Line
- denotes Utility Pole
- denotes Water Meter
- denotes Teller Communications Box
- denotes Fire Hydrant

NOTES

1. NORTH REFERENCE: DB. 3302, PG. 1006.
2. PROPERTY IS SUBJECT TO ANY EXISTING RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, SETBACK LINES AND OUT CONVEYANCES, WHETHER THEY MAY BE SHOWN OR NOT OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS.
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE ABSTRACT.
4. THIS PLAT WAS PREPARED FROM A RECENT FIELD SURVEY AND IS BASED ON EXISTING MONUMENTATION.

CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described hereon is true and correct survey (Category II) to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

11/19/2018
Date



Steph A. White
Surveyor
2195
TN Reg. No.

"Approval is hereby granted for lots 1-A and 1-B RESTRICTIONS defined as Division of Michael Bare Property (Ridgeway Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at site property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

Steph A. White
Division of Water Resources
Date: 12/13/18

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
- B) Lots 1-A and 1-B have adequate suitable soil to install and duplicate 3 (three) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- C) Lots 1-A and 1-B have specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office in order to insure proper house site location.
- D) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.

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, walls, paths, and other open space to public or private use as noted.

12-18-2018
Date

Owner:

Owner:

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations of Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Kingsport Regional Planning Commission and that it has been approved for recording 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 assure completion of all required improvements in case of default.

12-18-2018
Date

Secretary of the Kingsport Regional Planning Commission

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 meets the requirements of the local utility district, and are hereby approved as shown.

12-19-2018
Date

Local Utility District Provider or His/Her Authorized Representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

2018
Date

Local Utility District Provider or His/Her Authorized Representative

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

12-18-2018
Date

Sullivan County Director of 911 Addressing
or His/Her Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER 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 according to specifications.
(3) Adequate right-of-way dedication upon an existing public road shall serve these lots as proposed.

12-18-2018
Date

County Road Commissioner

RECORDING INFO:

THIS PROPERTY IS SHOWN ON SULLIVAN COUNTY TAX MAP 91, PART OF PARCEL 043.00 AND TAX MAP 91, PARCEL 043.00 DEED OF RECORD: DEED BOOK 3214C, PAGE 802.

FLOOD INFO:

I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND CONCLUDE THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. ACCORDING TO F.I.R.M. MAP NO. 47183C023-D, EFFECTIVE DATE: SEPTEMBER 20, 2006.

ZONING INFO:

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

REFERENCE INFO:

SHOWN IN PLAT BOOK 86, PAGE 373 AS LOT 1 OF DIVISION OF RED HOT PROPERTIES, LLC. DATED OCT. 24, 2018. JOB REFERENCE: 2018-0259W.

DIVISION OF MICHAEL BARE PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES - 3.000	TOTAL LOTS - 2
ACRES NEW ROAD - 0	MILES NEW ROAD - 0
OWNERS - MICHAEL BARE	COUNTY - SULLIVAN
SURVEYOR - STEPHEN A. WHITE	CIVIL DISTRICT - 14th
	CLOSURE ERROR - 1:34,000
DATE - NOVEMBER 14, 2018	PARTY CHIEF - J.W.
SCALE - 1" = 100'	CHECKED BY - B.A.W.
	REVISED -
WHITEN SURVEYING	200 Sunset Lane Ossipee, VA 24351 (434) 292-9144
	DRAWING NUMBER 2018-0259W



November 7, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Re-Subdivision of Lot 3 & 8 Ava Gammon Slaughter Property located on Colonial Heights Road, surveyed by Danny Carr, 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". The signature is stylized with a large, looped initial "K" and a trailing flourish.

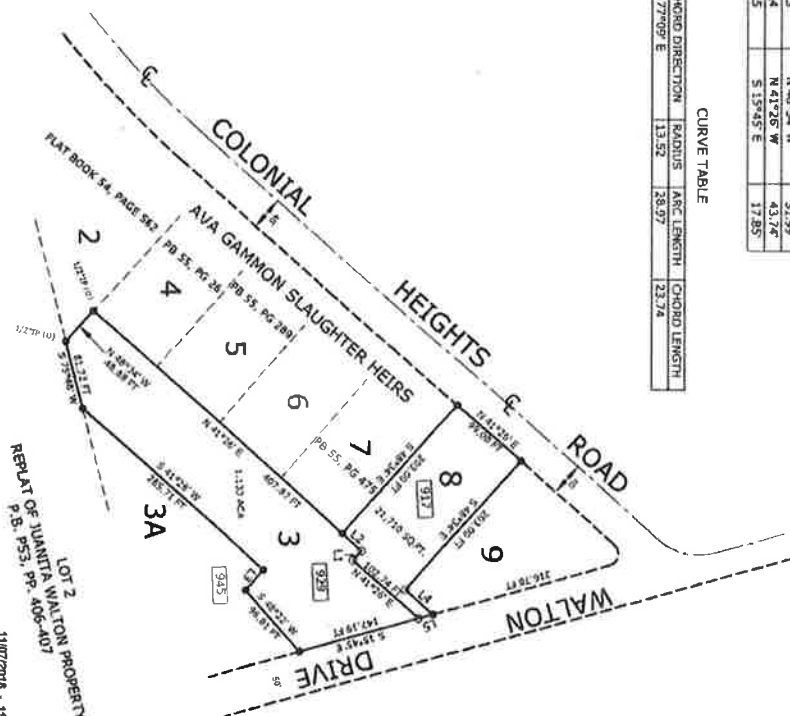
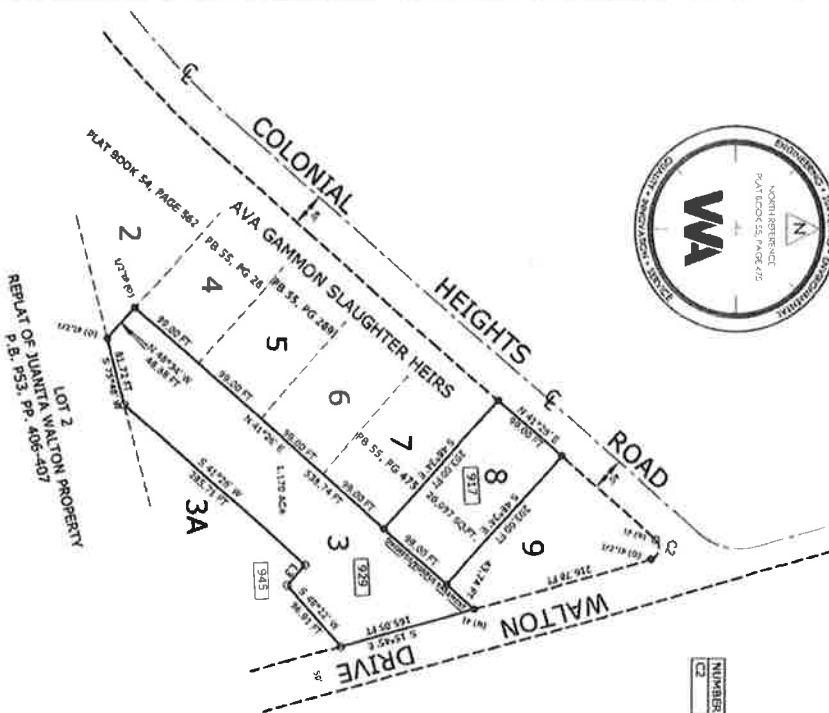
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

NUMBER	Bearing	Distance
L1	S 48°04' E	15.00'
L2	N 41°26' E	30.45'
L3	N 48°34' W	31.99'
L4	N 41°26' W	43.74'
L5	S 15°45' E	17.85'

CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C2	S 77°09' E	13.52	28.97	23.74



RECORDING DATA
PROPERTY RECORDED AT DEED BOOK 2615C/ PAGE 627
AND PLAT BOOK 55, PAGE 475
AND IS SHOWN ON TAX MAP 77, PARCEL 31.25

ABBREVIATIONS AND SYMBOLS

- CONCRETE HIGHWAY MON. (OLD)
DB - DEAD BOOK
● 1P(O) = 5/8" IRON PIN OLD, EXCEPT AS NOTED
○ 1P(N) = 5/8" IRON PIN NEW AND SET
OVERHEAD UTILITY LINES
PG# PAGE

EASEMENT

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE AREA ABOVE THE T.V.A. FLOODAGE EASEMENT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ZONING

SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREA
EFFECTIVE DATE: SEPTEMBER 29, 2005

SETBACKS

PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-2
SETBACKS: 30' FRONT/12' SIDE/30' REAR

OTHERWISE NOTED.

ALL CORNERS ARE MARKED BY OLD DOGTYPE MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PIN ON ALL PREVIOUSLY UNMARKED CORNERS (ALERS OTHERWISE NOTED.

EXISTING ADDRESS

929 = SULLIVAN COUNTY 911
EXISTING ADDRESS ASSIGNMENT

RE-SUBDIVISION OF LOT 3 & LOT 8
AVA GAMMON SLAUGHTER
HEIRS PROPERTY

KINGSFORD REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.631 AC±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ELITE WOODS INC	CIVIL DISTRICT	14TH
SURVEYOR	DAVID L. CLARK	CLOSURE ERROR	1.750

SCALE: 1"=100'

SCALE: 1"=100'

BEFORE

AFTER

LOT 2
REPLAT OF JUANITA WALTON PROPERTY
P.B. P53, PP. 406-407

11/07/2018 - 14:28:32 AM

REPORT OF JUANITA W. ...
P. 53. PP. 406-40

WILSON & ASSOCIATES, PC
Engineering • Architecture • Interiors
806 E. JACKSON BLVD., SUITE 7
JONESBOROUGH, TENNESSEE 37659
OFFICE: 423-753-5400 FAX: 423-
EMAIL: dcarr@wtsnc.com

(1)(C) HE/IT CERTIFY THAT (A) NEITHER (A)(I) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (1)(C) HE/IT PROPERTY ADJOINT THIS PLAN OF SUBDIVISION WITH ANY/OTHER PRE-EXISTING CONSENT, ESTABLISH THE BUILDING, AND DEDICATE ALL STREET ALLEYS, WALLS, PARCELS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

СЕРТИФИКАТ ОБРАЗОВАНИЯ

**CERTIFICATION OF THE APPROVAL OF
STREETS AND STORM WATER SYSTEMS**

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

--

1

1



November 14, 2018

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

Dear Mr. Booher:

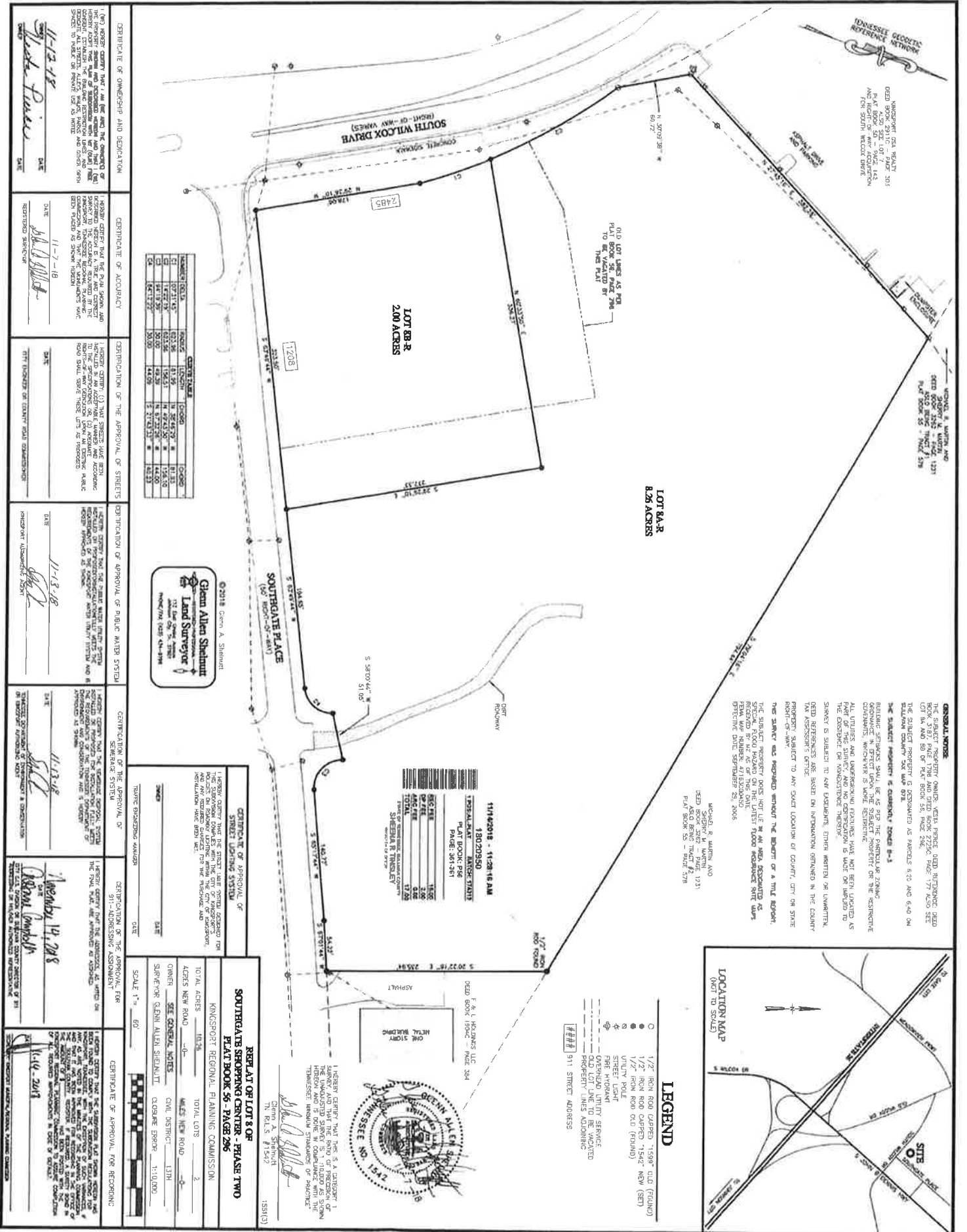
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of lot 8 Southgate Shopping Center – Phase 2 located on South Wilcox Drive, surveyed by Glenn Shelnutt, meets the Minimum Standards for Subdivision Development of Major Subdivision 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





November 19, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Consolidation of Lot 11 and 12 Briarwood Acres Section 2 located on Stillwood Ct., surveyed by Dan Saxon, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems". The signature is stylized with a large, sweeping initial "K" and a long, horizontal stroke extending to the right.

Ken Weems,
Zoning Administrator

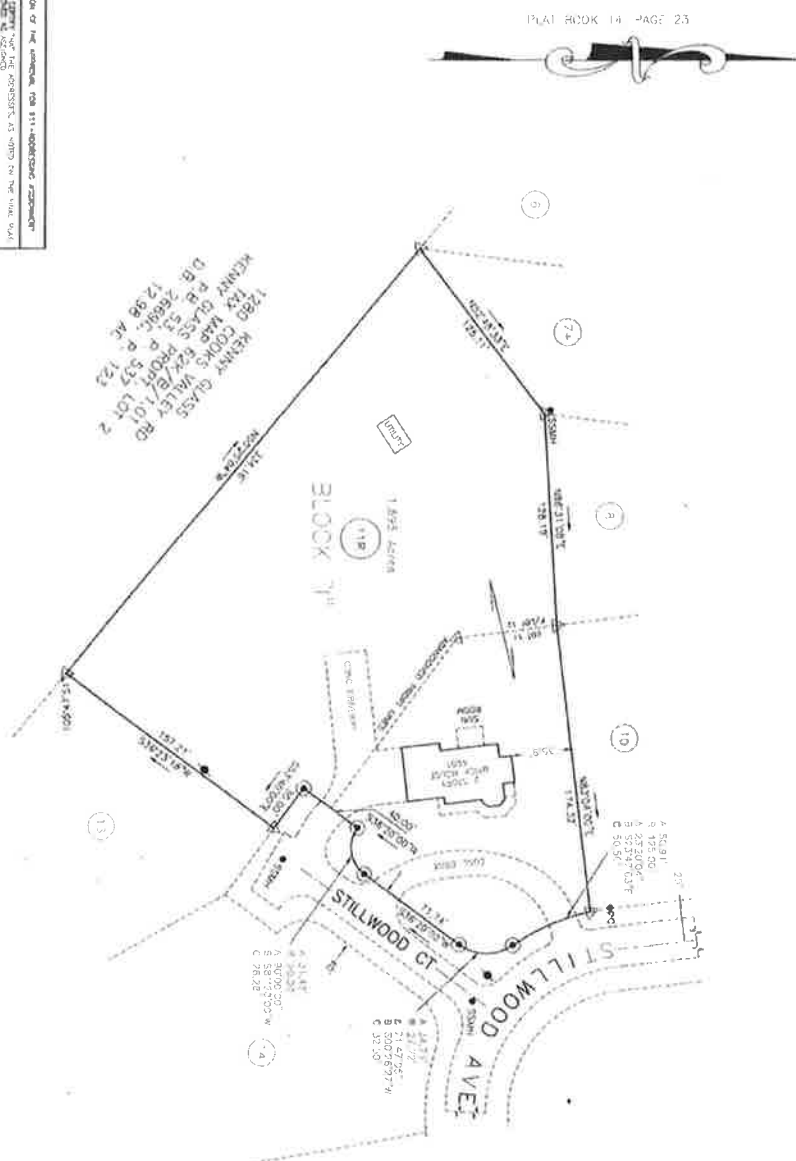
C: Kingsport Regional Planning Commission

LEGEND:

1. A	HEAD FOUNDED
2. ●	1ST STAGE SET W/ CAP
3. ○	AS NOTED
4. ●	1ST STAGE
5. SMH	CONCRETE COVER MATERIAL

GENERAL NOTE
THIS SUPPLY

1. A student is admitted to a college in the fall of the senior year.
2. A student enrolls in 100-level courses in the spring semester, and receives a letter stating in the letterhead "UNIVERSITY OF MICHIGAN" and "DEPT. OF EDUCATION" that the student was not accepted for admission to the college.
3. The student is then asked to enroll in 100-level courses in the fall semester.
4. The student is then asked to enroll in 100-level courses in the spring semester.
5. The student is then asked to enroll in 100-level courses in the fall semester.
6. The student is then asked to enroll in 100-level courses in the spring semester.
7. The student is then asked to enroll in 100-level courses in the fall semester.
8. The student is then asked to enroll in 100-level courses in the spring semester.
9. The student is then asked to enroll in 100-level courses in the fall semester.
10. The student is then asked to enroll in 100-level courses in the spring semester.



11/19/2018 - 02:09:34 PM
18021207

	1 DOG AL PLAT	BATCH 11460
	PLAT BOOK: P56	
	PAGE: 365-365	
DOG FRT	15.0	
DO FRT	1.0	
ANG FRT	0.0	
TOTAL	17.0	
TOTAL OF REMOVED, HOLDING COUNT		

I HEREBY CERTIFY THAT THIS IS A CATHOLIC SURVEY THE DATE OF PRECISION OF THE UNRAVISED SURVEY IS 1:10:000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE



CONSOLIDATION OF LOT 11 AND PART OF LOT 12
IN BLOCK 7th OF BRIARWOOD ACRES, SECTION 2

© 1999 by The McGraw-Hill Companies, Inc.

2001 ONI - MEMBER REGIONAL BANK OF COLUMBIA

ACRES 1.035 TOTAL 1.035 ON

NEW ROAD
YONE
MILES NEW ROAD

Abstract

CIVIL DISTRICT: 700

CLOSED

100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 06-01-2001 BY 60322 UCBAW

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November 21, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Lot 1 Williams Property located on Mitchell 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




November 28, 2018

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

Dear Mr. Booher:

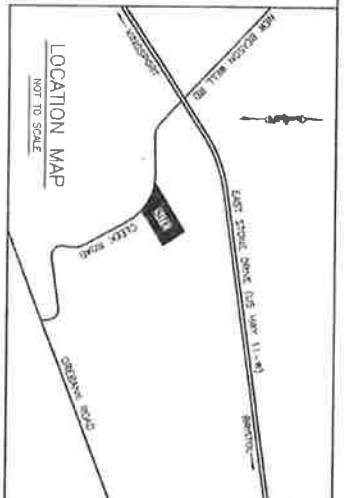
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of a part of the C & M Cleek General Partnership located on Cleek Road, surveyed by Dan Saxon, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

[illegible][illegible]

11-33-18 ECA	11-33-18 ECA
-----------------	-----------------

THIS PROPERTY IS LOCATED ON ERM COMMUNITY ZONE
470244 0065D DATED 29 SEP 2006 AND S IN A ZONE
X (OCCUPY 500 YEAR FLOOD)

LEGEND

1. 1/2 INCH REFERENCE MARK

2. = UNLIT BULB

3. AS NOTED OR UN-MARKED

ALL BUILDING SECTIONS SHALL CONFORM TO THE APPLICABLE TOWN REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

DIVISION OF A PART OF THE C & M CLEEK FAMILY, GENERAL PARTNERSHIP. PROPERTY

[illegible]

11/17/78
 18

DESCRIPTION OF THE APPROVAL OF STREETS

1. STREET NAME: (1) NEW STREET, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111ST, 112ND, 113RD, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 158TH, 159TH, 160TH, 161ST, 162ND, 163RD, 164TH, 165TH, 166TH, 167TH, 168TH, 169TH, 170TH, 171ST, 172ND, 173RD, 174TH, 175TH, 176TH, 177TH, 178TH, 179TH, 180TH, 181ST, 182ND, 183RD, 184TH, 185TH, 186TH, 187TH, 188TH, 189TH, 190TH, 191ST, 192ND, 193RD, 194TH, 195TH, 196TH, 197TH, 198TH, 199TH, 200TH, 201ST, 202ND, 203RD, 204TH, 205TH, 206TH, 207TH, 208TH, 209TH, 210TH, 211ST, 212ND, 213RD, 214TH, 215TH, 216TH, 217TH, 218TH, 219TH, 220TH, 221ST, 222ND, 223RD, 224TH, 225TH, 226TH, 227TH, 228TH, 229TH, 230TH, 231ST, 232ND, 233RD, 234TH, 235TH, 236TH, 237TH, 238TH, 239TH, 240TH, 241ST, 242ND, 243RD, 244TH, 245TH, 246TH, 247TH, 248TH, 249TH, 250TH, 251ST, 252ND, 253RD, 254TH, 255TH, 256TH, 257TH, 258TH, 259TH, 260TH, 261ST, 262ND, 263RD, 264TH, 265TH, 266TH, 267TH, 268TH, 269TH, 270TH, 271ST, 272ND, 273RD, 274TH, 275TH, 276TH, 277TH, 278TH, 279TH, 280TH, 281ST, 282ND, 283RD, 284TH, 285TH, 286TH, 287TH, 288TH, 289TH, 290TH, 291ST, 292ND, 293RD, 294TH, 295TH, 296TH, 297TH, 298TH, 299TH, 300TH, 301ST, 302ND, 303RD, 304TH, 305TH, 306TH, 307TH, 308TH, 309TH, 310TH, 311ST, 312ND, 313RD, 314TH, 315TH, 316TH, 317TH, 318TH, 319TH, 320TH, 321ST, 322ND, 323RD, 324TH, 325TH, 326TH, 327TH, 328TH, 329TH, 330TH, 331ST, 332ND, 333RD, 334TH, 335TH, 336TH, 337TH, 338TH, 339TH, 340TH, 341ST, 342ND, 343RD, 344TH, 345TH, 346TH, 347TH, 348TH, 349TH, 350TH, 351ST, 352ND, 353RD, 354TH, 355TH, 356TH, 357TH, 358TH, 359TH, 360TH, 361ST, 362ND, 363RD, 364TH, 365TH, 366TH, 367TH, 368TH, 369TH, 370TH, 371ST, 372ND, 373RD, 374TH, 375TH, 376TH, 377TH, 378TH, 379TH, 380TH, 381ST, 382ND, 383RD, 384TH, 385TH, 386TH, 387TH, 388TH, 389TH, 390TH, 391ST, 392ND, 393RD, 394TH, 395TH, 396TH, 397TH, 398TH, 399TH, 400TH, 401ST, 402ND, 403RD, 404TH, 405TH, 406TH, 407TH, 408TH, 409TH, 410TH, 411ST, 412ND, 413RD, 414TH, 415TH, 416TH, 417TH, 418TH, 419TH, 420TH, 421ST, 422ND, 423RD, 424TH, 425TH, 426TH, 427TH, 428TH, 429TH, 430TH, 431ST, 432ND, 433RD, 434TH, 435TH, 436TH, 437TH, 438TH, 439TH, 440TH, 441ST, 442ND, 443RD, 444TH, 445TH, 446TH, 447TH, 448TH, 449TH, 450TH, 451ST, 452ND, 453RD, 454TH, 455TH, 456TH, 457TH, 458TH, 459TH, 460TH, 461ST, 462ND, 463RD, 464TH, 465TH, 466TH, 467TH, 468TH, 469TH, 470TH, 471ST, 472ND, 473RD, 474TH, 475TH, 476TH, 477TH, 478TH, 479TH, 480TH, 481ST, 482ND, 483RD, 484TH, 485TH, 486TH, 487TH, 488TH, 489TH, 490TH, 491ST, 492ND, 493RD, 494TH, 495TH, 496TH, 497TH, 498TH, 499TH, 500TH, 501ST, 502ND, 503RD, 504TH, 505TH, 506TH, 507TH, 508TH, 509TH, 510TH, 511ST, 512ND, 513RD, 514TH, 515TH, 516TH, 517TH, 518TH, 519TH, 520TH, 521ST, 522ND, 523RD, 524TH, 525TH, 526TH, 527TH, 528TH, 529TH, 530TH, 531ST, 532ND, 533RD, 534TH, 535TH, 536TH, 537TH, 538TH, 539TH, 540TH, 541ST, 542ND, 543RD, 544TH, 545TH, 546TH, 547TH, 548TH, 549TH, 550TH, 551ST, 552ND, 553RD, 554TH, 555TH, 556TH, 557TH, 558TH, 559TH, 560TH, 561ST, 562ND, 563RD, 564TH, 565TH, 566TH, 567TH, 568TH, 569TH, 570TH, 571ST, 572ND, 573RD, 574TH, 575TH, 576TH, 577TH, 578TH, 579TH, 580TH, 581ST, 582ND, 583RD, 584TH, 585TH, 586TH, 587TH, 588TH, 589TH, 590TH, 591ST, 592ND, 593RD, 594TH, 595TH, 596TH, 597TH, 598TH, 599TH, 600TH, 601ST, 602ND, 603RD, 604TH, 605TH, 606TH, 607TH, 608TH, 609TH, 610TH, 611ST, 612ND, 613RD, 614TH, 615TH, 616TH, 617TH, 618TH, 619TH, 620TH, 621ST, 622ND, 623RD, 624TH, 625TH, 626TH, 627TH, 628TH, 629TH, 630TH, 631ST, 632ND, 633RD, 634TH, 635TH, 636TH, 637TH, 638TH, 639TH, 640TH, 641ST, 642ND, 643RD, 644TH, 645TH, 646TH, 647TH, 648TH, 649TH, 650TH, 651ST, 652ND, 653RD, 654TH, 655TH, 656TH, 657TH, 658TH, 659TH, 660TH, 661ST, 662ND, 663RD, 664TH, 665TH, 666TH, 667TH, 668TH, 669TH, 670TH, 671ST, 672ND, 673RD, 674TH, 675TH, 676TH, 677TH, 678TH, 679TH, 680TH, 681ST, 682ND, 683RD, 684TH, 685TH, 686TH, 687TH, 688TH, 689TH, 690TH, 691ST, 692ND, 693RD, 694TH, 695TH, 696TH, 697TH

CERTIFICATE OF THE ABOGADO, OR SERRAVALLE SYSTEM
 I, JOSE MARIA SERRAVALLE, ABOGADO, DOCTOR IN LAWS, OF THE
 SUPREMACY OF THE REPUBLIC, DO HEREBY CERTIFY THAT THE
 ABOVE NAMED JOSE MARIA SERRAVALLE IS A MEMBER OF THE
 ABOGADO, OR SERRAVALLE SYSTEM, AND IS ENTITLED TO THE
 BENEFITS OF SAID SYSTEM.
 DATED AT BOGOTA, COLOMBIA, THIS 11.22 DAY OF NOV
 1966.
 JOSE MARIA SERRAVALLE
 ABOGADO, OR SERRAVALLE SYSTEM

11/28

CLEER FAMILY, GENERAL PARTNERSHIP	
PART OF 100 AND 10,000,000 ACRES	
KANSASPORT TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES	5192
ACRES NEW ROAD	NONE
TOTAL LOTS	
WATER NEW ROAD	NONE
CIVIL DISTRICT	10th
OWNER	C & M CLEER FAMILY GP



November 28, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of a part of the Phyllis Moore Property located on Childress Ferry Rd, surveyed by Dan Saxon, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



November 28, 2018

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

Dear Mr. Booher:

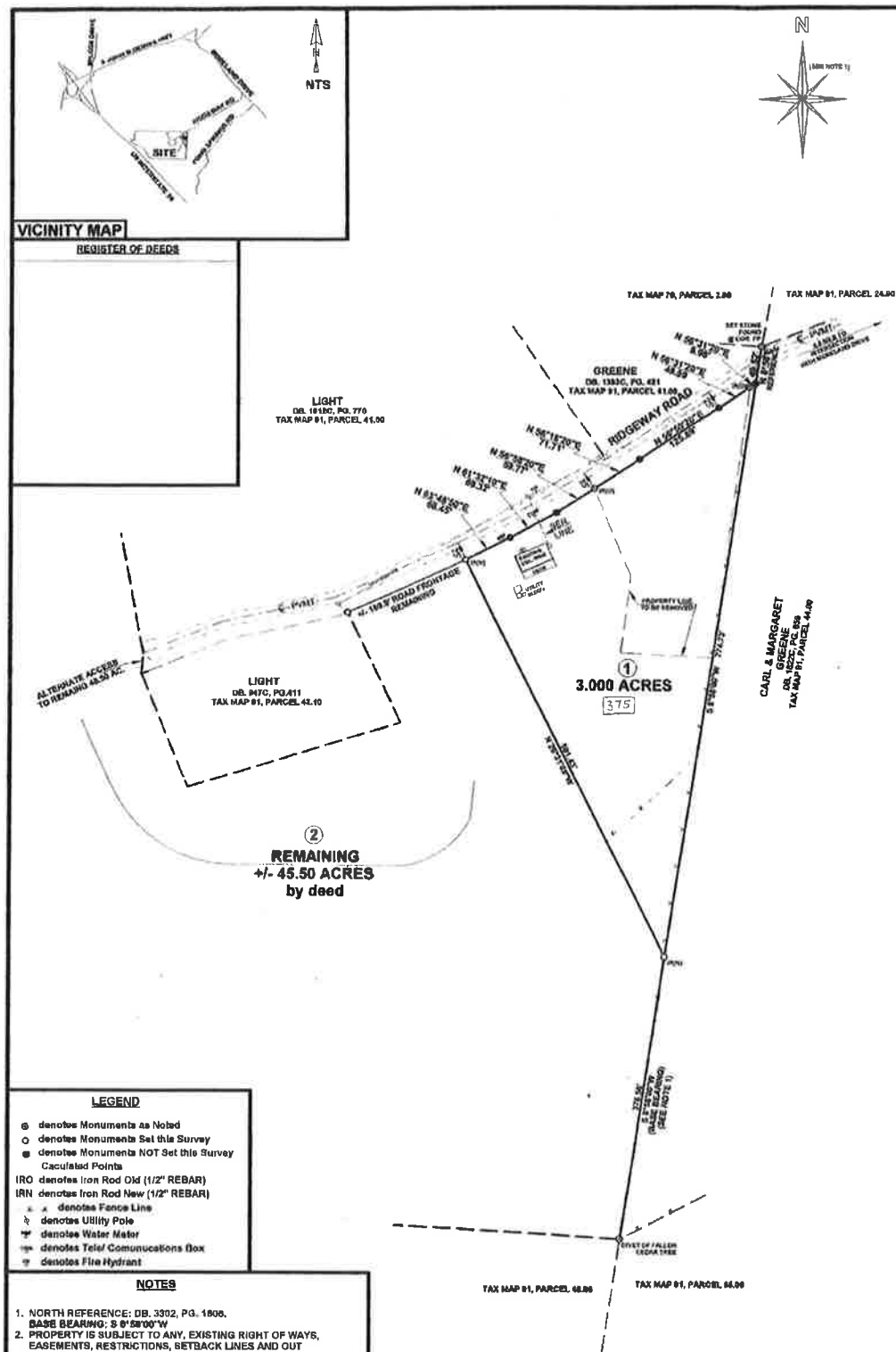
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Red Hot Properties located on Ridgeway Road, surveyed by Stephen Whiten, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning 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 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 space to public or private use as noted.

Date: 11/17/2018
 Managing Member
Patricia Aachterberg Red Hot Properties LLC
 Owner
P. Aachterberg

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations of Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Kingsport Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a surety bond in the amount of \$1,000.00 has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Date: 11/28/2018

Secretary of the Kingsport Regional Planning Commission

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 local utility district, and are hereby approved as shown.

Date: 11/27/2018

Local Utility District Provider or His/her Authorized Representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

Date: 11/27/2018

Local Utility District Provider or His/her Authorized Representative

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: 11/21/2018

Sullivan County Director of 911 Addressing
 or His/her Authorized Representative

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 according to specifications.
- (3) Adequate right of way dedication upon an existing public road shall serve those lots as proposed.

Date: 11/27/2018

County Road Commissioner

RECORDING INFO:

THIS PROPERTY IS SHOWN ON SULLIVAN COUNTY TAX MAP 91, PARCEL 043.00 AND ALSO TAX MAP 91, PARCEL 043.00. DEED OF RECORD: DEED BOOK 1334C, PAGE 182.

FLOOD INFO:

I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND CONCLUDE THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. MAP NO. 47163C0235-D, EFFECTIVE DATE: SEPTEMBER 26, 2006.

ZONING INFO:

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

11/28/2018 - 04:12:52 PM

18021634

1 PGS PLAT BATCH: 174831
 PLAT BOOK: P56
 PAGE: 373-373

REGISTER 15.00
 OF FEE 2.00
 AHC FEE 0.00
 TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
 SHERENA R. TINSLEY
 CLERK OF THE CLERK

DIVISION OF RED HOT PROPERTIES, LLC. PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES - 3.000	TOTAL LOTS - 3
ACRES NEW ROAD - 0	MILES NEW ROAD - 0
OWNER(S) - RED HOT PROPERTIES	COUNTY - SULLIVAN
SURVEYOR - STEPHEN A. WHITEN	CML DISTRICT - 14th
	CLOSURE ERROR - 1:24,000
DATE: OCTOBER 24, 2018	PARTY CHIEF: J.W.
SCALE: 1" = 100'	CHECKED BY: B.A.W.
	REVIEWED:
WHITEN SURVEYING	268 Sunset Lane Cooke City, TN 38511 (423) 292-8144
	DRAWING NUMBER 2018-025WS

Building Division Monthly Report
December 2018

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES		
ADDITIONS	2	\$140,000
ALTERATIONS	2	\$9,224
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	10	\$2,973,955
RESIDENTIAL ROOF	2	\$12,170
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	6	\$19,897,426
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	1	\$49,500
COMMERCIAL ROOF	3	\$159,408
TOTAL	26	\$23,241,683
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	8	
TENTS		
TOTAL PERMITS ISSUED	34	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$107,658,127

City of Kingsport
Building Division
4th Quarter Comparison 2017-2018

01-17

	4th QUARTER 2017			4th QUARTER 2018	
<u>RESIDENTIAL PERMITS</u>	COUNT	COST		COUNT	COST
ACCESSORY STRUCTURES	24	\$242,015		11	\$392,400
ADDITIONS	3	\$87,327		9	\$374,375
ALTERATIONS	21	\$743,500		12	\$410,724
NEW CONDO					
NEW DUPLEX					
NEW GROUP HOME					
NEW MULTI-FAMILY	3	\$26,034,000		1	\$400,000
NEW SINGLE-FAMILY	19	\$4,584,046		15	\$3,822,407
RESIDENTIAL ROOF	8	\$67,069		15	\$102,806
<u>COMMERCIAL PERMITS</u>					
ADDITIONS				1	\$810,500
ALTERATIONS	14	\$2,755,115		18	\$25,132,081
CHURCH RENOVATIONS	1	\$6,000			
SCHOOL RENOVATIONS	1	\$19,812,354			
NEW CHURCH/RELIGIOUS BUILDINGS					
NEW COMMUNICATION TOWER					
NEW HOSPITAL/INSTITUTION/NURSING HOME					
NEW HOTEL/MOTEL					
NEW INDUSTRIAL	1	\$2,341,400			
NEW JAILS/POST OFFICE/BARNs					
NEW PARKING GARAGE					
NEW PARKS/POOLS/DOCKS					
NEW PROFESSIONAL/MEDICAL/BANK					
NEW PUBLIC WORKS/UTILITY	1	\$4,186,000		1	\$939,133
NEW RETAIL/RESTAURANT/MALL					
NEW SERVICE STATION					
NEW SOCIAL/RECREATIONAL					
NEW SCHOOL/LIBRARY/MUSEUM					
NEW OTHER NON-HOUSEKEEPING SHELTERS	3	\$132,000		1	\$145,282
GRADING	1	\$866,000		1	\$155,259
FOUNDATION ONLY	1	\$20,000		1	\$4,924
COMMERCIAL ROOF	5	\$341,631		4	\$227,030
COMMUNICATION TOWER	2	\$52,865		2	\$74,000
TOTAL	108	\$62,271,322		92	\$32,990,921