

KINGSPORT REGIONAL PLANNING COMMISSION

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 17, 2016

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON OCTOBER 17, 2016 AND THE REGULAR MEETING HELD ON OCTOBER 20, 2016.

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

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

11-01 Christ Fellowship Church Subdivision and Right-of-Way Dedication– (16-201-00061)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision/Street Dedication approval. The property located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

11-02 Riverwatch Development Street Dedication – (16-201-00082)

The Kingsport Regional Planning Commission is requested to recommend contingent Final Subdivision/Street Dedication approval. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

11-03 Chippendale Square Road Dedication – (16-201-00085)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision/Street Dedication approval. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

11-04 Edinburgh Phase 9 Final – (16-201-00087)

The Kingsport Regional Planning Commission is requested to recommend contingent Final Subdivision approval. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

- 11-05** Receive a letter of desubdivision of Lots 24-34 and parts of lots 1-16 and 23, located on Clinchfield Street and West Sullivan Street.
- 11-06** Receive a letter of replat of Lots 11R & 13R Thompson-Young Subdivision, located on Maple Street.
- 11-07** Receive a letter to certify the resubdivision of part of tracts 4, 5, & 6 Henry Keys Farm, located on Brookside Drive.
- 11-08** Receive a letter to certify the resubdivision of Lots 17 & 18 of Rotherwood Estates Section 3, located on Winchester Lane.
- 11-09** Receive a letter to certify the replat of the Virginia R. Harr Property, located on Old Stage Road.
- 11-10** Receive, for informational purposes only, the September 2016 report and the 3rd Quarter Comparison 2015-2016 from the Building Division.

X. ADJOURNMENT

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

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

October 17, 2016

12:00 noon

Members Present

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

Members Absent

None

Staff Present

Lynn Tully, AICP
Jessica Harmon

Visitor's

Sophia Davidson
Walt Hillis
Greg Muncy
Arthur Seymour, Jr.,
Luther Cain

At 12:00 p.m., Lynn Tully called the meeting to order. Lynn Tully asked if there were any changes to the tentative agenda. There being no changes, the agenda will be set for the October 20, 2016 regular meeting. She then asked for any changes for the work session held September 12, 2016 and the regular meeting held September 15, 2016, as well as the Special Called Meeting held on October 3, 2016. With no changes requested, the minutes will be presented at the regular meeting for approval.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to rezone from County M-1 and County B-3 to County M-2 to allow expansion of existing quarry. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Arthur Seymour presented an amended application to withdraw parcel 69.30 so consideration is only for parcels 67 & 68. Walt Hillis stated they are potentially looking at amending the Land Use Plan in the future for a split zoning. Mike McIntire noted this was a County rezoning so the Sullivan County Commission will have ultimate approval authority. Staff recommended rezoning parcels 67 & 68 only. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for the addition of a second drive-thru lane, removal of 10 parking spaces, and a small building addition to relocate a window to better accommodate traffic. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Jessica Harmon stated this is Preliminary ZDP approval at the intersection of John B. Dennis Highway and Tidewater Court. The intent is to add a second drive thru ordering lane. Staff noted traffic backs to Tidewater Court at times under the current layout. The property is within the Gateway District. Staff noted elimination of 10 parking spaces, however the development still meets the minimum requirements for parking. The landscaping plan has recently been submitted. Staff recommends approval. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a TA/C zone for the construction of an auto mall including 5 dealerships located on Tri Cities Crossing. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Jessica Harmon presented the item, stating the property is located adjacent to I-81 at Tri Cities Crossing. It is located on the North Side of the I-81. The property is Zoned TA/C and within the Gateway Overlay. Staff stated that the proposal had already received a special exception granted by the BZA. The Auto Mall will include five dealers with one auto shop and private roadway. There are 1,411 parking spaces proposed, which exceeds the parking requirement. Mike McIntire questioned whether this will be a gated private road. Luther Cain stated gating the driveway is an option. There is a mixture of landscaping proposed. Staff recommends Preliminary ZDP approval contingent on Gateway approval and landscaping plan approval. Sophia Davidson stated five franchises are looking at moving within the city and the property will be elevated from the roadway with grading for the dealers. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for an assisted living facility with memory care unit and associated outparcels. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated there will be a new traffic light at crest of the hill. This will allow development of the undevelopable portion. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to recommend revised Preliminary Subdivision Approval contingent upon the approval of the engineering documents and minor corrections noted by staff. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Jessica Harmon presented the item stating the property is zoned PD. This is a revision of the preliminary approval. The submitted plat shows same number of lots with two variances. As presented in the called work session held on October

3, 2016, the variances include the grass swale instead of curb and gutter as well as a mobility path to the rear of the development made of stone as opposed to asphalt. Construction documents are in review and staff recommends with variances contingent on approval from engineering. Mike McIntire asked if staff is still working to include this new street cross section as an option in the subdivision regulations. Staff noted they will consider the conditions for which this option would apply. Mark Selby asked when is engineering anticipated to be done with the review? Staff noted they will hold until engineering approval. Mike McIntire stated that changes to the required storm water regulations are forcing new ideas in how construction is handled. No official action was taken.

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

The Kingsport Regional Planning Commission is requested to recommend to the Board of Mayor and Alderman the annexation, zoning, and Plan of Services for 1392 Ridgecrest Avenue. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Jessica Harmon presented the item stating this is an owner initiated request for property adjacent to the City limits. The property is served by city utilities and annexation is requested for city school benefit. It is currently zoned R-3A in the county and the proposed zone is R-1B in the City. A full plan of services is recommended. The property complies with the small scale annexation policy. Mark Selby questioned access? Staff noted that public access does not exist, however access through an easement exists. This property had issues with a washing system discharge in the past and there is a deeded row as an existing easement. This is not something staff would recommend as a new development. Sam Booher asked what are the expenses shown on the report? Staff noted that is a typo as the property is currently tapped for water and sewer. Mark Selby questioned the school expense? Mike McIntire noted there is also a receipt from the state that follows the BEP formula where the students are enrolled. Staff noted the landlord wants to rent to persons that want city school access for their children. No official action was taken.

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

VIII. OTHER BUSINESS

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

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

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

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

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

- 10-12** Receive a letter to certify that the resubdivision of lands of Deborah and Jimmie Poole, located on Highpoint Avenue.
- 10-13** Receive a letter to certify that the resubdivision of Lots 15, 16, and Part 14 of Kingsport Corp. Property, located on Claremont Street.
- 10-14** Receive, for informational purposes only, the September 2016 report from the Building Division.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:37 p.m.

Respectfully Submitted,

Ken Weems, Planning Commission Secretary

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

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

October 20, 2016

7:00 p.m.

Members Present

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

Members Absent

Pat Breeding
Beverley Perdue

Staff Present

Ken Weems, AICP
Jessica Harmon
Jacob Grieb

Visitor's

Sharon Glass	Julia Cunningham
Ronald Kilgore	Brenda Compton
David Thompson	David Thompson
Jim McGill	Maria Lhonza
Arthur Seymour	Walt Hillis
Dana Cunningham	Greg Muncy
Richard Phillips	Dan Elcan
Marissa Thompson	Brenda Kilgore
Grant Thompson	John Rose
Fred Cox	Tim Lingerfelt
Sophia Davidson	Stewart Taylor
William Roller	Luther Cain

At 7:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. Chairman Sam Booher asked for approval of the agenda. A motion was made by Commissioner Mark Selby seconded by Commissioner Phil Rickman to approve the agenda as presented. The motion was approved unanimously, 6-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on September 12, 2016 the regular meeting held on September 15, 2016 and the Special Called Meeting held on October 3, 2016. A motion was made by Commissioner John Moody, seconded by Commissioner Mark Selby to approve the minutes as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

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

The Kingsport Regional Planning Commission is requested to recommend a rezoning from County M-1 to County M-2 to allow expansion of the existing quarry. The property located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff introduced the rezoning, stating that the applicant had officially amended the rezoning request to exclude parcel 69.30 from consideration. Staff stated that the revised request is a rezoning from County M-1 to County M-2 for parcels 67 and 68 only. Staff reported that the rezoning site consists of approximately 8 acres, located north of the existing quarry site and south of Shipley Ferry Road. Staff stated that Sullivan County M-1 zoning would have allowed quarry expansion in the past, but that had changed due to a county zoning text amendment change. Staff noted that the purpose of the rezoning is to facilitate expansion of the existing quarry from the south of the rezoning site. Staff noted that the location of the two parcels being considered for rezoning do not abut any residential use parcels. Staff identified the portion of the County Land Use Plan applicable to the area. The two parcels being considered for rezoning are identified as Manufacturing-Light Industrial. Staff recommended sending a positive recommendation to the Sullivan County Commission based upon a manufacturing designation in the County Land Use plan and the fact that the rezoning would not impact residential use with an abutting quarry expansion. Finally, staff noted that the rezoning request would go to the November 14, 2016 Sullivan County Commission meeting. Chairman Booher opened up the public hearing. Ms. Sharon Glass spoke against the item. Ms. Glass cited concerns over the blasting that goes on at the quarry, stating that she feared it was damaging her home. Ms. Glass also stated that she had been concerned about the effect of the quarry on her home and property for decades. Next, Mr. Ronald Kilgore spoke against the rezoning effort, citing concerns about the effects of the quarry blasting on his home. Next, David Thompson spoke against the rezoning effort, citing similar concerns about quarry blasting. Next, Jim McGill spoke in favor of the rezoning request, acknowledging that he works for the quarry. Mr. McGill spoke to how the quarry monitors all of its blasts, ensuring that the quarry follows all applicable laws for mine safety. Next, Mr. Arthur Seymour spoke in favor of the rezoning request, stating that he works with the quarry. Next, Walt Hillis spoke in favor of the request. Mr. Hillis stated that he works for the quarry, and that he would be happy to investigate any potential quarry impact issues with area residents and property owners. Next, Dana Cunningham stated that she was against the rezoning, citing concerns similar to other residents about the effects of the quarry blasts. Next, Mr. Richard Phillips spoke against the request, stating that the effects on the wildlife around his property are evident. Finally, both Marissa and Grant Thompson spoke against the rezoning request, stating that they have been concerned about the quarry blasting effects for a long time. They stated that they did not believe they would ever stop the quarry from expanding if they are allowed to do so now. Seeing no one else wanting to speak, Chairman Booher closed the public hearing. Mark Selby asked staff about other uses that area allowed in a County M-1 zone. Staff directed the Commission to a copy of the Sullivan County Zoning Resolution, which detailed all the potential uses in the M-1 zone. Mr. Tim Lingerfelt stated that the M-1 zone allows adult entertainment. On a motion by Mike McIntire, seconded by John Moody, the Commission voted to send a positive recommendation to the Sullivan County Commission. The motion failed by a 3-2 vote. Chairman Booher announced that the Commission will send a recommendation to not rezone the property to the Sullivan County Commission.

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for the addition of a second drive-thru lane, removal of 10 parking spaces, and small building addition to relocate a window to better accommodate traffic. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the preliminary zoning development plan to the Commission, stating that the existing McDonald's restaurant needed an additional drive thru land to serve customers more efficiently. Additionally, staff noted that although ten parking spaces would be eliminated by this plan, the use would still have adequate parking per code requirements. Staff also noted that the preliminary development plan would also require approval from the Gateway Commission. On a motion by Sharon Duncan, seconded by Phil Rickman, the Commission voted to approve the preliminary zoning development plan. The motion passed, 5-0.

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

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a TA/C zone for the construction of an auto mall including 5 dealerships located on Tri Cities Crossing. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the preliminary zoning development plan to the Commission. Staff stated that the proposal is for multiple franchised auto dealerships to locate on the parcel. The project contains a total of 1,411 parking spaces, which exceeds the amount required by code. Additionally, staff drew the Commission's attention to the two separate ingress/egress points, as well as the landscaping proposal. Staff noted that the project had already applied for and received a special exception by the Board of Zoning Appeals for a franchised auto dealership in a TA/C zone. Last, staff noted that the project will also be required to receive a Gateway District certificate of appropriateness prior to receiving final approval. On a motion by Mike McIntire, seconded by John Moody, the Commission voted to approve the preliminary zoning development plan. The motion passed 5-0.

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

The Kingsport Regional Planning Commission is requested to receive the Preliminary Zoning Development Plan approval in a B-4P zone for an assisted living facility with memory care unit and associated outparcels. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the preliminary zoning development plan to the Commission. Staff noted that the only known entity at this time is an assisted living/ memory care facility on the west side of the development. Additionally, staff noted that the project had already received a special exception granted by the Board of Zoning Appeals during their October meeting for an institution for human care in a B-4P zone. Staff stated that the project will require an additional traffic light along Fort Henry Drive. Staff showed the new street network, detailing the new non-residential street that will serve the development. Staff stated that the traffic department had approved all proposed driveway access points and that the new street is proposed to be constructed to the appropriate city standard. On a motion by Mike McIntire, seconded by John Moody, the Commission voted to approve the preliminary zoning development plan. The motion passed 5-0.

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

The Kingsport Regional Planning Commission is requested to recommend revised Preliminary Subdivision Approval contingent upon the approval of the engineering documents and minor corrections noted by staff. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the preliminary subdivision approval to the Commission. The proposal consists of the same amount of lots as the original Edinburgh South Phase II, yet with two variances to the subdivision regulations. The variances include the grass swale instead of curb and gutter as well as a mobility path to the rear of the development made of stone as opposed to asphalt. Construction documents are in review and staff recommends with variances contingent on approval from engineering. Mark Selby asked if the rationale supplied in the required variance letter was enough to justify granting a variance. Mike McIntire stated that the proposal is an appropriate way of dealing with strict stormwater regulations of the future, and that staff has been directed to amend the subdivision regulations to deal with such in the future. On a motion made by Mike McIntire, seconded by Phil Rickman, the Commission voted to approve the revised preliminary for Edinburgh South Phase II and two associated variances. The motion passed 5-0.

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

The Kingsport Regional Planning Commission is requested to recommend to the Board of Mayor and Alderman the annexation, zoning, and Plan of Services for 1392 Ridgecrest Avenue. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the item to the Commission, stating this is an owner initiated request for property adjacent to the City limits. The property is served by city utilities and annexation is requested for city school benefit. It is currently zoned R-3A in the county and the proposed zone is R-1B in the City. A full plan of services is recommended. The property complies with the small scale annexation policy. On a motion by Mark Selby, seconded by Sharon Duncan, the Commission voted to send a positive recommendation to the BMA in support of the annexation. The motion passed 5-0.

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

VIII. OTHER BUSINESS

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

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

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

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

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- 10-12** Receive a letter to certify that the resubdivision of lands of Deborah and Jimmie Poole, located on Highpoint Avenue.
- 10-13** Receive a letter to certify that the resubdivision of Lots 15, 16, and Part 14 of Kingsport Corp. Property, located on Claremont Street.
- 10-14** Receive, for informational purposes only, the September 2016 report from the Building Division.

IX. ADJOURNMENT

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

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Property Information	Christ Fellowship Church Subdivision and Right-of-Way Dedication		
Address	260 Victory Lane		
Tax Map, Group, Parcel	091 110.10, 110.20, 110.30, 110.50		
Civil District	13th Civil District		
Overlay District	Gateway		
Land Use Designation	Residential		
Acres	8.193+/-		
Major or Minor / #lots	Major - 2	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Christ Fellowship Church (Greg DePriest) Address: 260 Victory Lane City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: (423) 394-0600		Name: Appalachia Design Services, Inc. Address: 245 Birch Street City: Blountville State: TN Zip Code: 37617 Email: Phone Number: (423)-323-1732	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends Final Subdivision/Street Dedication Approval for the following reasons:</p> <ul style="list-style-type: none"> Five variances were granted by the Planning Commission at the January 15, 2015 meeting. <ul style="list-style-type: none"> Variance to the maximum allowable length of a dead end street (additional 84.3') Variance to the slop requirement of 2:1 to allow a 1:1 ratio Variance to the sidewalk requirement of sidewalks on both sides and allow only on one side Variance to eliminate the required grassy strip between the sidewalk and curb Variance to allow a retaining wall within the right-of-way Meets all minimum regulations for a subdivision and a public street per the Minimum Subdivision Regulations with the approved variances. <p>Staff Field Notes and General Comments: This final plat creates one lot at the end of Inspiration Drive, modifies the boundaries of a lot on Rock Springs Road and dedicates a 60' wide, approximately 1,336' long right-of-way known as Inspiration Drive. The Detention Basin 3 at the intersection with Inspiration Drive and Rock Springs Road will be maintained by the City.</p> <p>Utilities: The Stormwater Division is working with the owner to correct some minor issues with Detention Basin 3.</p>			
Planner:	Harmon	Date: 11/01/16	
Planning Commission Action		Meeting Date:	November 17, 2016
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION Christ Fellowship Church Subdivision**ADDRESS** 260 Victory Lane**DISTRICT** 13th Civil District**OVERLAY DISTRICT** Gateway**EXISTING ZONING** R-1A**PROPOSED ZONING** No Change**ACRES** 8.193+/- 2 lots**EXISTING USE** Residential**PROPOSED USE** Residential**PETITIONER** Christ Fellowship Church**ADDRESS** 260 Victory Lane Kingsport, TN 37664**REPRESENTATIVE** Greg DePriest**PHONE** (423) 349-0600**INTENT**

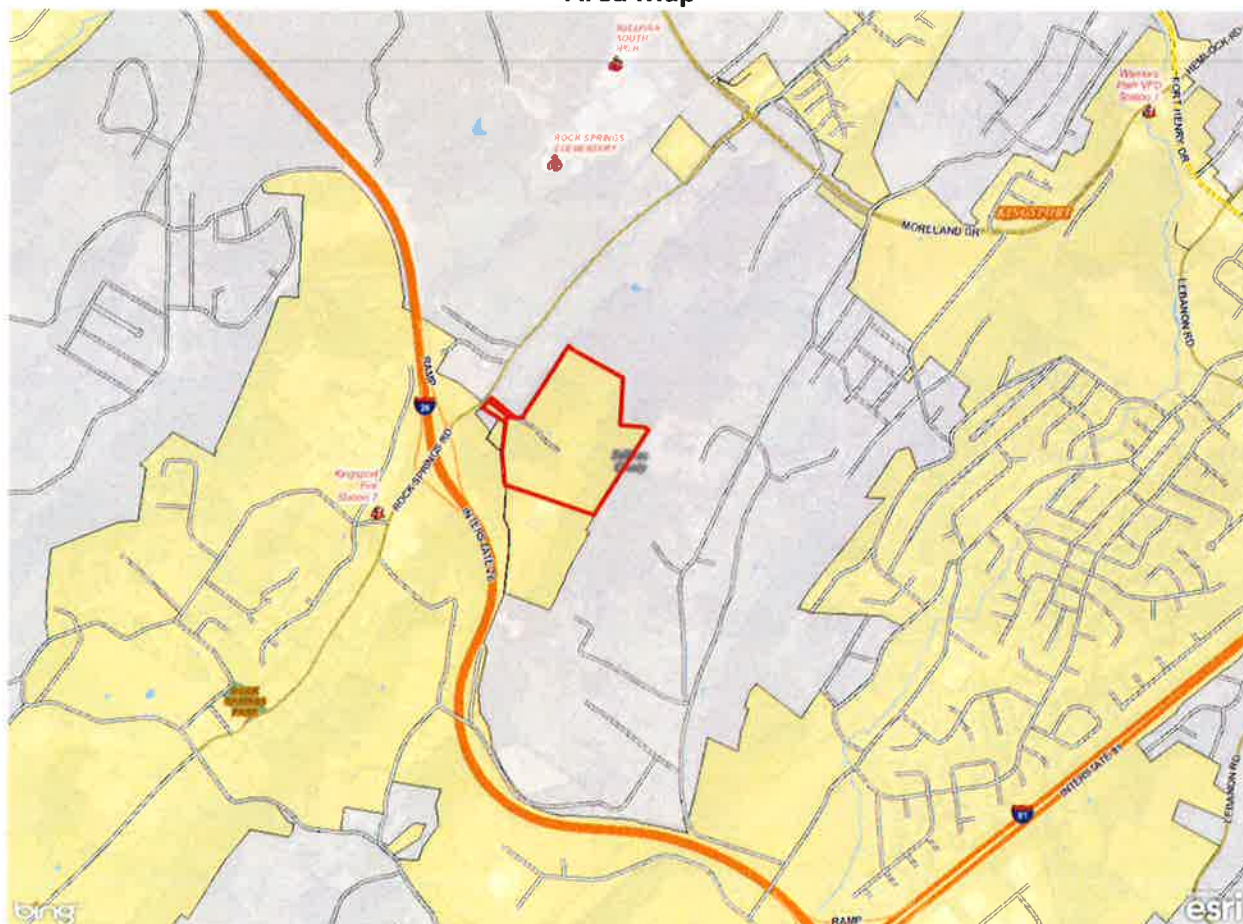
The intent of Inspiration Drive is to gain access to Christ Fellowship Church from Rock Springs Road and to potentially develop 75 acres ± for future residential subdivision. Christ Fellowship Church is considering connecting Inspiration Drive to Victory Lane sometime in the future.

Five variances were granted by the Planning Commission at their January 15, 2015 meeting including: exceeding the maximum length of a dead end street by 84.3 feet, allowing an alternate slope other than the minimum slope requirement, construction of sidewalks only on one side of the street, elimination of the grassy median between the sidewalk and curb, and allowance of a retaining wall to be constructed within the right-of-way.

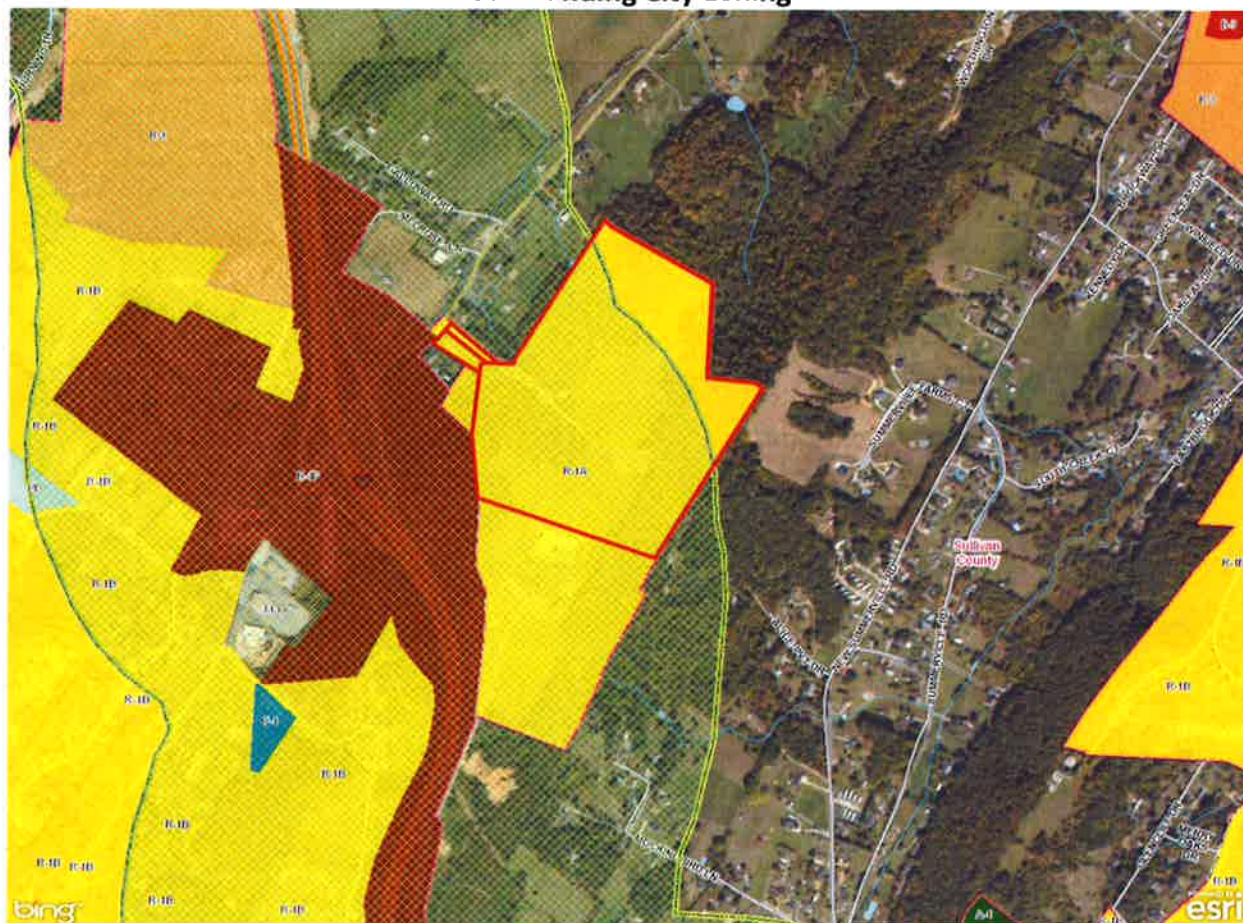
The right-of-way being dedicated is 60 feet wide and approximately 1,336 feet in length and named Inspiration Drive. Within the right-of-way is Detention Basin 3 in which the City will maintain.

Minor issues with the Detention Basin 3 are being worked out with the Stormwater Division and the applicant.

Area Map



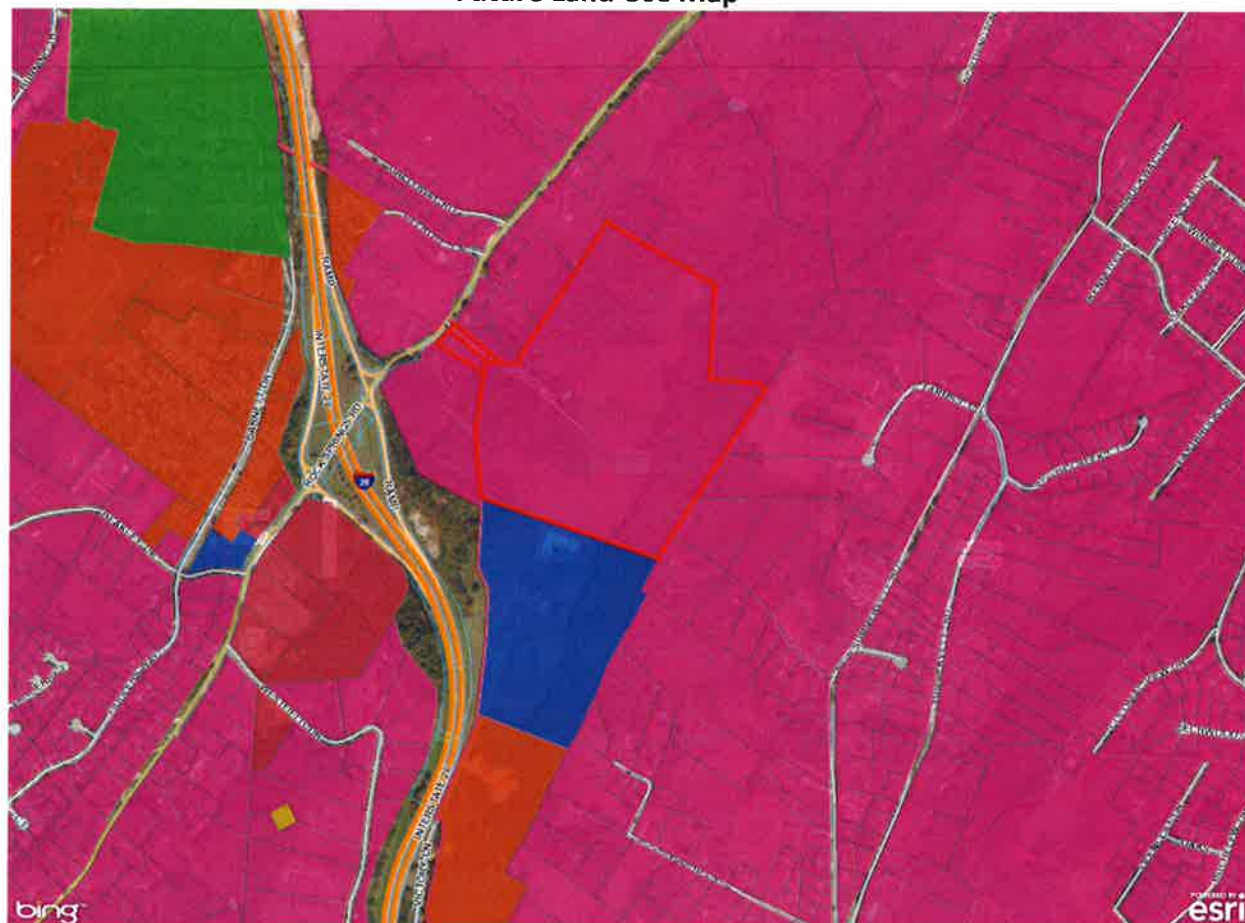
Surrounding City Zoning



Surrounding County Zoning



Future Land Use Map





Inspiration Dr. connection with Rock Springs Rd.Retaining Wall

Cul-de-sac and driveway connection to Church**Conclusion**

Staff recommends final plat approval of the Christ Fellowship Subdivision and Inspiration Drive Right-of-Way Dedication based upon conformance to the Minimum Subdivision Regulations and five approved variances.

Property Information	Riverwatch Development Street Dedication		
Address	Riverwatch Circle & Silk Mill Place		
Tax Map, Group, Parcel	022, 7.10		
Civil District	7 th Civil District, Hawkins County		
Overlay District	N/A		
Land Use Designation	Multi-Family		
Acres	2.692 +/- (lots), 1.296 +/- (road)		
Major or Minor / #lots	Street Dedication, Major - 2	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: James Nottingham via Danny Karst Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: (423) 384-7001		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent Final Subdivision/Street Dedication Approval for the following reasons: <ul style="list-style-type: none"> Two variances were granted by the Planning Commission at the April 21, 2016 meeting. <ul style="list-style-type: none"> Variance to sidewalk requirements. Variance to curb and gutter requirements Meets all minimum regulations for a subdivision and a public street per the Minimum Subdivision Regulations with the approved variances. Staff Field Notes and General Comments: This final plat creates 4 lots on Riverwatch Circle and dedicates a 40-foot right-of-way along both Riverwatch Circle and Silk Mill Place. Payment to upgrade the street lights to the City of Kingsport standard has not been made but is scheduled. A compacted stone nature trail was constructed connecting the development to Big Elm Road and eventually the Greenbelt.			
Utilities: City of Kingsport Water & Sewer are available to the development.			
Planner:	Harmon	Date: 11/02/16	
Planning Commission Action		Meeting Date:	November 17, 2016
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Riverwatch Street Dedication Plat
ADDRESS	Riverwatch Circle and Silk Mill Place
DISTRICT	7st Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-3
PROPOSED ZONING	No Change
ACRES 2.629 +/- for the 4 new lots, 1.296 +/- for the road	
EXISTING USE Single Family Residential	
PROPOSED USE Single Family Residential	

PETITIONER ADDRESS: 1562 Crescent Drive, Kingsport, TN 37664; PHONE: (423) 384-7001

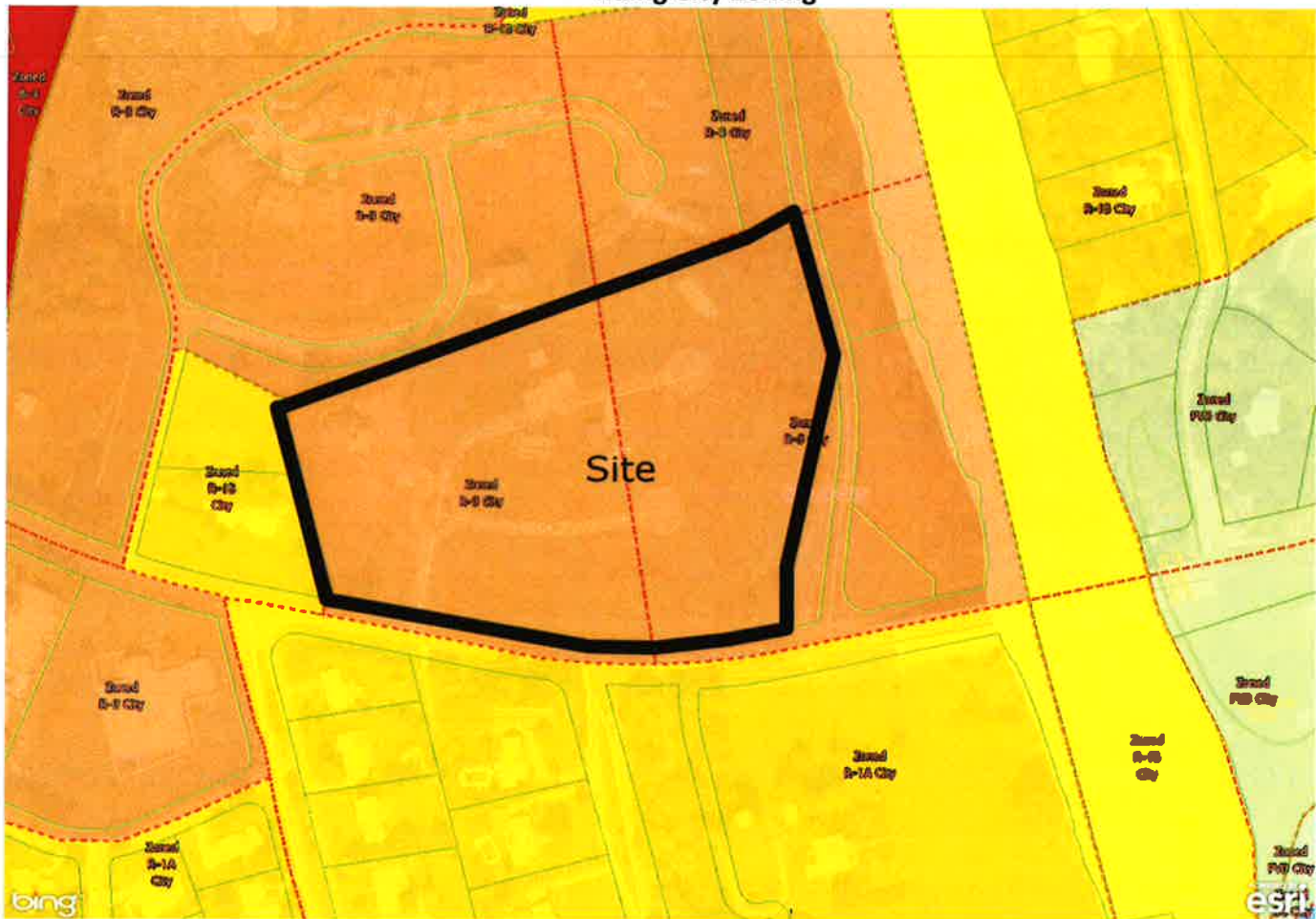
INTENT

Developers Danny Karst and John Rose are seeking final plat approval for the street dedication of Riverwatch Circle (approx. 720' in length) and Silk Mill Place (approx. 400' in length) and also for the creation of 4 new lots. Both Riverwatch Circle and Silk Mill Place were approved as private streets by the Kingsport Regional Planning Commission in July, 2009.

Riverwatch Circle, from its origin at Netherland Inn Road to the roundabout should be considered a "residential street" for public street dedication purposes and on the submitted plat is proposed to have a 50' right-of-way. The remainder of Riverwatch Circle and all of Silk Mill Place are both considered "lanes" and are shown to have a 40' right-of-way.

Road improvements for both Riverwatch Circle and Silk Mill Place were completed. A 0.5" thick asphalt leveling course and a 1" thick asphalt topping was applied to each of the streets. The developers were also required to bring all existing development street lights up to City Standard. That has not occurred yet, but the payment to upgrade is scheduled to occur. Two variances were granted by the Planning Commission in April 2016 to remove the requirement for both sidewalks and curb and gutter. The City Stormwater Office found that the drainage within the proposed right-of-way was acceptable.

Surrounding City Zoning



Page 6 of 8

Entrance into Riverwatch Development



Silk Mill Place



Stone Nature Trail**Conclusion**

Staff recommends final plat approval of the Riverwatch Road Dedication and Replat of Unit 4, 13, 14, and 27 contingent upon payment of the street lights being received.

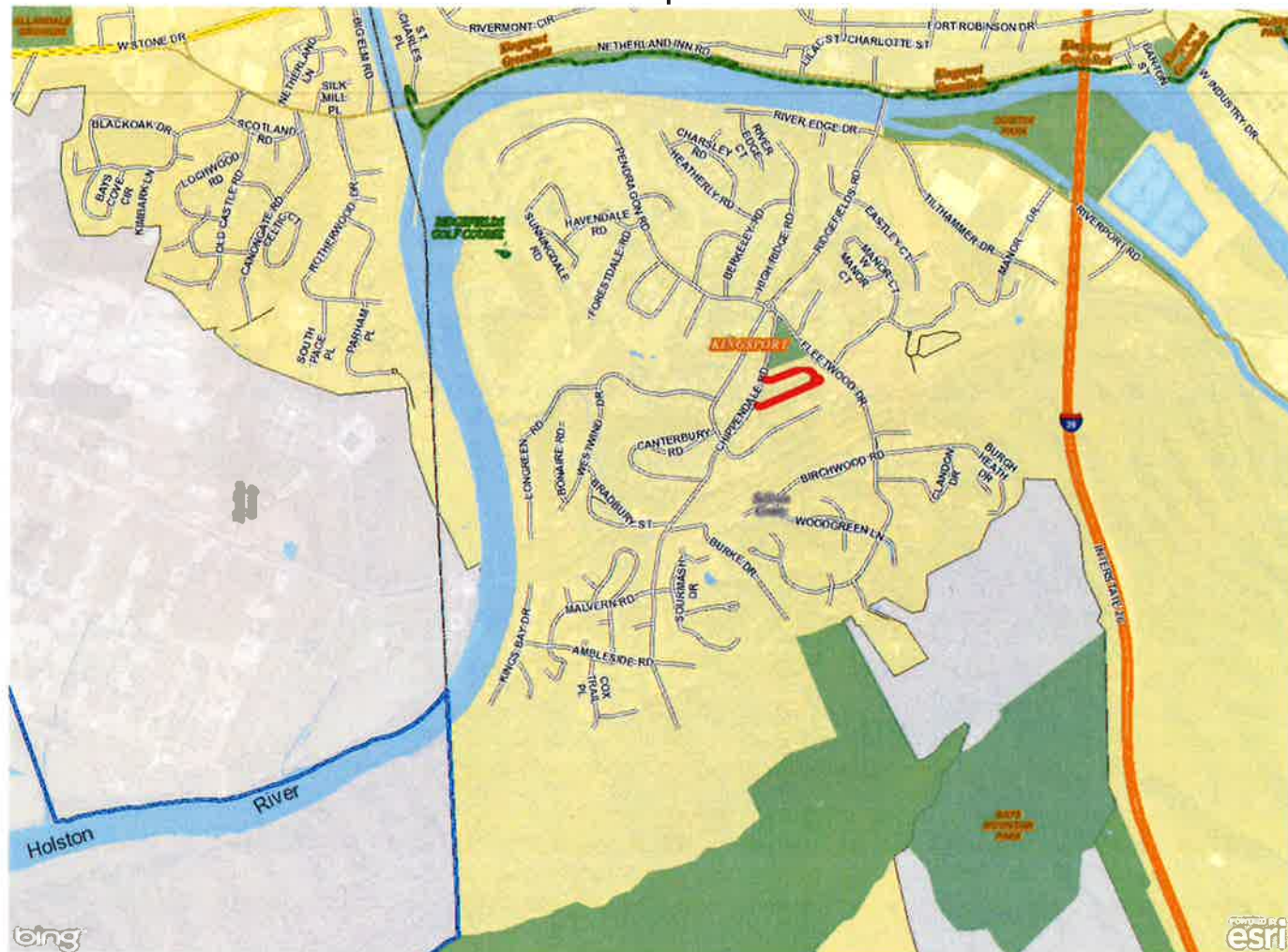
Property Information	Chippendale Square Road Dedication		
Address	Chippendale Square		
Tax Map, Group, Parcel	060B, Group E, Parcels: 26.15, 26.20, 26.25, 26.30, 26.35, 26.40, 26.45, 26.50, 26.55, 26.60, 26.65, 26.70, 26.75, 26.80, 26.85, 26.90, 26.95, 27.10, 27.15, 27.20, 27.25, 27.30, 27.35, 27.40, 27.45, 27.50, 27.55, 27.60, 27.65		
Civil District	12 th Civil District, Sullivan County		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	1.37 +/- acres of road		
Major or Minor / #lots	Street Dedication	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Keith Bennett Address: Chippendale Square City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: (423) 229-5129		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends Final Subdivision/Street Dedication Approval for the following reasons:</p> <ul style="list-style-type: none"> Meets all minimum regulations for a subdivision and a public street per the Minimum Subdivision Regulations with the approved variances. All requested improvements to the street were made <p>Staff Field Notes and General Comments: This final plat dedicates a 30-foot right-of-way along Chippendale Square. Infrastructure improvements included: replacing 75' of storm sewer, repairing 2 catch basins, installation of 4 new catch basins, repair of damaged curbing, installation of asphalt leveling course of 0.5" in thickness, and installation of asphalt top cap 1.25" in thickness. All work was completed in August.</p> <p>Utilities: City of Kingsport Water & Sewer are available to the development.</p>			
Planner:	Harmon	Date: 11/07/16	
Planning Commission Action		Meeting Date:	November 17, 2016
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION Chippendale Square Road Dedication**ADDRESS** Chippendale Square**DISTRICT** 13th Civil District**OVERLAY DISTRICT** Not Applicable**EXISTING ZONING** PD**PROPOSED ZONING** No Change**ACRES** 1.37 acres of new road**EXISTING USE** Single Family Residential**PROPOSED USE** Single Family Residential**PETITIONER ADDRESS:** Chippendale Square**INTENT**

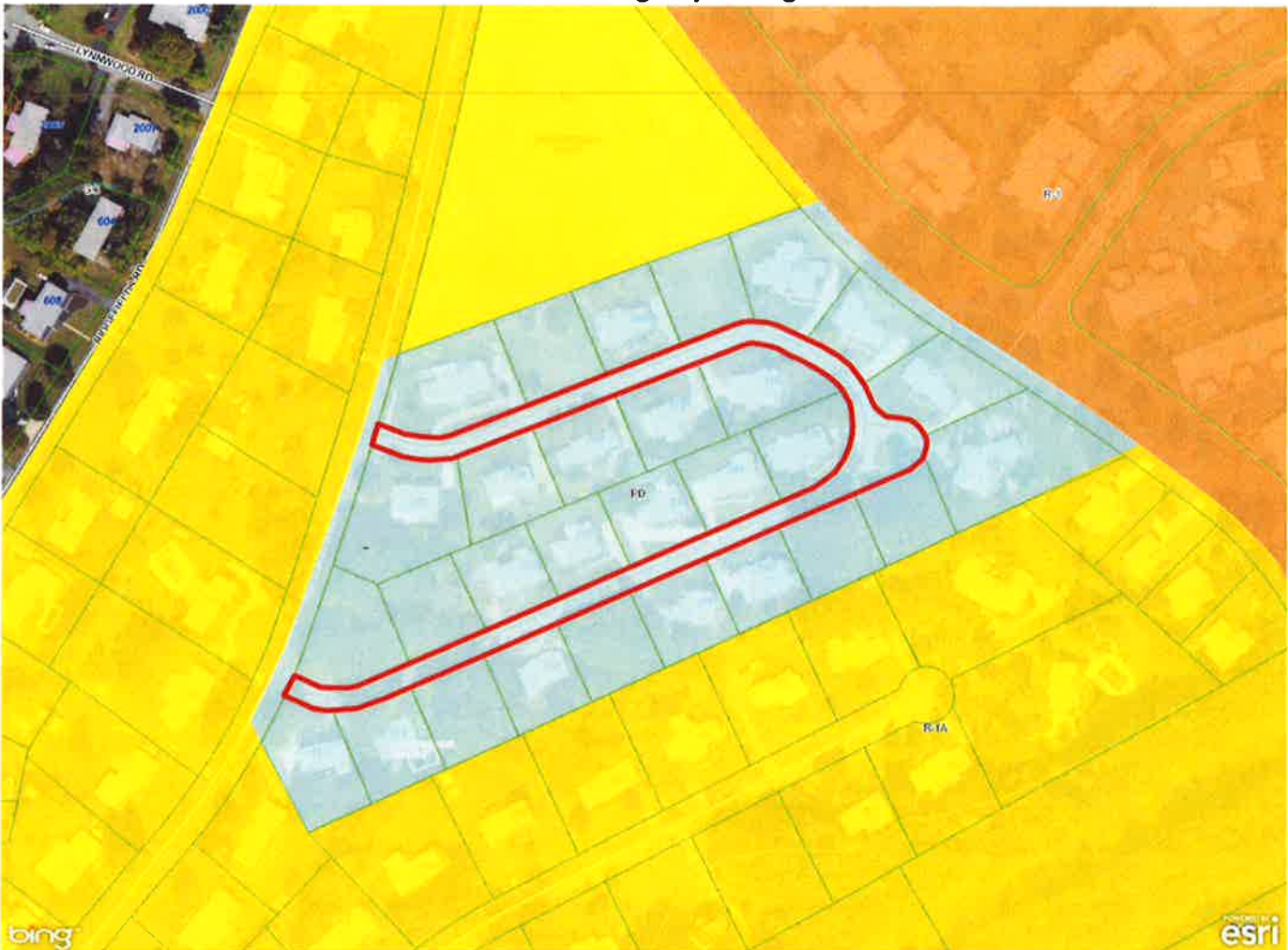
The homeowners of Chippendale Square are seeking final plat approval for the street dedication of Chippendale Square (approx. 1,810' in length) with a 30' right-of-way. Chippendale Square was originally approved and constructed as a private street with the intent of possibly installing a gate.

Road improvements for Chippendale Square were completed in August and have received approval from the City Engineer. A 0.5" thick asphalt leveling course and a 1.25" thick asphalt topping was applied to each of the streets. Approximately 75' of storm sewer pipe was replaced along with the repair or 2 catch basins and installation of 4 new catch basins. The current street lights will continue to be owned and maintained by the Homeowners Association.

Area Map



Surrounding City Zoning



Future Land Use Map



Page 6 of 8

Entrance



Repaired Catch Basin



Chippendale SquareConclusion

Staff recommends final plat approval of the Chippendale Square Road Dedication based upon conformance to the Minimum Subdivision Regulations.

Property Information	Edinburgh Phase 9 Final		
Address	Monroe Way		
Tax Map, Group, Parcel	2011 Sullivan County Tax Maps as TM 119, part of Parcel 11.0		
Civil District	15 th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	1.63 +/- (lots) 0.23+/- (road)		
Major or Minor / #lots	Major – 6	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: The Edinburgh Group, LLC Address: City: Kingsport State: TN Zip Code: 37660 Email: jrose8@gmail.com Phone Number:		Name: BWSC – Land Surveyor-Brian Hill Address: Four Sheridan Sq., Suite 100 City: Kingsport State: TN Zip Code: 37660 Email: bargewaggoner.com Phone Number: 423-247-5525	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • No variances were requested. • An Irrevocable Letter of Credit will be submitted for \$126,400.00. Staff Field Notes and General Comments: This is a final subdivision request for Phase 9 of the Edinburgh development. The preliminary request was approved unanimously by the Planning Commission in March 2016. An engineering bond estimate was generated by the City to cover the costs of all improvements yet to be constructed. This bond estimate totaled \$126,400.00. The final plat, once the Irrevocable Letter of Credit is submitted, would give final approval to six new lots and 0.029 miles of new road.			
Utilities: Water & Sewer are available to be extended to the development.			
Planner:	Harmon	Date: 11/8/16	
Planning Commission Action		Meeting Date:	November 17, 2016
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Edinburgh Phase 9 Final**

ADDRESS	Monroe Way
DISTRICT, LAND LOT	15th Civil District, TM 119, part of Parcel 11.0
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES 1.63+/- (lots), 0.23 +/- (road)	
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER The Edinburgh Group, LLC.**ADDRESS 1562 Crescent Drive Kingsport, TN 37664****REPRESENTATIVE John Rose****PHONE 817-7308****INTENT**

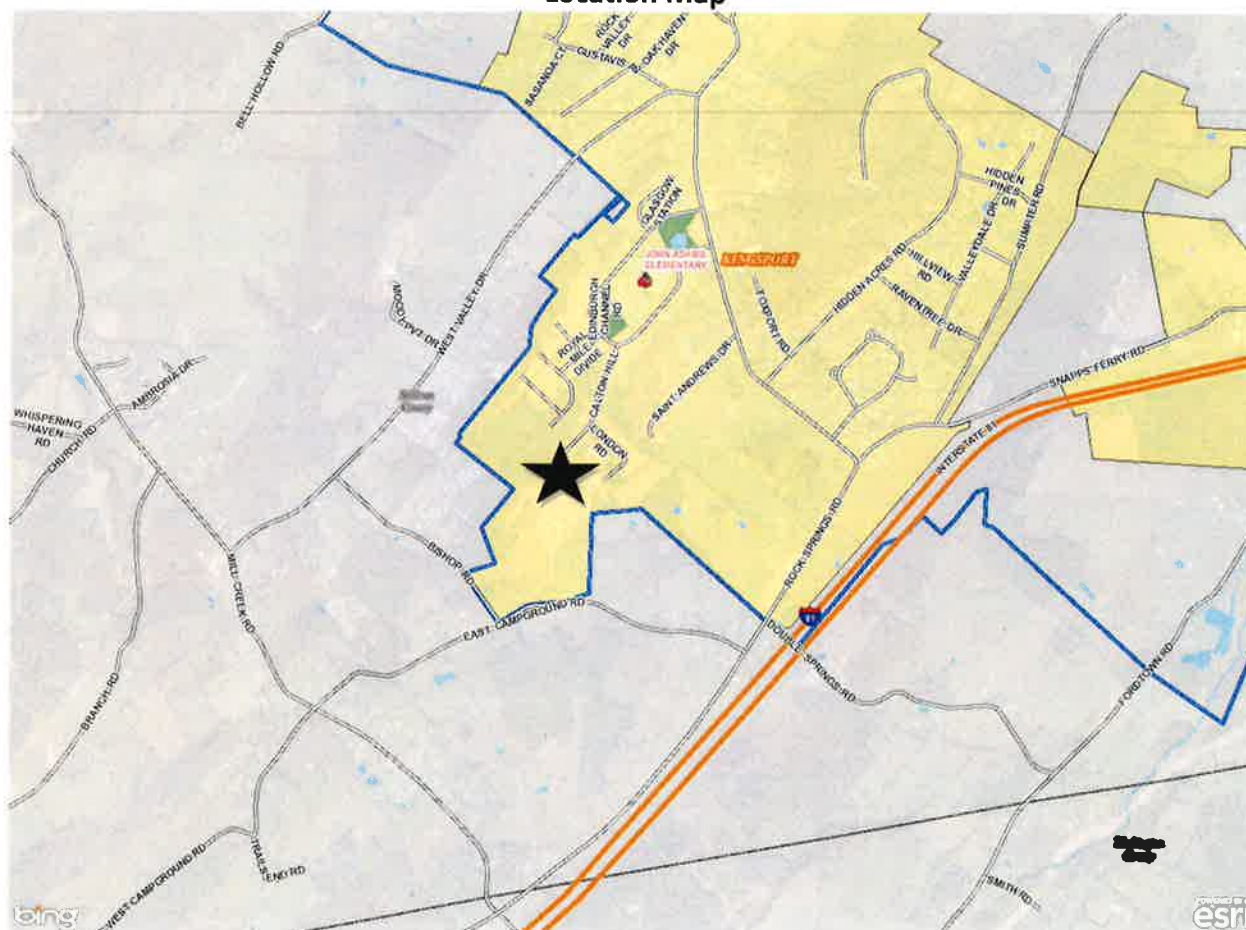
The applicant is requesting final plat approval for Phase 9 of the Edinburgh Subdivision which is located in the 15th civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps for 2011.

This is a new phase for this development. Streets, curbing, sidewalks, utilities and stormwater facilities have not been installed at this point in time. The City Engineering Division has calculated a Bond Estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations. This bond estimate will be submitted to the City in the form of an Irrevocable Letter of Credit in the amount of \$126,400.00. Once constructed, a 40-foot right-of-way will accommodate the six lots being created by this final plat.

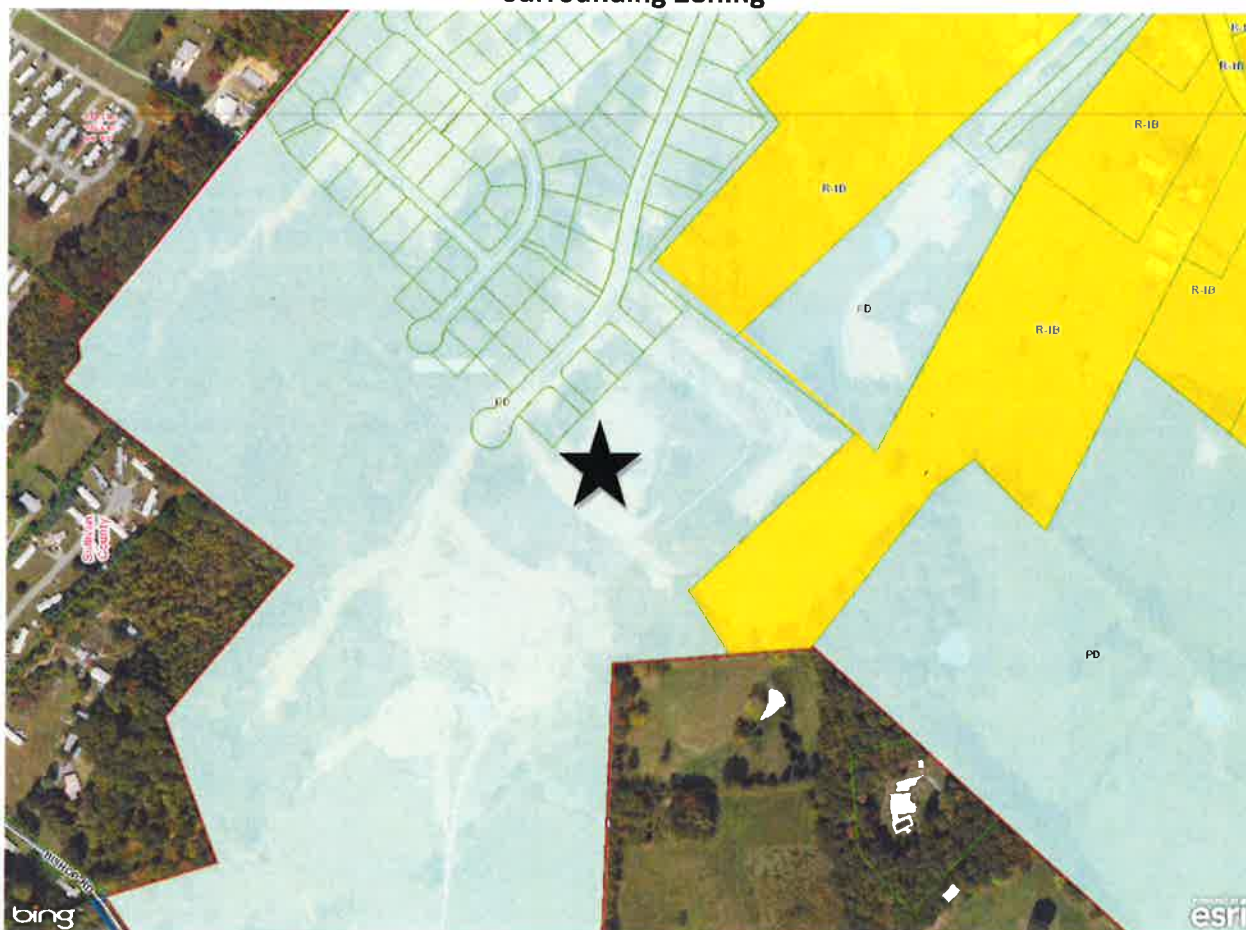
No variances have been requested for this phase of the development and phase 9 meets the minimum subdivision requirements, with the submission of the bond.

Staff recommends Final Plat approval for Edinburgh Subdivision Phase 9 contingent upon receipt and approval by the City Attorney of an Irrevocable Letter of Credit in the amount of \$126,400.00.

Location Map

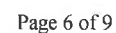


Surrounding Zoning



Future Land Use Map





North



West



East



South



Aerial Map



CONCLUSION: Staff recommends **APPROVAL** of the Edinburgh Phase 9 Final Subdivision Request contingent upon the receipt and approval by the City Attorney of an Irrevocable Letter of Credit in the amount of \$126,400.00.

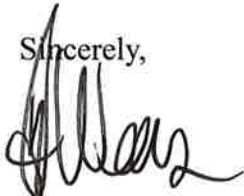
October 6, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the de-subdivision of lots 24-34 and part of lots 1-16 and 23, located on Clinchfield Street and West Sullivan 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



11-06

October 11, 2016

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

Dear Mr. Booher:

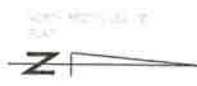
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the replat of lots 11R & 13R Thompson – Young Subdivision, located on Maple Street, surveyed by Tennessee Professional Surveying Inc., meets the Minimum Standards for Subdivision Development 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", is written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



- LEGEND**
- IRON PIN SET
 - MONUMENT ROUND
 - POST

FLOOD NOTE: City of Jonesboro, Tennessee, Flood Hazard Map, effective 8-28-2006, shows this property is in Flood Hazard Zone V-1 (Special Flood Hazard Zone).

CERTIFICATE OF THE ASSURANCE FOR 911-SHEET ASSIGNMENT

DATE: October 16, 2016
 BY: Charles T. Johnson
 TITLE: Professional Surveyor

CERTIFICATE OF APPROVAL OF STREET LAYOUTING SYSTEM

DATE: 10-16-16
 BY: Charles T. Johnson
 TITLE: Professional Surveyor

CERTIFICATE OF APPROVAL OF ACCURACY

DATE: 9-30-16
 BY: Charles T. Johnson
 TITLE: Professional Surveyor

CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

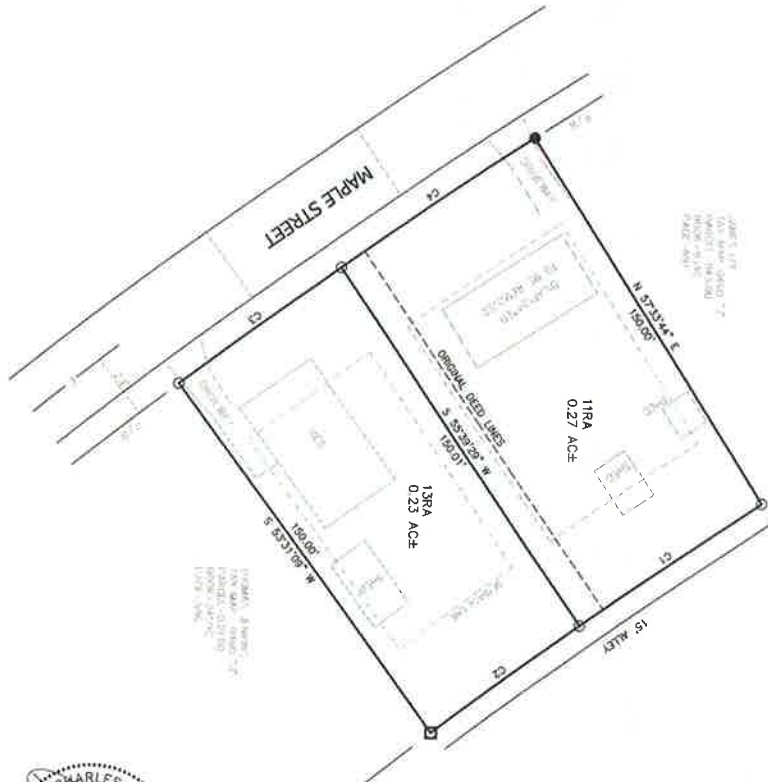
DATE: 9-30-16
 BY: Charles T. Johnson
 TITLE: Professional Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

DATE: 9-30-16
 BY: Charles T. Johnson
 TITLE: Professional Surveyor

CERTIFICATE OF APPROVAL FOR RECORDING

DATE: 9-30-16
 BY: Charles T. Johnson
 TITLE: Professional Surveyor



CURVE	BEARINGS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	S 88°53' E	76.53'	76.53'	S 33°54' E	07°11'57"
C2	S 88°53' E	63.12'	63.12'	S 33°54' E	07°11'57"
C3	S 88°53' E	63.12'	63.12'	S 33°54' E	07°11'57"
C4	S 88°53' E	63.12'	63.12'	S 33°54' E	07°11'57"



MISCELLANEOUS NOTES:

1. ALL LOTS ARE TO BE PLATTED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF JONESBOROUGH, TENNESSEE.

2. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

3. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

10/17/2016 - 11:46:52 AM
 16017088

PLAT BOOK: 165	BATCH: 11542
PAGE: 424	

DATE: 10/17/2016	TIME: 11:46:52 AM
USER: Charles T. Johnson	

DATE: 10/17/2016	TIME: 11:46:52 AM
USER: Charles T. Johnson	



TPSI
 TN. PROFESSIONAL SURVEYING INC.
 1169 HWY 107 JONESBOROUGH, TN (423)753-8857

KINGSFORD REGIONAL PLANNING COMMISSION
 REPLAT OF LOTS 11R AND 13R
 THOMPSON-YOUNG SUBDIVISION, BOOK 52
 - PAGE 362, AS SHOWN IN REGISTER OF
 DEEDS OFFICE FOR SULLIVAN COUNTY
 TENNESSEE

TOTAL ACRES: 0.50
 ACRES NEW ROAD: 0
 TOTAL LOTS: 2
 CIVIL DISTRICT: 11
 SURVEYOR: CHARLES T. JOHNSON
 SCALE 1" = 30'

October 21, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the re-subdivision of part of tracts 4, 5, & 6 Henry Keys Farm, located on Brookside Drive, surveyed by Danny Carr, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

I(P.O.) = IRON PIN OLD & FOUND
 LP = LIGHT POLE
 UP = ELECTRIC POWER POLE
 FENCE LINE
 = 5/8" IRON PIN NEW & SET
 C = CENTERLINE
 RCP = REINFORCED CONCRETE PIPE

PROPERTY IS LOCATED ON SULLIVAN COUNTY
TAX MAP 311, GROUP D, PARCEL 003.00
HENRY KEYS FARM IS RECORDED IN
PLAT BOOK 6, PAGE 161
DEED IS RECORDED IN DEED BOOK 3105, PAGE 2
PARCEL 2

PROPERTY IS ZONED SULLIVAN COUNTY
8-3

THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

HERE HEREBY ESTABLISHED A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF EACH LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM THE SURFACE OF EACH LOT. SUCH STANDARDS SHALL APPLY TO ANY LOT, WHETHER A RESIDENTIAL OR NON-RESIDENTIAL, STORMWATER BASINMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER, FOR THAT WHICH MAY BE REQUIRED BY THE SULLYVILLE COUNTY REGIONAL PLANNING COMMISSION.

LOT 2: 2926 JOHN B. DENNIS HIGHWAY

10/12/2016 - 04:12:54 PM
16017976

1 POSAL-PLAT	BATCH: 130444
PLAT BOOK: P65	
PAGE: 435-436	

REG FEE	16.00
ARC FEE	2.00
DSC FEE	0.00
TOTAL	17.00

STATE OF KANSAS, SOUTHERN COUNTY
SHEENA R TINSLEY
DEPUTY CLERK

CERTIFICATE OF ACCURACY

CERTIFICATION OF THE APPROVAL OF

JINJIA'S AND STORM WATER SYSTEMS

THAT CONSTRUCTION PLANS HAVE BEEN APPROVED. THE STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS. SUFFICIENT EIGHTH-OF-WAY DEDICATION UPON AN EXISTING PAVED ROAD SHALL BE MET. THESE SITE'S PROPOSED

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

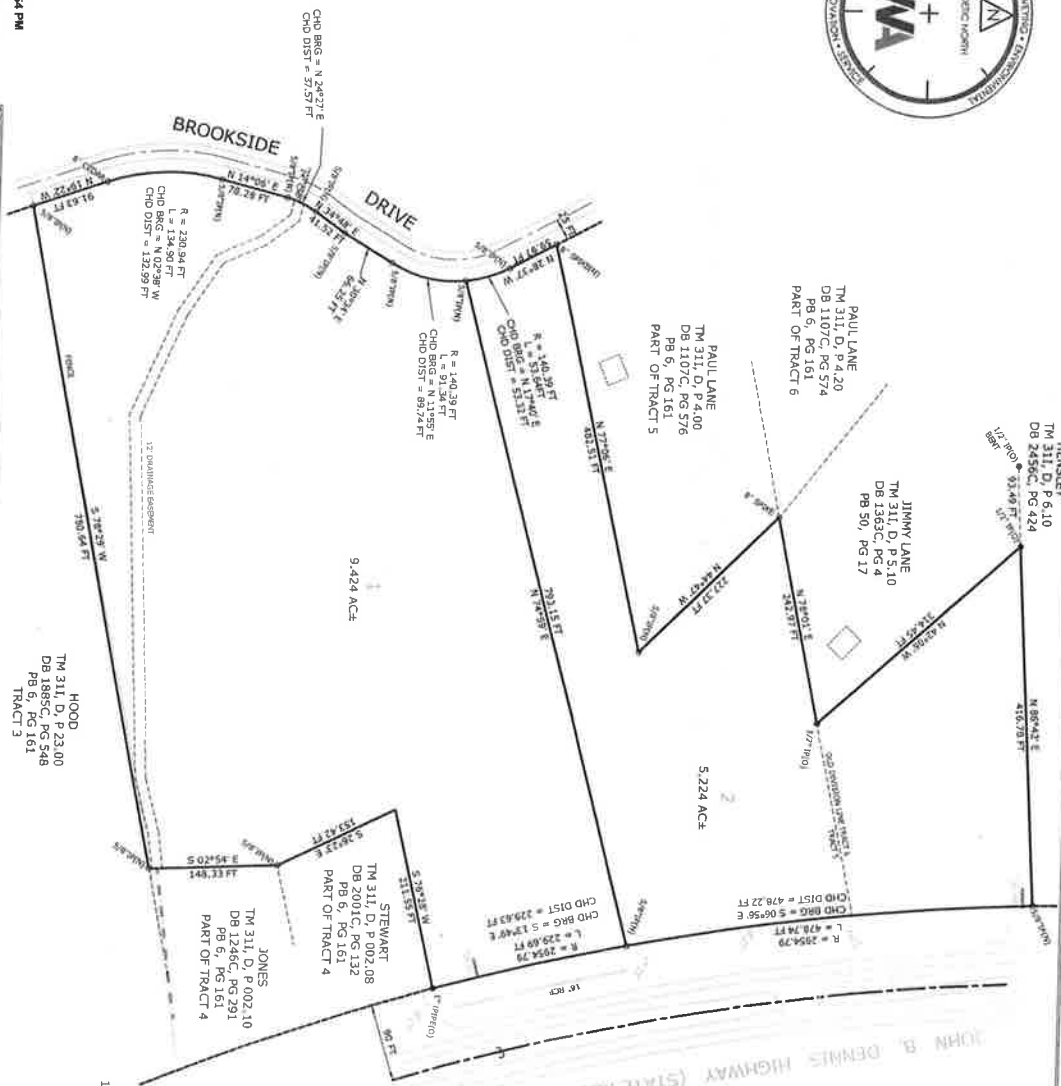
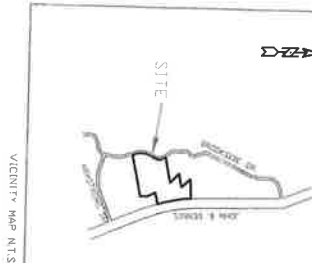
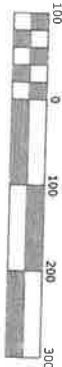
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED ON PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TOWN OF CHATHAM'S ENVIRONMENTAL & CONSERVATION AND IS HEREBY APPROVED AS SUCH.

CERTIFICATE OF APPROVAL FOR RECOGNITION

to ensure that the distribution plan is fully executed and in line with the distribution requirements for copyright. There is an exception of such situation, if any, it will be noted in the minutes of the board meeting and it will be noted in the minutes of the board meeting.

KINGSPORT MUNICIPAL PLANNING COMMISSION

SUBDIVISION OF
PART OF TRACTS 4, 5 & 6
HENRY KEYS FARM



October 26, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the re-subdivision of lots 17 & 18 of Rotherwood Estates Section 3, located on Winchester Lane, surveyed by Alley & Associates Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

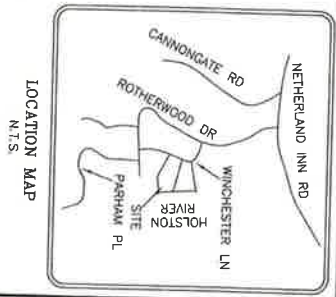


Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



Map Cabinet 4
Envelope 135A



LOCATED A SPECIAL FLOOD HAZARD AREA, AS SHOWN
ON THE ADJACENT ALLEY
AND THE FOLLOWING INFORMATION ELECTRONIC DATA COLLECTED
-S. PARCEL 11 & 12
-REFERENCE: PLAT CABBINET 2, ENVELOPE 5118
-DRAINAGE ON THE RIVER EXTEND TO THE WATERS EDGE.
-NOTE THAT THIS IS A CATEGORY I SURVEY AND THE
-COMPLIANCE IS BETTER THAN 1:10,000.
-THIS DISCLOSES IS BETTER THAN 1:10,000.
-COMPLIANCE WITH THE CURRENT TENNESSEE
-PRACTICE.

RESUBDIVISION OF LOTS 17 AND 18, BLOCK 2

RESUBDIVISION OF LOTS 17 AND 18, BLOCK 2

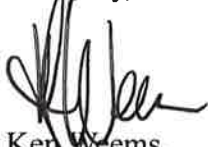
October 28, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the replat of the Virginia R Harr Property, located on Old Stage Road, surveyed by Steve Hamby, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

AFTER REPLAT

SCALE: 1" = 40'

OLD STAGE ROAD

CENTER EASEMENT

CPS

M 552548'E

232.75'

CPS

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CPS

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232.75'

[illegible]

Building Division Monthly Report
September 2016

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

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

11-10

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