

# **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.

September 20, 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 AUGUST 13, 2018 AND THE REGULAR MEETING HELD ON AUGUST 16, 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.

### **V. UNFINISHED BUSINESS**

None

### **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. (Weems)

#### **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, 12<sup>th</sup> Civil District of Sullivan County. (Harmon)

#### **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, 7<sup>th</sup> Civil District of Sullivan County. (Harmon)

### **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.

**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

August 13, 2018

12:00 noon

**Members Present**

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

**Members Absent**

Mark Selby

**Staff Present**

Ken Weems  
Jessica Harmon  
Nathan Woods

**Visitors**

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems drew the Commission's attention to two separate minute corrections to the July regular meeting minutes. Mr. Weems asked the Commission for any further minute corrections. Mr. Weems stated that the corrected minutes for both the July work session and the July regular meeting would be presented during the August regular meeting for approval. Next, Mr. Weems notified the Commission of an upcoming training opportunity on September 28, 2018. Mr. Weems noted that the training will take place during the TAPA Fall Conference at Meadowview. No official action was taken

**IV. CONSENT AGENDA**

**08-01 Cherokee Bend Phase 1 Final – (18-201-00056)**

The Kingsport Regional Planning Commission is requested to consider Cherokee Bend Phase 1 Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff identified the vicinity of the request as adjacent to the intersection of Virginia Avenue and McCoy Street. Staff stated that a total of 8 lots along existing street frontage of Virginia Avenue are proposed. Staff noted that the proposal is pending SWPPP approval and the status of SWPPP approval would be addressed during the August regular meeting. Staff noted that the proposal received preliminary approval during their July 2018 regular meeting. No official action was taken.

**08-02 Wolf Hills Phase 2 Final Plat – (18-201-00057)**

The Kingsport Planning Commission is requested to consider Wolf Hills Phase 2 Final Subdivision Approval. The property is located inside the corporate limits of the City of

Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Staff identified the vicinity of the request as adjacent to the intersection of Seaver Road and Princeton Road. Staff stated that the proposal will create 16 lots along the existing road frontage of Seaver Road and Princeton Road. Staff noted that the SWPPP has been approved for the proposal. No official action was taken.

**08-03 Holston Hills Drive ILOC Reduction – (18-201-00059)**

The Kingsport Regional Planning Commission is requested to consider reducing the Irrevocable Letter of Credit from \$300, 298.39 to \$36,847.34. The new Expiration Date will be August 16, 2019 with a Performance Date of May 16, 2019. Staff stated that the bond for this project can be reduced based upon all completed work as verified by the City Engineering Department. Staff noted that the remaining items on the bond concern final topcoat items for the street. No official action was taken.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**08-04 Anchor Pointe PD Plan Amendment Shepherd. No it**

The Kingsport Regional Planning Commission is requested to consider Planned Development (PD) Plan Amendment Approval. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff identified the location of the request as one lot in the Anchor Pointe development as well as an adjacent parcel. The request is to modify the Anchor Pointe plan to allow driveway/utility access only for lot 11. With approval, the lot would be combined with the adjacent parcel to the south of Anchor Pointe. No official action was taken.

**08-05 Cleek Road Vacating-- (18-401-00003)**

The Kingsport Regional Planning Commission is requested to consider abandonment of a portion of the old Cleek Road right-of-way. The property is located inside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. Staff stated that the purpose of this request is to eliminate the large curve in the property line and create a smooth front for driveway access for a new single family home that is proposed for construction. Staff stated that the area proposed to be vacated is just over 6,000 square feet in size. Staff noted that the area used to contain the former Cleek Road prior to its realignment. Staff further advised the Commission that no city departments have a need for the property and recommended the vacating. No official action was taken.

**08-06 E Center Street Surplus Request – (18-401-00005)**

The Kingsport Regional Planning Commission is requested to consider declaring Tax Map 61D Group F Parcel 20 as surplus property by the City of Kingsport. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that this citizen request consists of approximately .07 acres. Staff stated that the request had been reviewed by all city staff and that no need exists for the property. No official action was taken.

**08-07 Division of Helen Harr Property – (18-201-00060)**

The Kingsport Regional Planning Commission is requested to consider the Helen Harr Property Final Subdivision Approval. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff stated that this is a 2 lot subdivision that requires a variance for approval. Staff identified the variance as a lack of water service available to the property. Staff further stated that the city water department estimates the cost to provide water services to the property at \$12,000. Staff also stated that the city water department has identified the extension as undesirable since it would have to be flushed periodically to prevent stagnant water at what would be an extension of the existing end of the closest water line. No official action was taken.

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

**VIII. OTHER BUSINESS**

- 08-08** Receive a letter to certify the Minimum Standards for Subdivision Development of the Resubdivision of Lot 1 Block D Hidden Acres located on Valleydale Drive.
- 08-09** Receive a letter to certify the Minimum Standards for Subdivision Development of the Thompson, Hill & Smith Properties Boundary Line Adjustment located on Southridge Drive.
- 08-10** Receive a letter to certify Minimum Standards for Subdivision Development of Lots 5, 6, & 7 Ava Carroll Property located on Westfield Drive.
- 08-11** Receive a letter to certify Minimum Standards for Subdivision Development of the Division of the Brooks Property located on Lake Valley Drive.
- 08-12** Receive a letter to certify Minimum Standards for Subdivision Development of the Replat of Lot 8 Southgate Shopping Center, located on Southgate Place.
- 08-13** Receive a letter to certify Minimum Standards for Subdivision Development of the Thomas & McClain Property Replat, located on Overhill Lane.
- 08-14** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lot 1, Ridgeway Addition, located on Conway Drive.
- 08-15** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lot 2 Dora Flanary, located on E Stone Drive.
- 08-16** Receive, for informational purposes only, the July 2018 Building Department report.

**X. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 12:50 p.m.

Respectfully Submitted,

Kingsport Regional Planning Commission  
August 13, 2018, Work Session

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

August 16, 2018

5:30 p.m.

**Members Present**

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

**Members Absent**

Mark Selby

**Staff Present**

Ken Weems  
Jessica Harmon  
Nathan Woods  
Dave Harris

**Visitors**

Susan Symonds  
Pete Symonds  
Marc Massa  
Beverly Lee  
Matthew Strickler

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. The Chairman asked for approval of the agenda. Mike McIntire stated that since the SWPPP for the Cherokee Bend Phase 1 item had not been approved yet, it would be necessary to move it to the first item of new business. A motion was made by Beverley Perdue, seconded by John Moody, to approve the agenda as amended. The motion was approved unanimously, 7-0. Chairman Sam Booher asked for any further changes to the minutes of the work session held on July 23, 2018 and the regular meeting held on July 26, 2018. A motion was made by Sharon Duncan, seconded by Pat Breeding to approve the minutes as amended from work session. The motion was approved unanimously 7-0.

**IV. CONSENT AGENDA**

**08-02 Wolf Hills Phase 2 Final Plat – (18-201-00057)**

The Kingsport Planning Commission is requested to consider Wolf Hills Phase 2 Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County.

**08-03 Holston Hills Drive ILOC Reduction – (18-201-00059)**

The Kingsport Regional Planning Commission is requested to consider reducing the Irrevocable Letter of Credit from \$300, 298.39 to \$36,847.34. The new Expiration Date will be August 16, 2019 with a Performance Date of May 16, 2019.

Chairman Booher asked the Commission if anyone wanted a presentation on any matters on the consent agenda. No presentation was requested. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the amended consent agenda items. The motion passed unanimously, 7-0.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**08-01 Cherokee Bend Phase 1 Final – (18-201-00056)**

The Kingsport Regional Planning Commission is requested to consider Cherokee Bend Phase 1 Final Subdivision Approval. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff identified the vicinity of the request as adjacent to the intersection of Virginia Avenue and McCoy Street. Staff stated that a total of 8 lots along existing street frontage of Virginia Avenue are proposed. Staff noted that the proposal is pending SWPPP approval. Staff noted that the proposal received preliminary approval during their July 2018 regular meeting. A motion was made by Mike McIntire, seconded by Pat Breeding, to grant Phase 1 approval contingent upon SWPPP approval. The motion passed, 7-0.

**08-04 Anchor Pointe PD Plan Amendment – (18-103-00006)**

The Kingsport Regional Planning Commission is requested to consider Planned Development (PD) Plan Amendment Approval. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff identified the location of the request as one lot in the Anchor Pointe development as well as an adjacent parcel. The request is to modify the Anchor Pointe plan to allow driveway/utility access only for lot 11. With approval, the lot would be combined with the adjacent parcel to the south of Anchor Pointe. Chairman Booher solicited public comment. Mr. Mark Masa raised concern about the property becoming a driveway entry for multiple homes in the future. Staff advised the Commission that this could not be the case since the zoning district only allows one principal structure per parcel. Staff further advised the Commission that the existing lot does not have enough road frontage to make subdivision possible. A motion was made by Mike McIntire, seconded by John Moody, to grant the PD Plan Amendment. The motion passed, 7-0.

**08-05 Cleek Road Vacating– (18-401-00003)**

The Kingsport Regional Planning Commission is requested to consider abandonment of a portion of the old Cleek Road right-of-way. The property is located inside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. Staff stated that the purpose of this request is to eliminate the large curve in the property line and create a smooth front for driveway access for a new single family home that is proposed for construction. Staff stated that the area proposed to be vacated is just over 6,000 square feet in size. Staff noted that the area used to contain the former Cleek Road prior to its realignment. Staff further advised the Commission that no city departments have a need for the property and recommended the vacating. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the vacating. The motion passed, 7-0.

**08-06 E Center Street Surplus Request – (18-401-00005)**



The Kingsport Regional Planning Commission is requested to consider declaring Tax Map 61D Group F Parcel 20 as surplus property by the City of Kingsport. The property is located within the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Staff stated that this citizen request consists of approximately .07 acres. Staff stated that the request had been reviewed by all city staff and that no need exists for the property. The Commission inquired as to the reason why the city owns the property. Staff stated that a review of records was unable to determine the reason as to why the city acquired ownership of the property. A motion was made by Beverley Perdue, seconded by Paula Stauffer, to declare the property surplus. The motion passed unanimously, 7-0.

**08-07 Division of Helen Harr Property – (18-201-00060)**

The Kingsport Regional Planning Commission is requested to consider the Helen Harr Property Final Subdivision Approval. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Staff stated that this is a 2 lot subdivision that requires a variance for approval. Staff identified the variance as a lack of water service available to the property. Staff further stated that the city water department estimates the cost to provide water services to the property at \$12,000. Staff also stated that the city water department has identified the extension as undesirable since it would have to be flushed periodically to prevent stagnant water at what would be an extension of the existing end of the closest water line. The Commission asked how the home on the parent parcel receives water. Staff stated that the property has an existing well to supply the water. A motion was made by Sharon Duncan, seconded by Phil Rickman, to grant subdivision approval. The motion passed unanimously, 7-0.

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

**VIII. OTHER BUSINESS**

- 08-08** Receive a letter to certify the Minimum Standards for Subdivision Development of the Resubdivision of Lot 1 Block D Hidden Acres located on Valleydale Drive.
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**08-15** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of Lot 2 Dora Flanary, located on E Stone Drive.

**08-16** Receive, for informational purposes only, the July 2018 Building Department report.

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 6:10 p.m.

Respectfully Submitted,

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Ken Weems, AICP, Planning Commission Secretary

## Sullivan County Accessory Dwelling Unit Text Amendment

<b>Property Information</b>	County-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		<b>Existing Zoning</b>	
Proposed Use		<b>Proposed Zoning</b>	
<b>Owner /Applicant Information</b>			
<b>Name:</b> Sullivan County <b>Address:</b> 3411 TN-126 #30 <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Email:</b> planning@sullivancountyttn.gov <b>Phone Number:</b> (423) 323-6440		<b>Intent:</b> To amend Appendices A and B of the Sullivan County Zoning Resolution, allowing for accessory dwelling units and related restrictions.	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	9/4/18
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>9/20/18</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**INTENT**

*To amend Appendices A and B of the Sullivan County Zoning Resolution, allowing for accessory dwelling units and related restrictions.*

Introduction:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. The amendment adds a definition for accessory dwelling units and related restrictions.

Presentation:

The proposal in its entirety is copied below. To differentiate the county proposal from city staff comment, the county proposal has been italicized. Section "F." is a minor cleanup of language defining county setback measurement and rear and side yards. The remaining language addresses the addition/ definition of accessory dwelling units and their related restrictions.

**F. ZONING TEXT OR MAP AMENDMENT TO THE SULLIVAN COUNTY ZONING PLAN**

**F3. Minor Text Amendments/Corrections to Appendix A-102 – General Definitions:** Everything in yellow is to be added

**Setback Measurement** – A horizontal measurement from the property line to the building. All structures shall meet the required building setbacks as measured from the property line to the overhang of such structure, including the overhang of the roof or any appurtenance or structural component thereof, but excluding mechanical heating and air units and guttering.

**Yard, Rear** – The yard area extending along the full length of the rear property line that is most parallel to the front property line as measured from the road and the distance between such rear property line and the back plane of the principal structure.

**Yard, Side** – A yard area extending along a side lot line from the required front yard to the required rear yard. A side yard abutting a street shall have the same setback requirement as the front yard setback.

**Proposed Text Amendment to Allow Accessory Dwelling Unit Codes:****To Appendix A-102 – General Definitions:**

**Accessory Dwelling Unit (ADU)** – An accessory dwelling unit (ADU) is smaller, incidental and subordinate to the primary dwelling on the same zone lot. The ADU is independently habitable and provides the basic requirements of shelter, heating, cooking, and sanitation. There are many types of ADUs that are either Attached to the Principal Dwelling Unit or Detached structures: **(See Appendix B-105, Accessory Uses)**

- Guest Cottage – a detached dwelling unit that is incidental and subordinate to the primary dwelling;
- Converted Garage or Garage Apartment – an accessory dwelling unit above or attached to a detached garage;
- Accessory Suite or "Granny Flat" – converted living space, attached garages, basements or attics or additions or a combination thereof for dwelling purposes of extended family;
- Boat House as a site-built permanent structure (not houseboat) above the TVA flowage easement.

**Update Appendix B-105.1 – Accessory Uses, Parts 2 and 3****General Provisions. Each permitted Accessory Dwelling Unit (ADU) shall:**

- a. Be customarily incidental to the principal use established on the same zone lot;
- b. Be subordinate to and serve such principal use;
- c. Be subordinate in area, extent and purpose to such principal use;
- d. Contribute to the comfort, convenience or necessity of users of such principal use;
- e. Shall be approved by the Tennessee Department of Environment & Conservation (TDEC) for additional bedrooms on the existing septic system for ADU-Attached and new septic systems for ADU-Detached such as garage apartments, guest cottages, and Boat Houses.

**Part 2 – change to Accessory Dwelling Unit (Attached) keep the same language of sections a. through g.**

**Part 3 – add Accessory Dwelling Unit (Detached Structures such as Guest Cottage, Garage Apartment, or Boat House)**

- a. The square footage shall be no greater than the 50% of the total square footage of the primary dwelling unit;
- b. Shall be included in the total accessory structure maximum allowed square footage limitation for the zone lot;
- c. Shall be permitted only on lots two (2) acres or greater;
- d. Shall meet the building setbacks for principal structure and have additional road frontage requirement and be so designed that it can be subdivided out in the future;
- e. Shall be connected to a separate septic system as approved by TDEC and not connected to the same septic system as the primary dwelling unit;
- f. Shall not be approved on lots with recorded deed restrictions contrary to the zoning restriction herein.

**Zoning Text Amendments:****Discussion at Meeting:**

- The members studied the text amendment as proposed. Discussion ensued regarding the distinction between floating houseboats and permanent site-built Boat Houses. Staff explained that all houseboats, whether made by a boat manufacturer or site-built made by an individual are houseboats if they float, have an engine, and composting toilet and are regulated by TVA. Houseboats are floating houses for recreational purposes. Boat Houses are site-built and are located above the TVA flowage easement on dry land. Boat Houses are considered accessory dwelling units as they have living quarters above the boats that are winched in. Houseboats may be docked indefinitely on a leased dock from a marina and must be approved by TVA. House Boats are detached from stationary docks or floating docks in privately owned land, not at a marina. ADUs regulated by the county must be outside of any TVA flowage easement.
- Discussion ensued regarding the need for secondary septic systems for all ADUs as well as enough land to maintain density of zone.
- After considerable discussion and study, Linda Brittenham motioned to forward a favorable recommendation of the revised text amendment to the city planners and County Commission.
- Mary Ann Hager seconded the motion and the vote in favor passed unanimously.

Sullivan County Regional Planning Commission Action – Forward to County Commission

Approval: Brittenham, Hager – 6 yes, 1 absent, 2 vacancies	
Denied:	Reason for Denial:
Deferred:	Reason for Deferral:

Existing portion of Sullivan County code that is being amended (part 2 of the attachment):

**B-105 ACCESSORY USES** - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth below.

**B-105.1 Accessory Uses Permitted – Administrative Approval** - The accessory uses enumerated within this section are permitted to the general definition of an accessory use and to a finding by the Building Commissioner that any specified criteria presented herein for the particular use has been met. Such accessory uses include the following:

1. Accessory Plant Raising and Animal Care - The raising of plant and animals including farming, pasturing, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry. Provided that any activity within this category shall not include the raising of more than two (2) animal units per acre.
2. Accessory Apartment (Granny Flat) - An apartment shall be considered an accessory use to any single-family residential activity that is a self-sufficient housekeeping unit, provided that the following conditions are met:
  - a. The single family residence is owner-occupied and meets all regulations for the district.
  - b. Only one (1) water meter shall be installed to service both units.
  - c. A maximum of twenty-five (25) percent of the gross floor area, excluding garage and utility space, shall be used for the accessory apartment.
  - d. No entrance that would be visible from the street shall be added solely for the purpose of providing direct outside access to the apartment.
  - e. The accessory apartment shall not be occupied by anyone other than a family member, defined as grandmother, grandfather, mother, father, sister, brother, son, daughter, mother-in-law, father-in-law, sister-in-law, brother-in-law, son-in-law, daughter-in-law, aunt or uncle.
  - f. An instrument shall be recorded with the Register's Office covenanting that the apartment is being established as an accessory use and may only be used under the conditions listed above.
  - g. The Building Commissioner may enforce the covenants provided herein.
3. Accessory Forestry Operations - Forestry operations, including harvesting and conversion of raw timber into finished lumber may be permitted as an accessory activity to a principal agricultural use provided that the following conditions are met:
  - a. All operations shall take place upon property from which the raw timber is harvested.
  - b. No finished products shall be sold commercially.
4. Accessory Storage Yards and Structures - Storage of goods sold by a principal commercial activity engaged in by the same firm on the same lot shall be considered an accessory use. All exterior storage yards shall be screened and buffered from public view and neighboring properties.
5. Administrative Office - Operation of an administrative office of a firm engaged in a principal manufacturing or commercial activity on the same zone lot, but only if such office does not occupy more than forty-nine (49) percent of the total floor area occupied by the same firm located on the same zone lot.
6. Bed and Breakfast Homestay - This activity may be permitted subject to the limitations of a minor home occupation where permitted (BZA special exception) (See Subpart 9 below) and the definition of this activity presented in Appendix A, Subsection A-103.6. Bed and Breakfast Homestay - A total of one (1) sign, not exceeding three (3) square feet in area, indirectly illuminated may be located flat against the wall of the residence or within a window of the residence. No yard sign is permitted.
7. Childcare Home – Family (5 to 7 unrelated children requires SUP approval)
  - a. All state and local licensing and code requirements including those pertaining to building, fire safety and health shall be met to the satisfaction of the approving agency at all times during operation of the facility.
  - b. Lot size, building coverage and setback provisions shall conform to those applicable to residential uses located within the zoning district.
  - c. One (1) off-street parking space shall be provided for the nonresident or non-family member employee in addition to the spaces required for the dwelling. The residential driveway is acceptable for this purpose.

The aim of this text amendment proposal is to assist the county with regulating the growing number of detached accessory dwelling units. The ultimate end goal of the proposal is to place restrictions on accessory dwelling units that create a way of separating the units via subdivision once the property changes ownership or life circumstances no longer require necessity of the detached accessory dwelling unit. The proposal mandates lots sizes 2 acres in size or larger, setbacks and road frontage akin to building a new principal structure, and a separate septic system.

The closest the City of Kingsport comes to such an allowance of a detached accessory dwelling unit is the existing accessory use of "living quarters without cooking facilities, but only for guests or domestic employees." These structures, similar to the county proposal, are limited to the maximum size of accessory structures in the residential zone. Inside Kingsport city limits, the accessory structure size limitation is 1,100 sq ft for residential zoned lots that are less than 2 acres in size. For residential lots over 2 acres in size, a formula of 2% of the total parcel area can be used for accessory structure allotment, with a maximum of 5,000 square feet.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. Planning staff find that the changes will be beneficial to the county by creating a method for permitting the structures, especially in the context of septic system loads that serve the majority of county parcels.



## Kingsport Regional Planning Commission

## Subdivision Report

File Number 18-201-00065

<b>Property Information</b>	Division of the Property of Victory Baptist Church		
<b>Address</b>	1932 Fairview Ave		
<b>Tax Map, Group, Parcel</b>	TM 29K Group C Parcel 8		
<b>Civil District</b>	12 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Single Family Residential		
<b>Acres</b>	2.840		
<b>Major or Minor / #lots</b>	Minor - 3	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Victory Baptist Church <b>Address:</b> 1932 Fairview Avenue <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b> N/A		<b>Name:</b> John Mize – Mize & Associates <b>Address:</b> P.O. Box 465 <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Email:</b> N/A <b>Phone Number:</b> 423-384-4562	
<b>Planning Department Recommendation</b>			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends <b>CONTINGENT Final Subdivision Approval</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• The plat meets the City's minimum regulations for subdivisions.</li> <li>• No variances have been requested.</li> <li>• Easements for the Sewer/Water are being field verified.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The property lies inside the City Limits at the intersection of Granby Road and Fairview Avenue. The request is to create 3 lots with access off both Fairview Avenue and Granby Road. The property is zoned R-1B. No variances have been requested. Water and Sewer Easements are being field verified and will be added to the final plat to record.</p> <p><b>Utilities:</b> No utilities or street construction required</p>			
<b>Planner:</b>	Harmon	<b>Date:</b> 08/27/18	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>September 20, 2018</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Division of the Property of Victory Baptist Church</b>
<b>ADDRESS</b>	<b>1932 Fairview Avenue</b>
<b>DISTRICT, LAND LOT</b>	<b>12<sup>th</sup> Civil District, TM 29K Group C Parcel 8</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>EXISTING ZONING</b>	<b>R-1B (Single Family Residential)</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES 2840 – 3 lots - 0 miles of new streets</b>	
<b>EXISTING USE Vacant</b>	
<b>PROPOSED USE Church</b>	

**PETITIONER:** Victory Baptist Church  
**ADDRESS:** 1932 Fairview Avenue

**REPRESENTATIVE:** Mize & Associates  
**PHONE:** 423-384-4562

#### **INTENT**

The applicant is requesting final plat approval for the subdivision of the property located in the 12<sup>th</sup> Civil District and more fully described as Tax Map 26K Group C Parcel 8.

The submitted plat would create three lots with access to both Granby Road and Fairview Avenue. There is currently a church building, fellowship hall, and house located on the property. The fellowship hall is proposed to be converted into a second church location. Sufficient parking to meet the requirements of the Zoning Ordinance is provided. The property is zoned R-1B 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.

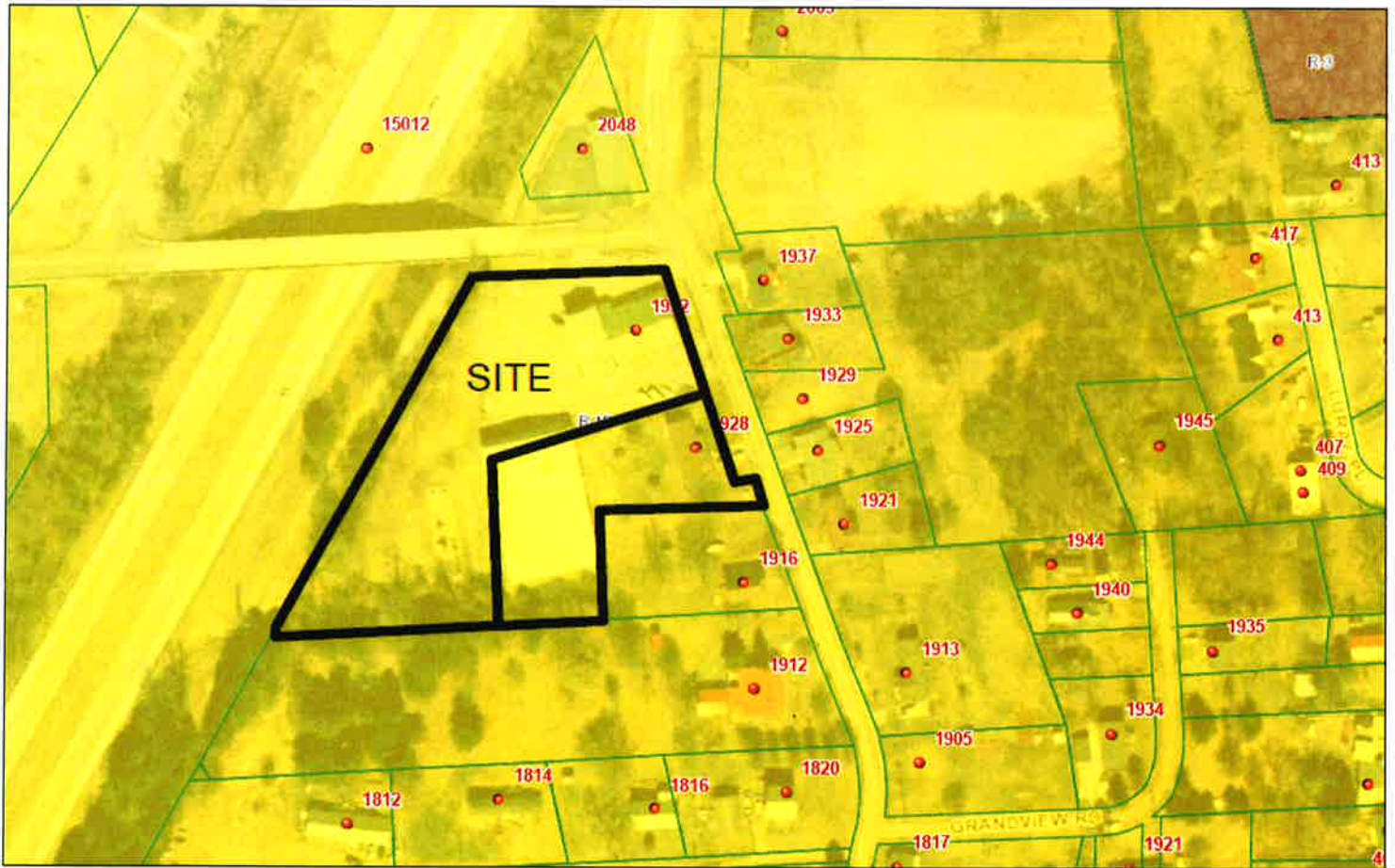
No variances have been requested and no utilities or streets are proposed for construction. The surveyor is currently field verifying all utility lines and appropriate easements will be added to the final plat.

Staff recommends approval of the final plat for the Division of the Property of Victory Baptist Church CONTINGENT upon all necessary water and sewer easements being shown on the plat.

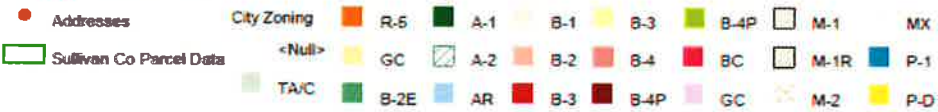
The map displays a residential neighborhood with a grid of streets. A prominent orange-colored area, likely representing a park or undeveloped land, runs diagonally from the top left towards the bottom center. A black circle with a line pointing to it is labeled "SITE", indicating the location of the proposed development. The map includes numerous street names, such as Ramsey Ave, Harmon Ridge Dr, and various local streets like Parker Ln, Earl St, and Duke St. The map also shows a large orange area representing a park or undeveloped land.

Page 3 of 9

## Zoning



8/27/2018, 2:21:29 PM



Web AppBuilder for ArcGIS

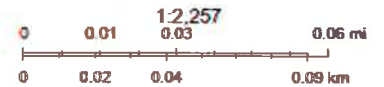


**Future Land Use Plan**



8/27/2018, 2:25:22 PM

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



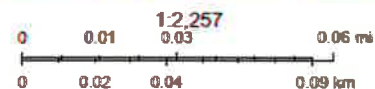
Web AppBuilder for ArcGIS

Aerial w/Utilities



8/27/2018, 2:30:20 PM

- Addresses
- Sewer Manholes
- Water Lines
- Sullivan Co Parcel Data
- Sewer Mains



Web AppBuilder for ArcGIS

Page 7 of 9



**View from Granby Road**



**View from Intersection of Fairview Avenue and Granby Road**





View of House from Fairview Avenue

**CONCLUSION**

Staff recommends final plat approval of the Division of the Property of Victory Baptist Church  
CONTINGENT upon all necessary water and sewer easements being shown on the final plat.

## Kingsport Regional Planning Commission

## Subdivision Report

File Number 18-201-00073

<b>Property Information</b>	Division of A Part of the Phyllis Moore Property		
<b>Address</b>	Childress Ferry Road		
<b>Tax Map, Group, Parcel</b>	TM 78 Parcel 24		
<b>Civil District</b>	7th Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Single Family Residential		
<b>Acres</b>	+/- 2.714		
<b>Major or Minor / #lots</b>	Minor	<b>Concept Plan</b>	
<b>Two-lot sub</b>	YES	<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Phyllis Moore <b>Address:</b> 1600 Childress Ferry Rd <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Email:</b> N/A <b>Phone Number:</b>		<b>Name:</b> Daniel Saxon <b>Address:</b> 129 Otari Drive <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664 <b>Email:</b> N/A <b>Phone Number:</b> 423-245-9926	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  <b>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</b> <ul style="list-style-type: none"> <li>• One variance is requested to the public water requirement.</li> <li>• With approval of variance, the plat meets the Minimum Subdivision Regulations.</li> </ul> <b>Staff Field Notes and General Comments:</b>  The property lies within the Urban Grown Boundary for the City of Kingsport along Childress Ferry Road. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The cost to extend public water to this property exceeds \$18,000. Therefore the owners have requested a variance to allow the plat to be recorded with no public water.			
<b>Planner:</b>	Harmon	<b>Date:</b> 09/10/18	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>September 20, 2018</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Division of a Part of the Phyllis Moore Property</b>
<b>ADDRESS</b>	<b>Childress Ferry Road</b>
<b>DISTRICT, LAND LOT</b>	<b>7<sup>th</sup> Civil District, TM 78 Parcel 24</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>EXISTING ZONING</b>	<b>County A-1</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>2.714</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Vacant</b>

**PETITIONER:** Phyllis Moore  
**ADDRESS:** 1600 Childress Ferry Road Blountville, TN 37617

**REPRESENTATIVE:** Daniel Saxon  
**PHONE:** 423-245-9926

#### **INTENT**

The applicant is requesting final plat approval for the subdivision of the property located in the 7<sup>th</sup> Civil District and more fully described as Tax Map 78 Parcel 24.

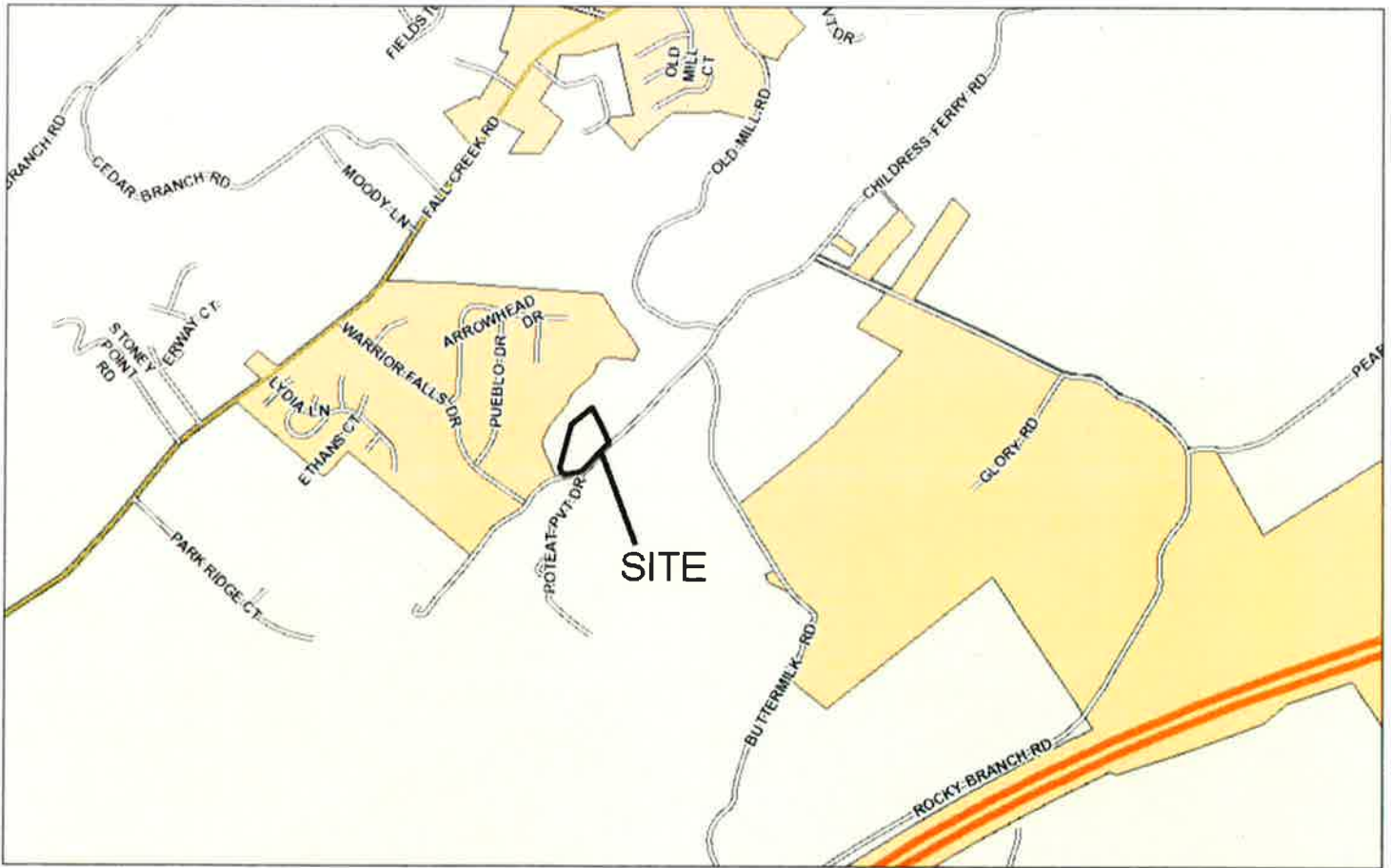
The property is within the Kingsport Urban Grown Boundary along Childress Ferry Road. Near the intersection with Warrior Falls Drive. The submitted plat would create one new lot accessed by Childress Ferry Road. No Sewer is available to the property. The existing home is served by a Sanitary Sewage Disposal System (septic). The applicant is in the process of doing soil testing on the proposed new lot.

No public water is available to the property as well. Estimates from the Water/Sewer Division state that the cost to extend water to this property could easily exceed \$18,000 as the closest usable waterline is over 1,200 feet away. The Kingsport Subdivision Regulations call for every new lot to have a public water supply. The owners are requesting a variance to these regulations to allow them to subdivide the lot without public water.

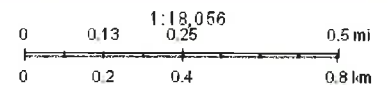
While extending the waterline is possible, City staff would have to perform continual maintenance on this line and flush out the water since it would be located at the end of a line.

Staff recommends approval of the final plat for the Division of the Phyllis Moore property and the variance to the public water requirement CONTINGENT upon TDEC approval of the septic system.

Location



9/10/2018, 3:16:37 PM



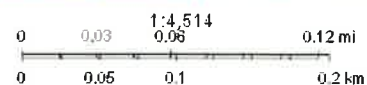
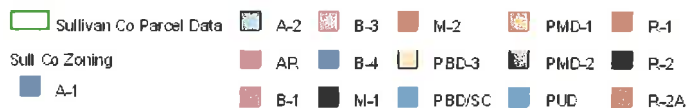
Web App Builder for ArcGIS



# Zoning



9/10/2018, 2:52:40 PM



Web App Builder for ArcGIS

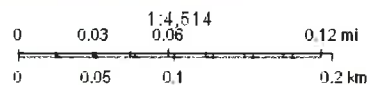


Aerial w/Utilities

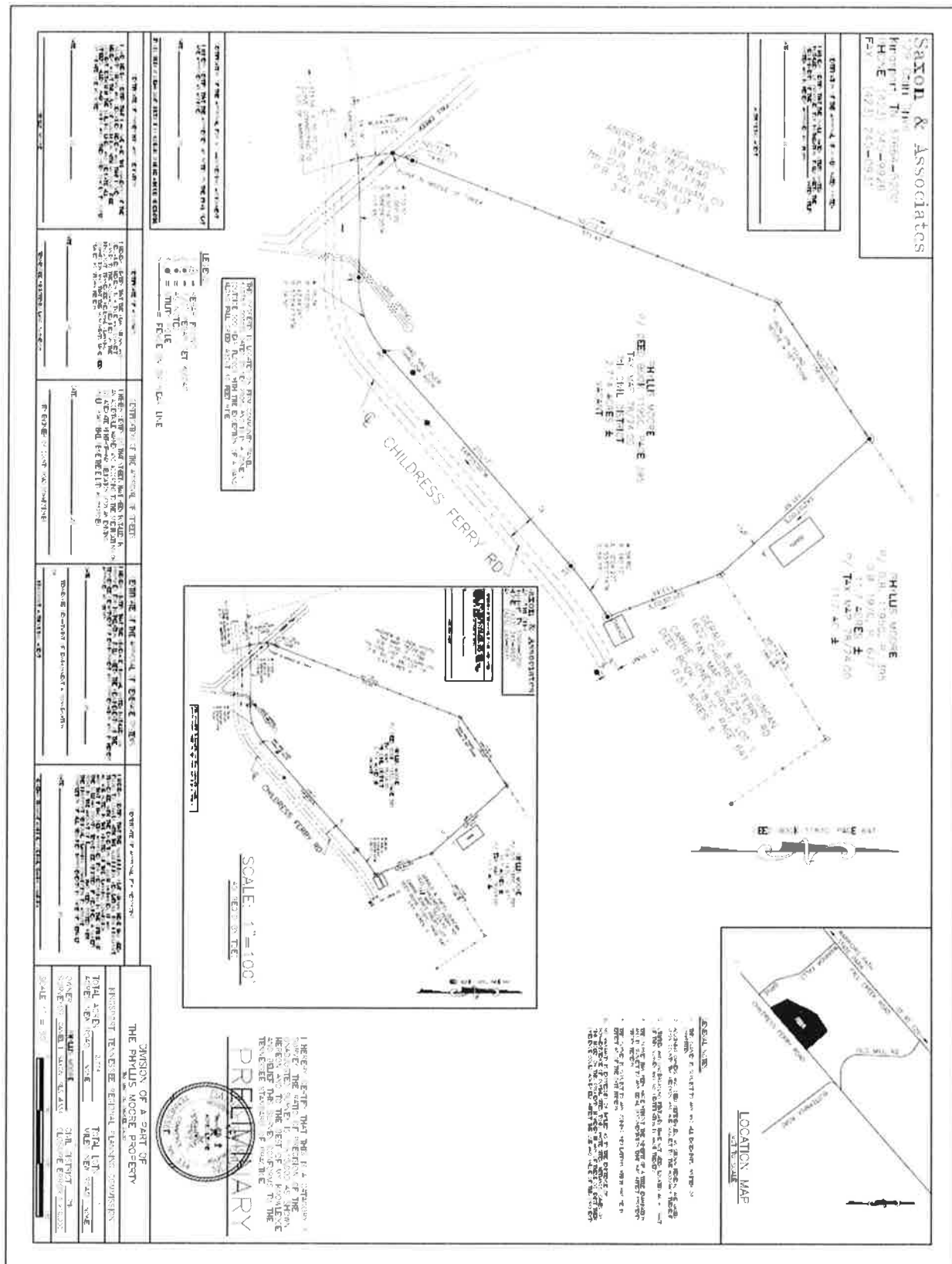


9/10/2018, 3:10:59 PM

- Sullivan Co Parcel Data
- Water Lines
- Sewer Mains
- ⊗ Sewer Manholes



Net/AutoBender for ArcGIS



1600 Childress Ferry Rd  
Blountville, TN 37617  
September 6, 2018

Kingsport Regional Planning Commission  
201 W Market Street  
Kingsport, TN 37660

Ref.: Request for Variance, 1600 Childress Ferry Road, Tax Map 78, Parcel 24.00

Ladies/Gentlemen:

I am the owner of a small, mostly wooded farm (about 19 Acres) on Childress Ferry Road. I am an eighty-six year old widow. I feel I need to begin liquidating my assets so I am attempting to subdivide a part of my farm in a manner suitable for a potential purchaser who is interested in a 2.714 acre parcel (see proposed Subdivision Plat included herewith). My only problem is there is no Public water Service for my property. I get my water from a well and so does my sister's family next door (1622 Childress Ferry Road). Mr. Sam Chase of the City of Kingsport has estimated it would cost about \$18,000 to pipe City water to my property and I would be at the end of a waterline. This would cause an extra maintenance burden upon the City of Kingsport to continually have to flush the pipes.

My request is that you grant me a variance to approve my Subdivision Plat with the understanding that no public water serves the property.

Many thanks for your kind consideration of my request,

Phyllis Moore





## **CONCLUSION**

Staff recommends approval of the final plat for the Division of the Phyllis Moore property and the variance to the public water requirement **CONTINGENT** upon TDEC approval of the septic system



August 8, 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 Resubdivision of part of lots 33, 34 & 35 of the Lakecrest Subdivision located on Woodcrest Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





August 13, 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 B & H Homes Inc Property Replat located on E Stone Drive, surveyed by Todd Johnson, 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.

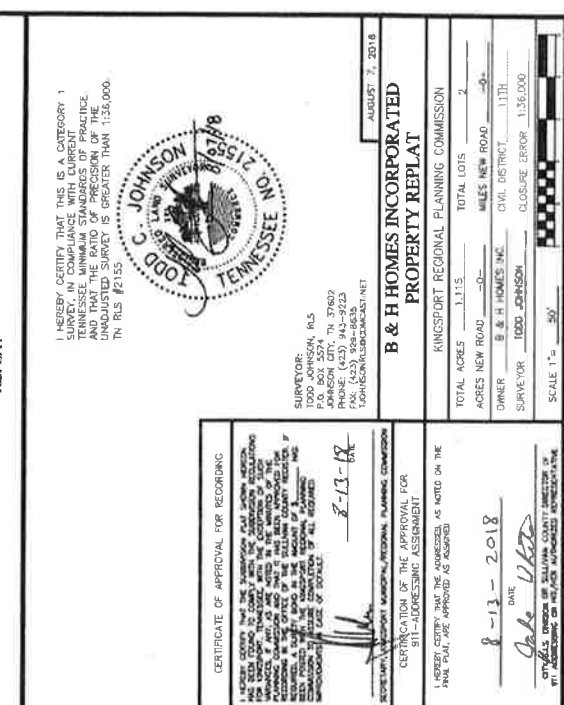
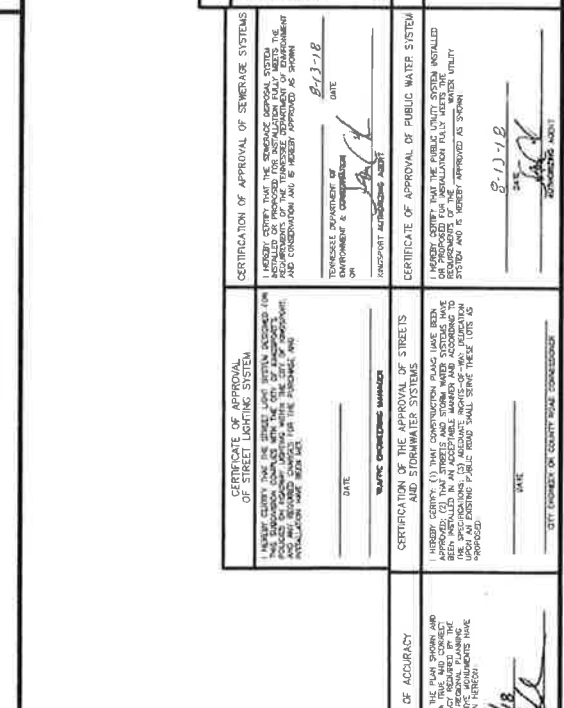
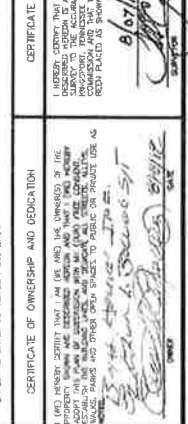
Sincerely,

A handwritten signature in black ink, appearing to be "Ken Weems", written over the printed name.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:38,000.



**SURVEYOR:**  
TODD JOHNSON, RLS  
P.O. BOX 5574  
JOHNSON CITY, TN 37602  
PHONE: (423) 943-9223  
FAX: (423) 928-8635  
T.JOHNSON@SOUTHWESTCAST.NET

**B & H HOMES INCORPORATED**  
**PROPERTY REPLAT**

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.115	TOTAL LOTS	2
ACRES NEW ROAD	0.0	MILES NEW ROAD	0.0
OWNER	B & H HOMES INC.	CIVIL DISTRICT	11TH
SURVEYOR	1000 JOHNSON	CLOSURE ERROR	1:36,000

SCALE 1" = 50'

CERTIFICATE OF APPROVAL FOR RECORDING

[illegible]

CERTIFICATION OF THE APPROVAL FOR  
911-ADDRESSING ASSIGNMENT

8-13-2018

DATE

Jake White

STAFFS DIRECTOR OF SULLIVAN COUNTY DIRECTOR OF  
ADMINISTRATIVE AND AUTHORIZED REPRESENTATIVE

--	--

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM  
INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE  
REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT  
AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN


8-13-18

**TRANSPORT AUTHORIZING AGENCY**

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM**

WABEY COUNTY, PAIN THE PUBLIC UTILITY SYSTEM INSTALLED  
OR PROPOSED FOR INSTALLATION FULLY MEETS THE  
REQUIREMENTS OF THE \_\_\_\_\_ WATER UTILITY  
SYSTEM AND IS HEREBY APPROVED AS SUCH.

8-1-8

 J. H. SMITH  
AGENT

2  
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7  
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CERTIFICATE OF APPROVAL  
OF STREET LIGHTING SYSTEM

**TRAFFIC CONTROL MANAGER**

**CERTIFICATION OF THE APPROVAL OF STREETS  
AND STORMWATER SYSTEMS**

\_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER OF COUNTY WASTE TREATMENT

## COUNTY

REPORT, NO  
G EASEMENTS  
BLE MAPPING.  
ATED, AS SPECIAL

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HANCOCK, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON

8/07/18  
*[Signature]*  
 Surveyor

DEED REFERENCES ARE BASED ON INFORMATION OBTAINED  
RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN

PROPERTY ASSISTANT OFFICE  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
DOCUMENTATION PROVIDED TO THE SURVEYOR REGARDING  
APPROXIMATE LOCATION OF UTILITIES SHOWN HEREON PER  
CALL 511 FOR PRECISE UTILITY LOCATION  
A PORTION OF THE SUBJECT PROPERTY LIES IN AN AREA

CERTIFICATE OF OWNERSHIP AND DEDICATION

[illegible]




August 13, 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 Tony Mullenix Replat located on Lynn Garden Drive, surveyed by Murrell Weems, 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





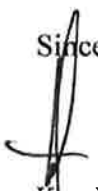
August 17, 2018

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 Consolidation of Lots 22 & 23 of the WP Layne Addition located on Adair Avenue, surveyed by Jonathan Willis, 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



**REGISTER OF RECORDS**

(N.T.S.) LOCATION MAP

**BEFORE**

**AFTER**

**NOTE:**

- This survey is based upon existing monuments and records which were found in the field as of the date of this survey.
- No title information was furnished to this surveyor.
- This document is subject to all rights of way and easements which may be shown on the records of the county clerk.
- Any construction will conform to the requirements of the local health department.
- Any construction will conform to the requirements of the local health department.
- Any construction will conform to the requirements of the local health department.
- Any construction will conform to the requirements of the local health department.
- Any construction will conform to the requirements of the local health department.
- Any construction will conform to the requirements of the local health department.
- Any construction will conform to the requirements of the local health department.

**Consolidation of Lots 22 & 23 of the MP Layne Addition**

**Kingsport, Tennessee Regional Planning Commission**

TOTAL ACRES 0.315 + TOTAL LOTS 1

ACRES NEW ROAD 0.000 MILES NEW ROAD 0.000

UNDER ADJUDICATION CIVIL DISTRICT 1200

SURVEYOR JONATHAN M. WILLIS

SCALE: 1" = 30' DRAWN BY J.M.

**CERTIFICATE OF APPROVAL OF STREETS**

Currently Zoned County R-3a

Jonathan Wayne Willis  
Land Surveyor #2395  
170 Lakeview Lane,  
Kingsport, TN 37635  
(423) 202-3607

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS**

LOT 22R HAS NOT BEEN EVALUATED PERMANENT TO THIS PROJECT. THE PROJECT IS NOT A PUBLIC WATER SYSTEM AND NO PUBLIC WATER SYSTEM IS BEING CONSTRUCTED OR EXTENDED ON THIS PROJECT.

RECORD ON FILE AT DEED OFFICE

FILE: 18014925

DATE: 8-15-18

**CERTIFICATE OF ACCURACY**

8-15-18

2395

2395

2395

**CERTIFICATE OF APPROVAL FOR RECORDING**

18014925

18014925

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**CERTIFICATE OF THE APPROVAL FOR SUT ADDRESSING**

18014925

18014925

18014925



August 20, 2018

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

Dear Mr. Booher:

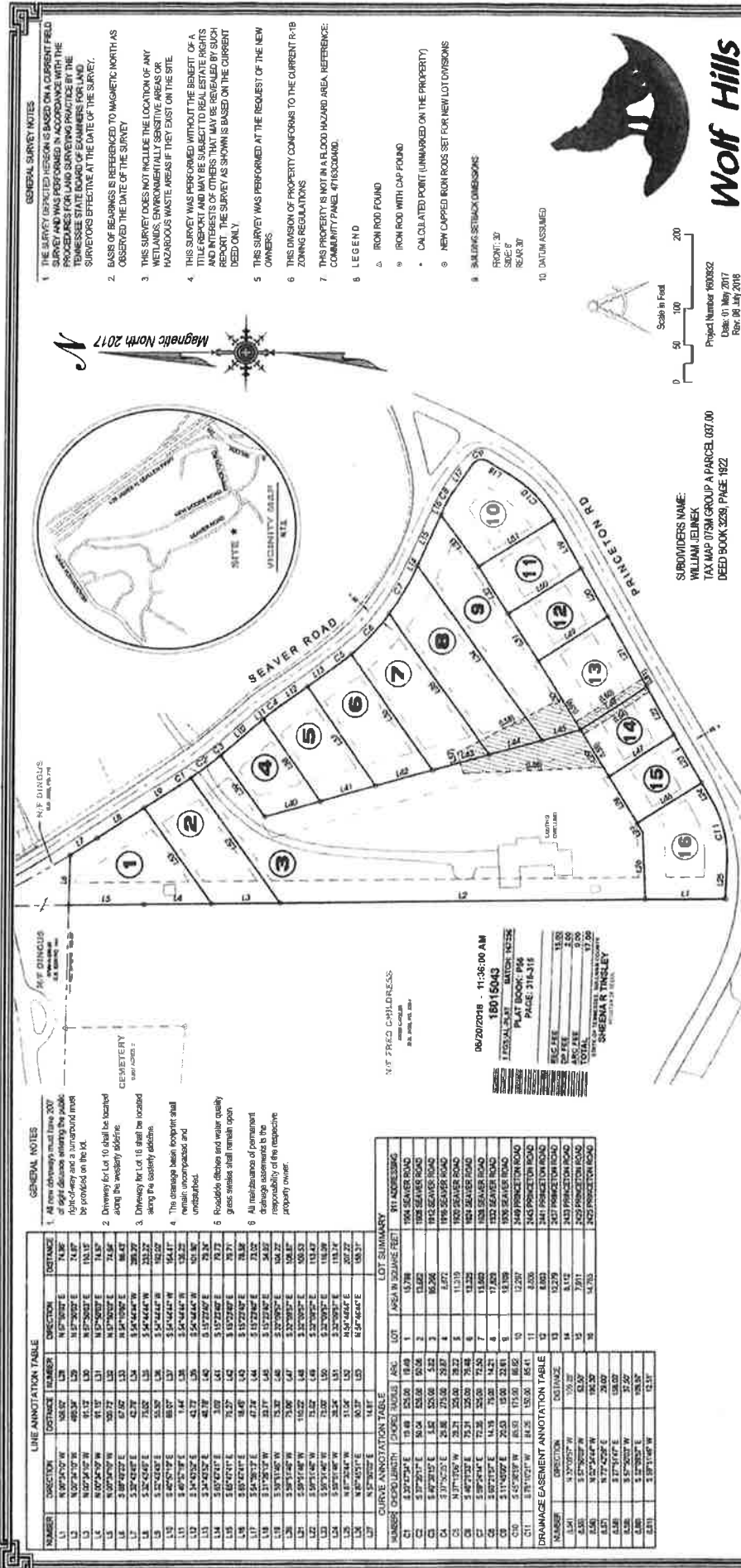
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Wolf Hills Phase 2 Subdivision located on Seaver Road, surveyed by David Breeding, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning 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



CITY OF KINGSPOUR TENNESSEE REGIONAL PLANNING COMMISSION

Subdivision Name: WOLF HILLS SUBDIVISION (PHASE 2) Owner: WILLIAM JELINEK

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision map shown herein has been filed in compliance with the provisions of the Tennessee Subdivision Map Act, Chapter 129, Title 28, of the Tennessee Code Annotated, and that the map is in accordance with the provisions of the Tennessee Subdivision Map Act, Chapter 129, Title 28, of the Tennessee Code Annotated, and that the map is in accordance with the provisions of the Tennessee Subdivision Map Act, Chapter 129, Title 28, of the Tennessee Code Annotated.

Amount of \$ \_\_\_\_\_ has been paid to the Kingsport Regional Planning Commission to cover the cost of all required improvements in case of default.

Date: 8-20-18

Kingsport Regional Planning Commission

**CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT**

I hereby certify that the addresses, as shown on the first plat, are approved as assigned.

Date: August 15, 2018

City Engineer of Sullivan County Road Commission

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM**

I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown.

Date: August 20, 2018

Tennessee Department of Environment and Conservation

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the measurements have been placed as shown herein.

I hereby certify that this is a Category II survey and the rate of precision of the triangulation survey is 1:10,000 as shown herein.

Date: 15 AUG 2018

David S. Breeding, L.S., R.L.S.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby accept this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown.

Date: 8-15-18

Owner: William J. Jelinek

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM**

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown.

Date: August 20, 2018

City Engineer of Sullivan County Road Commission

**CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS**

I hereby certify:

- The construction plans have been approved.
- The streets and storm water systems have been installed to an acceptable manner and according to the specifications.
- Adequate signs of any situation upon an existing public road shall show the lot as proposed.

Date: 20

City Engineer of Sullivan County Road Commission

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the measurements have been placed as shown herein.

I hereby certify that this is a Category II survey and the rate of precision of the triangulation survey is 1:10,000 as shown herein.

Date: 15 AUG 2018

David S. Breeding, L.S., R.L.S.



Since 1939  
1405 Pocahontas Valley Rd. Abingdon, VA 20216  
(423) 217-3570



August 20, 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 Boundary Line Adjustment Jelinek to Dingus located on Seaver Road, surveyed by David Breeding, 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

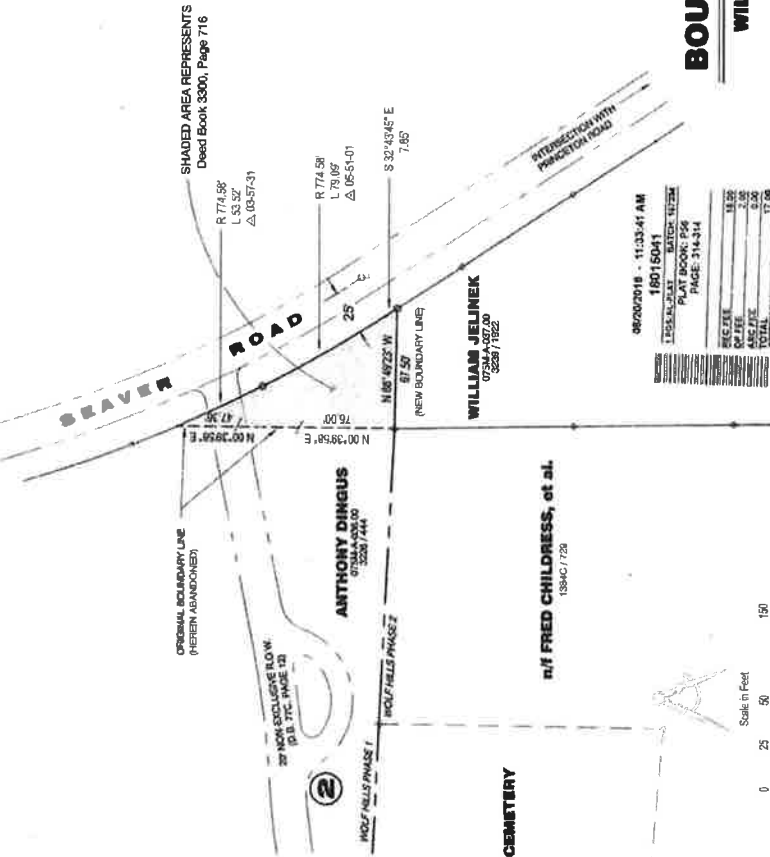
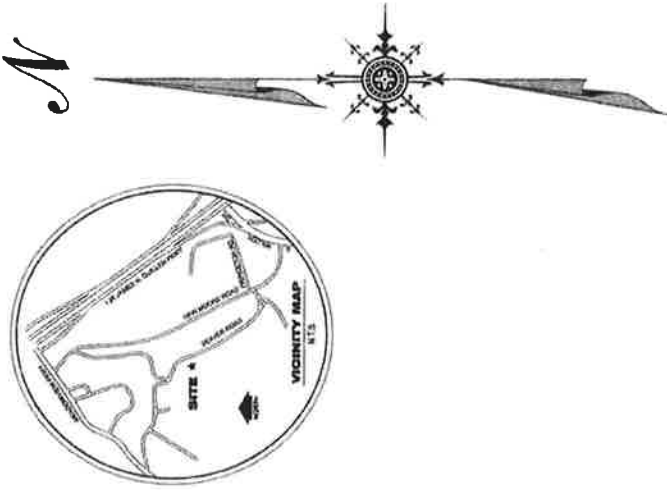
C: Kingsport Regional Planning Commission

## GENERAL SURVEY NOTES

1. THE SURVEY DEPICTED HEREON IS BASED ON A CURRENT FIELD SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH THE PROCEEDURES FOR LAND SURVEYING PRACTICE BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS EFFECTIVE AT THE DATE OF THE SURVEY.
2. BASIS OF BEARINGS IS REFERENCED TO MAGNETIC NORTH AS OBSERVED THE DATE OF THE SURVEY.
3. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS OR HAZARDOUS WASTE AREAS IF THEY EXIST ON THE SITE.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND NO REPRESENTATION IS MADE AS TO THE ACCURACY OF ANY OTHER SURVEY THAT MAY BE REVEALED BY SUCH REPORT. THE SURVEY AS SHOWN IS BASED ON THE CURRENT DEED ONLY.
5. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE NEW OWNERS(S).
6. THIS DIVISION OF PROPERTY CONFORMS TO THE CURRENT R-18 ZONING REGULATIONS.
7. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA REFERENCE COMMUNITY PANEL 471630D400.
8. LEGEND
  - IRON ROD FOUND (OLD)
  - IRON ROD WITH CAP FOUND (OLD)
  - CALCULATED POINT (UNMARKED ON THE PROPERTY)
  - NEW CAPPED IRON RODS SET FOR NEW LOT DIVISIONS



**Wolf Hills**



## BOUNDARY LINE ADJUSTMENT

**WILLIAM JELINEK** -TO: **ANTHONY D. DINGUS**  
 075M-A-037.00 3967/716 075M-A-038.00  
 3228 / 1922 3228 / 444  
 13th Civil District, Zone: R-18, City of Kingsport  
 Sullivan County, TN  
 Total Area Conveyed = 3,834 S.F. ~ 0.088 Acres

## CITY OF KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION

<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Kingsport, Tennessee, with the exception of such variance, if any, as are noted in the margins of this plat. I am a duly Licensed Professional Land Surveyor and I am duly sworn to the accuracy of the survey shown hereon.</p> <p>Amount of \$ _____ has been paid to the Kingsport Regional Planning Commission in satisfaction of all required improvements in cases of default.</p> <p>Date: 8-20-18</p> <p>Kingsport Municipal Planning Commission</p>	<p><b>CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT</b></p> <p>I hereby certify that the address, as noted on the final plat, are approved as assigned.</p> <p>Date: 8-20-18</p> <p>City of Kingsport, Tennessee</p>	<p><b>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM</b></p> <p>I hereby certify that the sewerage system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown.</p> <p>Date: August 20, 2018</p> <p>Tennessee Department of Environment &amp; Conservation Kingsport District Agent</p>	<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the measurements have been placed as shown hereon.</p> <p>I hereby certify that this is a Category 1 survey and the ratio of precision of this surveyed survey is 1:10,000 as shown hereon.</p> <p>Date: 15 Aug 2018</p> <p>DAVID S. BREEDING, L.S., R.L.S.        Virginia Land Surveyor Lic. No. 007293        Tennessee Registered Land Surveyor No. 1896        d.b.a.</p>
<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I hereby certify that I am the owner(s) of the property shown and described hereon and that I hereby adopt the plan of Subdivision with my (our) free consent, establish the boundary lines, and dedicate all streets, alleys, walks, yards and other open space to public or private use as noted.</p> <p>Date: 8-20-18</p> <p>Anthony D. Dingus        William Jelinek</p>	<p><b>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</b></p> <p>I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the Kingsport, Tennessee water utility system and is hereby approved as shown.</p> <p>Date: August 20, 2018</p> <p>Anthony D. Dingus        William Jelinek</p>	<p><b>CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS</b></p> <p>I hereby certify:</p> <p>(1) That the public utility shown hereon have been approved.</p> <p>(2) That the public utility shown hereon have been installed in an acceptable manner and according to the specifications.</p> <p>(3) Adequate right-of-way dedication upon an existing public road and street shown hereon as proposed.</p> <p>Date: 8-20-18</p> <p>City Engineer of Sullivan County Road Commission</p>	<p><b>CERTIFICATE OF APPROVAL</b></p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the measurements have been placed as shown hereon.</p> <p>I hereby certify that this is a Category 1 survey and the ratio of precision of this surveyed survey is 1:10,000 as shown hereon.</p> <p>Date: 15 Aug 2018</p> <p>DAVID S. BREEDING, L.S., R.L.S.        Virginia Land Surveyor Lic. No. 007293        Tennessee Registered Land Surveyor No. 1896        d.b.a.</p>



August 20, 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 Resubdivision of Lots 8 & 9 of Sundberg Subdivision located on Fairview Avenue surveyed by Culbertson Surveying, 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





August 22, 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 Resubdivision Lot 1 & DeSubdivision of the Brooks Property located on Clinchfield Street, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

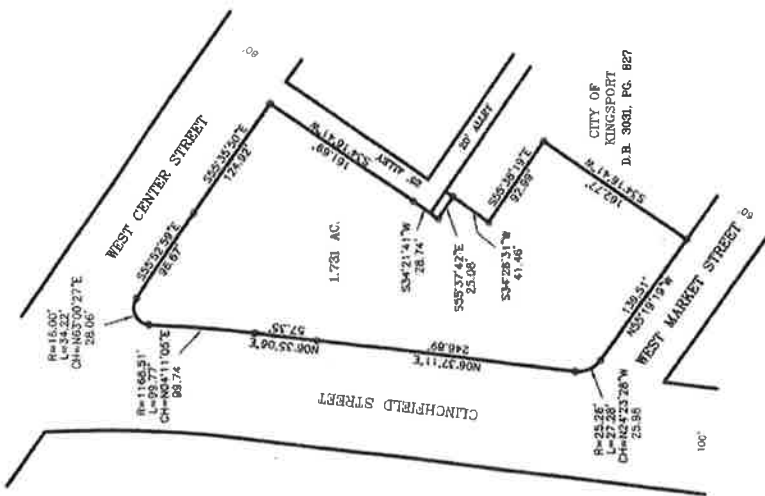
Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission

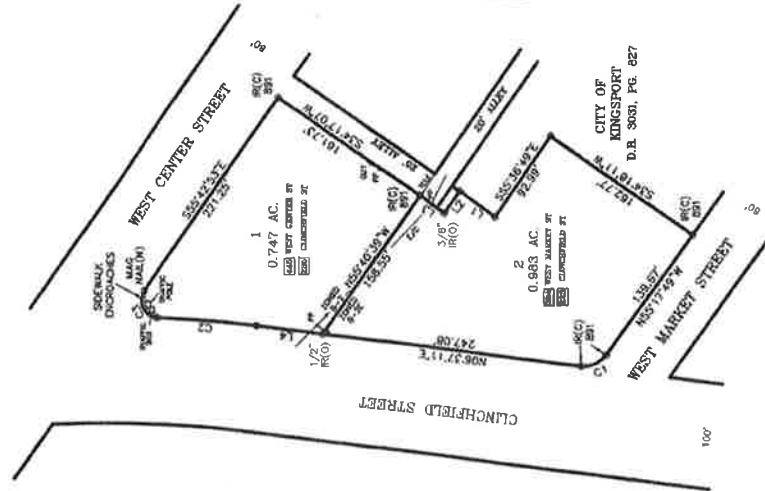


LEGEND

- IR(C) IRON ROD, OLD
- IR(C) IRON ROD, CAP
- TELE TELEPHONES
- B/C B/C ELECTRIC/CABLES
- AC ACRES
- POWER POWER POLES
- PP PP
- W.S. WET TO DRY
- D.B. DEED BOOK
- P.C. PAGE



BEFORE



AFTER

NOTES:

- 1) NORTH BASED ON KINGSFORT GEODETIC REFERENCE NETWORK.

NOTES:

- 1) NORTH BASED ON NGR3711T AS SHOWN ON RECORDED PLAT.
- 2) PROPERTY IS LOCATED IN THE CITY OF KINGSFORT, TENNESSEE.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL BUREAU OF LAND MANAGEMENT (FBLM) RECORDS AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 18-11181
- 5) FIELD INSTRUMENTATION DATE: 10/11/18
- 6) FIELD INSTRUMENTATION TIME: 11:16:51 AM
- 7) TAX MAP 461 "C" PARCEL 11
- 8) DEED REFERENCE: PG 52, PAGE 553
- 9) DEED REFERENCE: DB 3234, PG 1353
- 10) 5/8" IRON ROD SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- 11) PRECISION: 5' CIRCULAR, 11' 10.00' RADIUS, 11' 10.00' RADIUS
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

ALLEY & ASSOCIATES, INC.

0 SURVIVORS

248 E. MARKET STREET

KINGSFORT, TENNESSEE 37680

TELEPHONE (423) 382-8888

FAX (423) 382-8888

E-MAIL: [alley@alleyandassociates.com](mailto:alley@alleyandassociates.com)



<p>CERTIFICATE OF CORRESPONDENCE AND REVISION</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>	<p>CERTIFICATE OF CORRESPONDENCE</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF STREET LAYOUT SYSTEM</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF THE LAYOUT OF THE SURVEY</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>
<p>CERTIFICATE OF THE SURVEYOR</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>	<p>CERTIFICATE OF THE SURVEYOR</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>	<p>CERTIFICATE OF THE SURVEYOR</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>	<p>CERTIFICATE OF THE SURVEYOR</p> <p>I, ALLEY &amp; ASSOCIATES, INC., HAVE REVIEWED THE SURVEY AND FOUND THAT THE SURVEY IS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AND THE SURVEY IS CORRECT.</p> <p>DATE: 10/11/18</p> <p>BY: [Signature]</p>

<p>DE-SUBDIVISION OF LOT 1, RESUBDIVISION OF PART OF CITY BLOCK 28</p>	
<p>THE ANDREW M. BROOKS PROPERTY</p>	
<p>KINGSFORT REGIONAL PLANNING COMMISSION</p>	
<p>TOTAL ACRES</p>	<p>1.736</p>
<p>TOTAL LOTS</p>	<p>2</p>
<p>ACRES NEW ROAD</p>	<p>0</p>
<p>ACRES NEW ROAD</p>	<p>0</p>
<p>OWNER: KINGSFORT ECONOMIC DEVELOPMENT BOARD, CIVIL DISTRICT 11TH</p>	<p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC. CLOSING INSTR. #1100</p>
<p>SCALE 1"=80'</p>	



August 27, 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 Helen Harr Property located on Henry Harr Road, surveyed by Culbertson Surveying, 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

## DIVISION OF PARCEL 064 023.00

Date: 07-16-2018 File: HARR.DWG Scale: 1" = 100'  
 Drawn By: CAG

7th Civil District Sullivan County, TN

Culbertson Surveying  
 P.O. Box 190, Nickelsville VA 24271  
 (276) 479-3093 Drawing Number 6732

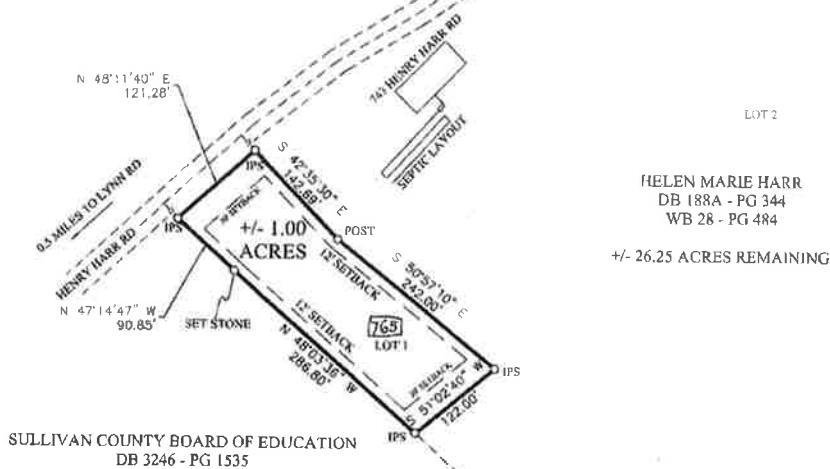
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

## Legend

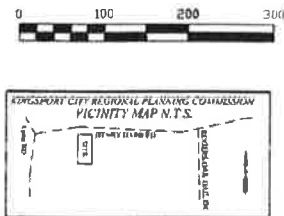
IPF denotes 1/2" Rebar Found  
 IPS denotes 1/2" Rebar Set

## Notes

1. Deed Reference: DB 188A - PG 344  
 WB 28 - PG 484
2. TAX MAP: 064 023.00
3. ZONED A-1



SULLIVAN COUNTY BOARD OF EDUCATION  
 DB 3246 - PG 1535



08/27/2018 - 11:20:28 AM  
 18016667  
 LPOS AL PLAT BATCH: 187792  
 PLAT BOOK: P66  
 PAGE: 323-323

REC FEE	15.00
OP FEE	7.00
ANC FEE	0.00
TOTAL	22.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
 SHEENA R TINSLEY  
 Register - 4th grade

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT CITY REGIONAL PLANNING COMMISSION.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 8-23-18

OWNER: Helen M. Harr

## CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE: 8-23-18

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

## CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: 8-23-18

CITY CLERK, DIVISION OR KINGSPORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

## CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER (UTILITY) SYSTEM, INSTALLED OR PROPOSED, FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE: 8-23-18

AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE



\*Approval is hereby granted in lots SEE RESTRICTIONS defined as Division of Parcel 064 023.00 (Henny Harr Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a 500 system permit issued by the Division of Water Resources. Water type, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any filling, filling or alterations of the soil conditions may void this approval.

DATE: 8-22-18

Environmental Scientist  
 Division of Water Resources

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

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

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY A-1  
 SETBACKS: 10' FRONT 12' SIDE 30' REAR

## FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD ZONING MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FLOOD MAP # 1743C00740  
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
 EFFECTIVE DATE: 09-26-2006

## CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT CITY REGIONAL PLANNING COMMISSION.

DATE: August 23, 2018  
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING  
 CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 8-24-18  
 CONFIRMED BY KINGSPORT CITY PLANNING DIRECTOR  
 SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT CITY PLANNING COMMISSION AND THAT THE MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 8-8-18

SURVEYOR: Larry M. Culbertson

I HEREBY CERTIFY THAT THIS IS A CATEGORY (OR) SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS:

DATE: 8-8-18  
 SURVEYOR: Larry M. Culbertson  
 DATE: 8-8-18

## Building Division Monthly Report

AUGUST 2018

<b><u>RESIDENTIAL PERMITS</u></b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	10	\$98,300
ADDITIONS	7	\$279,633
ALTERATIONS	1	\$68,000
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	7	\$1,308,775
RESIDENTIAL ROOF	6	\$51,230
<b><u>COMMERCIAL PERMITS</u></b>		
ADDITIONS		
ALTERATIONS	9	\$2,963,093
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS	1	\$32,800
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	2	\$20,000
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF		
<b>TOTAL</b>	<b>43</b>	<b>\$4,821,831</b>
<b><u>OTHER MISC PERMITS</u></b>		
BANNERS		
DEMOLITIONS	3	
MOVE STRUCTURE		
SIGNS	9	
TENTS	2	
<b>TOTAL PERMITS ISSUED</b>	<b>57</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$69,265,047</b>