

# **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.

November 16, 2017

6:00 p.m.

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON OCTOBER 16, 2017 AND THE REGULAR MEETING HELD ON OCTOBER 19, 2017.**

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

#### **11-01 Irrevocable Letter of Credit Release for Edinburgh South Phase 2 – (17-201-00071)**

The Kingsport Regional Planning Commission is requested to release the Irrevocable Letter of Credit for Edinburgh South Phase 2 back to the developer in the amount of \$7,584.30. (Harmon)

### **V. UNFINISHED BUSINESS**

None

### **VI. NEW BUSINESS**

None

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

### **VIII. OTHER BUSINESS**

#### **11-02 Tiny Homes Discussion for Work Session Only**

#### **11-03 Receive a letter to certify Minimum Standards for Subdivision Development for Unit 28 Riverwatch Subdivision, located on Silk Mill Place.**

#### **11-04 Receive a letter to certify Minimum Standards for Subdivision Development for Unit 18 Riverwatch Subdivision, Located on Silk Mill Place.**

#### **11-05 Receive a letter of Replat for Lot 10 and 11 Block 29 Ridgefields, located on Longgreen Road.**

- 11-06** Receive a letter of Replat of Lots 1 & 2 of the Division of Wheatly Property, located on Walker Street.
- 11-07** Receive a letter to certify Minimum Subdivision Standards for Edinburgh Phase 10 Subdivision, located on Calton Hill.
- 11-08** Receive a letter to certify Minimum Subdivision Standards for part of the AB Clevenger Property, located on Gravel Top Road.
- 11-09** Receive a letter to certify the Division of Red Hot Properties, LLC, located on Ridgeway Road.
- 11-10** Receive, for informational purposes only, the October 2017 Building Department report.

**IX. ADJOURNMENT**

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

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

October 16, 2017

12:00 noon

**Members Present**

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

**Members Absent**

John Moody  
Paula Stauffer  
Phil Rickman

**Staff Present**

Ken Weems  
Nathan Woods  
Jessica Harmon  
Dave Harris

**Visitors**

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked the Commission for any corrections to both the September 18, 2017 work session minutes and the September 21, 2017 regular meeting minutes. With no corrections identified, Mr. Weems stated that the minutes would be presented for approval during the regular meeting. No official action was taken.

**IV. CONSENT AGENDA**

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

**10-01 New Kubota Facility – (17-102-00003)**

The Kingsport Regional Planning Commission is requested to grant approval of the Preliminary Zoning Development Plan. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item, which detail the new location of Kubota along Princeton Road and New Moore Road. The new location is located in a B-4P district. Staff identified the details of the preliminary zoning development plan, which is to the city standard for development in a B-4P zone. Staff added that the proposal must also receive a certificate of appropriateness from the Gateway Review Commission. Staff added that Kubota would be relocating from their existing location along East Stone Drive. Staff recommends approval of the item. No official action was taken.

**10-02 Edinburgh Subdivision Phase 10 – (16-102-00045)**

The Kingsport Regional Planning Commission is requested to grant Final Subdivision approval. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item, which consists of an extension of Calton Hill Road inside the Edinburgh development. Staff stated that all requirements have been completed and that staff recommends final approval for the item. No official action was taken.

**10-03 Architectural Salvage Zoning Text Amendment – (17-801-00001)**

The Kingsport Regional Planning Department is requested to amend section 114-1(Definitions) and 114-194C (B-2 Zoning District Special Exceptions) to add Architectural Salvage to list of uses requiring a special exception in the B-2, Central Business District. Staff presented the details of the item. Staff explained that this text amendment is a request from a downtown property owner. Staff further stated that the purpose of the text amendment is to allow outdoor storage and sale of what the applicant has termed “architectural salvage” in the downtown B-2 zone as a special exception granted by the Kingsport Board of Zoning Appeals (BZA). Staff added that the proposal adds language to the zoning text that defines architectural salvage as the “reclaimed architectural features that were once part of a building.” Staff stated that the item was presented to the BZA during their October 5, 2017 meeting for review and comment. Staff noted that the Chairman and Vice Chairman of the BZA were against the proposal. Staff stated that the Chairman and Vice Chairman felt that it would be difficult to turn down other property owners if this special exception was ever approved. The Chairman and Vice Chairman also felt that the most appropriate place for the outdoor sale and storage would be a zone that already accommodates such uses. One BZA member was supportive of the proposal, stating that it could bring people downtown and foster community engagement. Staff recommended a negative recommendation to the Board of Mayor and Aldermen, consistent with the majority sentiment of the BZA. No official action was taken.

**10-04 Sullivan County Electronic Message Board ZTA – (17-801-00002)**

The Kingsport Regional Planning Department is requested to recommend text amendment approval to the Sullivan County Commission for Article 9-107 of the Sullivan County Zoning Resolution, allowing electronic message board signs for fire departments, EMS facilities and rescue squads. Staff explained the proposed change to county zoning text. Fire departments, EMS facilities, and rescue squads are proposed uses that qualify for an electronic message board. Staff stated that the base requirements for electronic message board signs in the county are very similar to those in the city. Staff recommended sending a positive recommendation to the Sullivan County Commission in favor of the text change. No official action was taken.

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

**VIII. OTHER BUSINESS**

- 10-05** Receive a letter of replat of lot 8 & parts of lots 1,2,3 & 4 Block 3 Sunset Hills Addition, located on Atoka Circle.

**10-06** Receive a letter of resubdivision of lot 5, Block E, Acre Heights located on Sevier Terrace Drive.

**10-07** Receive, for informational purposes only, the September 2017 Building Department report.

**10-08** Receive, for informational purposes only, the 3<sup>rd</sup> Quarter Comparison report.

**X. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 12:42p.m.

Respectfully Submitted,

---

Ken Weems, Planning Commission Secretary

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

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

October 19, 2017

6:00 p.m.

**Members Present**

Sam Booher, Chairman  
Mark Selby  
Mike McIntire  
John Moody  
Beverley Perdue  
Mark Selby

**Members Absent**

Pat Breeding  
Phil Rickman  
Paula Stauffer

**Staff Present**

Ken Weems  
Jessica Harmon  
Nathan Woods  
David Harris

**Visitors**

John Vachon  
John Rose

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Sam Booher asked for approval of the agenda. A motion was made by Mark Selby, seconded by Beverly Perdue to approve the agenda as presented. The motion was approved unanimously, 5-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on September 18, 2017 and the regular meeting held on September 21, 2017. A motion was made by Mark Selby, seconded by Mike McIntire to approve the minutes as presented. The motion was approved unanimously 5-0.

**IV. CONSENT AGENDA**

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

**10-01 New Kubota Facility – (17-102-00003)**

The Kingsport Regional Planning Commission is requested to grant approval of the Preliminary Zoning Development Plan. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item, which detail the new location of Kubota along Princeton Road and New Moore Road. The new location is located in a B-4P district. Staff identified the details of the preliminary zoning development plan, which is to the city standard for development in a B-4P zone. Staff added that the proposal must also receive a certificate of appropriateness from the Gateway Review Commission. Staff added that Kubota would be relocating from their existing location along East Stone Drive. Staff recommends approval of the item. Chairman Booher asked staff if there were any traffic concerns

with the added vehicle trips. Staff answered that the Traffic Department found the improvements acceptable without the need for additional control enhancements. Sharon Duncan asked if the proposed facility would be conducting equipment maintenance. Staff answered that an element of maintenance would be performed on site. John Rose added that most of the maintenance would be for some of the larger customers of the business. On a motion by Mike McIntire, seconded by Sharon Duncan, the Commission voted to grant preliminary zoning development plan approval. The motion passed, 5-0.

**10-02 Edinburgh Subdivision Phase 10 – (16-102-00045)**

The Kingsport Regional Planning Commission is requested to grant Final Subdivision approval. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff presented the details of the item, which consists of an extension of Calton Hill Road inside the Edinburgh development. Staff stated that all requirements have been completed and that staff recommends final approval for the item. On a motion by Beverley Perdue, seconded by John Moody, the Commission voted to grant final subdivision approval. The motion passed, 5-0.

At this time, Chairman Booher announced that he would be recusing himself from item 10-03. Chairman Booher passed control of the meeting to Vice Chairman Selby. Chairman Booher left the meeting room for the duration of item 10-03.

**10-03 Architectural Salvage Zoning Text Amendment – (17-801-00001)**

The Kingsport Regional Planning Department is requested to amend section 114-1(Definitions) and 114-194C (B-2 Zoning District Special Exceptions) to add Architectural Salvage to list of uses requiring a special exception in the B-2, Central Business District. Staff presented the details of the item. Staff explained that this text amendment is a request from a downtown property owner. Staff further stated that the purpose of the text amendment is to allow outdoor storage and sale of what the applicant has termed “architectural salvage” in the downtown B-2 zone as a special exception granted by the Kingsport Board of Zoning Appeals (BZA). Staff added that the proposal adds language to the zoning text that defines architectural salvage as the “reclaimed architectural features that were once part of a building.” Staff stated that the item was presented to the BZA during their October 5, 2017 meeting for review and comment. Staff noted that the Chairman and Vice Chairman of the BZA were against the proposal. Staff stated that the Chairman and Vice Chairman felt that it would be difficult to turn down other property owners if this special exception was ever approved. The Chairman and Vice Chairman also felt that the most appropriate place for the outdoor sale and storage would be a zone that already accommodates such uses. One BZA member was supportive of the proposal, stating that it could bring people downtown and foster community engagement. Staff recommended a negative recommendation to the Board of Mayor and Aldermen, consistent with the majority sentiment of the BZA. Applicant John Vachon requested permission to show a short presentation in support of the text amendment. With permission to show the presentation granted, Mr. Vachon provided a power point presentation of his vision for his property at 212 E Sullivan Street. The Commission received the presentation. Beverley Perdue stated that her greatest concern is what other people would do if the text amendment was passed. Staff noted that the Board of Zoning Appeals addresses issues on a case by case basis, each on its

own merit. Mark Selby asked if there were appropriate nearby zones that could accommodate the outdoor storage. Staff commented that a manufacturing zone is needed for the outdoor storage use, and that no unoccupied manufacturing zones exist nearby downtown. Sharon Duncan asked if it was possible to bring the text amendment back to the Commission after amendment. Staff stated that it is fine to postpone action pending further information. Staff added that it would be most appropriate to make sure the applicant was ok with postponed Commission action, since the applicant may need a timely response. The applicant agreed that postponing the decision pending further information was acceptable to him. Staff agreed to work with the applicant to revise the submittal. On a motion by Beverley Perdue, seconded by Sharon Duncan, the Commission voted to postpone action pending receipt of further information. The motion passed unanimously, 5-0.

At this time, Chairman Booher reentered the room and retook control of the meeting from Vice Chairman Selby.

**10-04 Sullivan County Electronic Message Board ZTA – (17-801-00002)**

The Kingsport Regional Planning Department is requested to recommend text amendment approval to the Sullivan County Commission for Article 9-107 of the Sullivan County Zoning Resolution, allowing electronic message board signs for fire departments, EMS facilities and rescue squads. Staff explained the proposed change to county zoning text. Fire departments, EMS facilities, and rescue squads are proposed uses that qualify for an electronic message board. Staff stated that the base requirements for electronic message board signs in the county are very similar to those in the city. Staff recommended sending a positive recommendation to the Sullivan County Commission in favor of the text change. Mike McIntire commented that the community is better off with fewer electronic message boards. Staff commented that the purpose of the proposal is to allow an electronic message board sign for the Bloomingdale VFD. Staff further commented that the Bloomingdale VFD had received a grant for the sign. On a motion by Beverley Perdue, seconded by Sharon Duncan, the Commission voted to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The motion passed, 5-0.

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

**VIII. OTHER BUSINESS**

**10-05** Receive a letter of replat of lot 8 & parts of lots 1,2,3 & 4 Block 3 Sunset Hills Addition, located on Atoka Circle.

**10-06** Receive a letter of resubdivision of lot 5, Block E, Acre Heights located on Sevier Terrace Drive.

**10-07** Receive, for informational purposes only, the September 2017 Building Department report.

**10-08** Receive, for informational purposes only, the 3<sup>rd</sup> Quarter Comparison report.

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 6:55p.m.



Kingsport Regional Planning Commission  
October 19, 2017 Regular Meeting

Respectfully Submitted,

---

Ken Weems, AICP, Planning Commission Secretary

**MEMORANDUM****TO: KINGSPORT REGIONAL PLANNING COMMISSION****FROM: JESSICA HARMON, SENIOR PLANNER****DATE: NOVEMBER 16, 2017****SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE FOR EDINBURGH SOUTH PH 2****FILE NUMBER: 17-201-00071**

---

The City currently holds an Irrevocable Letter of Credit in the amount of \$7,584.30 for the Edinburgh South Phase 2 Subdivision. The Irrevocable Letter of Credit was submitted to the City in May of 2017. The City Engineering Division has inspected all work and verified that all remaining improvements have been completed.

The Kingsport Regional Planning Commission is asked to release the Irrevocable Letter of Credit back to the developer since all remaining improvements have been completed.

Staff recommends the release of the Irrevocable Letter of Credit for Edinburgh South Phase 2 back to the developer in the amount of \$7,584.30.

**ENGINEER BOND ESTIMATE**  
**South Edinburgh**

**May 1, 2017**

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	30	TON	Mineral Aggregate, Type A Base, Grading D (TDOT 303-01)	\$ 30.00	\$ 900.00
2	15	TON	1" Asphalt Surface Course (TDOT 411E)	\$ 130.00	\$ 1,950.00
3	30	TON	2" Asphalt Base Course (TDOT 307B)	\$ 130.00	\$ 3,900.00
					\$ 6,750.00
CONTINGENCIES (6%)					\$ 405.00
					\$ 7,155.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)					\$ 429.30
TOTAL					\$ 7,584.30

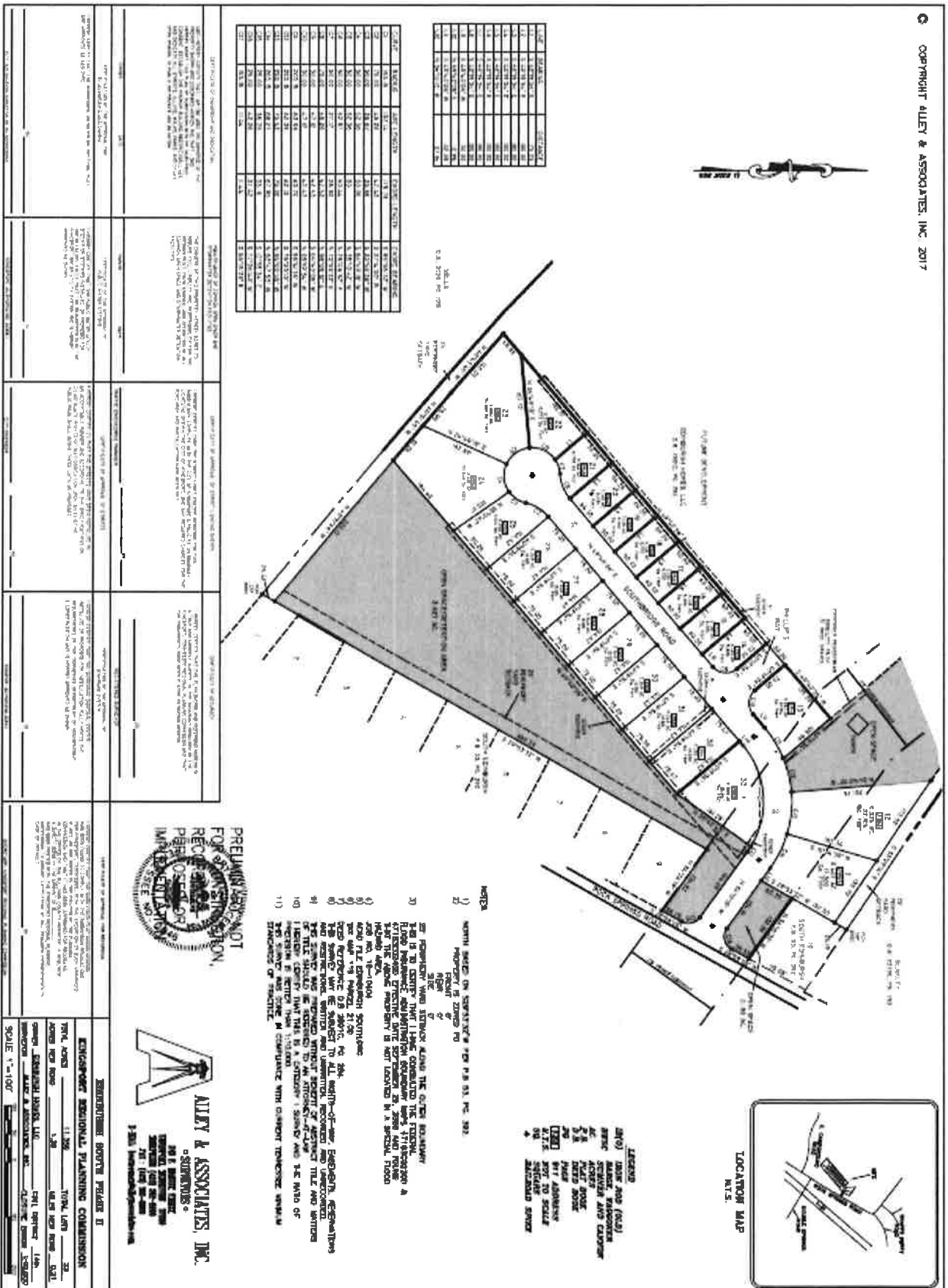


**Pamela Gilmer, P.E.**

**Civil Engineer**  
**City of Kingsport**

**May 1, 2017**

Date





October 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 Unit 28 Riverwatch Subdivision, located on Silk Mill Place, surveyed by Alley and Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





October 10, 2017

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

Dear Mr. Booher:

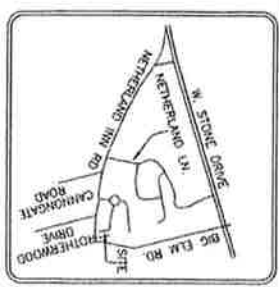
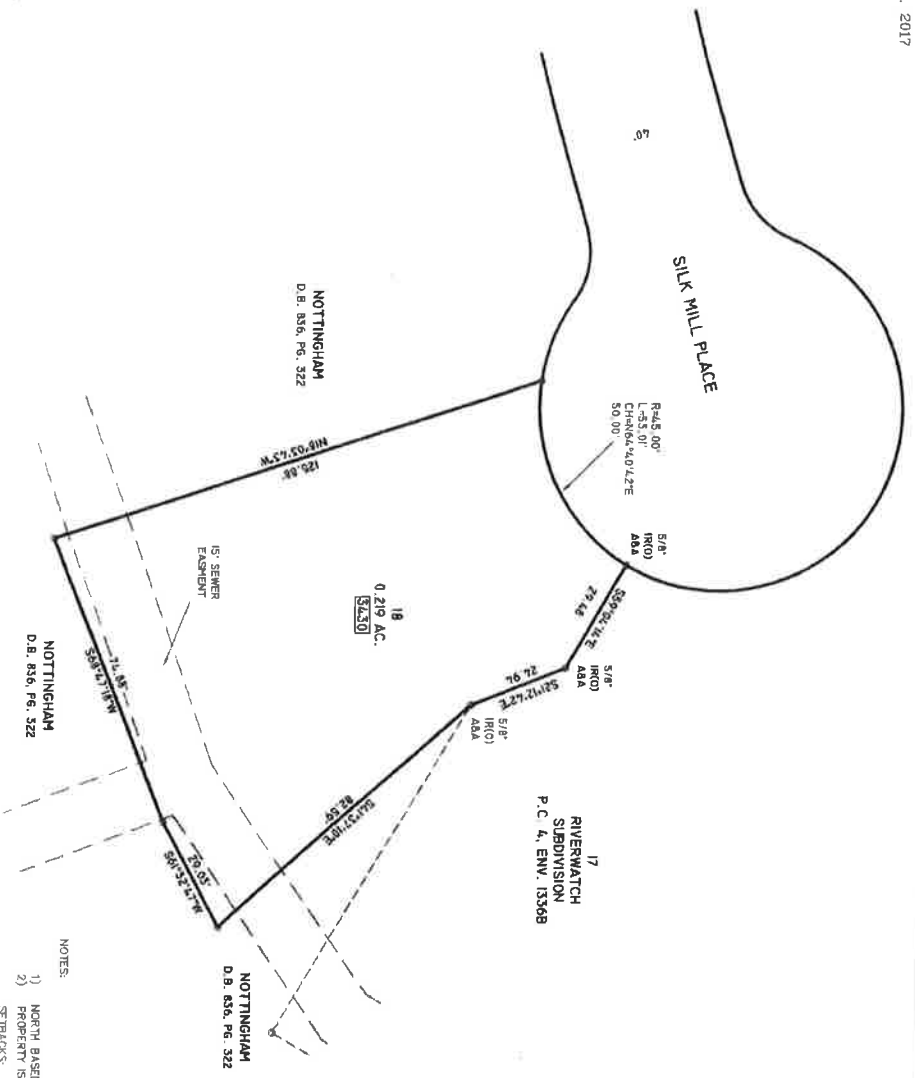
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Unit 18 Riverwatch Subdivision, located on Silk Mill Place, surveyed by Alley and Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



**LEGEND**

- IR(O) IRON ROD (OLD)
- ASA ALLEY & ASSOCIATES
- ACRES
- D.B. DEED BOOK
- 2150 PLAT CEMENT
- BYV BYV BOOKS
- PG. PAGE
- K.T.S. NOT TO SCALE
- 728 311 ADDRESS

**COPY**  
 Made Online  
 Encoder: 152415

77062217

DATE	10/31/17
TIME	10:30 AM
PROJECT	17062217
CLIENT	ALLEY & ASSOCIATES
PROJECT NO.	17062217
DATE	10/31/17
TIME	10:30 AM
PROJECT	17062217
CLIENT	ALLEY & ASSOCIATES
PROJECT NO.	17062217

**NOTES:**

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED R-3
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 470201400
- 5) PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- 6) JOB NO. 16-10421 RIVERWATCH
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) PLAT REFERENCE: PLAT CEMENT 3 ENVELOPE 10948
- 9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 401 E. LUMBER STREET  
 MEMPHIS, TENNESSEE 38102  
 TEL: (901) 382-8888  
 FAX: (901) 382-8889  
 E-Mail: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

<b>CERTIFICATE OF APPROVAL AND DECLARATION</b> I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct and true.	
DATE: 10/31/17 SIGNATURE: [Signature]	DATE: 10/31/17 SIGNATURE: [Signature]
<b>CERTIFICATE OF APPROVAL OF THE SURVEYOR</b> I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct and true.	DATE: 10/31/17 SIGNATURE: [Signature]
<b>CERTIFICATE OF APPROVAL OF THE CLIENT</b> I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct and true.	DATE: 10/31/17 SIGNATURE: [Signature]
<b>CERTIFICATE OF APPROVAL OF THE ENGINEER</b> I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct and true.	DATE: 10/31/17 SIGNATURE: [Signature]
<b>CERTIFICATE OF APPROVAL OF THE ARCHITECT</b> I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct and true.	DATE: 10/31/17 SIGNATURE: [Signature]
<b>CERTIFICATE OF APPROVAL OF THE PLANNING COMMISSION</b> I, the undersigned, being a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct and true.	DATE: 10/31/17 SIGNATURE: [Signature]

**RIVERWATCH SUBDIVISION**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 0.219 AC.

TOTAL LOTS: 1

OWNER: JAMES D. NOTTINGHAM

CLIENT: ALLEY & ASSOCIATES, INC.

SCALE: 1" = 20'





October 12, 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 10 and Lot 11 Block 29 Ridgefields, located on Longgreen Road, 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 black ink, appearing to read "Ken Weems".

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





October 18, 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 lots 1 & 2 of the Division of Wheatley Property, located on Walker Street, 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





October 20, 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 Edinburgh Phase 10 Subdivision, located on Calton Hill, surveyed by BWSC, 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





October 25, 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 a part of AB Clevenger Property, located on Gravel Top Road, 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 black ink, appearing to read "Ken Weems", written over a horizontal line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission







November 2, 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 Division of Red Hot Properties, LLC, located on Ridgeway Road, 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 dark ink, appearing to read "Ken Weems".

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



Building Division Monthly Report  
October 2017

<b>RESIDENTIAL PERMITS</b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	6	\$63,500
ADDITIONS		
ALTERATIONS	6	\$309,000
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	10	\$1,960,696
RESIDENTIAL ROOF	5	\$40,000
<b>COMMERCIAL PERMITS</b>		
ADDITIONS		
ALTERATIONS	5	\$1,397,819
CHURCH RENOVATIONS	1	\$6,000
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		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	\$97,000
GRADING	1	\$866,000
FOUNDATION ONLY		
COMMUNICATION TOWER	1	28365
COMMERCIAL ROOF	2	\$251,923
<b>TOTAL</b>	<b>39</b>	<b>\$5,020,303</b>
<b>OTHER MISC PERMITS</b>		
BANNERS		
DEMOLITIONS	3	
MOVE STRUCTURE		
SIGNS	8	
TENTS	1	
<b>TOTAL PERMITS ISSUED</b>	<b>51</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$82,282,673</b>