

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.

October 18, 2018

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON SEPTEMBER 17, 2018 AND THE REGULAR MEETING HELD ON SEPTEMBER 20, 2018.

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

10-01 Resubdivision of Lots 7, 8, 19 & 20 Block 24 Ridgefields Subdivision – (18-201-00075)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of 613 Ridgefields Road. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Harmon)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

10-02 Holston River Drive Rezoning – (18-101-00004)

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation to the Sullivan County Commission to rezone 602 N Holston River Drive from R-1 to R-2A to allow for a duplex. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Woods)

10-03 Edinburgh Subdivision Phase 11– (18-201-00076)

The Kingsport Regional Planning Commission is requested to consider contingent Final Subdivision Approval of the Edinburgh Subdivision Phase 11. 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

- 10-04** Receive a letter to certify the Minimum Standards for Subdivision Development of the Combination of Goslee & Roop Properties on Shady View Road.
- 10-05** Receive a letter to certify the Minimum Standards for Subdivision Development of the Second Replat Lot 1 Hillcrest Heights located on Stratford Road.
- 10-06** Receive a letter to certify Minimum Standards for Subdivision Development of the Unit 21 & 22 Riverwatch Subdivision located on Silk Mill Place.
- 10-07** Receive a letter to certify Minimum Standards for Subdivision Development of the Unit 23 Riverwatch Subdivision located on Silk Mill Place.
- 10-08** Receive a letter to certify Minimum Standards for Subdivision Development of the West Stone Drive Properties Lot 3R Replat located on W Stone Drive.
- 10-09** Receive a letter to certify Minimum Standards for Subdivision Development of the Victory Baptist Church located on Fairview Avenue.
- 10-10** Receive a letter to certify Minimum Standards for Subdivision Development of the Cherokee Bend Phase 1 located on Virginia Avenue.
- 10-11** Receive a letter to certify Minimum Standards for Subdivision Development of the Anchor Pointe Lot 11 PD Plan.
- 10-12** Receive a letter to certify Minimum Standards of Subdivision Development of the Edinburgh Phase 10 Lot 179 Replat located on Calton Hill.
- 10-13** Receive a letter to certify Minimum Standards of Subdivision Development of the West Stone Drive Properties Lot 5R replat located on West Stone Drive.
- 10-14** Receive, for informational purposes only, the September 2018 Building Department report.
- 10-15** Receive, for informational purposes only, the 3rd Quarter 2018 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

September 17, 2018

12:00 noon

Members Present

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

Members Absent

Pat Breeding
Mike McIntire

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Dave Harris

Visitors

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems provided the Commissioners with a brief overview of the planning commissioner training for the TAPA Fall Conference. Mr. Weems asked for any corrections to the August 2018 work session or regular meeting minutes. Chairman Booher made note of a minor correction. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

09-01 Sullivan County Accessory Dwelling Unit Text Amendment – (18-801-00004)

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. Staff reviewed the proposal with the Commission. Staff noted that the goal of the text amendment is to add a new definition for accessory dwelling units in the form of a guest cottage, converted garage accessory apartment, accessory suite, or site built boat houses. Staff further stated that the accessory dwelling unit must be subordinate to the principal structure on the property and be no larger than 50% of the size of the principal structure. Staff stated that the activity must be located on a parcel of land that has a minimum of 100 feet of road frontage and be larger than 2 acres in size. Phil Rickman asked if someone could use a single-wide trailer for an accessory dwelling unit. Staff stated that a single-wide trailer would be considered a principal use structure and not be allowed to operate as an accessory dwelling unit. No official action was taken.

09-02 Division of the Property of Victory Baptist Church– (18-201-00065)

The Kingsport Regional Planning Commission is requested to consider granting contingent final subdivision approval of the Victory Baptist Church Property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff described the proposal to the Commission. Staff explained the details of the item, which consisted of a new 3 lot subdivision. Staff further stated that the water and sewer easements are in the process of being field verified and they would be added to the plat of record. No official action was taken.

09-03 Division of a Part of the Phyllis Moore Property – (18-401-00073)

The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff showed the Commission the location of the property. Staff further stated that an accompanying variance request for lack of water has been applied for. Staff further noted that the homeowner wishes to use well water and that although city water is close, it would be the end of the water line if extended to this property. Staff further noted that extended water would have to be flushed routinely if extended. Staff also noted that the plat is contingent upon TDEC approval for a septic system. No official action was taken.

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

VIII. OTHER BUSINESS

09-04 Receive a letter to certify the Minimum Standards for Subdivision Development of lots 33,34,35 of the Lakecrest Subdivision, located on Woodcrest Drive.

09-05 Receive a letter to certify the Minimum Standards for Subdivision Development of the B & H Homes Inc Property Replat located on E Stone Drive.

09-06 Receive a letter to certify Minimum Standards for Subdivision Development of the Tony Mullinex Replat located on Lynn Garden Drive.

09-07 Receive a letter to certify Minimum Standards for Subdivision Development of the Consolidation of Lots 22 & 23 of the WP Layne Addition located on Adair Avenue.

09-08 Receive a letter to certify Minimum Standards for Subdivision Development of the Wolf Hills Phase 2 Subdivision located on Seaver Road.

09-09 Receive a letter to certify Minimum Standards for Subdivision Development of the Boundary Line Adjustment Jelinek to Dingus located on Seaver Road.

09-10 Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lots 8 & 9 of Sunberg Subdivision located on Fairview Avenue.

09-11 Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision Lot 1 & Desubdivision of Brooks Property located on Clinchfield Street.

09-12 Receive a letter to certify Minimum Standards of Subdivision Development of the Helen Harr Property located on Henry Harr Road.

09-13 Receive, for informational purposes only, the August 2018 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:30 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

September 20, 2018

5:30 p.m.

Members Present

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

Members Absent

none

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Dave Harris

Visitors

Jerry Petzoldt
John Mize

At 5:30 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 asked for approval of the agenda. The Chairman noted that the agenda had been amended to include an irrevocable letter of credit for the Victory Baptist Church item. A motion was made by Mike McIntire seconded by Phil Rickman to approve the amended agenda. The motion was approved unanimously, 8-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on August 13, 2018 and the regular meeting held on August 16, 2018. Secretary Weems noted that the minor correction identified during the work session had been corrected. A motion was made by Beverley Perdue, seconded by John Moody to approve the minutes as presented. The motion was approved unanimously 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

09-01 Sullivan County Accessory Dwelling Unit Text Amendment – (18-801-00004)

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. The amendment adds a definition for accessory units and related restrictions. Staff noted that the goal of the text amendment is to add a new definition for accessory dwelling units in the form of a guest cottage, converted garage accessory apartment, accessory suite, or site built

boat house. Staff further stated that the accessory dwelling unit must be subordinate to the principal structure on the property and be no larger than 50% of the size of the principal structure. Staff stated that the activity must be located on a parcel of land that has a minimum of 100 feet of road frontage and be larger than 2 acres in size. Phil Rickman asked if someone could use a single-wide trailer for an accessory dwelling unit. Chairman Booher inquired as to the impact this text amendment would have on farm uses. Staff stated that farm uses are exempt from many standard zoning requirements due to the nature of their use. Staff further commented that building location, in general, is only regulated on farms if street site distance issues arise. A motion was made by Mike McIntire, seconded by Beverley Perdue, to send a positive recommendation to approve the text amendment to the Sullivan County Commission. The motion passed unanimously, 8-0.

09-02 Division of the Property of Victory Baptist Church– (18-201-00065)

The Kingsport Regional Planning Commission is requested to consider contingent Final Subdivision Approval of the Victory Baptist Church Property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Chairman Booher announced that he would abstain from this item. Staff described the proposal to the Commission. Staff explained the details of the item, which consisted of a new 3 lot subdivision. Staff further stated that an irrevocable letter of credit was now needed due to a determination from the City Sewer Department that an existing sewer line requires relocation. Staff stated that the letter of credit total amount is \$3,800 and will be presented as part of the next agenda item. Beverley Perdue made a motion to grant final subdivision approval contingent upon approval of an irrevocable letter of credit. The motion was seconded by Mike McIntire. The motion was approved unanimously, 8-0, with Chairman Booher abstaining from the item.

09-03 Irrevocable Letter of Credit for Victory Baptist Church (18-201-00074)

The Kingsport Regional Planning Commission is requested to consider approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$3,800.00. The Irrevocable Letter of Credit will have an expiration date of September 20, 2019. Chairman Booher announced that he would abstain from this item. Staff noted that this item is supplemental to the Victory Baptist Division of Property. Staff stated that the \$3,800 amount will cover 120 linear feet of 6" PVC lateral and 2 cleanouts. A motion was made by Mike McIntire, seconded by Phil Rickman, to approve the letter of credit. The motion passed, 8-0, with Chairman Booher abstaining from the item.

09-04 Division of a Part of the Phyllis Moore Property – (18-401-00073)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of the Phyllis Moore Property. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the location of the property. Staff further stated that an accompanying variance request for lack of water has been applied for. Staff further noted that the homeowner wishes to use well water and that although city water is close, it would be the end of the water line if extended to this property. Staff further noted that extended water would have to be flushed routinely if extended. Staff also noted that the plat is contingent upon TDEC approval for a septic system. Staff stated that the required

variance letter addressed the unique conditions for the property in that it is unsuitable for water extension. On a motion by Mark Selby, seconded by Mike McIntire, the Commission voted to grant final subdivision approval with the public water supply variance, contingent upon TDEC septic approval. The motion passed, 8-0.

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

VIII. OTHER BUSINESS

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- 09-09** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lots 8 & 9 of Sunberg Subdivision located on Fairview Avenue.
- 09-10** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision Lot 1 & Desubdivision of Brooks Property located on Clinchfield Street.
- 09-11** Receive a letter to certify Minimum Standards of Subdivision Development of the Helen Harr Property located on Henry Harr Road.
- 09-12** Receive, for informational purposes only, the August 2018 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:53p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Property Information	Resubdivision of Lots 7, 8, 19 & 20 Block 24 Ridgefields Subdivision		
Address	613 Ridgefields Road		
Tax Map, Group, Parcel	TM 60B Group D Parcel 18		
Civil District	12 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	2.185		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Smith Trustee Address: 613 Ridgefields Rd City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends 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 have been requested. Staff Field Notes and General Comments: The subject property lies inside the City Limits and fronts on both Ridgefields Road and Chippendale Road. There are four lots being reconfigured into three. One house is located on the subject property. Water and Sewer currently serve the property and adequate right-of-way exists. Utilities: No utilities or street construction required			
Planner:	Harmon	Date: 10/2/18	
Planning Commission Action		Meeting Date:	October 18, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Resubdivision of Lots 7, 8 19, & 20 Ridgefields Subdivision
ADDRESS	613 Ridgefields Road
DISTRICT, LAND LOT	12th Civil District, TM 60B Group D Parcel 18
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1A (Single Family Residential)
PROPOSED ZONING	No Change
ACRES	2.185 – 3 lots - 0 miles of new streets
EXISTING USE	Single Family Residential
PROPOSED USE	Single Family Residential

PETITIONER: Smith Trustees
ADDRESS: 613 Ridgefields Road

REPRESENTATIVE: Alley & Associates
PHONE: 423-392-8896

INTENT

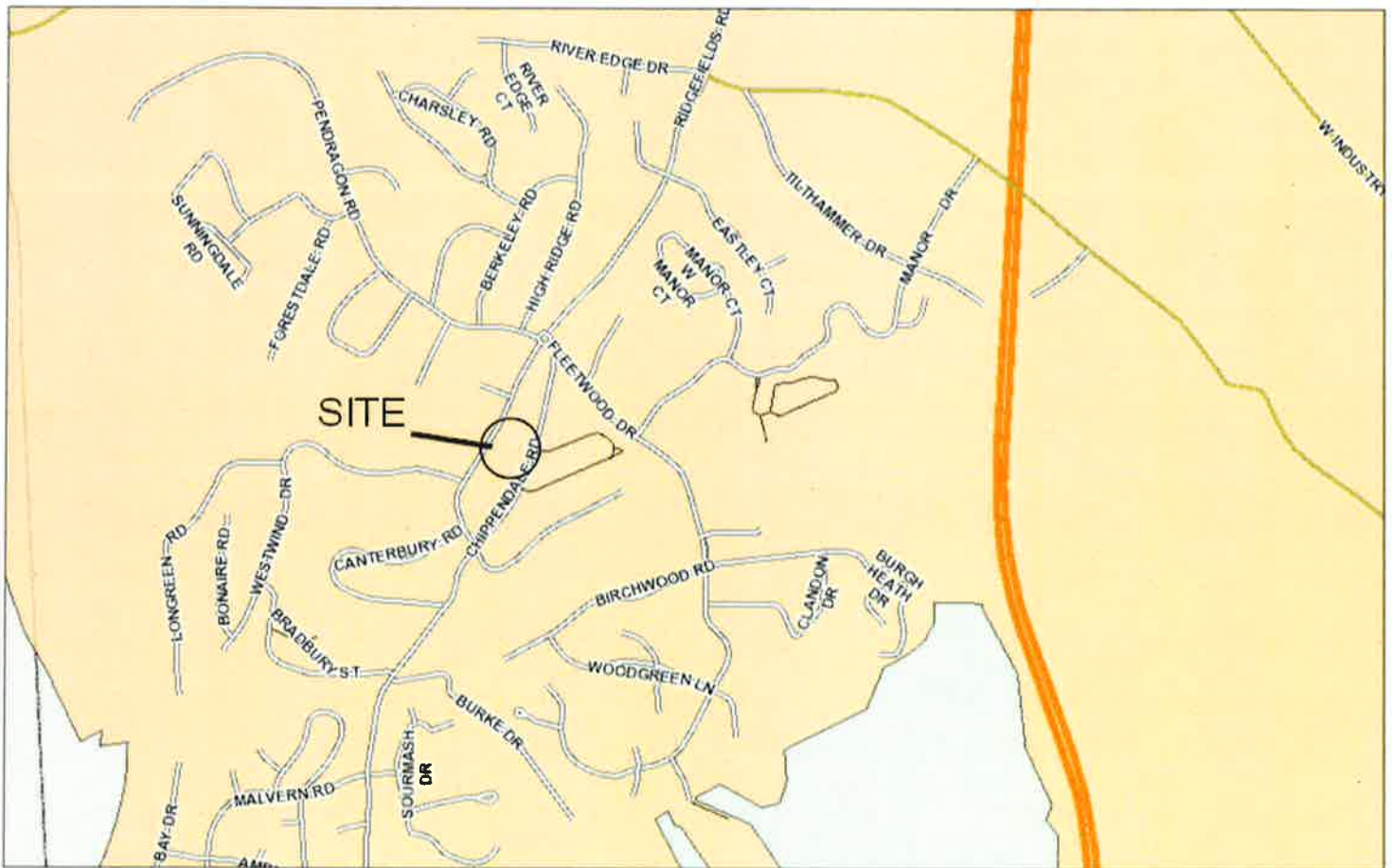
The applicant is requesting final plat approval for the subdivision of the property located in the 127th Civil District and more fully described as Tax Map 60B Group D Parcel 18.

The submitted plat would reconfigure the four existing lots into 3 new lots. The property line that currently sits in the middle of the house will be eliminated. The remaining lots are proposed to be sold for single family residential homes. The property is zoned R-1A and the lots submitted meet the standards set forth in that Zoning District. Tennessee Code Annotated requires that any plat which deals with over 2 lots must receive approval from the full Planning Commission.

No variances have been requested and no utilities or streets are proposed for construction.

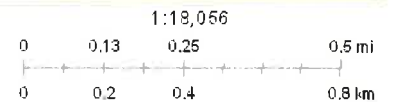
Staff recommends approval of the final plat for the Resubdivision of Lots 7, 8, 19, & 20 Ridgefields Subdivision as it conforms to the Minimum Subdivision Regulations.

Location



10/2/2018, 2:14:07 PM

 Urban Growth Boundary



Not a substitute for ArcGIS

Zoning



10/2/2018, 2:07:27 PM



Web AppBuilder for ArcGIS

Future Land Use



10/2/2018, 2:09:41 PM

- Addresses
- Sullivan Co Parcel Data
- Future Land Use
 - Multi-Family
 - Industrial
 - Single Family
 - Retail/Commercial
 - Public
 - Utilities
 - Urban Growth Boundary

1:2,257
 0 0.01 0.03 0.06 mi
 0 0.02 0.04 0.09 km

Map: App Boundary App: AppGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 18, 2018

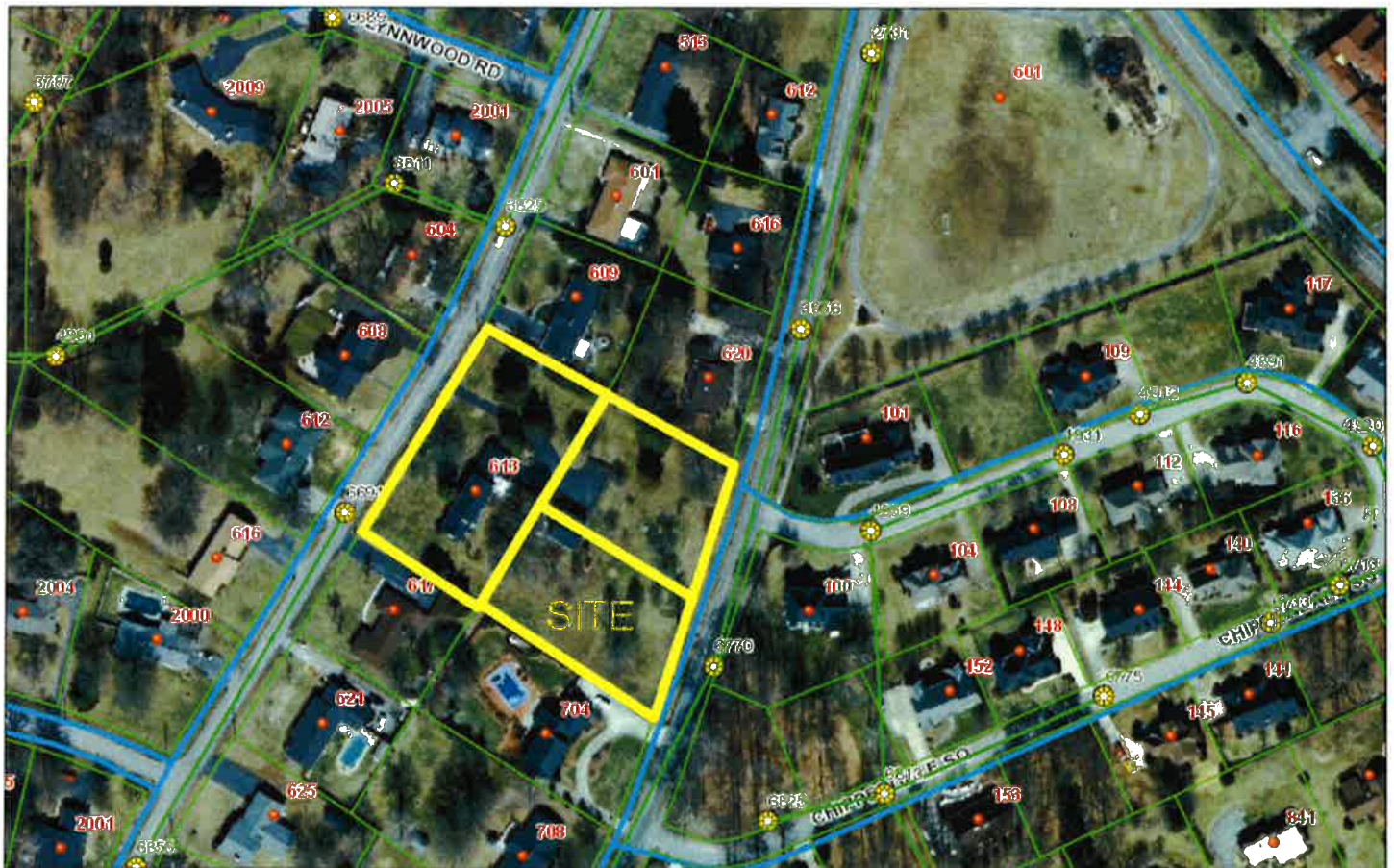
View from Ridgefields Road



View from Chippendale Road

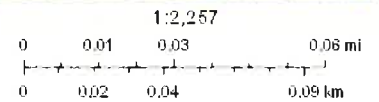


Aerial w/Utilities



10/2/2018, 2:16:50 PM

- Addresses
- Sullivan Co Parcel Data
- Sewer Mains
- Sewer Manholes
- Water Lines
- Urban Growth Boundary



Web Map Server for ArcGIS

CONCLUSION

Staff recommends approval of the final plat for the Resubdivision of Lots 7, 8, 19, & 20 Ridgefields Subdivision as it conforms to the Minimum Subdivision Regulations.

Kingsport Regional Planning Commission

Rezoning Report

File Number 18-01-00009

Holston River Drive Rezoning

Property Information			
Address		602 N Holston River Drive Kingsport TN 37660	
Tax Map, Group, Parcel		029G, A, 00508	
Civil District		10	
Overlay District		Not applicable	
Land Use Designation		Single Family Residential	
Acres		1.08 +/-	
Existing Use	Residential (1 Single-Family Home)	Existing Zoning	R-1
Proposed Use	Residential (duplex)	Proposed Zoning	R-2A
Applicant Information			
Name: Jerry A. Rogers Address: 668 N. Holston River Drive City: Kingsport State: TN Zip Code: 37660 Email: n/a Phone Number: 423-794-8157		Intent: To rezone from R-1 to R-2A to allow for a duplex	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with surrounding single family zoning • The zoning change will provide an appropriate transition to the existing rural single family neighborhood • The zoning change will allow for the proposed duplex construction. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The rezoning area consists of an open lot which houses a couple of structures (dog houses, storage buildings) in various states of disrepair, as well as brush burn piles, and rolling topography. 			
Planner:	Nathan Woods	Date:	September 6, 2018
Planning Commission Action		Meeting Date:	October 18, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission
Rezoning Report**File Number 18-01-00009****PROPERTY INFORMATION**

ADDRESS	602 North Holston River Dr. Kingsport, TN 37660
DISTRICT	10
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-1
PROPOSED ZONING	R-2A
ACRES	1.08+/-
EXISTING USE	Residential (contains 1 single family home)
PROPOSED USE	Residential (duplex)

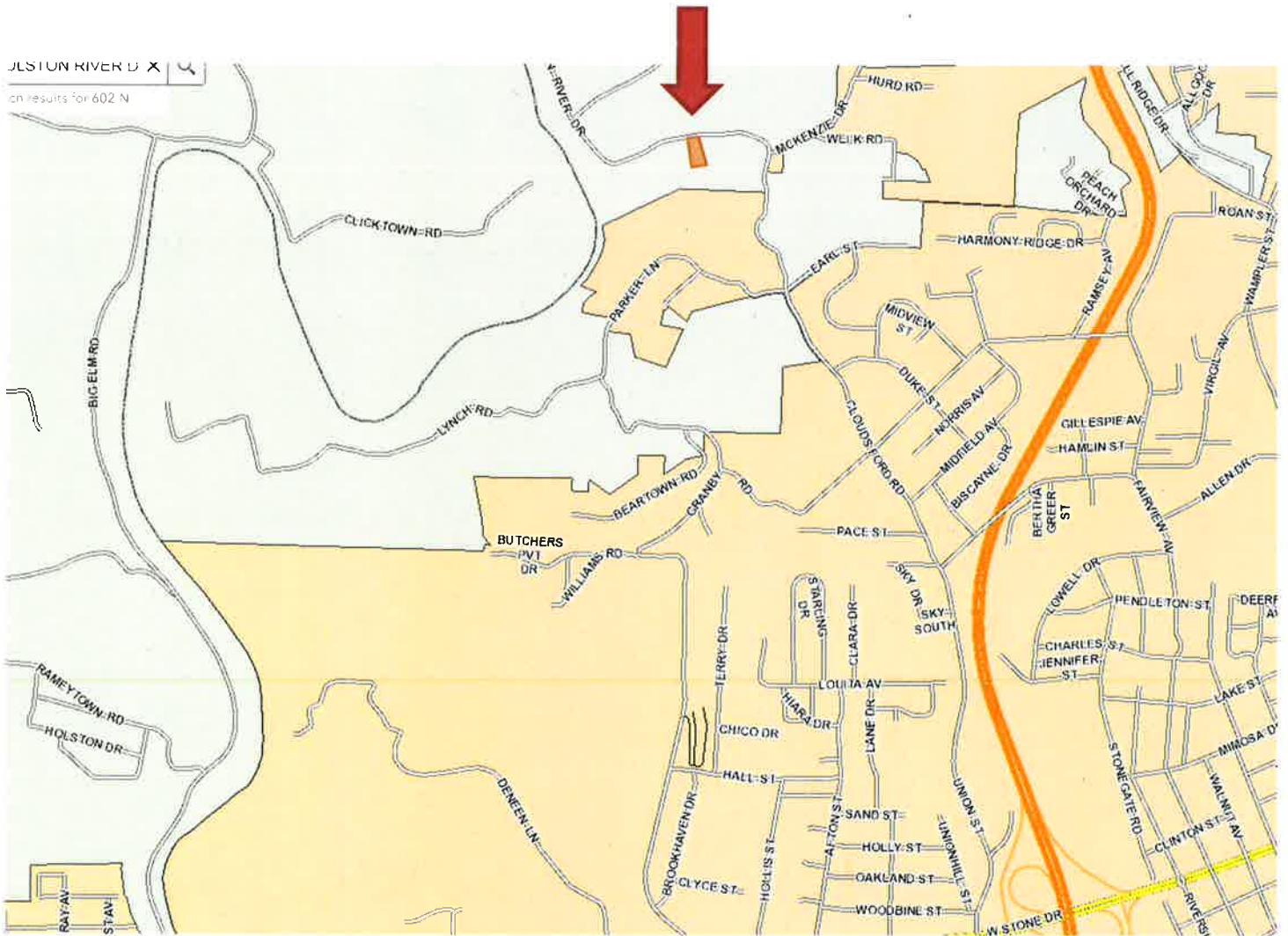
PETITIONER**ADDRESS** **668 N. Holston River Drive Kingsport, TN 37660****REPRESENTATIVE****PHONE** **(423) 794-8157****INTENT***To rezone from R-1 to R-2A to allow for a duplex*

Kingsport Regional Planning Commission

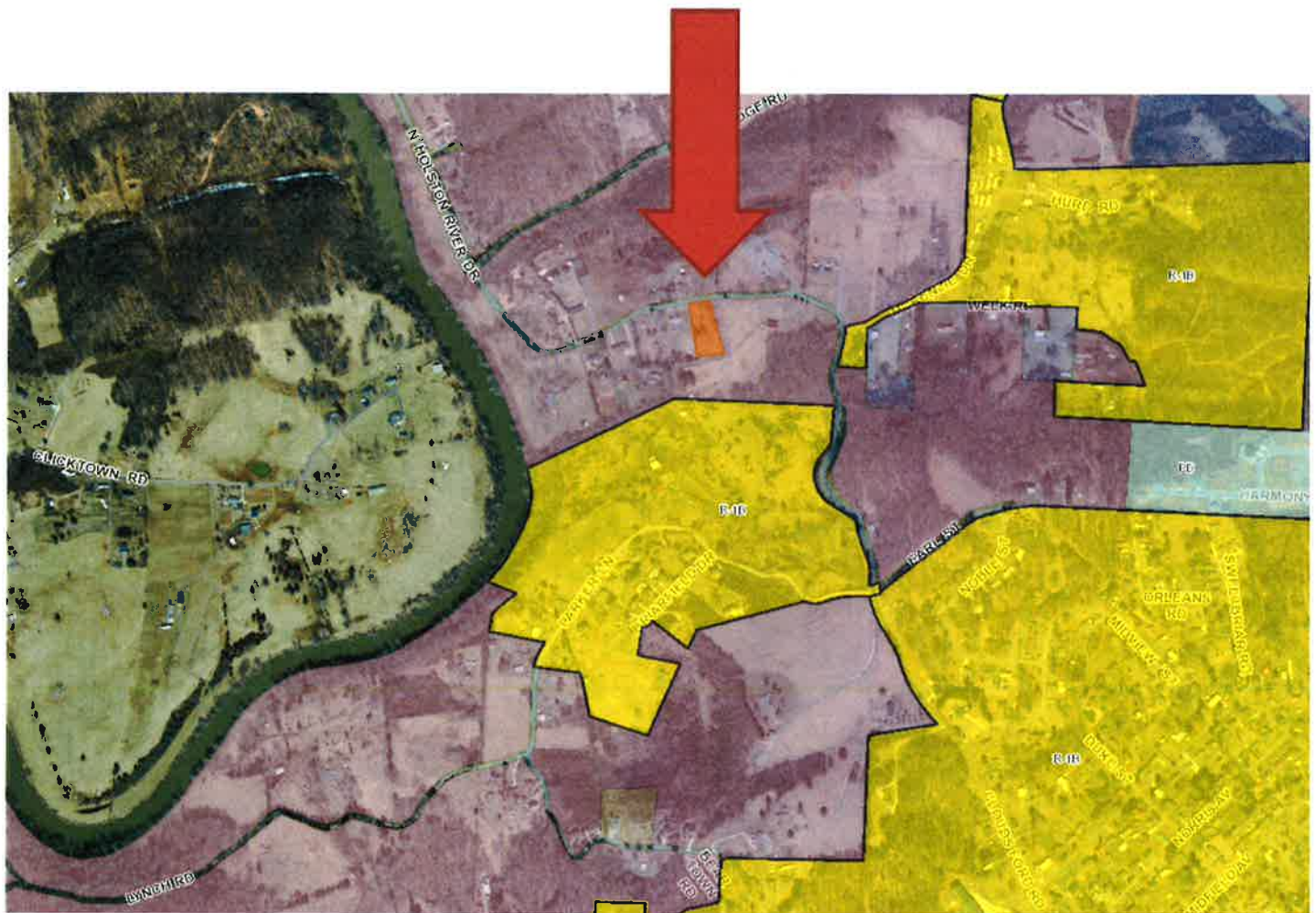
Rezoning Report

File Number 18-01-00009

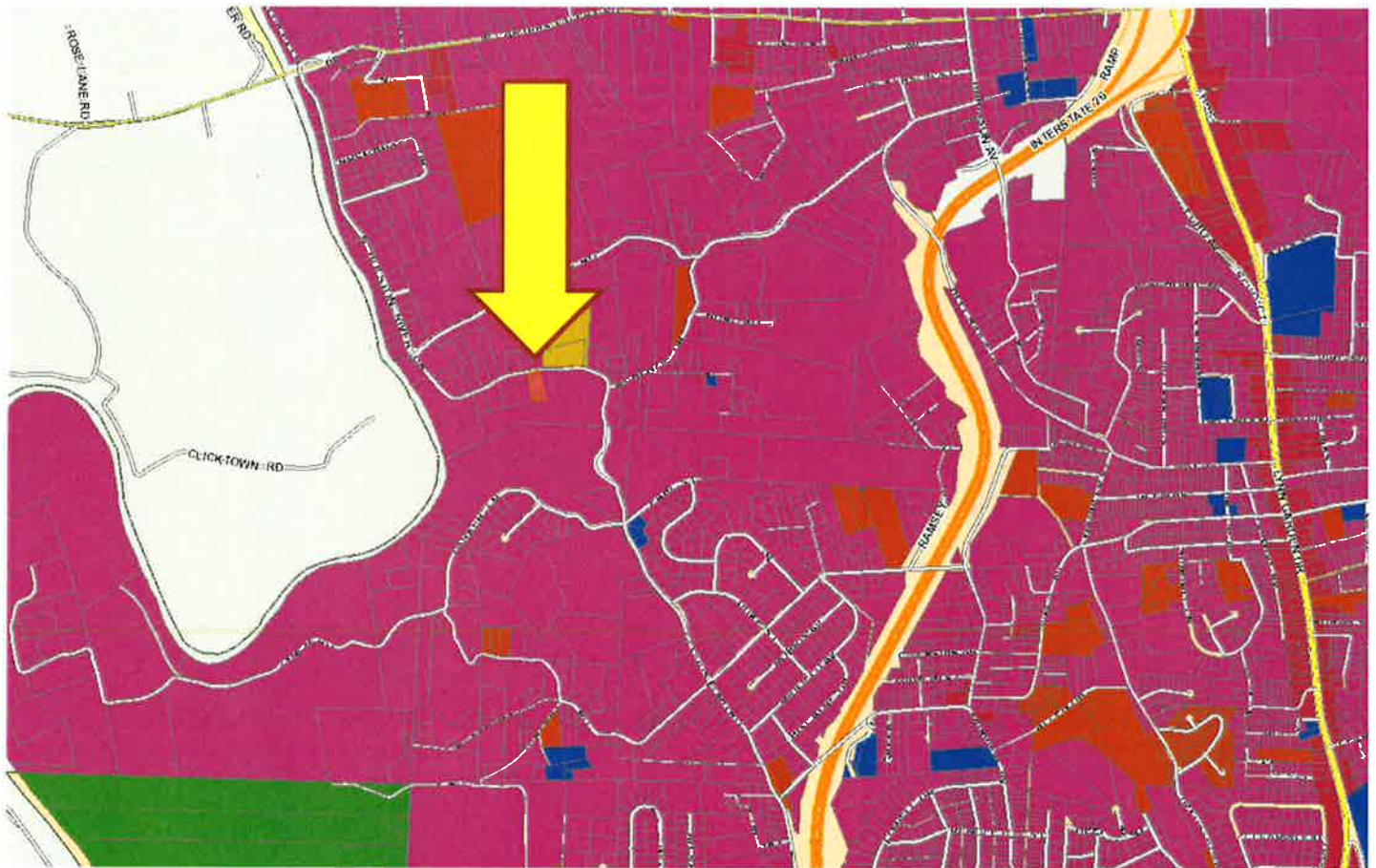
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



North View



East View



West View



South View



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission
Rezoning Report

File Number 18-01-00009

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
West	1	<u>Zone: County R-1</u> Use: Single Family Residential Dwelling	No prior action known
North	2	<u>Zone: County R-1</u> Use: Undeveloped residential	No prior action known
Northeast	3	<u>Zone: County R-1</u> Use: Utilities Station	No prior action known
East	4	<u>Zone: County R-1</u> Use: Two single-family residential units and farm acreage	No prior action known
East	5	<u>Zone: County R-1</u> Use: 3 Single Family Residential Dwellings	No prior action known
East	6	<u>Zone: County R-1</u> Use: Two recently built duplexes	No prior action known

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 a use that is suitable for the use and development of adjacent property. The adjacent properties are single family residences in a rural area. The addition of a duplex would be suitable in this context. Both 661 and 665 N. Holston River Drive host well-built duplexes that appear to have been constructed recently.
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. There is quite a bit of separation between the property and adjacent parcels.
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. The same reasonable economic use is acknowledged for the R-2A zone as well.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The land use plan addresses the rezoning site as appropriate for low-density single-family residential.

Future Land Use Plan Map: The proposal does not conform to the city's future land use plan. The proposal does not conform to the county's future land use as well.

Proposed use/density: One Duplex

The Future Land Use Plan Map recommends: City future land use plan recommends single family use. The Sullivan County Land Use Plan indicates low density residential 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 of the property present supporting grounds for the zoning change, as the area is quite rural and adequately spaced from surrounding properties.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposed rezoning is similar in nature to the existing surrounding single family use zones.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The current district boundaries are logically drawn for a single family use.
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 the individual.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1 to R-2A. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the separation of the site from surrounding parcels.

Kingsport Regional Planning Commission

Subdivision Report

File Number 18-201-00076

property Information	Edinburgh Subdivision Phase 11		
Address	Murrayfield Way / Phillips Station		
Tax Map, Group, Parcel	TM 119, part of Parcel 11.00		
Civil District	15th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	4.469		
Major or Minor / #lots	Major - 14	Concept Plan	
Two-lot sub		Prelim/Final	Preliminary
Owner /Applicant Information		Surveyor Information	
Name: The Edinburgh Group, LLC Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code: 37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Barge Design Solutions– Land Surveyor Address: Four Sheridan Sq., Suite 100 City: Kingsport State: TN Zip Code: 37660 Email: Donna.Hash@barge.com Phone Number: 423-247-5525	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval, contingent upon inspection and approval of the final paving work:</p> <ul style="list-style-type: none"> • The plat meets the City's minimum regulations for subdivisions. • No variances have been requested. <p>Staff Field Notes and General Comments:</p> <p>Final paving was being completed at the time of writing this report. Engineering will need to approve the final paving. This will include the extension of Murrayfield way and the street stub for the future Phillips Station.</p> <p>Utilities: Installed by the developer through participation in the Materials Agreement.</p>			
Planner:	Harmon	Date: 10/03/18	
Planning Commission Action		Meeting Date:	October 18, 2018
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Edinburgh Subdivision Phase 10 Preliminary
ADDRESS	Murrayfield Way / Phillips Station
DISTRICT, LAND LOT	15th Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 11 Preliminary Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES 4.469 – 14 lots - .122 miles of new streets	
EXISTING USE Single Family Residential	
PROPOSED USE Single family Residential	

PETITIONER: The Edinburgh Group, LLC
ADDRESS: 1562 Crescent Drive Kingsport, TN 37664

REPRESENTATIVE: John Rose
PHONE: jrose8@gmail.com

INTENT

The applicant is requesting final plat approval for Phase 11 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.

This is a new phase for this development and includes the extension of Murrayfield Way to a permanent cul-de-sac. A 40 foot right-of-way will accommodate the houses along Phillips Station in a future phase.

No variances have been requested for this phase of the development and Phase 11 meets the minimum subdivision requirements.

At the time of writing this report, final paving was being completed. All paving work will need to be inspected and approved by Engineering before the plat can be signed.

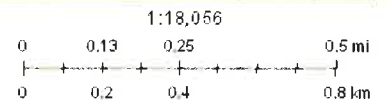
Staff recommends Final Plat approval for Edinburgh Subdivision Phase 11 contingent upon inspection and approval of the final paving work.

Location Map



10/3/2018, 10:28:18 AM

Urban Growth Boundary

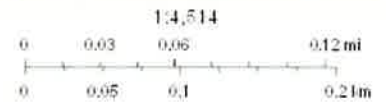


Web Mercator, All Rights Reserved

Zoning



10/3/2018, 10:32:13 AM

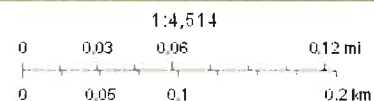


Web App Builder for ArcGIS

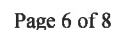
Future Land Use



10/3/2018, 10:33:05 AM



Map Area: 10/3/2018, 10:33:05 AM



View from Intersection of Calton Hill & Murrayfield Way



Aerial w/Utilities



10/3/2018, 10:31:15 AM

Sullivan Co Parcel Data

Water Lines

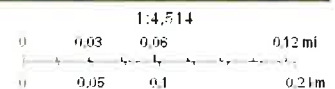


Urban Growth Boundary

Sewer Mains



Sewer Manholes



Aerial Photo Courtesy: Tom Aronoff

CONCLUSION

Staff recommends Final Plat approval for Edinburgh Subdivision Phase 11 contingent upon inspection and approval of the final paving by Engineering.



August 31, 2018

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

Dear Mr. Booher:

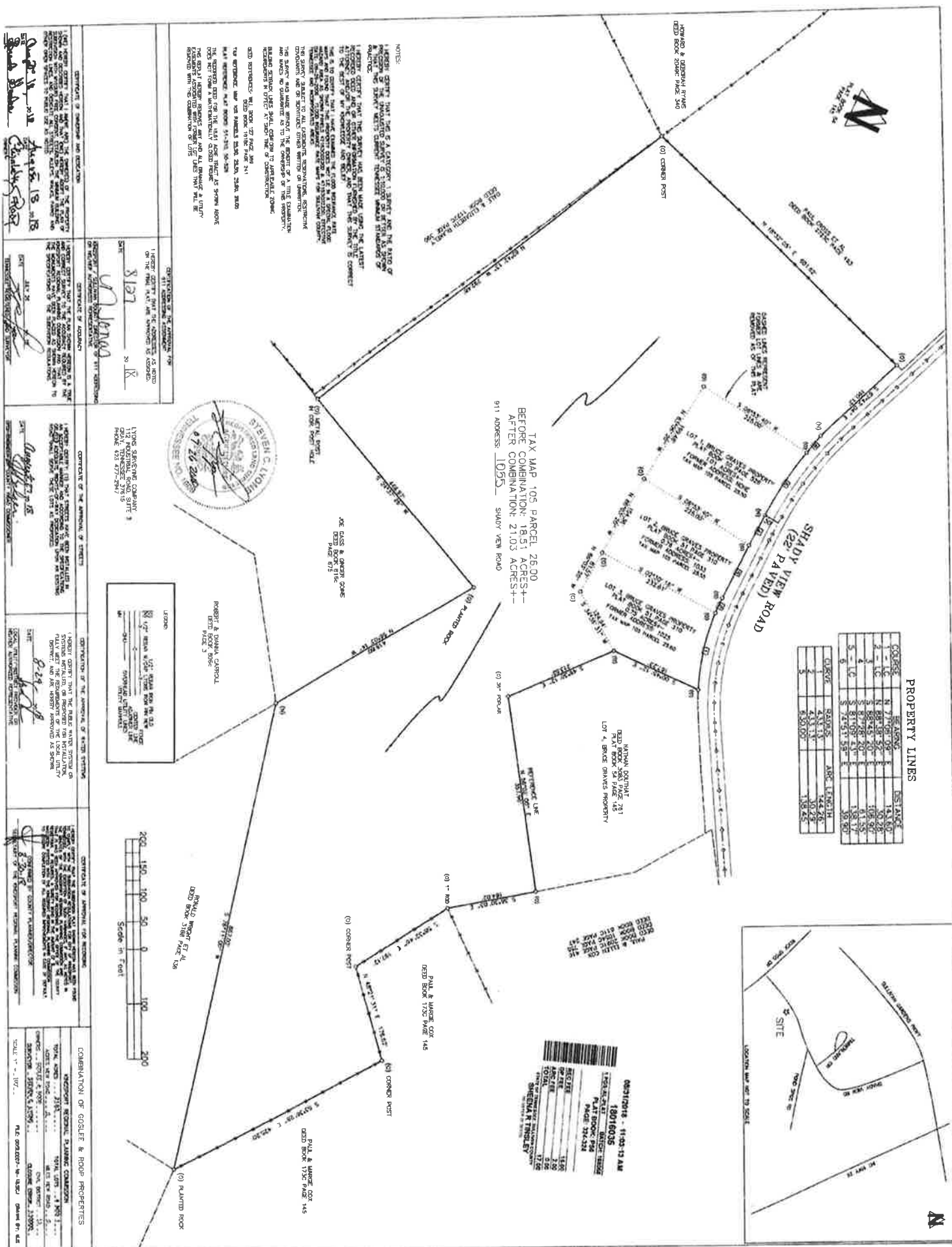
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Combination of Goslee & Roop Properties located on Shady View Road, surveyed by Steven Lyons, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to be "Ken Weems", written over a horizontal line.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission





September 10, 2018

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

Dear Mr. Booher:

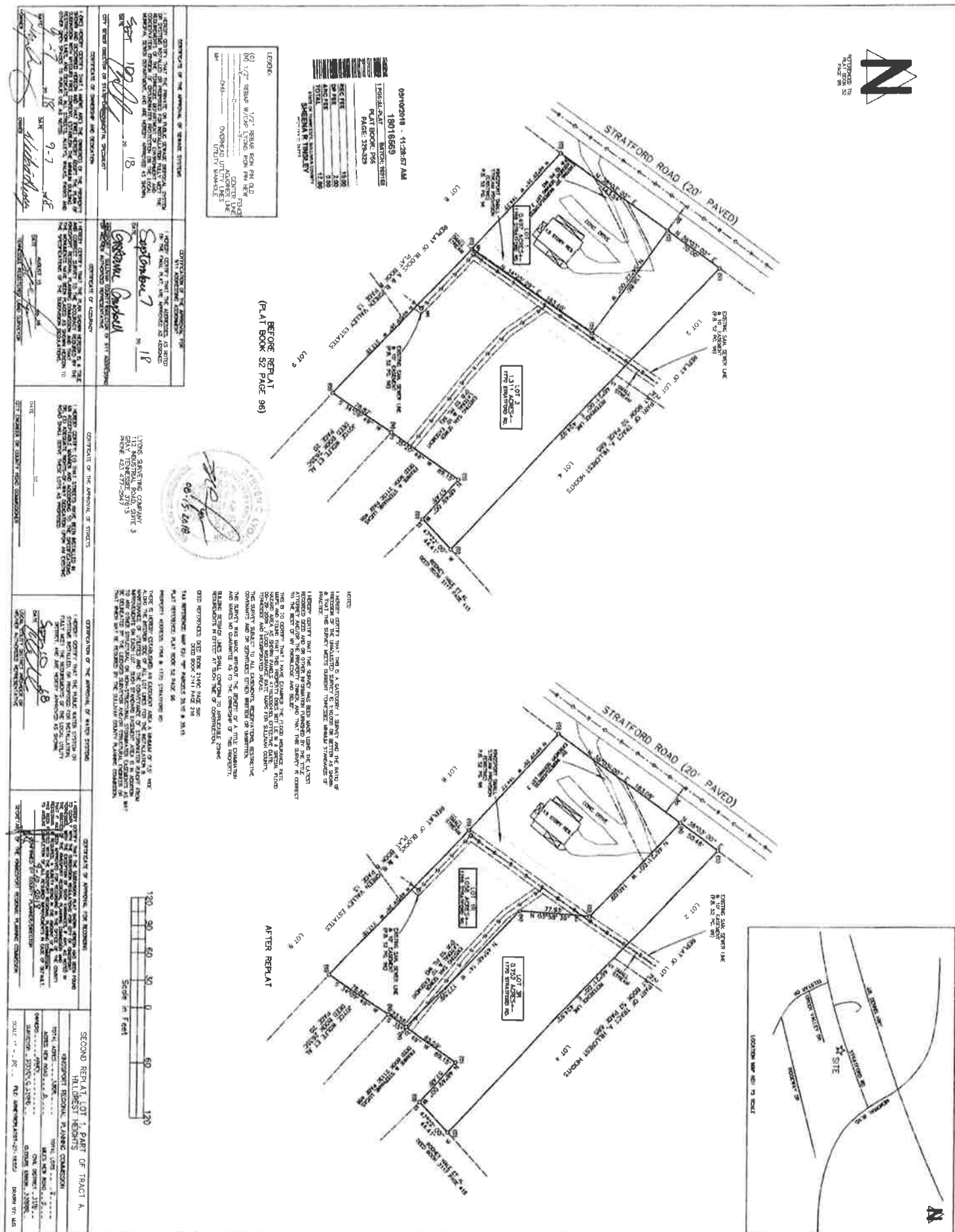
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Second Replat Lot 1 Hillcrest Heights located on Stratford Road, surveyed by Steven Lyons, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission





September 12, 2018

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

Dear Mr. Booher:

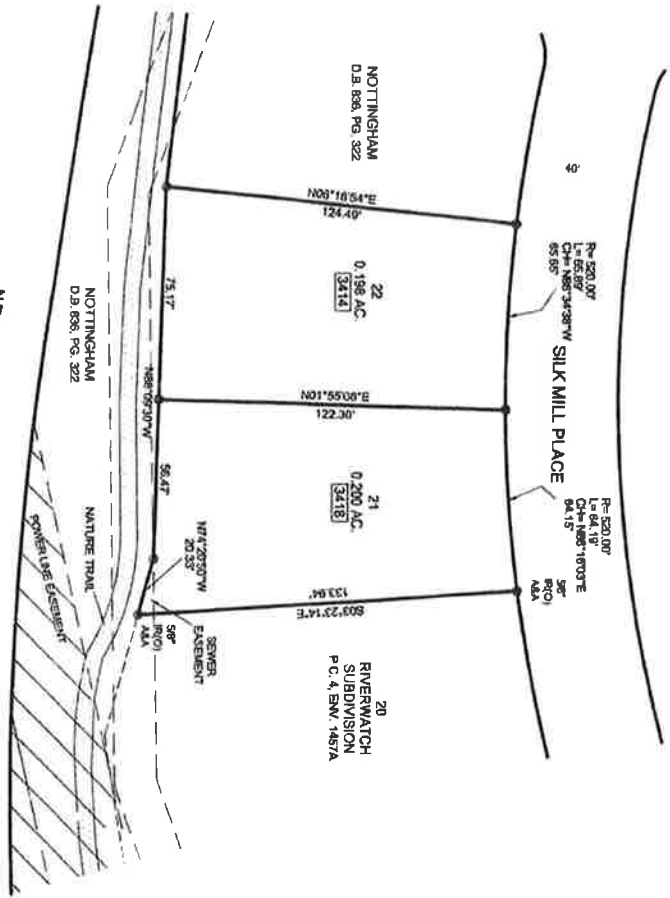
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Unit 21 & 22 Riverwatch Subdivision located on Silk Mill Place, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within 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,

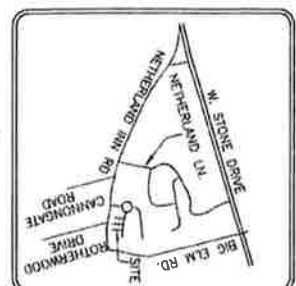
A handwritten signature in black ink, appearing to read "Ben Weems".

Ben Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



NETHERLAND INN ROAD



LOCATION MAP
N.T.S.

LEGEND
IRON ROD (OLD)
ALLEY & ASSOCIATES
ACRES
DEED BOOK
PLAT CABINET
ENV. BYELOS
M.S. NO. 70 SCALE
PP. 1100
POWER POLE
723 911 ADDRESS

NOTES

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3.
- 3) SETBACKS:
FRONT 25'
REAR 20'
SIDE 0'
- 4) ACAD FILE 16-10421 RIVERWATCH
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 6) THIS IS A CERTIFICATE OF SURVEY FOR THE PROPERTY DESCRIBED IN THE DEED BOOK 1100, PAGE 1100, DATED JULY 3, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 7) JOB NO. 16-10421
- 8) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 9) THIS IS A CERTIFICATE OF SURVEY FOR THE PROPERTY DESCRIBED IN THE DEED BOOK 1100, PAGE 1100, DATED JULY 3, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 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.

Map Cabinet 1431B
C. Campbell
18005481

ALLEY & ASSOCIATES, INC.
SURVEYORS
283 S. MARKET STREET
MEMPHIS, TENNESSEE 38102
TEL: (901) 262-8888
FAX: (901) 262-8888
E-MAIL: info@alleyassociates.com



CERTIFICATE OF SURVEY AND DESCRIPTION		CERTIFICATE OF RECORD		CERTIFICATE OF APPROVAL OF THE CITY OF MEMPHIS		CERTIFICATE OF APPROVAL OF THE RIVERWATCH SUBDIVISION	
<p>1. I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY DESCRIBED IN THE DEED BOOK 1100, PAGE 1100, DATED JULY 3, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>1. I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY DESCRIBED IN THE DEED BOOK 1100, PAGE 1100, DATED JULY 3, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>1. I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY DESCRIBED IN THE DEED BOOK 1100, PAGE 1100, DATED JULY 3, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>1. I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY DESCRIBED IN THE DEED BOOK 1100, PAGE 1100, DATED JULY 3, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>2. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>2. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>2. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>2. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>3. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>3. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>3. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>3. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>4. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>4. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>4. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>4. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>5. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>5. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>5. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>5. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>6. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>6. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>6. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>6. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>7. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>7. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>7. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>7. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>8. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>8. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>8. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>8. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>9. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>9. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>9. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>9. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>10. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>10. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>10. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>10. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	
<p>11. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>11. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>11. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>		<p>11. I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>DATE: 9/11/18</p>	

UNIT 21 & 22

RIVERWATCH SUBDIVISION

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.396 AC. TOTAL LOTS: 2
ACRES NEW ROAD: 0
OWNER: JAMES D. HOTTINGHAM
STREET: ALLEY & ASSOCIATES, INC.
SCALE: 1" = 30'



September 17, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Unit 23 Riverwatch Subdivision located on Silk Mill Place, 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,

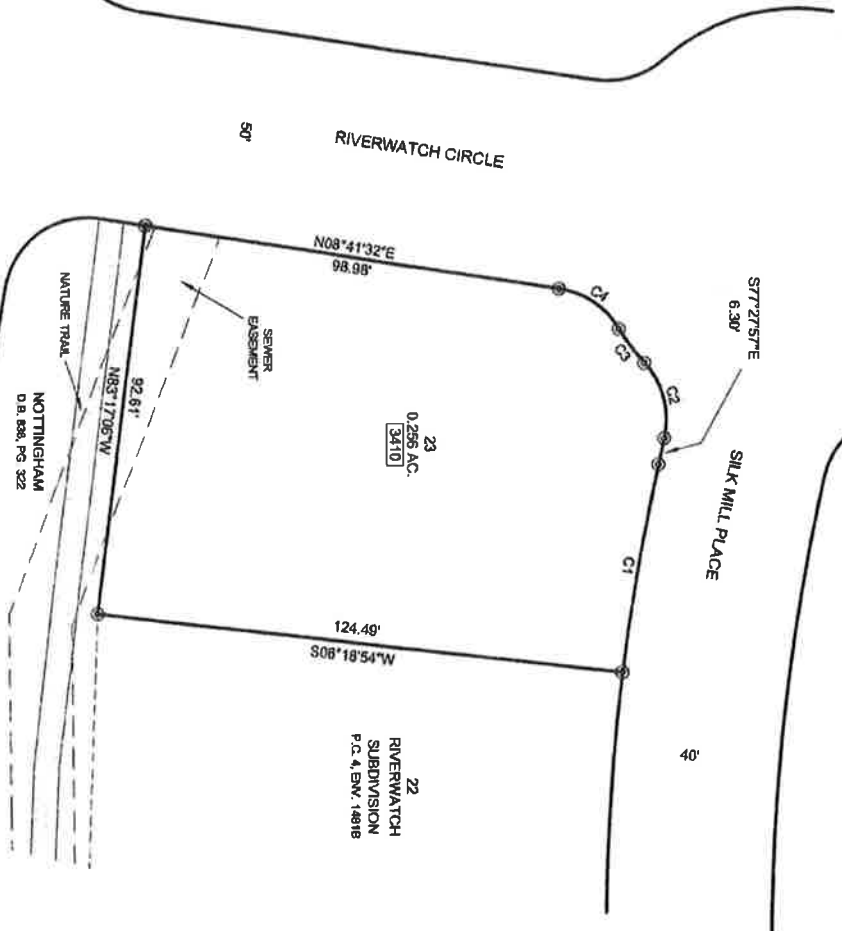
A handwritten signature in black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



map cabinet 4
Envelope 14828

[illegible]

NEIHERLAND INN ROAD



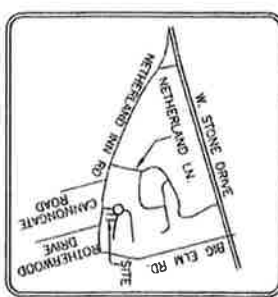
GRADE	RODS	ARC LENGTH	CHORD BE AHEAD	CHORD LENGTH
C1	520.00'	49.04'	520' 12.43"	49.03'
C2	20.00'	16.15'	N45.06.00"E	16.41'
C3	50.00'	16.15'	N53.31.23"E	10.06'
C4	20.00'	11.40'	N64.00.00"E	17.10'

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3
SETBACKS: FRONT 25'
REAR 20'
SIDE 6'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION.
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
INSURANCE RATE MAP AND DETERMINED THAT THE PROPERTY IS NOT
EFFECTIVE DATE JULY 3, 2008 AND FOUND THAT THE ABOVE
PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
JOB NO 16-10421
- 4) ACAD FILE 16-10421 RIVERWATCH
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 6) TAX MAP 22 PARCEL 71
- 7) REFERENCE PLAN CABINET 3, BAYLOR 1048B
- 8) REFERENCE STATION 441
- 9) HEREBY CERTIFY THAT THIS IS A CORNERLESS OTHERWISE NOTED
RATIO OF PRECISION THAT THIS IS A SURVEY AND THE
RATIO OF PRECISION IS BETTER THAN 1:10,000
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE
MINIMUM STANDARDS OF PRACTICE

LBCEMI

AC.	ACRES
D.B.	DEED BOOK
P.C.	PLAT CABINET
ENV.	ENVELOPE
Pg.	PAGE
N.T.S.	NOT TO SCALE
[T28]	911 ADDRESS



LOCATION MAP
N.T.S.

[illegible]




September 19, 2018

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

Dear Mr. Booher:

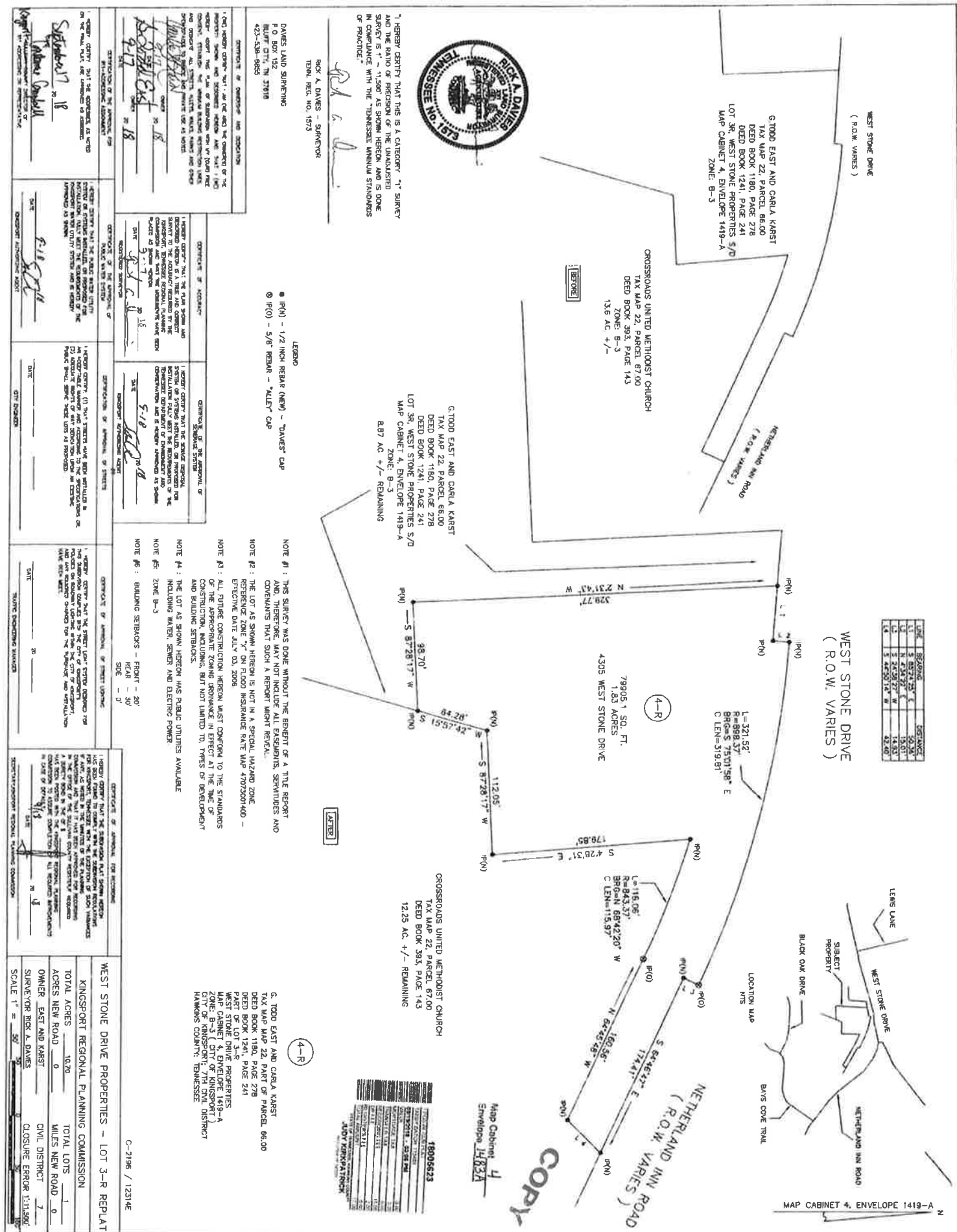
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the West Stone Drive Properties Lot 3R Replat located on W Stone Drive, surveyed by Rick Davies, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport 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





September 25, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of the Property of Victory Baptist Church located on Fairview Avenue, 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 black ink, appearing to read "Ken Weems".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



October 1, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that Cherokee Bend Phase 1 located on Virginia Avenue, 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 black ink, appearing to read "Ken Weems", is written over a circular stamp or seal.

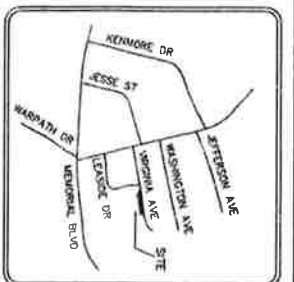
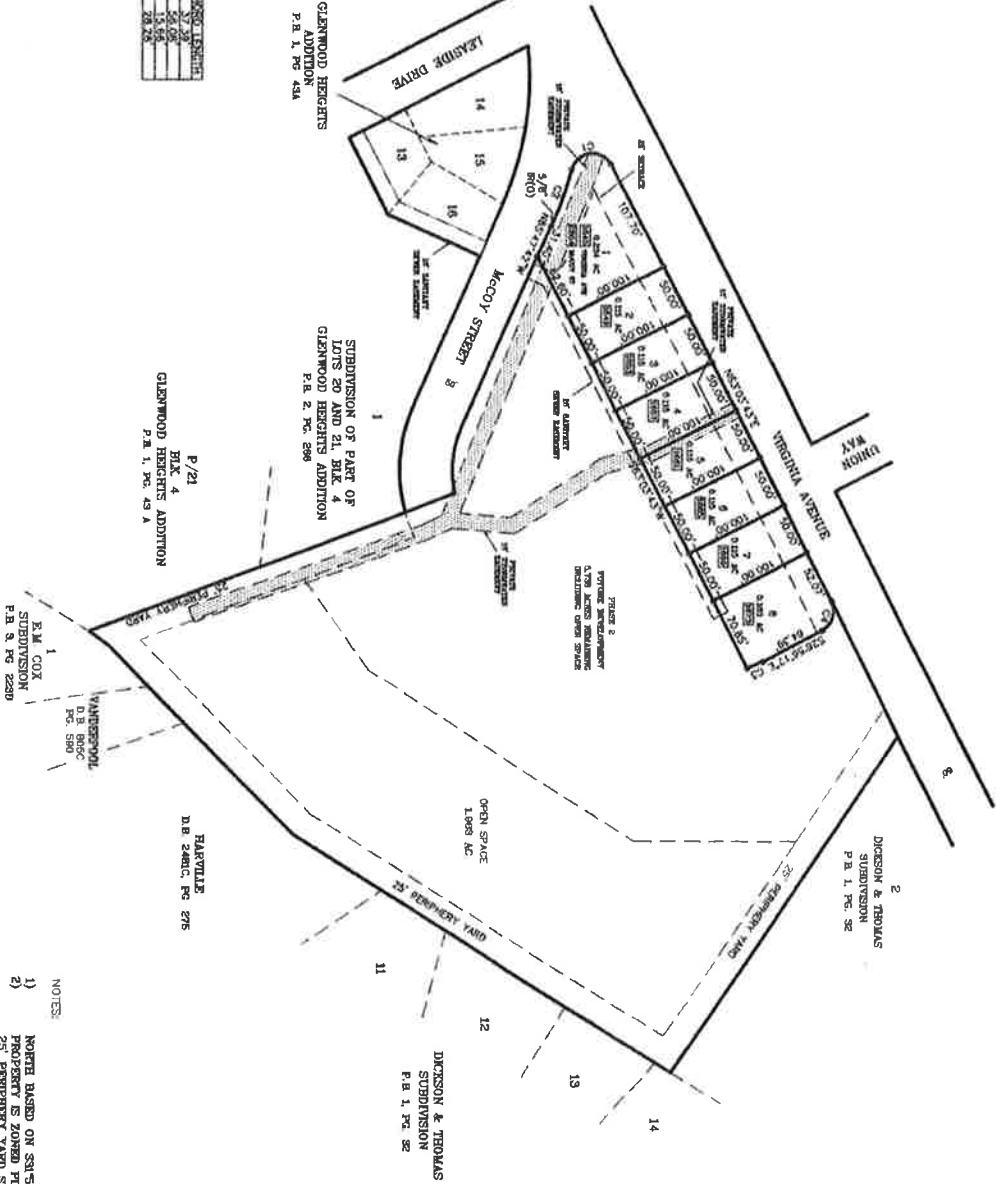
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



LEGEND
R/O IRON ROD(OLD)
D.B. DEAD BOOK
P.B. PLAT BOOK
P.G. PAGE
K.T.S. KANSAS TOWN SCALE
A.T. ADDRESS
[125] 911 ADDRESS

DATE	DESCRIPTION	AMOUNT
10/20/18	IRON ROD(OLD)	1.00
10/20/18	DEAD BOOK	1.00
10/20/18	PLAT BOOK	1.00
10/20/18	PAGE	1.00
10/20/18	KANSAS TOWN SCALE	1.00
10/20/18	ADDRESS	1.00
10/20/18	911 ADDRESS	1.00
10/20/18	TOTAL	7.00



10/20/2018 - 11:23:46 AM
18018004
18018004
PAGE 127-227

DATE	10/20/18
TIME	11:23:46 AM
BY	ALLEY & ASSOCIATES, INC.
TOTAL	17.00



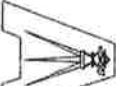
- NOTES:
- 1) NORTH BASED ON S81°56'20" W AS SHOWN IN PLAT BOOK 38, PAGE 16.
 - 2) PROPERTY IS ZONED PD.
 - 3) 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY.
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL BUREAU OF LAND MANAGEMENT (BLM) RECORDS AND FOUND NO RECORDS OF ANY INTERESTS IN THE PROPERTY.
 - 5) ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 6) JOB NO. 18-1104 BEGLEY/DWG
 - 7) ACAD TITLE 16-1104 BEGLEY/DWG
 - 8) T&E MAP 62A "W" PLAT OF PARCEL 23
 - 9) DEED REFERENCES: D.B. 2396C, PG. 706
 - 10) HERBERT CHERITY THAT THIS IS A CATEGORY 1 SURVEY AND THE PLAT OF PRECISION IS GREATER THAN 1:10,000.
 - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CHEROKEE BEND PHASE 1

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.062	TOTAL LOTS	0
ACRES NEW ROAD	0	ACRES NEW ROAD	0
OWNER	SCHOOL HOUSE, LLC	CITY DISTRICT	11TH
PREPARED BY	ALLEY & ASSOCIATES, INC.	CITY DISTRICT	11TH

SCALE 1"=80'



ALLEY & ASSOCIATES, INC.
SURVEYORS
24 E. MARKET STREET
DESPER, MISSOURI 64830
TEL: (417) 382-4888
E-MAIL: info@alleyandassociates.com

CERTIFICATE OF SURVEY AND RECORDATION

ALLEY & ASSOCIATES, INC. HAS BEEN LICENSED BY THE TENNESSEE SURVEYOR GENERAL TO PREPARE THIS SURVEY. THE SURVEYOR HAS BEEN LICENSED BY THE TENNESSEE SURVEYOR GENERAL TO PREPARE THIS SURVEY. THE SURVEYOR HAS BEEN LICENSED BY THE TENNESSEE SURVEYOR GENERAL TO PREPARE THIS SURVEY.

DATE: 10/20/18

SIGNATURE: [Signature]

DATE: 10/20/18

SIGNATURE: [Signature]

DATE: 10/20/18

SIGNATURE: [Signature]



October 1, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Anchor Pointe Lot 11 PD Plan, surveyed by Danny Carr, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

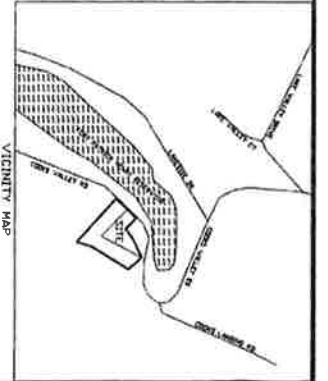
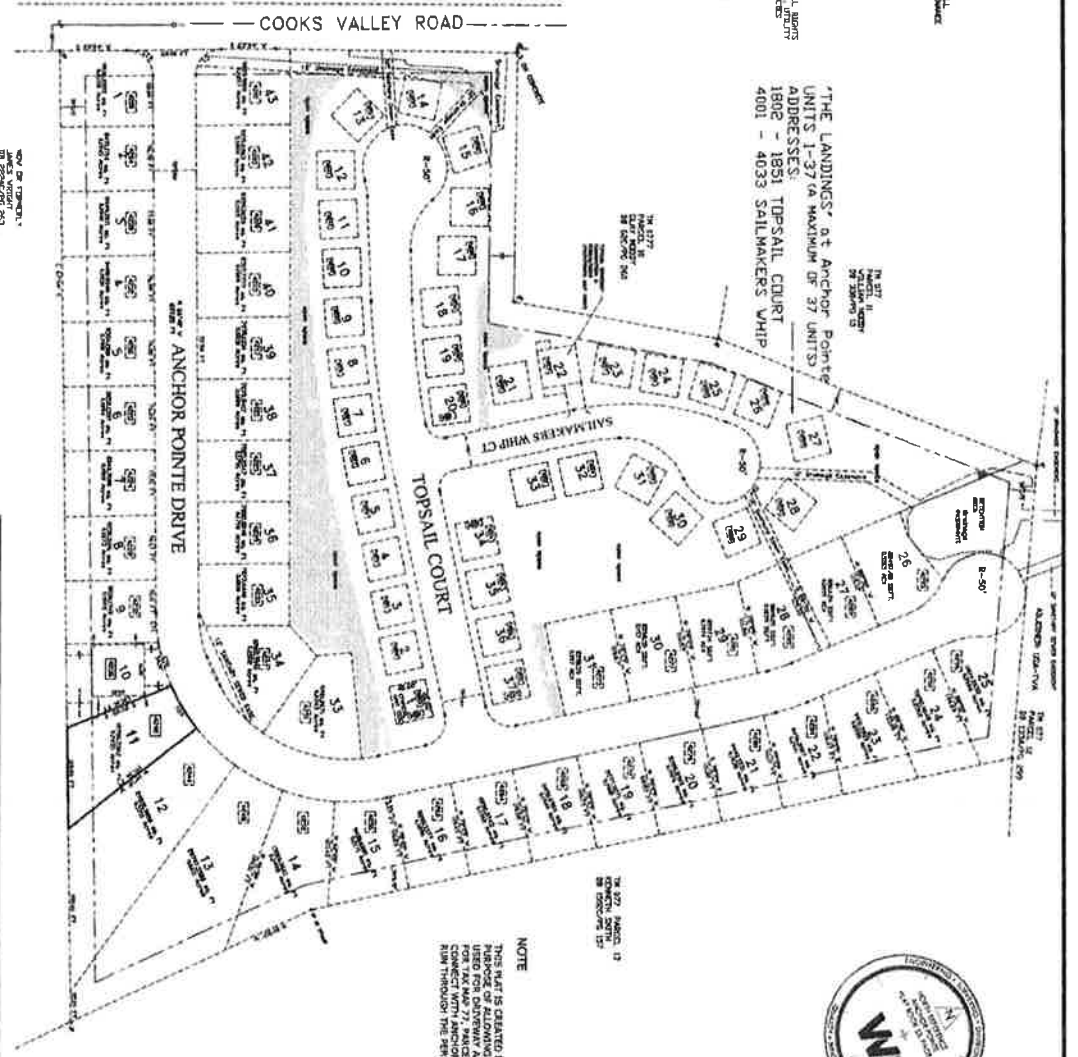
MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSURE FULL
LIABILITY AND RESPONSIBILITY FOR THE MAINTENANCE, REPAIRS,
REPLACEMENT AND COSTS OF THE COMMON OPEN SPACE.
DATE: 10-11
SIGNED: [Signature]

THE LANDINGS at Anchor Pointe
UNITS 1-37 (A MAXIMUM OF 37 UNITS)
ADDRESSES:
1802 - 1851 TOPSAIL COURT
4001 - 4033 SAILMAKERS WHIP

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	N 89° 58' 12" E	100.00	100.00	1+00.00	N 89° 58' 12" E	100.00
1+10.00	N 89° 58' 12" E	100.00	100.00	1+10.00	N 89° 58' 12" E	100.00
1+20.00	N 89° 58' 12" E	100.00	100.00	1+20.00	N 89° 58' 12" E	100.00
1+30.00	N 89° 58' 12" E	100.00	100.00	1+30.00	N 89° 58' 12" E	100.00

1804/2518 - 11:13:16 AM
18018278
L209 ALJAY BATES THWZ
PLAT BOOK 198
PAGE 285-288



NOTE

THIS MAP IS CREATED FOR THE EXPRESS
PURPOSE OF ALLOWING LOT 11 TO BE
USED FOR DISTANCE AND UTILITY ACCESS
TO THE ADJACENT LOT 10. THE DISTANCE
AND UTILITY ACCESS SHALL BE DETERMINED
AND CONNECTED WITH ANCHOR POINT DRIVE AND
RAN THROUGH THE PERIMETER YARD IN THE ROAD.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED
THE FEDERAL COMMISSION ON FLOOD HAZARD
INFORMATION AND DETERMINED THAT THE
PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA.

EASEMENTS

ALL PUBLIC UTILITIES ARE WITHIN A 12 FOOT EASEMENT.
THERE IS A 12' SEVER EASEMENT FROM MAIN SEWER LINE
TO EACH INDIVIDUAL CLEAN OUT
THERE IS A 12' WATERLINE EASEMENT FROM MAIN WATER LINE
TO EACH INDIVIDUAL WATER METER.

PRODUCT DATA

PROJECT AREA	200 AC±
UNITS	79
ACRES OF NEW STREET	3.34 AC
MILES OF NEW STREET	5.0 MIL
PERIMETER YARD	2.67 AC

MONUMENTATION

ALL CORNERS MARKED BY EITHER OLD EXISTING
MONUMENTATION OR NEW IRON PINS ON ALL
PREVIOUSLY UNMARKED CORNERS.

OPEN SPACE (COMMON)

400 AC±
OPEN SPACE, COMMON:
ALL OPEN SPACE SHALL BE SET ASIDE WITHIN AN AREA DESIGNATED
AS A PLANNED DEVELOPMENT DISTRICT AND INTENDED
FOR THE USE AND ENJOYMENT OF RESIDENTS AND OWNERS
OF THE DEVELOPMENT. COMMON OPEN SPACES MAY CONTAIN
AS ARE NECESSARY AND APPROPRIATE FOR THE USE OF
ENJOYMENT OF THE RESIDENTS AND OWNERS OF THE
DEVELOPMENT.

ANCHOR POINT

LOT 11
(A SINGLE FAMILY RESIDENTIAL SUBDIVISION)

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.2935 AC±	TOTAL UNITS	1
ACRES NEW ROAD	0 AC	MILES NEW ROAD	0.0 MIL
OWNER COMMERCIAL BANK		CIVIL DISTRICT	7TH
SURVEYOR	WILLIAM B. BAKER	CLOSURE ERROR	1/2890

SCALE: 1" = 100'



Scale: 1" = 100'



CERTIFICATION OF THE APPROVAL OF STREETS

1. I HEREBY CERTIFY THAT THE STREETS SHOWN ON THIS MAP ARE
DESIGNED TO BE OPEN TO THE PUBLIC AND TO BE USED FOR
TRAFFIC AND TO BE MAINTAINED BY THE PUBLIC. THE
STREETS SHOWN ON THIS MAP ARE DESIGNED TO BE OPEN
TO THE PUBLIC AND TO BE USED FOR TRAFFIC AND TO BE
MAINTAINED BY THE PUBLIC. THE STREETS SHOWN ON THIS
MAP ARE DESIGNED TO BE OPEN TO THE PUBLIC AND TO BE
USED FOR TRAFFIC AND TO BE MAINTAINED BY THE PUBLIC.

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

1. I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN ON THIS
MAP IS DESIGNED TO BE OPEN TO THE PUBLIC AND TO BE
USED FOR SEWERAGE. THE SEWERAGE SYSTEM SHOWN ON
THIS MAP IS DESIGNED TO BE OPEN TO THE PUBLIC AND TO
BE USED FOR SEWERAGE. THE SEWERAGE SYSTEM SHOWN
ON THIS MAP IS DESIGNED TO BE OPEN TO THE PUBLIC AND
TO BE USED FOR SEWERAGE.

CERTIFICATION OF APPROVAL FOR RECORDING

1. I HEREBY CERTIFY THAT THE MAP IS CORRECT AND THAT THE
INFORMATION CONTAINED THEREON IS TRUE AND ACCURATE.
I HEREBY CERTIFY THAT THE MAP IS CORRECT AND THAT THE
INFORMATION CONTAINED THEREON IS TRUE AND ACCURATE.
I HEREBY CERTIFY THAT THE MAP IS CORRECT AND THAT THE
INFORMATION CONTAINED THEREON IS TRUE AND ACCURATE.

W.A. WILSON & ASSOCIATES, P.C.
805 E. JACKSON BLVD., SUITE 7
CHATTANOOGA, TENNESSEE 37403
PHONE: 423-263-1100
FAX: 423-263-1103
EMAIL: cdc@wawilliams.com



1. I HEREBY CERTIFY THAT THE MAP IS CORRECT AND THAT THE
INFORMATION CONTAINED THEREON IS TRUE AND ACCURATE.
I HEREBY CERTIFY THAT THE MAP IS CORRECT AND THAT THE
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October 4, 2018

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

Dear Mr. Booher:

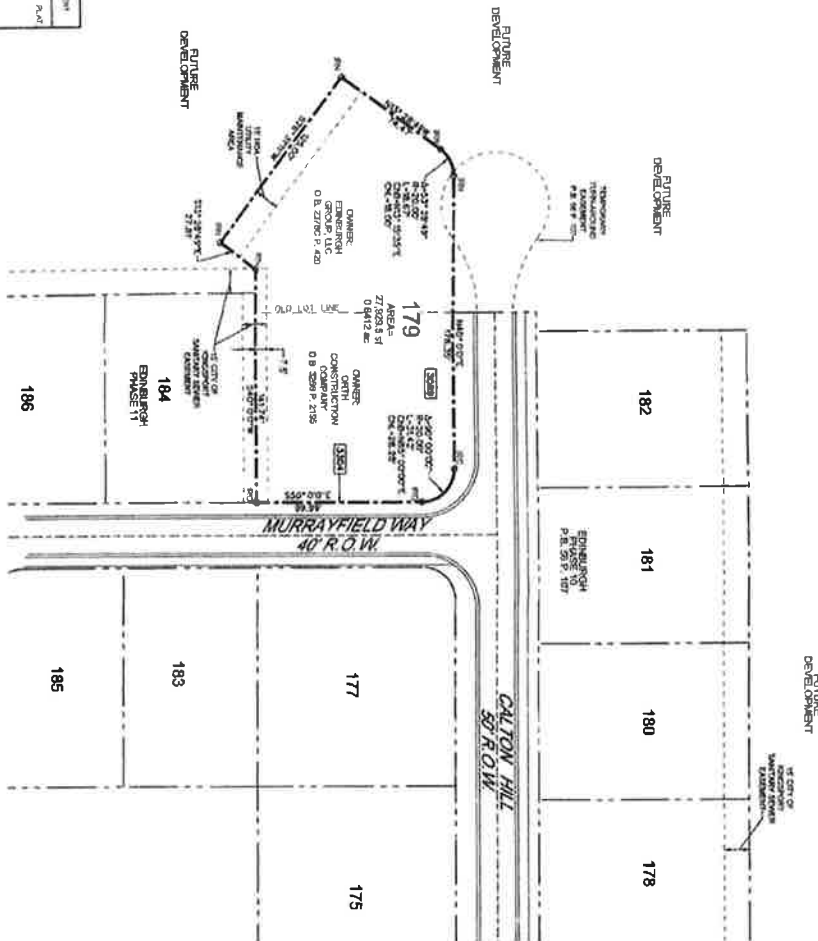
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Edinburgh Phase 10 Lot 179 Replat located on Calton Hill, surveyed by Barge Design Solutions, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport 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



KGRN NORTH



SCALE: 1 INCH = 50 FEET

1. BEARINGS ARE BASED ON THE KINGSFORD GEODETIC REFERENCE NETWORK.

2. DEED REFERENCE:
TAY MAP 40 PARCEL 4 45th ONE EIGHTY

PLAT BOOK 56 PAGE 107

PD - PLANNED DEVELOPMENT

HAZARD AREA

SAINTARY SEWER CITY OF K
TO POWER: CONTINUED

1

- 15 FOOT UTILITY EA

9. **HOW DOES IT AFFECT PROPERTY OWNERS?**

OTHERWISE NOTED

KINGSPORT, TN 37664

BARGE
DESIGN SOLUTIONSRE-PLAT - EDINBURGH - PHASE 10 - LOT 179
KINGSPORT REGIONAL PLANNING COMMISSION

ACRES	0.8412
<hr/>	
TOTAL LOTS	1

CIVIL DIS / RUL 1201

FOR DRAWN BY _____

CLOSURE CAPTION _____

ALE: 1" - 50'

70-02-1B

35556-00




October 4, 2018

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the West Stone Drive Properties Lot 5R replat located on West Stone Drive, surveyed by Rick Davies, 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

Building Division Monthly Report
September 2018

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	12	\$161,388
ADDITIONS	4	\$123,000
ALTERATIONS	3	\$26,750
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	12	\$2,411,744
RESIDENTIAL ROOF	8	\$46,686
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	5	\$1,162,770
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS	1	\$599,400
NEW CHURCH/RELIGIOUS BUILDINGS	1	\$130,000
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	1	\$393,000
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	\$180,000
GRADING	1	\$83,000
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF	2	\$84,421
TOTAL	51	\$5,402,159
<u>OTHER MISC PERMITS</u>		
BANNERS	1	
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	3	
TENTS		
TOTAL PERMITS ISSUED	55	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$74,667,206

City of Kingsport
Building Division
3rd Quarter Comparison 2017-2018

10-15

	3rd QUARTER 2017		3rd QUARTER 2018	
<u>RESIDENTIAL PERMITS</u>	COUNT	COST	COUNT	COST
ACCESSORY STRUCTURES	42	\$801,782	33	\$457,321
ADDITIONS	8	\$319,500	12	\$403,633
ALTERATIONS	29	\$812,916	17	\$651,641
NEW CONDO				
NEW DUPLEX				
NEW GROUP HOME				
NEW MULTI-FAMILY	1	\$300,000		
NEW SINGLE-FAMILY	45	\$8,956,665	26	\$5,122,119
RESIDENTIAL ROOF	12	\$47,961	21	\$136,441
<u>COMMERCIAL PERMITS</u>				
ADDITIONS	1	\$30,000		
ALTERATIONS	13	\$2,931,398	22	\$4,564,163
CHURCH RENOVATIONS	1	\$158,911	1	\$2,000
SCHOOL RENOVATIONS			2	\$632,200
NEW CHURCH/RELIGIOUS BUILDINGS	1	\$200,000	1	\$130,000
NEW COMMUNICATION TOWER				
NEW HOSPITAL/INSTITUTION/NURSING HOME	1	\$11,800,000		
NEW HOTEL/MOTEL				
NEW INDUSTRIAL	1	\$1,516,346	2	\$23,741,995
NEW JAILS/POST OFFICE/BARNs				
NEW PARKING GARAGE				
NEW PARKS/POOLS/DOCKS				
NEW PROFESSIONAL/MEDICAL/BANK			1	\$1,683,300
NEW PUBLIC WORKS/UTILITY				
NEW RETAIL/RESTAURANT/MALL	2	\$3,394,368	1	\$1,200,000
NEW SERVICE STATION			1	\$1,400,000
NEW SOCIAL/RECREATIONAL			1	\$393,000
NEW SCHOOL/LIBRARY/MUSEUM				
NEW OTHER NON-HOUSEKEEPING SHELTERS	3	\$207,000	1	\$180,000
GRADING	1	\$200,000	5	\$371,435
FOUNDATION ONLY	5	\$1,876,223	1	\$973,000
COMMERCIAL ROOF	4	\$102,925	3	\$231,421
COMMUNICATION TOWER			1	\$15,000
TOTAL	170	\$33,655,995	152	\$42,288,669