

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.

March 16, 2017

6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON FEBRUARY 13, 2017, THE REGULAR MEETING HELD ON FEBRUARY 16, 2017 AND THE CALLED MEETING ON FEBRUARY 27, 2017.

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

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

03-01 Seaver Road Annexation – (11-301-00001)

The Kingsport Regional Planning Commission is requested to recommend approval of the annexation, zoning, and plan of services to the Board of Mayor and Alderman. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

03-02 1912 Seaver Road Rezoning – (17-101-00001)

The Kingsport Regional Planning Commission is requested to rezone from B-4P to R-1B to allow for subdivision of the property to construct single family homes. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

03-03 3820 Memorial Boulevard Surplus Request – (16-401-00007)

The Kingsport Regional Planning Commission is requested to declare 3820 Memorial Boulevard as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

03-04 Irrevocable Letter of Credit Extension for Chase Meadows Phase 3 – (17-201-00006)

The Kingsport Regional Planning Commission is requested to approve the extension of an Irrevocable Letter of Credit for Chase Meadows Phase 3. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

03-05 Receive a letter of replat of lot 8 & 9 Rose Garden & Windridge Estates, located on Rose Gardens Circle.

03-06 Receive a letter of addition to tract 1, Linda Denton Ramsey Property, located on Hill Road.

03-07 Receive a letter of de-subdivision of Lots 24-34 and Part of Lots 1-16 & 23 Block 28 and closure of a portion of a 25' alley, located on Clinchfield Street.

03-08 Receive a letter of subdivision of Essie Ilene Christian Morse Property, located on Cooks Valley Road.

03-09 Receive a letter of de-subdivision of Lots 10A & 10B, Block B in Kingsport Regional Service Park.

03-10 Receive a letter for the plat for Lot 1 Salyers Property, located on Rock Springs Road.

03-11 Receive, for informational purposes only, the February 2017 Building Department report.

X. ADJOURNMENT

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

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

February 13, 2017

12:00 noon

Members Present

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

Members Absent

none

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Michael Thompson
Steve Robbins

Visitor's

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems introduced Ms. Paula Stauffer as the newest member of the Planning Commission. Mr. Weems added that Ms. Stauffer had been appointed to the Planning Commission by the BMA during their February 7, 2017 regular meeting. Next, Mr. Weems asked if any commissioners had changes to the proposed minutes. No changes were identified. No official action was taken.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to approve the preliminary zoning development plan of Bays Mountain Baptist Church. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the case to the Commission. Staff identified the vicinity of the project and identified the preliminary zoning development plan approval need due to the project residing in a TA/C zone. Staff commented that the proposal meets the criteria for preliminary zoning development plan approval. Mark Selby asked if the proposal meets the city parking regulations. Staff confirmed that even with the

addition, enough hard surface parking stalls already exist to accommodate the expansion. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to approve the final subdivision contingent upon the receipt of an Irrevocable Letter of Credit (ILOC). The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the final plat to the Commission. Staff identified the two variances received of the project during their preliminary approval in the past. Staff described to the Commission that this final approval will be contingent upon receipt of an ILOC. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to approve the acceptance of an Irrevocable Letter of Credit for Phase II of Edinburgh South. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the ILOC request to the Commission. Staff noted that the engineering department generated amount of the ILOC is \$65,872.23. No official action was taken.

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

VIII. OTHER BUSINESS

02-04 Stormwater update to the QLP. Mr. Steve Robbins presented this item to the Commission as part of on-going updates for the Qualifying Local Program (QLP) status attained by the City of Kingsport. Mr. Robbins noted that the Stormwater Department is now issuing erosion control permits through their office. Mr. Robbins stated that regulations requiring the first 1” of rainfall to be held on the property are being held up as competing interests cannot agree on the final version of the new state requirement. Mr. Robbins added that the earliest year that the new state stormwater regulations will go into effect is the year 2020. The Commission received the update.

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

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

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

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

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:27 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

February 16, 2017

6:00 p.m.

Members Present

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

Members Absent

none

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Pamela Gilmer

Visitor's

Bryan Sauceman
Ricky Quesenbury
Roger Phillips
Mark Freeman

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Booher called for approval of the agenda. A motion was made by Mike McIntire seconded by Mark Selby to approve the agenda as presented. The motion was approved unanimously, 8-0. Chairman Booher asked for any changes to the minutes of the work session held on January 16, 2017 and the regular meeting held on January 19, 2017. A motion was made by Mark Selby, seconded by Beverley Perdue to approve the minutes as presented. The motion was approved unanimously 8-0.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to approve the preliminary zoning development plan of Bays Mountain Baptist Church. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the case to the Commission. Staff identified the vicinity of the project and identified the preliminary zoning development plan approval need due to the project residing in a TA/C zone. Staff commented that the proposal meets the criteria for preliminary zoning development plan approval and is requesting such. The Chairman opened the item up for public comment. Mark Freeman stated that he

appreciated staff working with him on the project. The Chairman closed public comment. A motion was made by Phil Rickman, seconded by John Moody to grant preliminary zoning development plan approval. The motion passed, 8-0.

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

The Kingsport Regional Planning Commission is requested to approve the final subdivision contingent upon the receipt of an Irrevocable Letter of Credit (ILOC). The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff identified the two variances received of the project during their preliminary approval in the past. Staff described to the Commission that this final approval will be contingent upon receipt of an ILOC. The Chairman opened the item up for public comment. Bryan Sauceman, the surveyor for the project, stated that he was available for any questions on the project. The Chairman closed the public comment. A motion was made by Mike McIntire, seconded by Pat Breeding to grant final subdivision approval contingent upon receipt of an ILOC in the amount of \$65,872.23. The motion passed, 8-0.

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

The Kingsport Regional Planning Commission is requested to approve the acceptance of an Irrevocable Letter of Credit for Phase II of Edinburgh South. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff noted that the engineering department generated amount of the ILOC is \$65,872.23. A motion was made by Mike McIntire, seconded by Mark Selby to accept an ILOC in the amount of \$65,872.23 for the remaining public improvements of Edinburgh South Phase II. The motion passed, 8-0.

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

VIII. OTHER BUSINESS

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

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

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

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

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:44 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

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

Improvement Building, Jimmy Walker Conference Room
201 West Market St., Kingsport, TN 37660

February 27, 2017

Noon

Members Present

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

Members Absent

Beverley Perdue
Paula Stauffer

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Hank Clabaugh

Visitor's

none

At Noon, Chairman Sam Booher called the meeting to order. Chairman Sam Booher asked for approval of the agenda. A motion was made by Commissioner Mark Selby seconded by Commissioner Sharon Duncan to approve the agenda as presented. The motion was approved unanimously, 6-0.

III. NEW BUSINESS

02-01 Irrevocable Letter of Credit Extension for Chase Meadows PH 4 – (17-201-00001)

The Kingsport Regional Planning Commission is requested to recommend approval of the extension of the Irrevocable Letter of Credit for Chase Meadows Phase 4. Staff presented the item to the Commission. Staff detailed the remaining improvements to be made in phase 4 and quoted the bond extension amount of \$46,500. Staff noted that this is the same amount as the existing bond. Staff noted that the performance date of the new bond will be Dec 2, 2017 with an expiration of March 2, 2017. Sharon Duncan asked if phase 4 is the last phase. Staff confirmed that phase 4 is the last phase and is located in the rear of the development. A motion was made by Mike McIntire, seconded by Mark Selby, to approve the ILOC extension as requested. The motion passed unanimously, 6-0.

IV. PUBLIC COMMENT

V. ADJOURNMENT

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

Kingsport Regional Planning Commission
February 27, 2017, Regular Meeting

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

**Kingsport Regional Planning Commission
Annexation Report**

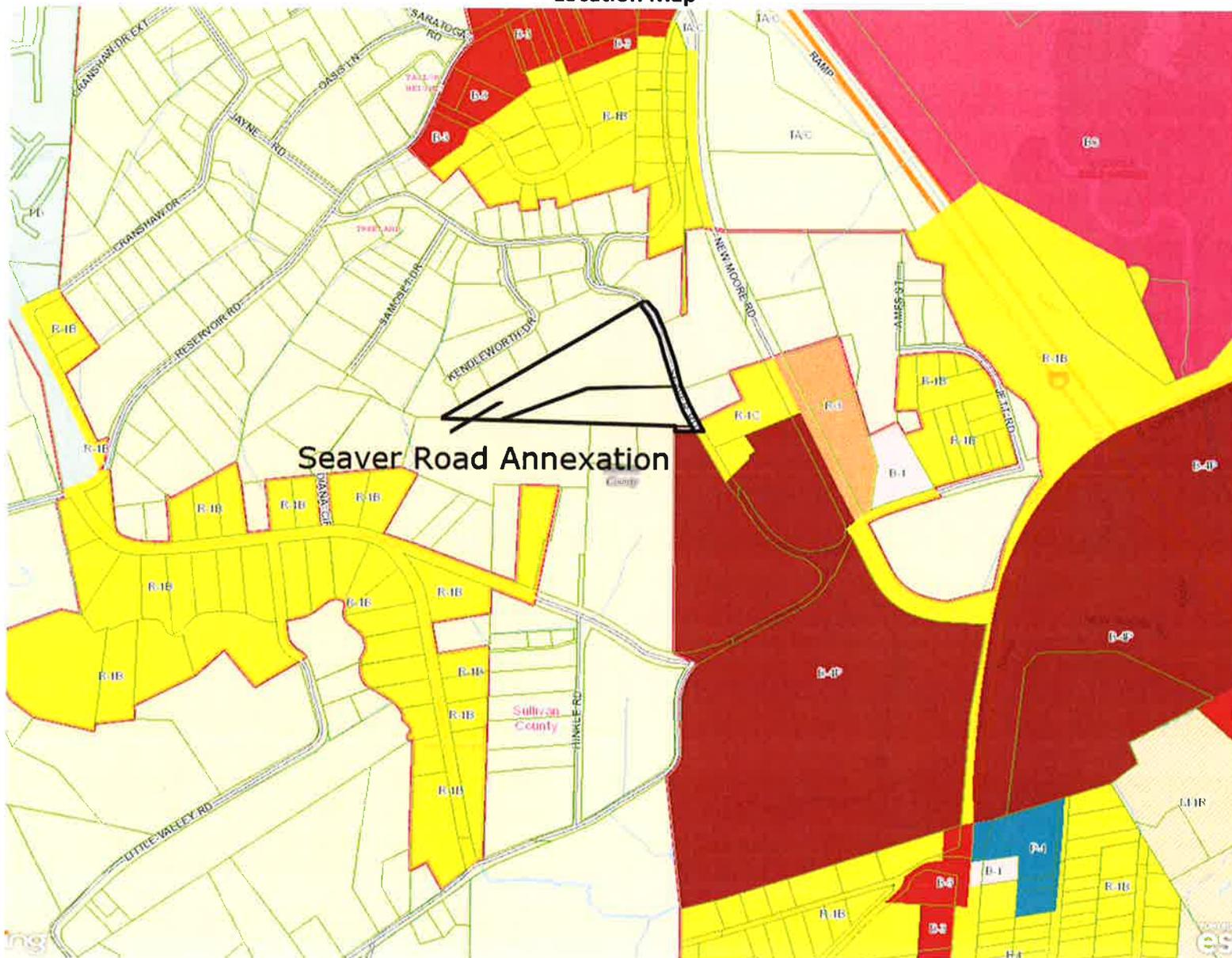
File Number 17-301-00001

Property Information		Seaver Road Annexation	
Address		n/a	
Tax Map, Group, Parcel		Tax Map 75M, Group A, Parcels 36, 36.15 & a portion of 37	
Civil District		13 th	
Overlay District		Gateway – not applicable to residential property	
Land Use Plan Designation		Single Family Residential	
Acres		5.64 +/-	
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	City R-1B
Owner Information		Owner Information	
Name: Kelly Payne Address: 701 Ridgefields Rd. City: Kingsport State: TN Zip Code: 37660 Email: kly_payne@yahoo.com Phone Number: (423) 967-8505		Name: Anthony Dingus Address: 383 Jim Brown Hollow City: Castlewood State: VA Zip Code: 24224 Email: tony54@jetbroadband.com Phone Number: (423) 416-1579	
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation submitted by Kelly Payne and Anthony Dingus. Both property owners plan to sell their property to allow for a residential development of 7 single family homes. The prospective developer has requested City Services for his development. Currently, the property is zoned County R-1 and staff is proposing City R-1B. This annexation meets the criteria set forth by the City Annexation Policy. Utilities: City of Kingsport water and sewer service are currently available to be extended to the area.</p>			
Planner:	Jessica Harmon	Date:	March 6, 2017
Planning Commission Action		Meeting Date:	March 16, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

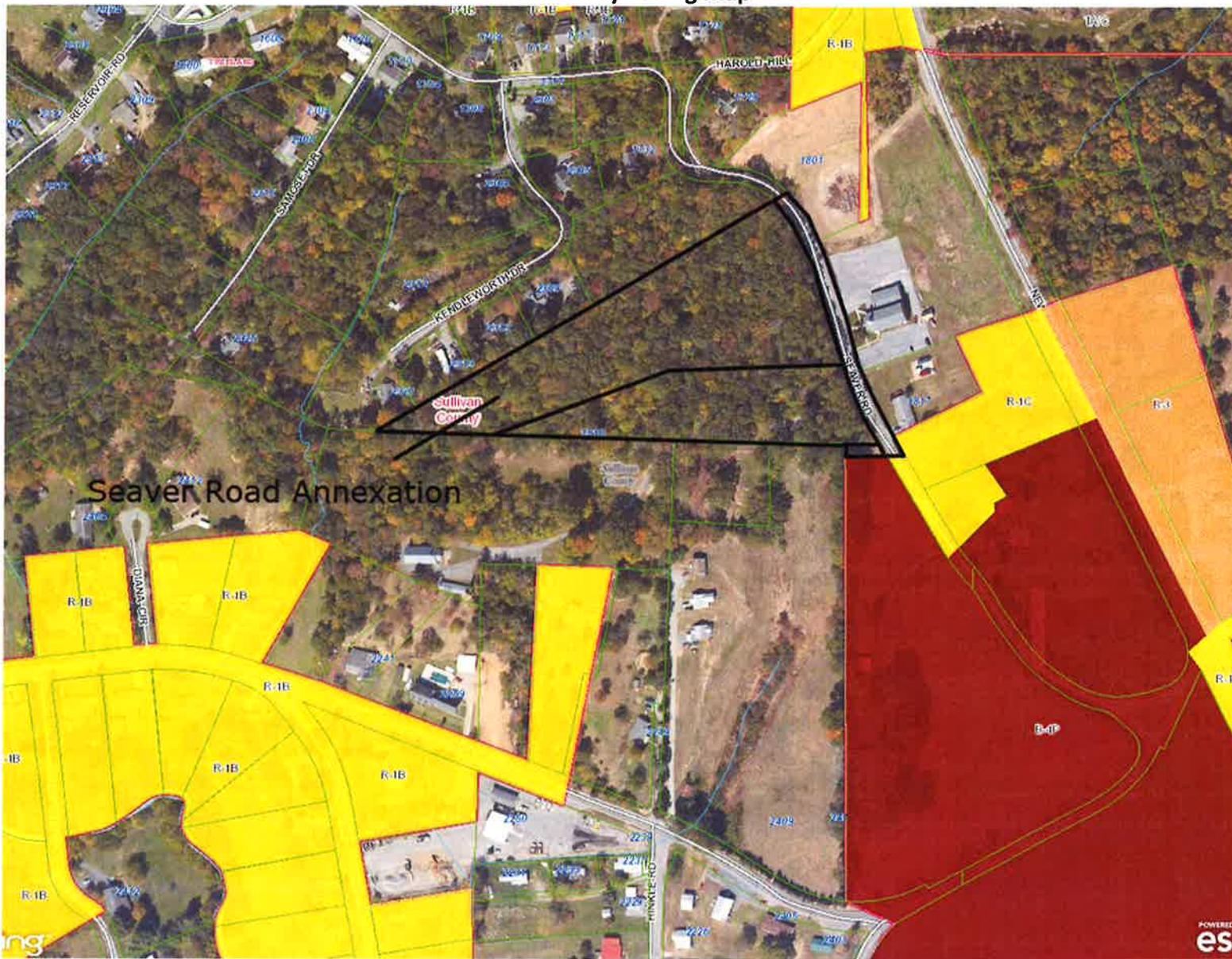
Kingsport Regional Planning Commission
Annexation Report

File Number 17-301-00001

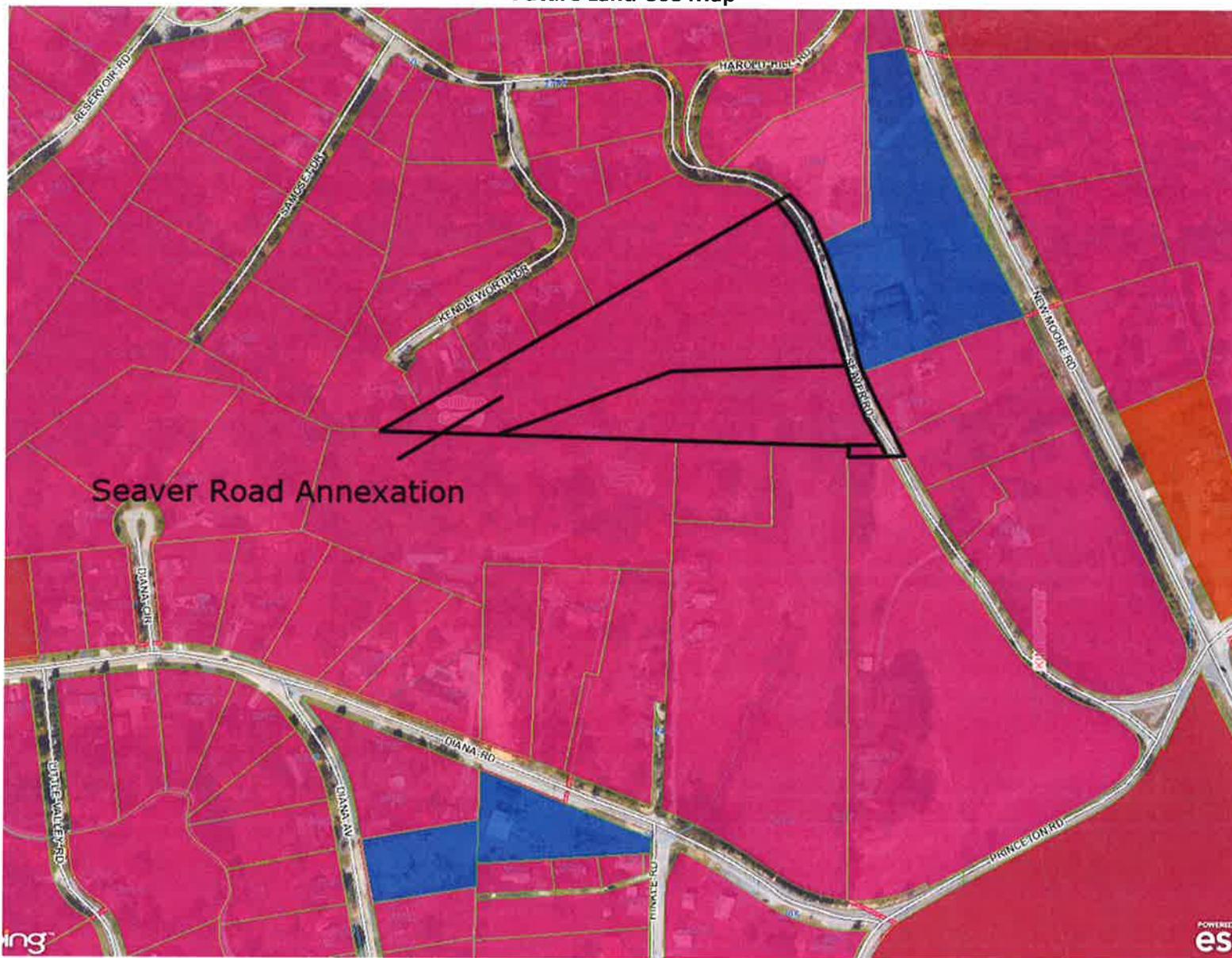
Location Map



Current City Zoning Map



Future Land Use Map



Kingsport Regional Planning Commission

Annexation Report

File Number 17-301-00001

Cost

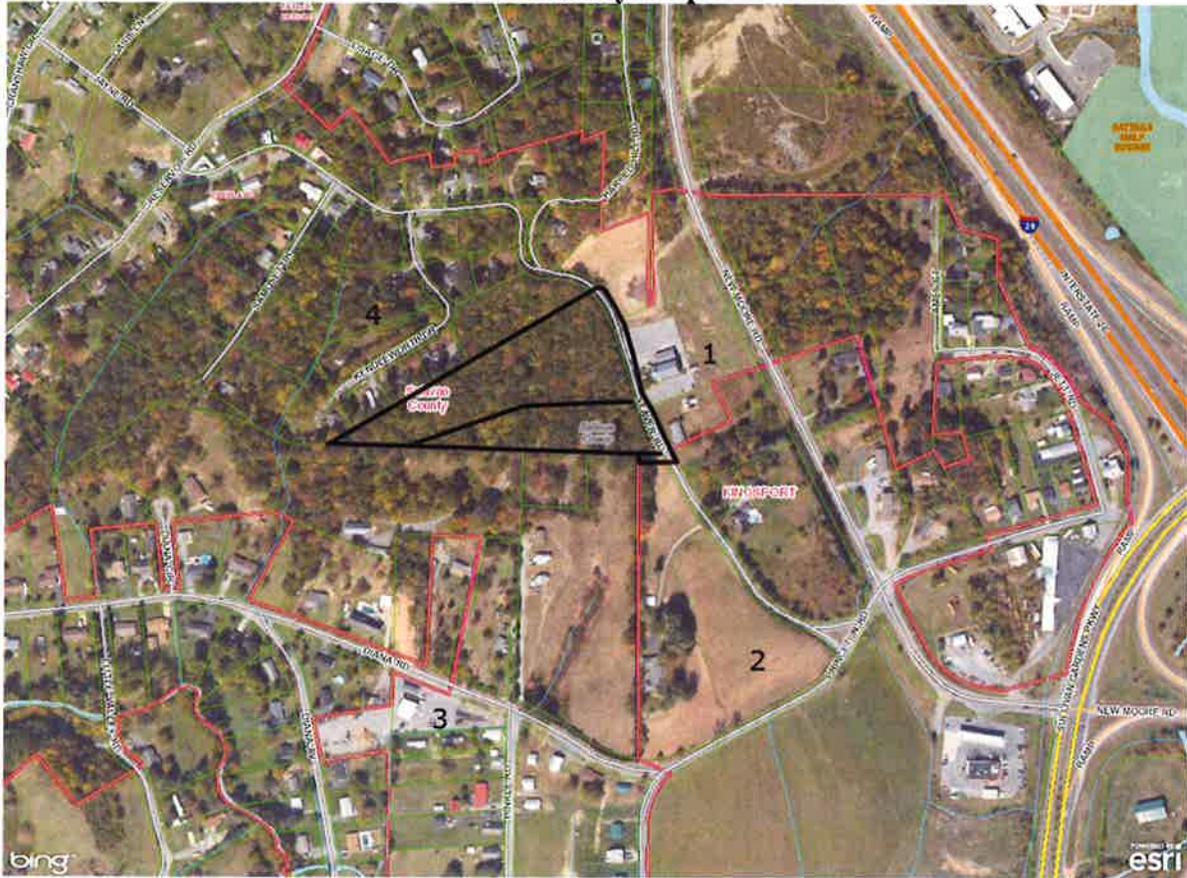
Seaver Road

Cost Estimate/ tax records as of March 2017

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$7,245.00	Proposed Based on 7 New Structures \$2.07 city property taxes (7 houses proposed = \$200,000 value)
State Shared	X	\$1,568.00	
Sewer Tap/Water Meter	\$18,095.00	X	\$112.00 x 14 residents 7 new taps/meters proposed
Water & Sewer Rev (loss) *	X	\$4,822.44	5,000 gallon/month avg
Total	\$18,095.00	\$13,635.44	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Transit Service	0.00	0.00	
Street Lighting	\$2,297.00	\$297.00	2 lights
Traffic Controls	0.00	0.00	
Streets & Sanitation	\$29.00	\$29.00	620 linear feet
Subtotal	0.00	0.00	
Capital Budget			
Water	\$3,500.00	0.00	1 hydrant
Sewer	\$94,000.00	0.00	470 linear feet
Streets	0.00	0.00	
Subtotal	0.00	0.00	
Grand Total	\$99,826.00	\$326.00	

Proximity Map



Existing Surrounding Land Uses

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action
East	1	<u>Zone: County R-1</u> Use: Church	No prior action known
Southeast	2	<u>Zone: City R-1B</u> Use: Single Family Residential	Annexed 1999 Princeton Road Annexation
South	3	<u>Zone: County B-3</u> Use: Sull Co Hwy Dept	No prior action known
Northwest	4	<u>Zone: County R-1</u> Use: Single Family Residential	No prior action known



CONCLUSION

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

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

Seaver Road Annexation Plan of Services

1. Police Protection

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

2. Fire Protection

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

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

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

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

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns

and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

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

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.

- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

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

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.
-

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

12. Traffic Control

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

13. Inspection Services

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

14. Animal Control

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

15. Storm Sewers

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

16. Leaf Removal

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

17. Litter Control

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

18. Graffiti Control

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

19. Other Services

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

Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00001

PROPERTY INFORMATION

ADDRESS	1912 Seaver Road Kingsport TN
DISTRICT	13
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	B-4P (Planned Business District)
PROPOSED ZONING	R-1B (Single Family Residential)
ACRES	6.4 +/-
EXISTING USE	Single Family
PROPOSED USE	Single Family

PETITIONER

ADDRESS 233 New Beason Well Rd. Kingsport, TN

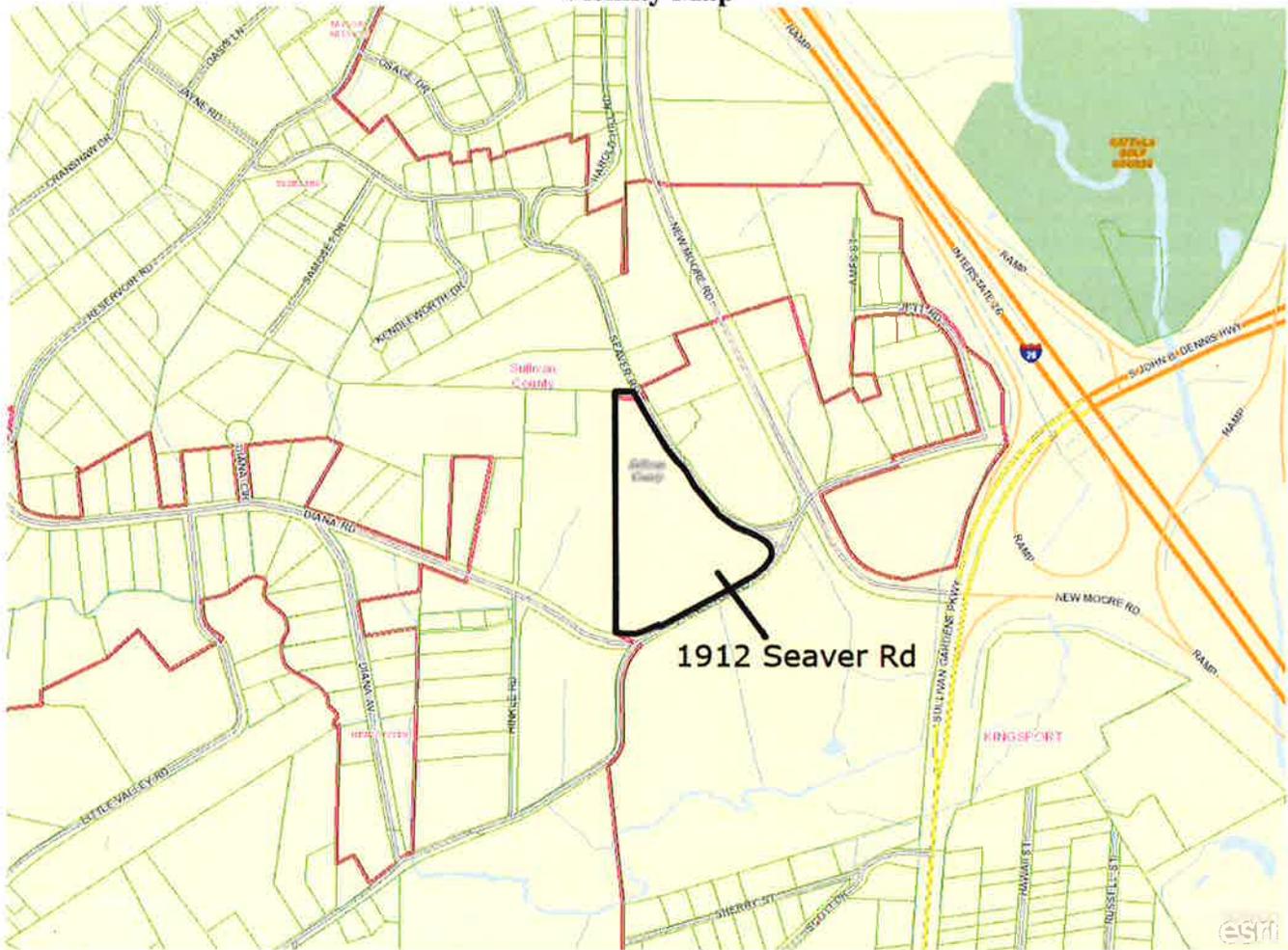
REPRESENTATIVE

PHONE (423) 571-9862

INTENT

The property currently has one single family home on it. The petitioner is seeking to rezone the property from B-4P to R-1B so that he may subdivide the land and construct multiple single family residential structures.

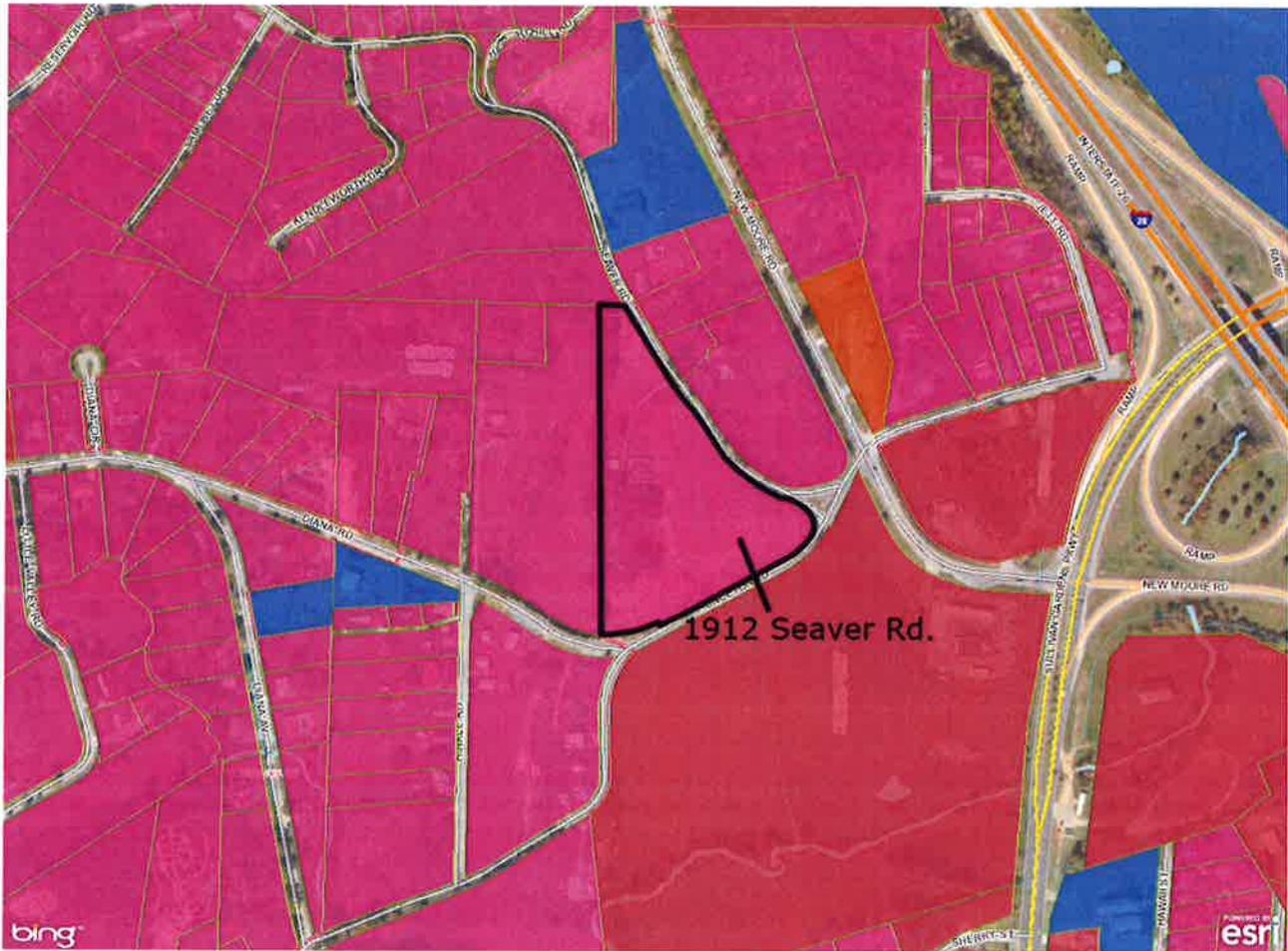
Vicinity Map



Surrounding County Zoning Map



Future Land Use Plan 2030



Aerial



View from Seaver Rd.



View from Princeton Rd.



Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00001

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: Church	n/a
East	2	<u>Zone: City B-4P</u> Use: Single Family	Annexed in July of 1999 as part of the Princeton Rd Annexation
Southeast	3	<u>Zone: City B-4P</u> Use: Gas Station/Fast Food Restaurant	Annexed in July of 1999 as part of the Princeton Rd Annexation
South	4	<u>Zone: City B-4P</u> Use: vacant	Annexed in July of 1999 as part of the Princeton Rd Annexation
Southwest	5	<u>Zone: County B-3</u> Use: Sull. Co. Hwy Dept.	n/a
West	6	<u>Zone: County R-1</u> Use: Church	n/a
Nothwest	7	<u>Zone: County R-1</u> Use: Vacant	Currently proposed for annexation as part of the Seaver Rd Annexation

EXISTING USES LOCATION MAP

**Standards of Review**

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will permit the same single family uses that surround the property on all sides.
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. Adjacent property is zoned City R-1B and County R-1.

Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00001

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
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 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?**

Proposed use: Single Family

The Future Land Use Plan Map recommends single family use.

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 support approval of the proposed rezoning. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-4P Commercial zones to the Single Family City and County Zones along Seaver Rd and Diana Rd.
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. The zoning will permit uses consistent with single family use.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district in that it is surrounded by both Sullivan County and Kingsport City residential districts.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is. The proposed boundaries are logical too, in regards to following the current property lines.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare.

Kingsport Regional Planning Commission

Rezoning Report

File Number 17-101-00001

CONCLUSION

Staff recommends APPROVAL to rezone from B-4P to R-1B based upon conformance to the Future Land Use Plan and Policy and the rezoning site acting as a smooth transition from the existing commercial district to the residential districts of Seaver Rd and Diana Rd.

Property Information	Surplus Request		
Address	3820 Memorial Boulevard		
Tax Map, Group, Parcel	Tax Map 62G Group C Parcels 48.01 & 48.02		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.48		
Applicant #1 Information		Intent	
Name: City of Kingsport/ Fire Station #3 Address: 225 W Center Street City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 229-9485		Intent: <i>To declare 3820 Memorial Boulevard as surplus property by the City of Kingsport.</i> Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends declaring 3820 Memorial Boulevard as surplus:</p> <ul style="list-style-type: none"> Request reviewed by all city departments No utilities located within the area of consideration <p>Staff Field Notes and General Comments:</p> <p>The Fire Station #3 requests that the City of Kingsport declare 3820 Memorial Boulevard as surplus. The requested area is approximately 1.48 acres. No utilities are located within the area being considered for surplus. The request has been reviewed by all City Departments and it has been determined that there is no need for the City to retain this property.</p>			
Planner:	Harmon	Date: 3/6/17	
Planning Commission Action		Meeting Date:	March 16, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Surplus Request

ADDRESS	3820 Memorial Boulevard
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 62G, Group AC Parcels 48.01 & 48.02
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-3
PROPOSED ZONING	No Change
ACRES +/-	1.48
EXISTING USE	Vacant
PROPOSED USE	no change

**PETITIONER 1: City of Kingsport / Fire Station #3
225 W Center Street Kingsport, TN 37660**

INTENT

The City is requesting that 3820 Memorial Boulevard be declared surplus. The area requested to be declared surplus is approximately 1.48 acres.

The property was purchased with the intent that if the widening of SR 126 would encroach into the existing Fire Station #3 there would be enough property to rebuild the Fire Station. Now that the plans have been finalized for the road project, the Fire Station and the City no longer see the need to retain the property.

There are no utilities located in the area of request. This request has been reviewed by all city departments and they have responded that there is no need for the City to retain this property.

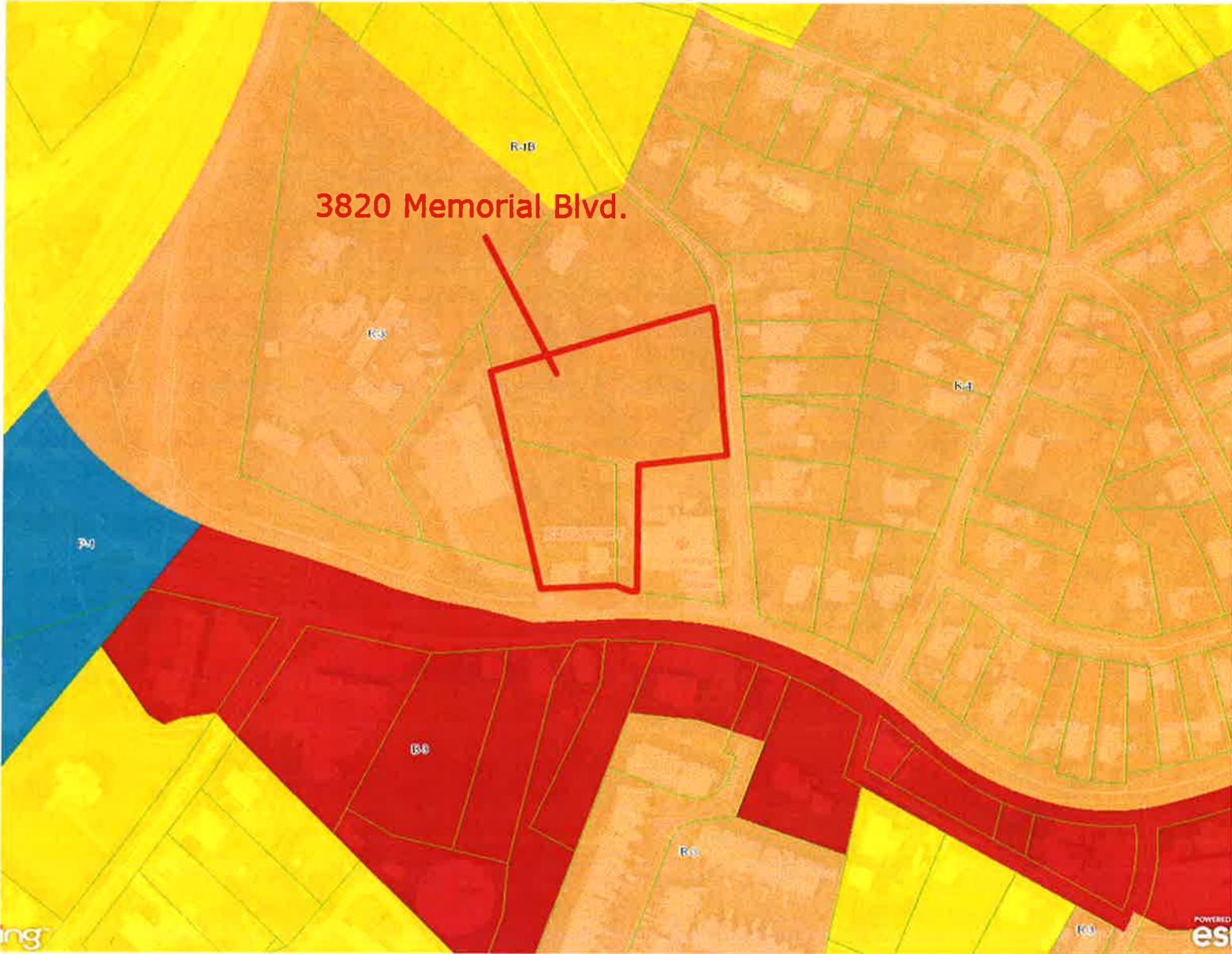
This request has been reviewed by all city departments and they have responded that as long as there are easements retained for each of the utilities present, then there is no need for the City to retain this property as right-of-way.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

Location Map



Surrounding Zoning



Future Land Use Map



View from Memorial Blvd.



View from Heather Ln.



RECOMMENDATION:

Staff recommends that the Planning Commission declare 1.48 acres of property located at 3820 Memorial Boulevard surplus property as City staff sees no future use for the property.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: MARCH 16, 2017

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR CHASE MEADOWS PH3

FILE NUMBER: 17-201-00006

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 April 14, 2017. The City Engineering Division has reviewed the estimate and has found that the remaining improvements 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 April 14, 2018. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to January 14, 2018

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
March 3, 2017**

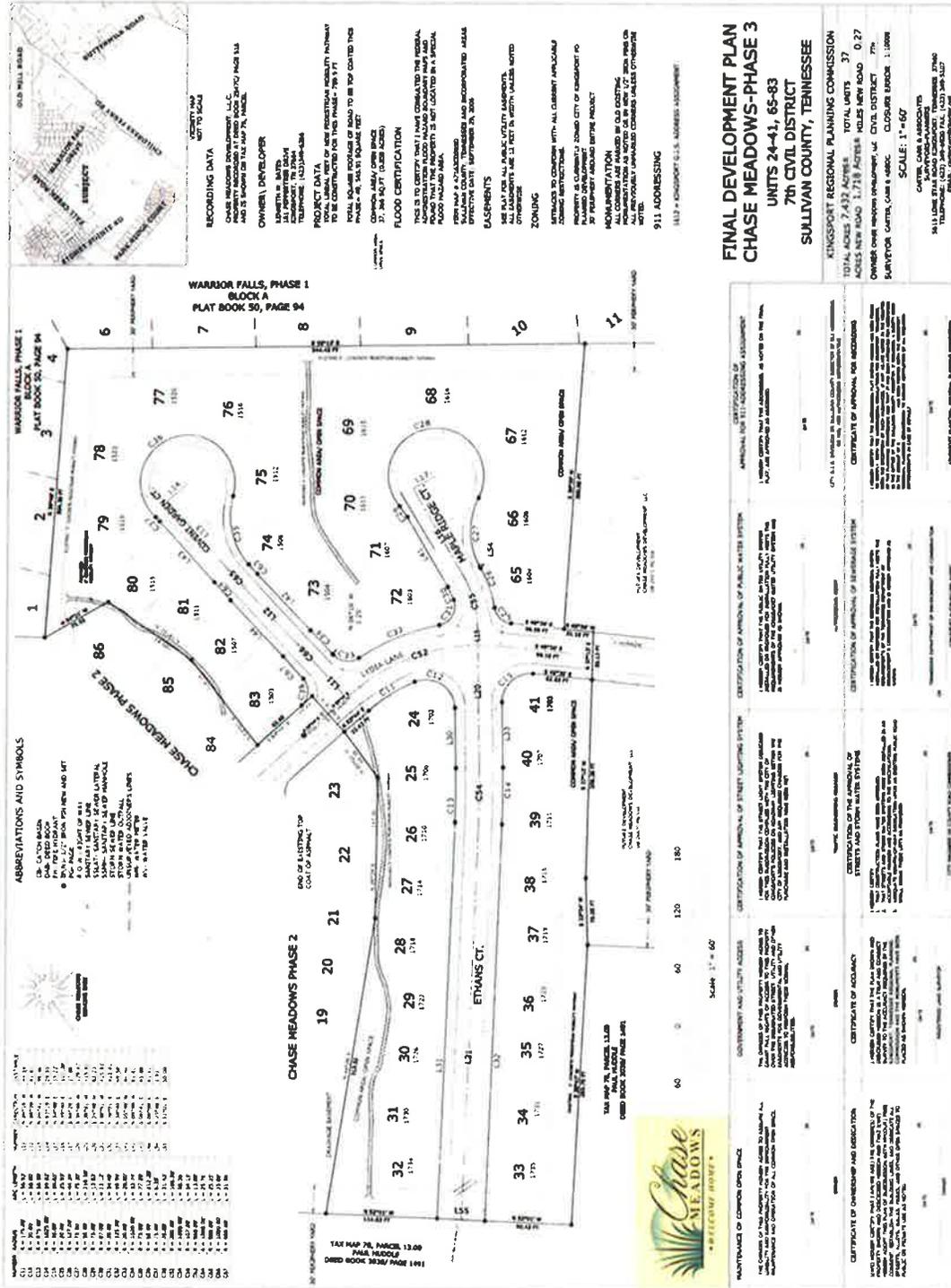
ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	296	TON	ASPHALT TOPPING	\$ 90.00	\$ 26,640.00
2	1	LS	AS-BUILT SURVEY/RECORD DRAWINGS	\$ 5,000.00	\$ 5,000.00
CONSTRUCTION TOTAL				\$	\$ 31,640.00



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

3-3-17

March 3, 2017





February 10, 2017

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

Dear Mr. Booher:

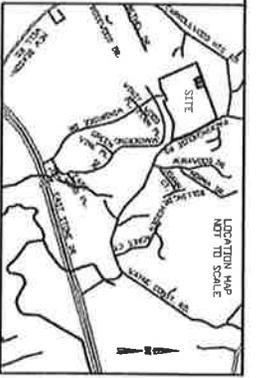
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the replat of lot 8 & 9 Rose Garden & Windridge Estates, located on Rose Gardens Circle, surveyed by Mize & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Weems", is written over the typed name.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



BEFORE

AFTER

LEGEND
 D=0 EXISTING ROAD
 * WITH STREETS CAP 62.5 891'
 - WATER LINE
 - SANITARY SEWER LINE
 - FIRE ALARM
 - GAS
 - MAIN ROAD

021020017 - 03-05-2018 P44

110022448

PLAN BOOK: 666

PAGE: 684-688

DATE	14.05
BY	17
TOTAL	17.00
TOTAL	17.00

SHEENA R. TINSLEY
 STATE OF TENNESSEE
 COUNTY OF KINGSBPORT

JOHN R. ROSS
 P.O. Box 485
 Blountville, Tennessee 37617
 423-361-4582



CERTIFICATE OF THE APPROVAL OF
 THE BOARD OF ENGINEERS
 STATE OF TENNESSEE

1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF TENNESSEE.

DATE: 2-10-17

CERTIFICATE OF THE APPROVAL OF
 THE BOARD OF ENGINEERS
 STATE OF TENNESSEE

1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF TENNESSEE.

DATE: 2-10-17

CERTIFICATE OF APPROVAL FOR RECORDING
 THE BOARD OF RECORDERS
 STATE OF TENNESSEE

1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE RECORDING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF RECORDERS OF THE STATE OF TENNESSEE.

DATE: 2-10-17

ROSE GARDEN @ WINDIDGE ESTATES
 REGIONAL PLANNING COMMISSION

OWNER: DAVYD L. ROSS
 ADDRESS: 0.791 ACRES
 TOTAL LOTS: 2
 ACRES NEW ROAD: 0
 CEN. DISTRICT: 130A
 CLUSTER: 1:1/0.000

SCALE 1" = 100'

<p>CONTRACTOR OF RECORDING AND RESURVEYING</p> <p>JOHN R. ROSS P.O. Box 485 Blountville, Tennessee 37617 423-361-4582</p>	<p>CERTIFICATE OF RECORDING</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE RECORDING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF RECORDERS OF THE STATE OF TENNESSEE.</p> <p>DATE: 2-10-17</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE RECORDING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF RECORDERS OF THE STATE OF TENNESSEE.</p> <p>DATE: 2-10-17</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE RECORDING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF RECORDERS OF THE STATE OF TENNESSEE.</p> <p>DATE: 2-10-17</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>1. I HEREBY CERTIFY THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE RECORDING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF RECORDERS OF THE STATE OF TENNESSEE.</p> <p>DATE: 2-10-17</p>
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NOTES:

- 1) RECORDS ARE BASED ON THE KINGSBPORT GEODETIC REFERENCE NETWORK MONUMENTS 033 AND 232.
- 2) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 3) THERE IS TO BE CERTAIN THAT I HAVE REVIEWED THE RECORDING REQUIREMENTS AND THAT THE ABOVE SAID PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE RECORDING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF RECORDERS OF THE STATE OF TENNESSEE.
- 4) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 5) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 6) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 7) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 8) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 9) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 10) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 11) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 12) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 13) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 14) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 15) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 16) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 17) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 18) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 19) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.
- 20) THE ABOVE SAID PLAN IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.



February 17, 2017

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the addition to tract 1, Linda Denton Ramsey Property, located on Hill Road, surveyed by Steve 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,

A handwritten signature in blue ink, appearing to read "Ken Weems", is written over a faint, larger version of the same signature.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



February 17, 2017

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the De-Subdivision of Lots 24-34 and Part of Lots 1-16 & 23 Block 28 and closure of a portion of a 25' alley, located on Clinchfield Street, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



February 21, 2017

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

Dear Mr. Booher:

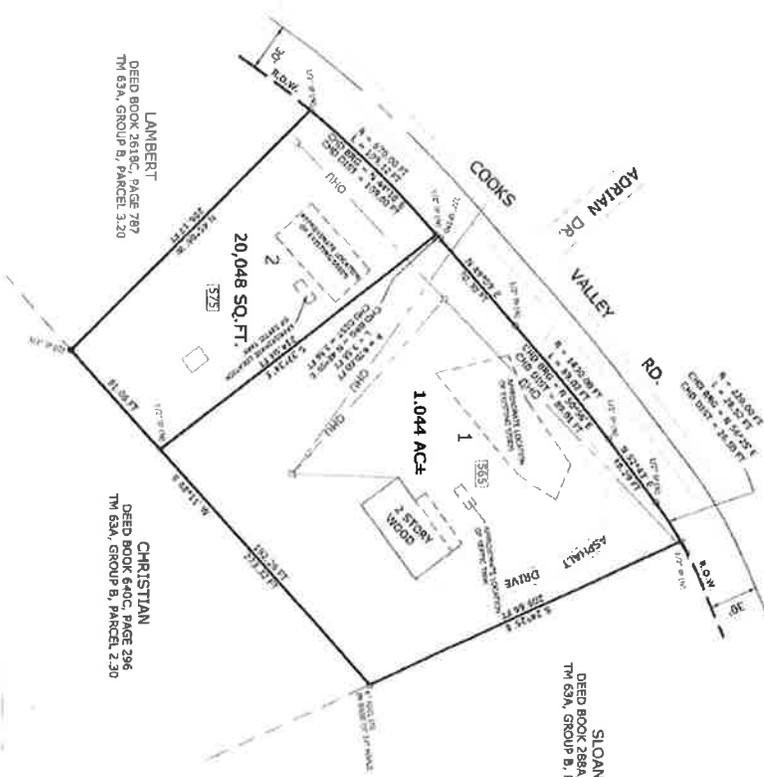
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the subdivision of Essie Ilene Christian Morse Property, located on Cooks Valley Rd., surveyed by Wilson & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



SLOAN
DEED BOOK 2884, PAGE 611
TM 63A, GROUP B, PARCEL 5.00

LAMBERT
DEED BOOK 2619C, PAGE 787
TM 63A, GROUP B, PARCEL 3.20

CHRISTIAN
DEED BOOK 640C, PAGE 296
TM 63A, GROUP B, PARCEL 2.30



RECORDING DATA
PROPERTY REFERRED AT DEED BOOK 1284, PAGE 344 AND IS SHOWN ON TAX MAP 63A, GROUP B, PARCEL 4.00

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND NO FLOOD HAZARD. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
DATE OF CERTIFICATION: SEPTEMBER 29, 2008

ZONING
PROPERTY IS ZONED UNINCORPORATED 485AS
EFFECTIVE DATE: SEPTEMBER 29, 2008

MONUMENTATION
ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION (UNLESS NOTED OTHERWISE) OR BY NEW MONUMENTATION (UNLESS NOTED OTHERWISE).
DATE OF SURVEY: SEPTEMBER 29, 2008

911 ADDRESSING
[] - KINGSPORT CSE SURVEY ADDRESS ASSIGNMENT

ABBREVIATIONS AND SYMBOLS
 ○ DIA. REED ROCK
 * DITCH - IRON PIN OLD AND SOUND, SIZE AS NOTED
 △ TYPICAL 1/2" IRON PIN NEW AND SET
 ○ OLD SUBDIVISION LOT LINE
 P.C. = PAGE
 D.O.M. = RIGHT OF WAY
 D.V. = DRIVE
 L.P. = LIGHTING POLE

SCALE: 1" = 50'

**SUBDIVISION OF
ESSIE ILENE CHRISTIAN MORSE
PROPERTY**

KINGSFORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 1.504 ACRES TOTAL LOTS 2
 OWNER NEW ROAD 0 MILES NEW ROAD 0
 CIVIL DISTRICT 7TH
 SURVEYOR WESLEY A. BROWN CLOSURE ERROR .11899C

<p>CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM REQUESTED FOR THIS PROJECT MEETS THE REQUIREMENTS OF THE KINGSFORT CITY CODE AND THE KINGSFORT CITY ENGINEERING DEPARTMENT STANDARDS FOR STREET LIGHTING SYSTEMS.</p> <p>DATE: 9/29/08</p> <p>APPROVED: [Signature]</p>	<p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM REQUESTED FOR THIS PROJECT MEETS THE REQUIREMENTS OF THE KINGSFORT CITY CODE AND THE KINGSFORT CITY ENGINEERING DEPARTMENT STANDARDS FOR PUBLIC WATER SYSTEMS.</p> <p>DATE: 9/29/08</p> <p>APPROVED: [Signature]</p>	<p>CERTIFICATION OF APPROVAL FOR ADDRESSING</p> <p>I HEREBY CERTIFY THAT THE ADDRESSING AS SHOWN ON THE FINAL PLAN IS CORRECT AND MEETS THE REQUIREMENTS OF THE KINGSFORT CITY CODE AND THE KINGSFORT CITY ENGINEERING DEPARTMENT STANDARDS FOR ADDRESSING.</p> <p>DATE: 9/29/08</p> <p>APPROVED: [Signature]</p>
--	--	--

W.A. NORTH ENGINEERING
 806 E. JACKSON BLVD., SUITE 7
 JONESBOROUGH, TENNESSEE 37659
 OFFICE PHONE: 423-753-5600 FAX: 423-753-5601
 EMAIL: wa@wainorth.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, being the owner of the above described property, do hereby certify that I have and the owners of the property have agreed to donate to the Kingsport City the right to use the above described property for the purpose of providing a public utility for the benefit of the public of Kingsport, Tennessee.

DATE: 08-08-14

SIGNED: [Signature]

09/21/2017 - 04:11:06 PM
 170033088
 DEED BOOK 2884
 PAGE 611



February 22, 2017

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the De-Subdivision of Lots 10A & 10B, Block B in Kingsport Regional Service Park, located on Regional 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,

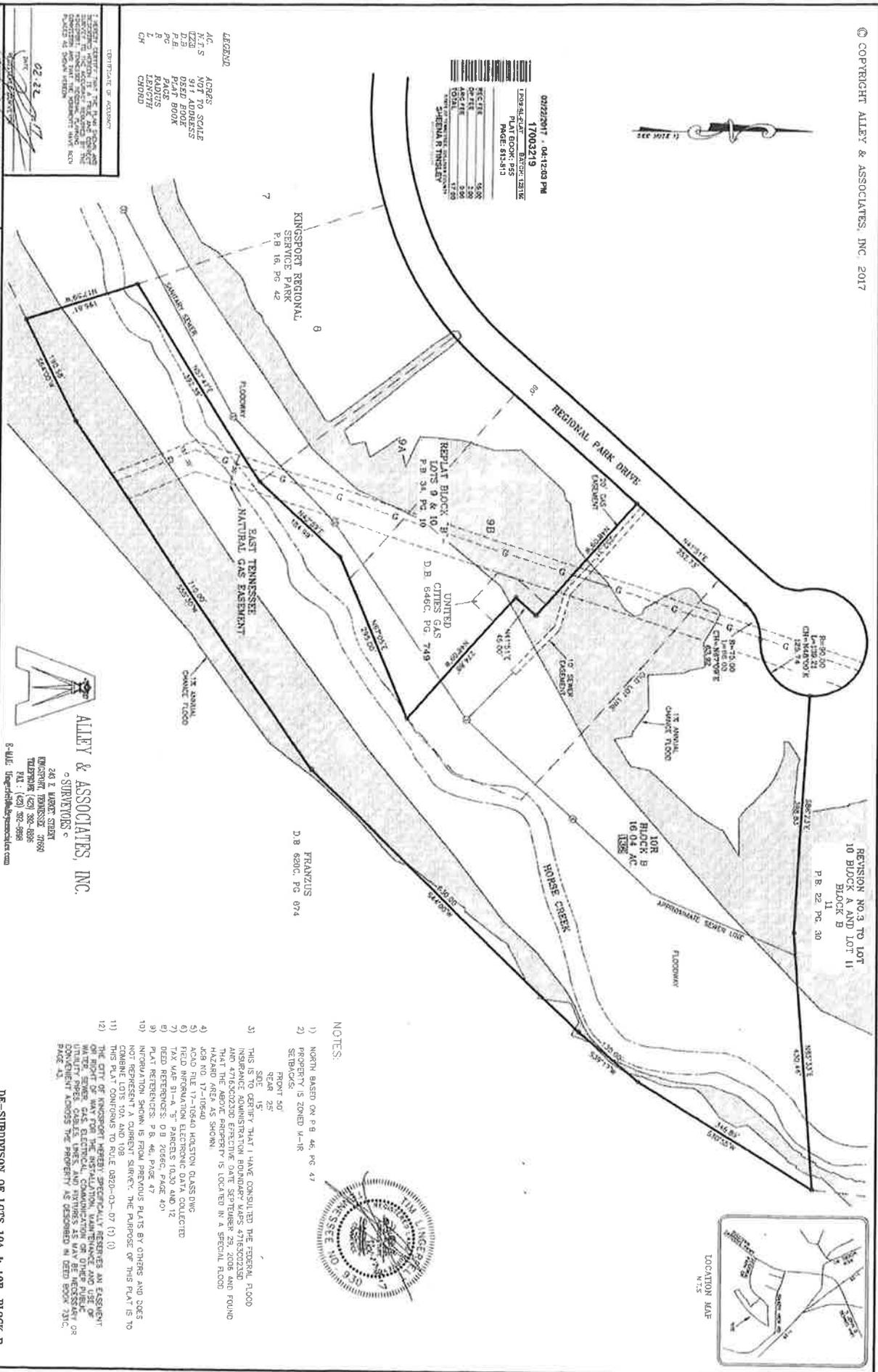
A handwritten signature in blue ink, appearing to read "Ken Weems", is written over a faint, illegible stamp.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



02/22/2017 - 04:12:03 PM
 17003219
 LOTS 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z
 PLAY BOOK: P55
 PAGE: 813,813

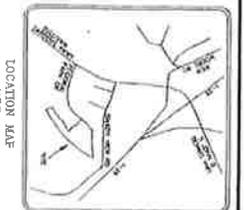


<p>1. OWNER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.</p> <p>DATE: 2-22-17</p> <p>SIGNATURE: [Signature]</p>	<p>2. OWNER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.</p> <p>DATE: 2-22-17</p> <p>SIGNATURE: [Signature]</p>	<p>3. OWNER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.</p> <p>DATE: 2-22-17</p> <p>SIGNATURE: [Signature]</p>	<p>4. OWNER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.</p> <p>DATE: 2-22-17</p> <p>SIGNATURE: [Signature]</p>	<p>5. OWNER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.</p> <p>DATE: 2-22-17</p> <p>SIGNATURE: [Signature]</p>
---	---	---	---	---

ALLEY & ASSOCIATES, INC.
 SURVEYORS

248 E. MARKET STREET
 MEMPHIS, TENNESSEE 38102
 TEL: (901) 525-3888
 FAX: (901) 525-3889
 E-MAIL: info@alleyandassociates.com

- NOTES:
- 1) NORTH BASED ON P.B. 46, PG. 47
 - 2) PROPERTY IS ZONED U-1R
 - 3) SETBACKS: FRONT 25'
 - 4) SIDE 25'
 - 5) REAR 25'
 - 6) THIS SURVEY THAT I HAVE CONDUCTED THE NORMAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47650033D AND 47650033D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
 - 7) ALL INFORMATION ELECTRONIC DATA COLLECTED FROM THE 91-4 "S" PARCELS 10,30 AND 12.
 - 8) DEED REFERENCES: O.B. 2068, PAGE 401
 - 9) PLAY REFERENCES: P.B. 46, PAGE 47
 - 10) INFORMATION SHOWN IS FROM PREVIOUS PLATS BY OTHERS AND DOES NOT REPRESENT A CURRENT SURVEY. THE PURPOSE OF THIS PLAT IS TO CORRECT LOT 10A AND 10B.
 - 11) THE CITY OF KINGSPORT HAS BEEN SPECIFICALLY IN AN EASMENT OR RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE AND USE OF WATER SEWER GAS ELECTRIC, COMMUNICATION OR OTHER PUBLIC UTILITY LINES AS SHOWN ON THE PREVIOUS PLATS AND NECESSARY OR CONSENTED APPROVE THE PROPERTY AS SHOWN ON DEED BOOK 151C, PAGE 43.
 - 12) THE CITY OF KINGSPORT HAS BEEN SPECIFICALLY IN AN EASMENT OR RIGHT OF WAY FOR THE INSTALLATION, MAINTENANCE AND USE OF WATER SEWER GAS ELECTRIC, COMMUNICATION OR OTHER PUBLIC UTILITY LINES AS SHOWN ON THE PREVIOUS PLATS AND NECESSARY OR CONSENTED APPROVE THE PROPERTY AS SHOWN ON DEED BOOK 151C, PAGE 43.



DE-SUBDIVISION OF LOTS 10A & 10B, BLOCK B

KINGSPOINT REGIONAL SERVICE PARK	
KINGSPOINT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	16.04 AC
TOTAL LOTS	1
ACRES NEW ROAD	0
ACRES NEW ROAD	0
OWNER	EDUCATION GAST COMPANY, INC.
SUBDIVISION	ALLEY & ASSOCIATES, INC.
CITY/DISTRICT	KINGSPOINT, TN
SCALE	1"=100'



March 6, 2017

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the plat for Lot 1 Salyers Property, located on Rock Springs 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,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Building Division Monthly Report
February 2017

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	5	\$101,500
ADDITIONS	1	\$14,800
ALTERATIONS	7	\$363,000
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	7	\$1,994,325
RESIDENTIAL ROOF	2	\$8,830
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	4	\$1,352,410
CHURCH RENOVATIONS	1	\$22,000
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	2	\$825,000
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION	1	\$125,000
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	2	\$34,577
COMMUNICATION TOWER		
COMMERCIAL ROOF		
TOTAL	32	\$4,841,442
<u>OTHER MISC PERMITS</u>		
BANNERS	2	
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	14	
TENTS		
TOTAL PERMITS ISSUED	48	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$9,940,006