

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.

June 16, 2016

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORKSESSION HELD ON MAY 16, 2016 AND THE REGULAR MEETING HELD ON MAY 19, 2016.

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

V. UNFINISHED BUSINESS **None**

VI. NEW BUSINESS

06-01 Enterprise Place Right-of-Way Vacating – (16-401-00005)

The Kingsport Regional Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that a portion of Enterprise Place be officially vacated. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Harmon)

06-02 Cherry Knoll Annexation POS Amendment – (15-301-00002)

The Kingsport Regional Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman the POS amendment for the Cherry Knoll Annexation. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

06-03 Childress Ferry Road Rezoning – (16-101-00007)

The Kingsport Regional Planning Commission is requested to approve the rezone from R-1B (Residential District) to A-1 (Agricultural District) to accommodate a barbed wire fence for pasture enclosure. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

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

VIII. OTHER BUSINESS

06-04 Procedure for New Planning Commission Secretary (Weems)

- 06-05** Receive a letter of Resubdivision of Lot 24R1 Part of the fLot 4 and Adjoining property, located on Minnich Trail.
- 06-06** Receive a letter of Consolidation of Lots 3, 4, 5 and part of 6 of the Jack Haire Addition, Block, located on Bell Ridge Drive.
- 06-07** Receive a letter of Division of the Browder Property, located on Browder Road.
- 06-08** Receive a letter of Resub division of part of lots 4-6, of Charles C. Arnold, Et AL Property, located on Cooks Valley Road.
- 06-09** Receive a letter Division that the Lot -3 Block –O Plantation Manor, Sec 2 replant, located on Sir Echo Drive.
- 06-10** Receive a letter of Subdivision of the Sullivan Baptist Church Property, located on Maplewood Street.
- 06-11** Receive a letter of Resub division of a portion of the Roy T. & Phyllis Bailey Property, located on Clouds Ford Road.
- 06-12** Receive a letter of Resub division of Lot 3R, Block B Stephen K & Pamela M. Butcher Property, located on Westfield Place.
- 06-13** Receive, for informational purposes only, the May 2016 New Business Report.
- 06-14** Receive, for informational purposes only, the May 2016 report from the Building Division.

X. ADJOURNMENT

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

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

May 16, 2016

12:00 noon

Members Present

Mike McIntire, Interim Chairman
Sam Booher
Sharon Duncan
John Moody
Beverley Perdue
Phil Rickman
Mark Selby
Dave Stauffer

Members Absent

Staff Present

Lynn Tully
Ken Weems
Jessica Harmon

Visitor's

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes the agenda will be set for the May 19, 2016. She then asked for any changes for the work session held April 18, 2016 and the regular meeting held April 21, 2016. With no changes requested, the minutes will be presented at the regular meeting for approval.

IV. CONSENT AGENDA

05-01 Subdivision of the Slaughter Property – (16-201-00027)

The Kingsport Regional Planning Commission heard a request to approve the Subdivision of the Slaughter property, located off Colonial Heights Road. Ken Weems presented the item stating this property is outside the city limits and does not have sewer available. The property is located near Warriors' Path State Park. Staff looked at a potential annexation in this vicinity several years ago and was hampered by sewer extension costs. There are five lots for Rick Vaughn and all lots meet the minimum subdivision regulations. The three existing lots off site currently have septic systems and single family homes. There being no further discussion, no official action was taken.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

05-02 Brookside School Lane Rezoning (County Rezoning) – (16-101-00006)

The Kingsport Regional Planning Commission heard a request to approve rezoning 149 Brookside School Lane from R-1 to B-3 for future general business. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Ken Weems presented the item stating it is a County rezoning request. The applicant is requesting B-3 for future

business use. Staff noted the County does not require a Zoning Development Plan or further description of the potential use. The property abuts City B-3 zones currently developed with highway businesses. The rezoning site adjoins Bloomingdale Volunteer Fire Dept. and County M-2 at the speedway. There is some adjacent county R-2 and R-2A which also allows duplex development. Staff stated there is an impacted stream, Leslie Branch, that bisects the site which requires additional buffering for any new development. The current softball field is shared in use with a local travelling team and the owner proposes to continue allowing their use until the site is redeveloped. A small portion of the parcel is not in the urban growth boundary and staff is not considering that portion in the rezoning recommendation. The property owner is not considering annexation at this time, and driveways would be possible with new development and some sight distance improvements. The current driveway is difficult for southbound movement onto John B. Dennis Hwy. Staff recommends the rezoning. The Sullivan County Commission will consider this item on June 20th. John Moody stated that this is his client. There being no further discussion, no official action was taken.

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

VIII. OTHER BUSINESS

05-03 Receive a letter of resubdivision of Lots 3, 4, 5, Block 6 Northcott Subdivision on Northcott Circle.

05-04 Receive, for informational purposes only, the April 2016 New Business Report.

05-05 Receive, for informational purposes only, the April 2016 report from the Building Division.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:29 p.m.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

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

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

May 19, 2016

7:00 p.m.

Members Present

Dr. Mike McIntire, Interim Chairman
Sam Booher
John Moody
Phil Rickman
Mark Selby
Dave Stauffer

Members Absent

Sharon Duncan
Beverley Perdue

Staff Present

Lynn Tully
Ken Weems
Jessica Harmon

Visitor's

Terry Harkleroad
Matthew Johnson
Jody Stewart

At 7:00 p.m., Interim Chairman Mike McIntire called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Interim Chairman Mike McIntire asked for approval of the agenda. A motion was made by Commissioner Mark Selby seconded by Commissioner Sam Booher to approve the agenda as presented. The motion was approved unanimously, 5-0. Interim Chairman McIntire asked for any changes to the minutes of the work session held on April 18, 2016 and the regular meeting held on April 21, 2016. A motion was made by Commissioner Dave Stauffer seconded by Commissioner Phil Rickman to approve the minutes as presented. The motion was approved unanimously 5-0.

IV. CONSENT AGENDA

05-01 Subdivision of the Slaughter Property – (16-201-00027)

The Kingsport Regional Planning Commission is requested to approve the Subdivision of the Slaughter property, located off Colonial Heights Road. There being no discussion on the consent agenda item a motion was made by Mark Selby seconded by John Moody to approve the item. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

05-02 Brookside School Lane Rezoning (County Rezoning) – (16-101-00006)

The Kingsport Regional Planning Commission is requested to approve rezoning 149 Brookside School Lane from R-1 to B-3 for future general business. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Ken Weems presented the item stating the property abuts the Bloomingdale Volunteer Fire Department. The subject parcel is surrounded by the zones of City B-3, County M-2, County R-2, and County R-2A.

Staff noted the property abuts the limits of the Growth Boundary. Lesley Branch, an impacted stream, will need to be protected by stormwater best management practices during development. There are two softball teams that currently use the field at the north portion of the site. They will continue to use the field until future development occurs. Ken Weems noted that the property is designated as a planned commercial corridor according to the County's future land use plan. Staff recommends approval. Mark Selby asked if there was an egress from John B. Dennis Highway? Staff answered only from Brookside School Lane, however there are topography limitations to access from John B. Dennis Highway. Mark Selby asked if the residential homes have other access or would they be impacted by new traffic? Ken Weems stated the County would need to require a traffic impact analysis which would recommend any mitigations necessary dependent on the future use. The public hearing was opened. No Speakers presented. There being no further questions a motion was made by Mark Selby seconded by Sam Booher to approve the item as presented. The motion passed 4-0-1 with John Moody abstaining as he represents a party in the development.

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

VIII. OTHER BUSINESS

05-03 Receive a letter of resubdivision of Lots 3, 4, 5, Block 6 Northcott Subdivision on Northcott Circle.

05-04 Receive, for informational purposes only, the April 2016 New Business Report.

05-05 Receive, for informational purposes only, the April 2016 report from the Building Division.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 7:10 pm.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

MEMORANDUM

TO: Kingsport Regional Planning Commission
FROM: Jessica Harmon, Senior Planner
DATE: June 6, 2016
SUBJECT: Enterprise Place Right-of-Way Vacating
PROJECT #: 16-401-00005

INTRODUCTION

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the portion of Enterprise Place as shown on the attached map, be officially vacated. This property is located within the 13th Civil District of Sullivan County.

PRESENTATION

The applicant, The Retreat at Meadowview LLC., wishes to have approximately 0.33 acres of Enterprise Place, vacated by the City of Kingsport. The area requested to be vacated is approximately 34 feet in width and 495 feet in length. This right-of-way has functioned as a driveway to access Tax Map 076 Parcel 2.00 and Tax Map 091 Parcel 3.90. The applicant is requesting the right-of-way to be vacated in order to allow for development of a proposed apartment complex. Once the right-of-way is vacated, a cul-de-sac will be constructed at the end of the City right-of-way. All city departments have responded and there is no need for this portion of right-of-way from a City perspective. Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen for vacating 0.33 acres (±495 feet) of Enterprise Place right-of-way.

The Planning Commission is required to send a recommendation to the Board of Mayor and Alderman before right-of-way can be vacated.

OPTIONS

The Planning Commission's Options are as follows:

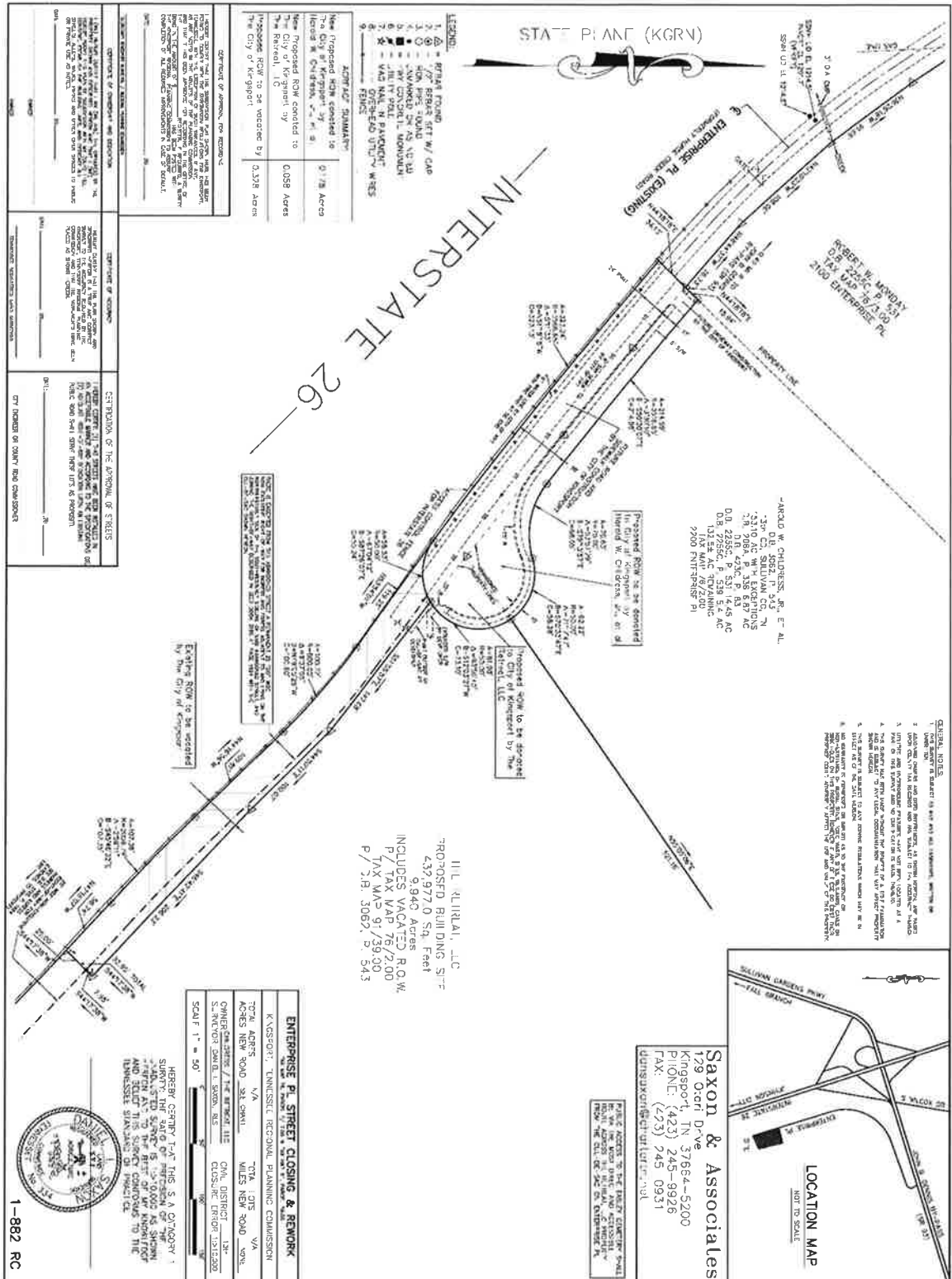
1. Send a positive recommendation to the Kingsport Board of Mayor and Alderman for the vacating of 0.33 acres (±495 feet) of Enterprise Place.
2. Determine it is not in the best interest of the City of Kingsport to recommend the vacating of the specified portion of Enterprise Place.
3. Postpone action pending receipt of additional information.

RECOMMENDATION

Staff recommends Option 1 as City staff sees no future use for the 0.33 acres (±495 feet) of Enterprise Place.

Aerial Map



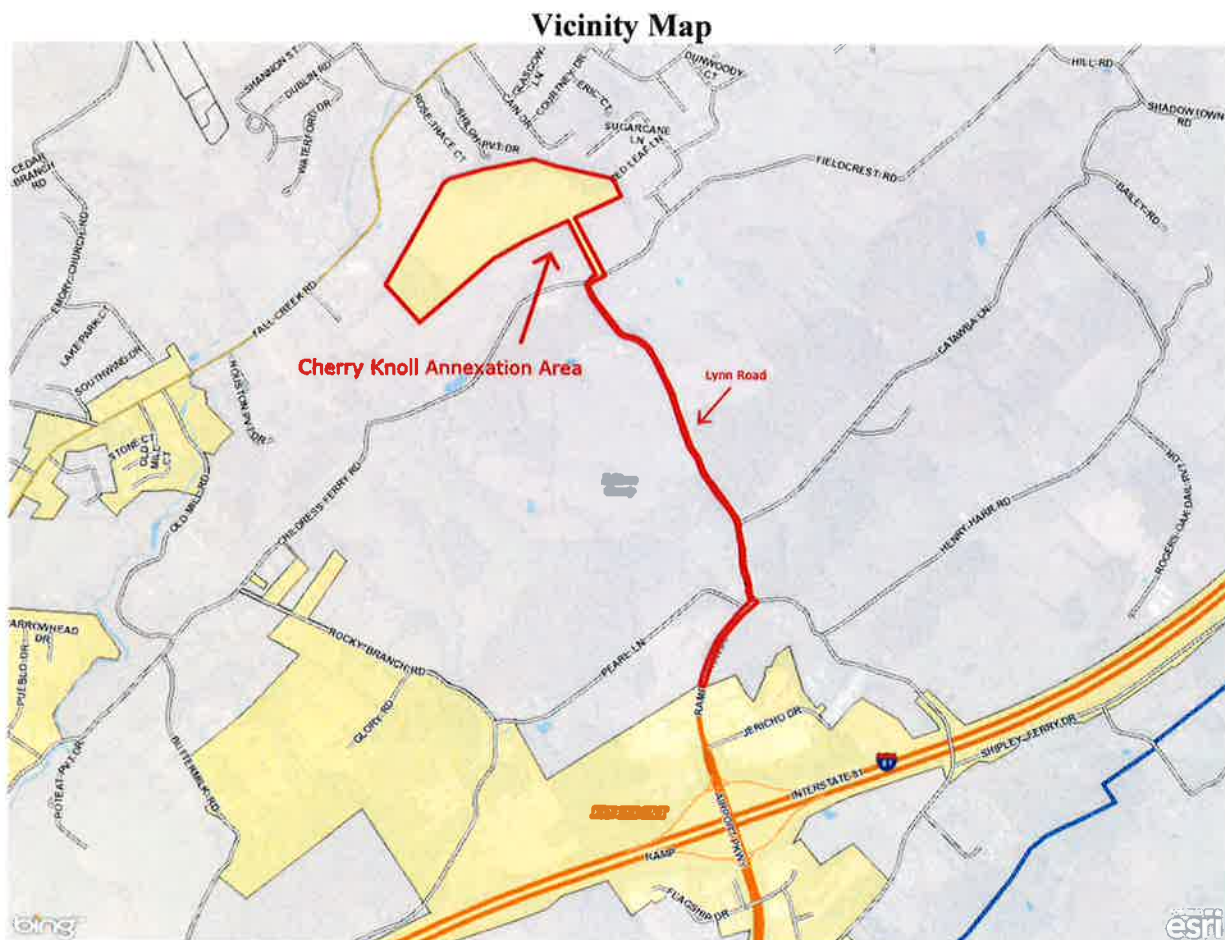


Kingsport Regional Planning Commission
Annexation Plan of Services Amendment Report

File Number 15-301-00002

Cherry Knoll Annexation Fire Protection, Sewer and Street Lights
Plan of Services Amendment

Property Information			
Address	Tracts 1, 5, 8, 11 and 12 of the Holt Property		
Tax Map, Group, Parcel	Tax Map 063 Parcels 107.75, 107.55, 107.40, 107.25 and 107.20		
Civil District	7		
Overlay District	none		
Land Use Designation	Single Family		
Acres	68 +/-		
Existing Use	Vacant	Zoning:	R-1B
Proposed Use	Single Family		
Owner /Applicant Information			
Name: Childress Ferry LLC. Address: P.O. Box 417 City: Piney Flats State: TN Zip Code: 37686 Email: n/a Phone Number: (423) 335-0850		Intent: To amend the Cherry Knoll Plan of Services Resolution in relation to fire protection, sanitary sewer, and street lights so that those services will not be extended until future development occurs requiring sanitary sewer.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • The Plan of Services amendment request conforms to the requirements of state law. • The Plan of Services amendment is desired by property owners of the annexation area. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The effective date of the Cherry Knoll Annexation occurred on December 4, 2008. The Plan of Services was developed with the expectation that the property would be developed into a subdivision with one-half acre lots. No development has occurred on the property. The original time frame for completion of the Plan of Services was five years. • The Plan of Services for the Cherry Knoll Annexation was amended by the Board of Mayor and Aldermen April 3, 2012 to extend the timeframe for sanitary sewer service and street light completion by three years. • TCA 6-51-108(c) (3) (C) Has received the approval in writing of a majority of the property owners by parcel in the area annexed. In determining a majority of property owners, a parcel of property with more than one (1) owner shall be counted only once and only if owners comprising a majority of the ownership interests in the parcel petition together as the owner of the particular parcel." • The City agrees to fulfill the plan of services related to sanitary sewer service, when warranted, at the low point draining toward Fall Creek along the property line between Tax Map 063 Parcel 107.75 and Tax Map 063 Parcel 107.55. 			
Planner:	Jessica Harmon	Date:	June 1, 2016
Planning Commission Action		Meeting Date:	June 16, 2016
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	



Aerial Photo



Kingsport Regional Planning Commission
Annexation Plan of Services Amendment Report

File Number 15-301-00002



CITY OF KINGSPORT, TENNESSEE

Dear Sirs:

On December 4, 2008, 5 tracts of your property shown as tracts 1, 5, 8, 11 and 12 as shown on the plat of the Holt Property by Gordon W. Garber, RLS 1966, dated October 27, 2006, of record in the Register's Office for Sullivan County at Blountville in Plat Book 52, page 341 was annexed into the corporate limits of the City of Kingsport as the Cherry Knoll annexation. As part of the annexation a resolution containing a plan of services for the annexed area was approved by the Kingsport Board of Mayor and Aldermen. A copy of the resolution is enclosed.

T.C.A. section 6-51-108(d)(3)(C), (a copy which is enclosed), identifies the process for a property owner-requested amendment to a plan of services. Basically, the city may amend the plan of services upon, "the approval in writing of a majority of the property owners by parcel in the area annexed. In determining a majority of property owners, a parcel of property with more than one (1) owner shall be counted only once and only if owners comprising a majority of the ownership interests in the parcel petition together as the owner of the particular parcel."

The plan of services was developed with the expectation that the property would be developed into a subdivision with one-half acre lots. Since that has yet to occur and based on your request, as the majority property owner of the property annexed in Cherry Knoll Annexation Ordinance Number 5784, this letter will formalize your request to amend the plan of services to modify the fire protection, sanitary sewer, and street lights in the Plan of Services for that annexation, so that those services will not be extended until future development occurs requiring sanitary sewer occurs. The other services in the Plan of Services will remain unmodified.

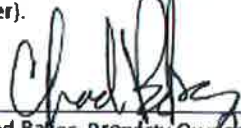
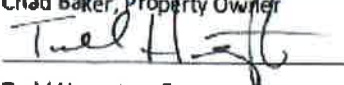
Your signature to this letter is a petition requesting the City of Kingsport to amend the Plan of Services to provide that sanitary sewer, fire protection, and street lights will be provided at such time as future development of the property occurs requiring sanitary sewer. Your petition will be presented by Planning Division staff to the Kingsport Regional Planning Commission for recommendation and the Kingsport Board of Mayor and Aldermen for adoption.

Additionally, the City agrees to fulfill the plan of service related to sanitary sewer service at the low point draining toward Fall Creek along the property line between the properties described as Sullivan County Tax Map Property 063 107.75 (currently owned by Todd Hampton) and Sullivan County Tax Map Property 063 107.55 (currently owned by Chad Baker).

Sincerely,

Corey Shepherd
Business Development Specialist




Chad Baker, Property Owner

Todd Hampton, Property Owner



City Hall 225 West Center Street Kingsport, TN 37660-4237 (423) 229-9400
Kingsport — The Best Place To Be

**Kingsport Regional Planning Commission
Annexation Plan of Services Amendment Report**

File Number 15-301-00002

PROPOSED LANGUAGE ADDED TO PLAN OF SERVICES

Add to Section 3 Water:

Pursuant to the written request provided to the City by all property owners by parcel of the annexed territory, water lines to provide fire protection will not be upgraded and completed until future development occurs requiring sanitary sewer service.

Add to Section 5 Sanitary Sewer:

Pursuant to the written request provided to the City by all property owners by parcel of the annexed territory, sanitary sewer service will not be upgraded and completed until future development occurs requiring sanitary sewer service.

Add to Section 9 Street Lights:

Pursuant to the written request provided to the City by all property owners by parcel of the annexed territory, street lights will not be installed until future development occurs requiring sanitary sewer service.

CONCLUSION

Staff recommends sending a positive recommendation to the Board to amend the Plan of Services contained in Resolution No. 2009-105 and the amendment contained in Resolution No. 2012-158 for the Cherry Knoll Annexation of the City of Kingsport, Tennessee, indicating that fire protection, sanitary sewer service, and street lights will not be provided until future development occurs requiring sanitary sewer.

Kingsport Regional Planning Commission

Rezoning Report

File Number 16-101-00007

Childress Ferry Road Rezoning

Property Information			
Address		932 Childress Ferry Road	
Tax Map, Group, Parcel		Map 063, Parcel 107.75	
Civil District		7	
Overlay District		n/a	
Land Use Designation		Single Family	
Acres		14 acres +/-	
Existing Use	Farm; pasture/ hay	Existing Zoning	R-1B
Proposed Use	Farm; pasture/ hay	Proposed Zoning	A-1
Owner /Applicant Information			
Name: Michael Hampton Address: 364 Courtney Dr. City: Blountville State: TN Zip Code: 37617 Phone: (423) 302-8054		Intent: <i>To rezone from R-1B (Residential District) to A-1 (Agricultural District) to accommodate a barbed wire fence for pasture enclosure.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • The rezoning site has been used for agricultural purposes since it was annexed on December 4, 2008. • The A-1 zoning district allows single family home use as a principal use, thus complying with the future land use plan designation of "Single Family." <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • The rezoning site is a portion of a parcel that contains a pipe stem connection to Childress Ferry Road for road frontage purposes. The rezoning site alone does not have any road frontage as the pipe stem connection was never annexed. • As of June 3, 2016, the Planning Department has not received any public comment about the rezoning. 			
Planner:	Ken Weems	Date:	June 3, 2016
Planning Commission Action		Meeting Date:	June 16, 2016
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number 16-101-00007

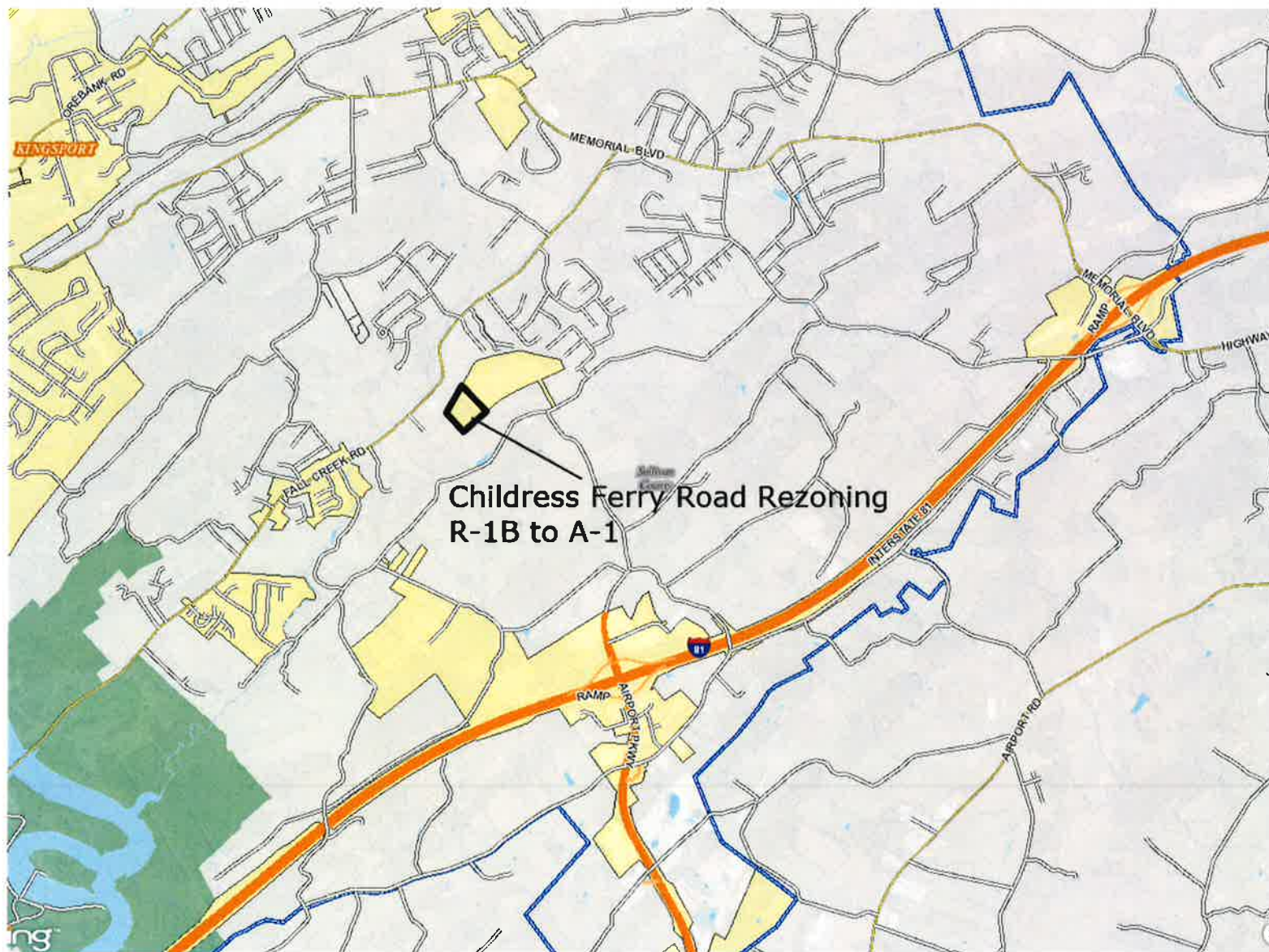
PROPERTY INFORMATION

ADDRESS	932 Childress Ferry Road
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1C (Residential District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	14 +/-
EXISTING USE	pasture/ hay
PROPOSED USE	pasture/ hay

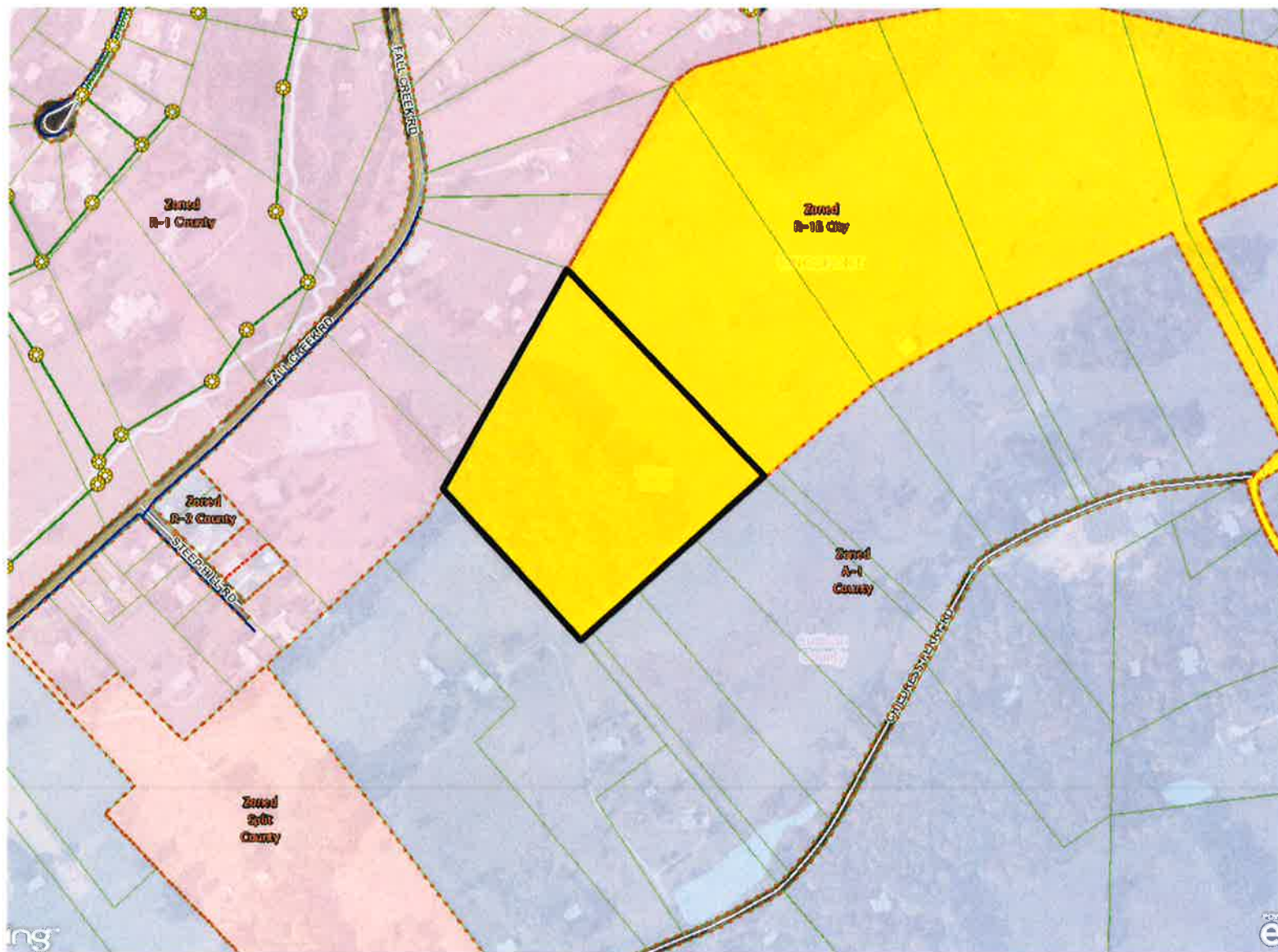
PETITIONER**ADDRESS** 364 Courtney Drive, Blountville, TN 37617**INTENT**

Intent: To rezone from R-1B (Residential District) to A-1 (Agricultural District) to accommodate a barbed wire fence for pasture enclosure.

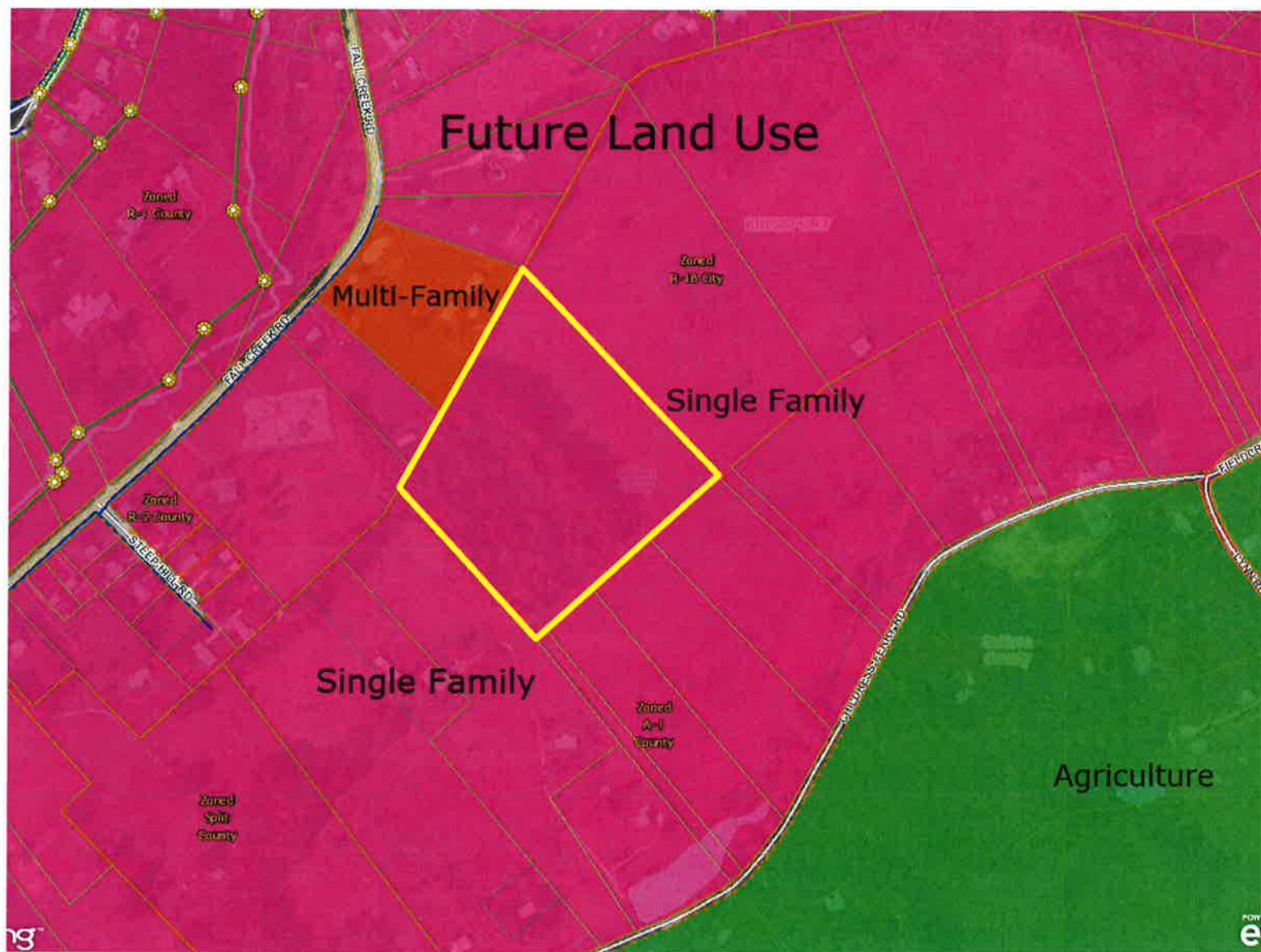
Vicinity Map



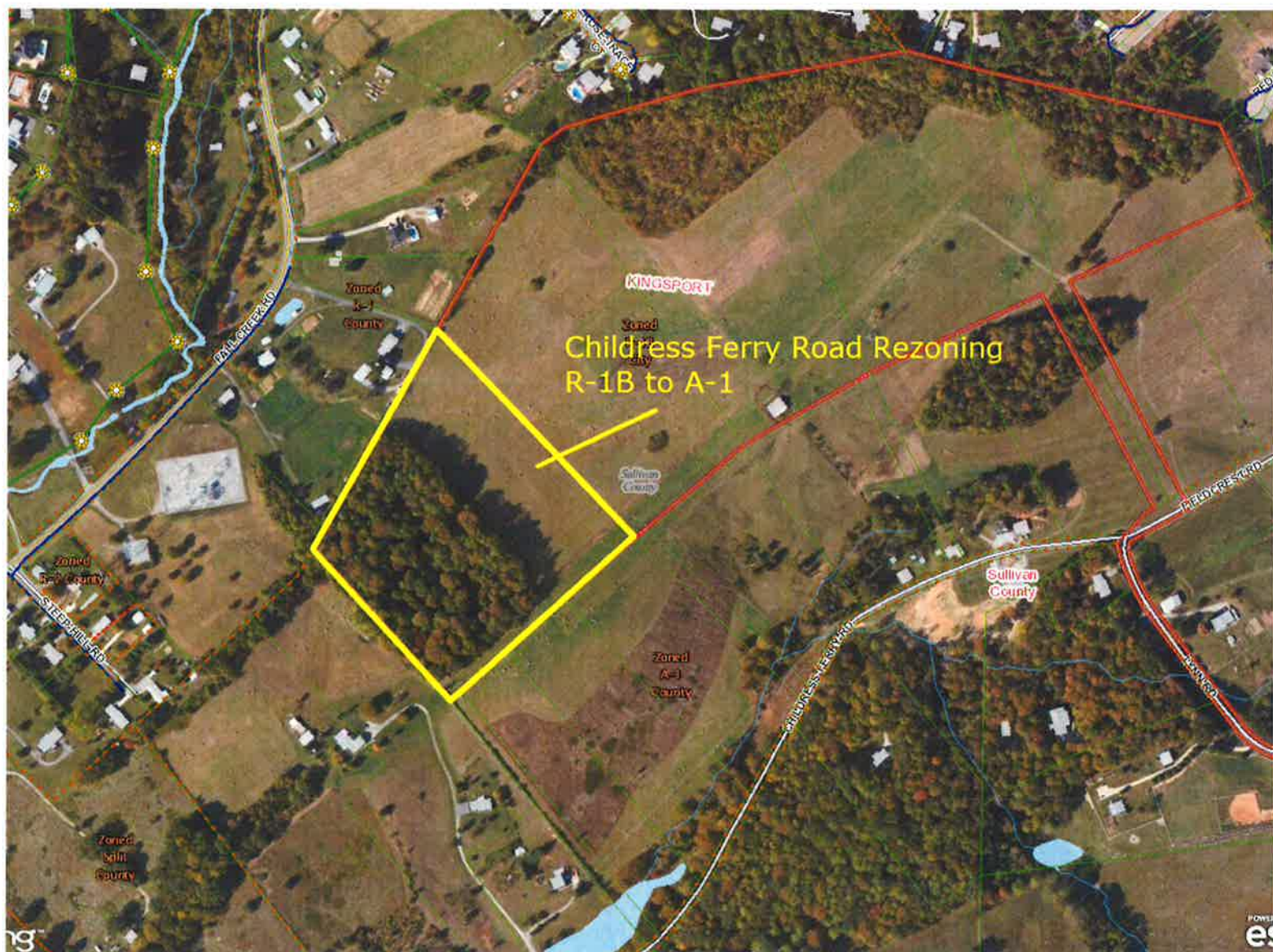
Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



North View (Toward Fall Creek Road)



West View



South View (Toward Childress Ferry Road)



East View



Kingsport Regional Planning Commission
Rezoning Report

File Number 16-101-00007

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: County R-1</u> Use: Single Family	n/a
Further North and Northwest	2	<u>Zone: County R-1</u> Use: AEP Power Substation	n/a
East	3	<u>Zone: City R-1B</u> Use: hay production	Annexed Dec 4, 2008
Further East	4	<u>Zone: County A-1</u> Use: Agriculture/ Residential	n/a
Southeast and South	5	<u>Zone: County A-1</u> Use: Agriculture/ Residential	n/a
Further South	6	<u>Zone: County A-1</u> Use: Agriculture/ Residential	n/a
West	7	<u>Zone: County A-1</u> Use: Agriculture/ Residential	n/a

EXISTING USES LOCATION MAP



Property Features

A portion of the rezoning site is a gently sloped hay field with the remainder being hardwood forest.

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 with adjacent and surrounding property as agricultural use.
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.
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 proposed zone allows the same reasonable economic use.
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 a burdensome use of existing streets, transportation facilities, or schools.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Proposed use: Agricultural

The Future Land Use Plan Map recommends Single Family

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 agricultural conditions support approval of the proposed rezoning.

Kingsport Regional Planning Commission

Rezoning Report

File Number 16-101-00007

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 will be similar to the adjacent county residential and agricultural zones.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the abutting city limits.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends APPROVAL to rezone from R-1B to A-1. The proposal is in keeping with the existing agricultural use of the property.



City Hall
225 West Center Street
Kingsport, TN 37660-4237
Phone: 423/ 229-9400
www.kingsporttn.gov

June 6, 2016

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 24R1 Part of fLot 4 & Adjoining Property, located on Minnich Trail, surveyed by Richard Kent of A.M. 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,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

2016

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

¹ Paradoxically, that the public water system or systems existing or proposed for acquisition, fully meet the requirements of the last municipal water system or utility district provision and are hereby approved is shown:

Date _____, 2016

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (1) that streets have been installed in accordance with the Henderson County Subdivision Regulations, or, (2) that a security bond in the amount of \$ _____ has been posted with the Henderson County in a sufficient amount to assure completion of all required improvements in case of default.

Date: 2016

CERTIFICATE OF APPROVAL FOR 911-STREET ASSIGNMENT

Date _____, 2015

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the public emergency disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment & Conservation and is hereby approved as shown.

Date: 2016

CERTIFICATE OF APPROVAL FOR RECORDING

[illegible]

_____, 2016

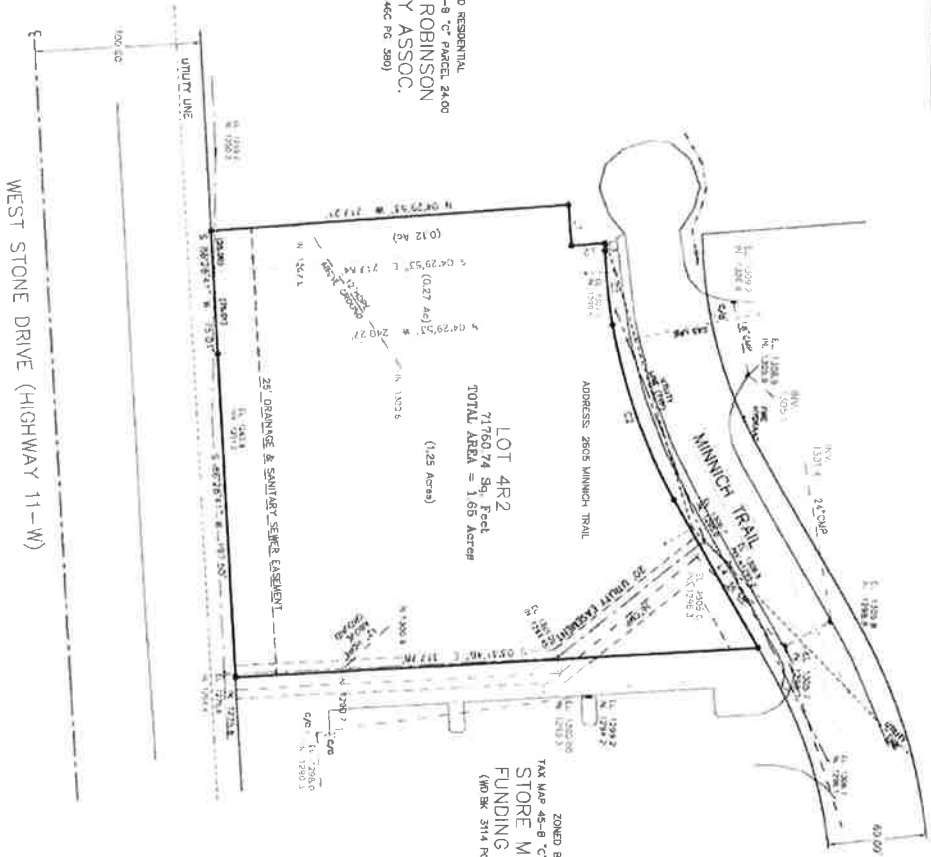
CERTIFICATION OF ACCURACY

CERTAIN THAT I HAVE RECEIVED FROM YOU A COPY OF THE
 REPORT OF THE COMMITTEE ON THE STATE OF THE
 CONFERENCE AND THE REPORT OF THE COMMITTEE ON THE
 STATE OF THE CONFERENCE. I HAVE READ THEM WITH INTEREST
 AND AM GLAD TO SEE THAT THE COMMITTEE HAS BEEN
 SUCCESSFUL IN ITS WORK. I AM SURE THAT THE
 REPORTS WILL BE OF GREAT VALUE TO THE CONFERENCE
 AND TO THE COMMITTEE. I AM SURE THAT THE
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REVISED SYLLABUS NO. 2040



Case	Age	Sex	Duration of symptoms	Site of lesion	Pathological findings	Outcome
1	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
2	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
3	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
4	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
5	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
6	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
7	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
8	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
9	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death
10	45	F	10 years	Right frontal lobe	Large, well-circumscribed, solid, grayish-white mass with central necrosis and hemorrhage	Death



ZONED RESIDENTIAL
TAX MAP 45-8 "C" PARCEL 24.00
FORT ROBINSON
REALTY ASSOC.
(MO BK 546C PG 389)

ZONED B-3
TAX MAP 45-B "C" PARCEL 24 10
STORE MASTER
FUNDING V, LLC
(MO BK 3114 PG 1953)

LEGEND

NOTES:
SEE PLAT BOOK 52 PAGE 822 FOR RESUBMISSION OF LOT 24R1
OF FORT ROBINSON REALTY ASSOCIATES
SEE PLAT BOOK 51 PAGE 917 AND PLAT BOOK 52 PAGE 75
FOR PART OF LOT 4 FORT ROBINSON REALTY ASSOCIATES
SEE DEED REFERENCE 648C PAGE 390, 2720C PAGE 787,
49A PAGE 232, 2414C PAGE 58

NOTES:
 1. PROPOSED IS SUBJECT TO ALL ESSENTIALS RESTRICTIONS AND
 2. RECORDED MAPS OR RECORDS.
 3. THERE IS A 12' UTILITY & DRAINAGE EASEMENT EXISTING LOT LINE
 4. & EACH SIDE INTERIOR.
 5. BUILDING SETBACKS: ZONING B-3
 6. 20' FRONT
 7. 20' SIDE
 8. 30' REAR
 9. BUILDING SETBACKS COMPARE TO THE ZONING DESIGNATION
 10. DRAINING SCALE IS NOT SMALLER THAN 1"=10'
 11. DRAINAGE IS NOT LOCATED WITH A SPECIAL FLOOD HAZARD AREA

[illegible]



City Hall
225 West Center Street
Kingsport, TN 37660-4237
Phone: 423/ 229-9400
www.kingsporttn.gov

June 3, 2016

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Consolidation of Lots 3, 4, 5 and part of 6 of the Jack Haire Addition, Block 1, located on Bell Ridge Drive, 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,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission



CITY OF KINGSPORT, TENNESSEE

May 31, 2016,

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

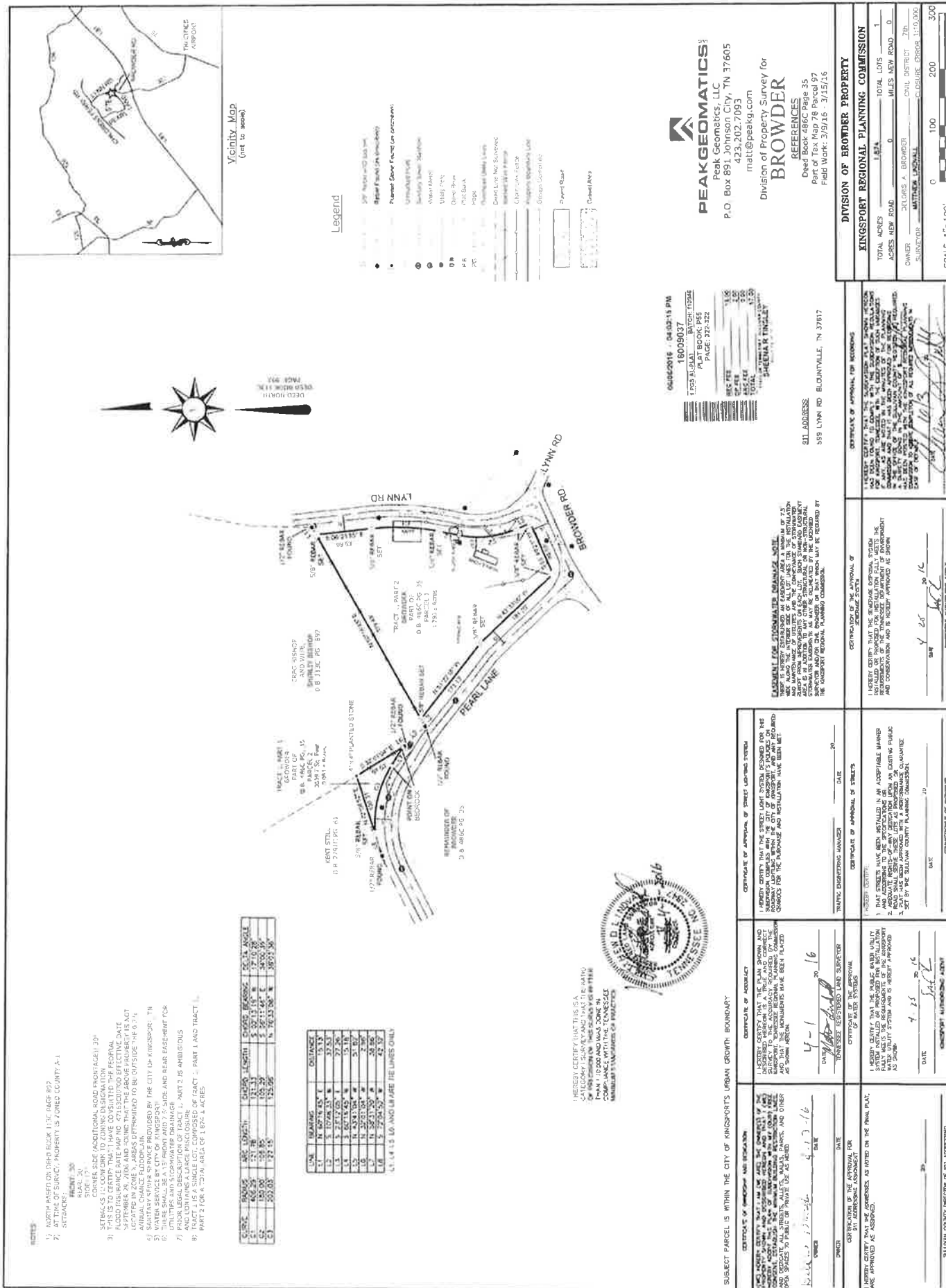
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Browder Property, located on Browder Road, surveyed by Peak Geomatics, LLC., meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission







CITY OF KINGSPORT, TENNESSEE

May 25, 2016,

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Lot 1, Resubdivision of part of lots 4-6, of the Charles C. Arnold, Et Al Property, located on Cooks Valley Road, 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,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

May 23, 2016,

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Lot -3 Block – O Plantation Manor, Sec 2 replat, located on Sir Echo Drive, surveyed by Gordon Garber, 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,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

May 10, 2016,

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Sullivan Baptist Church Subdivision, located on Maplewood Street, surveyed by David Hill of Barge, Wagnor, Sumner & Cannon, 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,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission







CITY OF KINGSPORT, TENNESSEE

May 10, 2016,

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of a portion of the Roy T. & Phyllis Bailey Property, located on Clouds Ford Road, surveyed by Johnathan 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,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

May 9, 2016,

Dr. Mike McIntire, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. McIntire:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Lot 3R, Block B Stephen K & Pamela M. Butcher Property, located on Westfield 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,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





New Businesses - City of Kingsport, Tennessee

May 16

Business Name	Address	Owner Name	Owner Address 1	Owner Address 2	City	State	Zip	Area Code	Phone Number	Open Date
WHICH WICH SUPERIOR SANDWICHES	2626 E STONE DR	SACHS, GARY L	TWO DUDES FOODS KINGSFORT LLC	5436 PROVIDENCE COUNTRY CLUB D	CHARLOTTE	NC	28277	423	3924157	160531
FRANKS AND SONS PAINTING	1924 DANIELL DR		1924 DANIELL DR		KINGSFORT	TN	37655	423	9670521	160527
TEKA BUILDING AND DEVELOPMENT	BTA OUT OF TOWN ADDRESS		PO BOX 636		JONESBOROUGH	TN	37659	423	3280127	160527
FRADY'S ENTERPRISE	BTA OUT OF TOWN ADDRESS		392 LONG HOLLOW RD		CHURCH HILL	TN	37642	423	8172400	160526
LIGHT, DAVID WAYNE	BTA OUT OF TOWN ADDRESS	LIGHT, DAVID WAYNE	155 PAINTER AVE		FALL BRANCH	TN	37656	423	5300169	160525
MAGIC CLEANERS	942 KENDRICK CREEK RD	PICHARDO, MONICA A	942 KENDRICK CREEK RD #1		KINGSFORT	TN	37663	423	3612221	160524
MIC'S ROOFING	BTA OUT OF TOWN ADDRESS	LYON, MIKE	4184 VAN HILL RD		GREENEVILLE	TN	37745	423	2735318	160524
D.H. GRIFFIN CONSTRUCTION CO.,	BTA OUT OF TOWN ADDRESS		600 GREEN VALLEY RD		GREENSBORO	NC	27408	336	3161181	160523
PAYNE, REBECCA S	2302 E CENTER ST	PAYNE, REBECCA SANTANNA	2302 E CENTER ST		KINGSFORT	TN	37664	423	8650131	160523
ALLANDALE EARLY LEARNING, LLC	905 UNIVERSITY BLVD	GOEBEL, PAXTON BLAIZE	1553 KINGS RD		KINGSFORT	TN	37660	423	2458087	160519
TOP NOTCH TREE CARE	1433 MILLER ST	CANTOR, JONATHAN	@JONATHAN DAVID CANTOR	1433 MILLER ST	KINGSFORT	TN	37664	423	4083363	160517
GRACE DAISY BOUTIQUE	508 BRANDONWOOD RD	STARINES, AMANDA	@AMANDA STARINES	508 BRANDONWOOD RD	KINGSFORT	TN	37660	423	7320053	160516
KEESSE, ALLISON	2302 E CENTER ST	KEESSE, ALLISON	2302 E CENTER ST		KINGSFORT	TN	37664	423	2927297	160516
GUNNER/HOUSTON, LTD	BTA OUT OF TOWN ADDRESS		1282 PARKER RD		JASPER	GA	30143	706	2530253	160515
STUDIO 6	1880 N EASTMAN RD STE 250		GRIFFIN'S WHY NOT CLOTHING LLC	1051 ISLAND RD	BRISTOL	VA	24201	276	4668080	160510
BILL'S WINDOWS & DOORS	BTA OUT OF TOWN ADDRESS	CLINE, WILLIAM	%WILLIAM D. CLINE	431 MINGA RD	KINGSFORT	TN	37663	423	4339752	160509
CAROL NOE PIANO STUDIO	415 GLORY RD	NOE, CAROL G.	415 GLORY RD, APT 2		BLOUNTVILLE	TN	37617	423	9675209	160509
ROOFS LIKE NEW	BTA OUT OF TOWN ADDRESS	TLADER, JEFF	229 REMINGTON CT		KINGSFORT	TN	37663	423	9633211	160509
SUPERIOR SHINE AUTO DETAILING	300 W SULLIVAN ST	OVERBAY JR, CARSON	%CARSON OVERBAY JR	429 ASTOR ST	KINGSFORT	TN	37664	423	2239991	160509
FORRESTER REMODELING	514 FOOTHILLS RD	FORRESTER, CRAIG	%CRAIG FORRESTER	514 FOOTHILLS RD	KINGSFORT	TN	37663	423	4307657	160506
MHOC LLC	601 DOGWOOD DR		601 DOGWOOD DR		KINGSFORT	TN	37663	423	3670259	160506
T.K.S ORIGINAL	255 BROAD ST	KELLER, THOMAS	255 BROAD ST		KINGSFORT	TN	37660	423	3063945	160506
NEXT GENERATION FLOORING & REM	CONTR OUT OF TOWN ADDRESS	CARDER, JOHN T	101 SPRING FIELD LANE		JONESBOROUGH	TN	37659	423	9365638	160504
STEVE KINCR CONSTRUCTION	830 W CENTER ST	KINCR, STEVE	%STEVE KINCR	5421 TRANBARGER RD	CHURCH HILL	TN	37642	423	4302868	160504
KINGDOM INDULGENCE SPIRITUAL S	2309 LOUITA AV	DORCEAN, CHAKA	2309 LOUITA AV		KINGSFORT	TN	37660	423	9677006	160503
MOBILELINK TENNESSEE LLC	1425 E STONE DR #1		12501 REED RD		SUGAR LAND	TX	77478	832	5327931	160502
PROTECHNICANS	809 MYRTLE ST	JOHNSON, RAYMOND E	809 MYRTLE ST		KINGSFORT	TN	37660	423	7329974	160502
VALENTIN RESIDENTIAL CLEANING	1626 DESOTO ST	HINDOUSA, FERNANDO	%FERNANDO HINDOUSA	1626 DESOTO ST	KINGSFORT	TN	37664	239	2192779	160502
ASSURED AUTO REPAIR	2955 N JOHN B DENNIS HWY	LEE, TIMOTHY E.	2955 N JOHN B DENNIS HWY		KINGSFORT	TN	37660	423	7652500	160501
BUSHIDO MMA	B71 W CENTER ST	BRAKE, JASON	B71 W CENTER ST		KINGSFORT	TN	37660	423	9639614	160501
J.R. HOBBS CO.-ATLANTA, LLC	BTA OUT OF TOWN ADDRESS		2021 CEDARS RD.	SUITE 100	LAURENCEVILLE	GA	30043	770	9632600	160501
JOHNNY ON THE SPOT	918 W SULLIVAN ST		918 W SULLIVAN ST		KINGSFORT	TN	37660	423	7413781	160501
LASTING IMPRESSIONS	1944 BROOKSIDE DR	WHITE, PHYLLIS	1944 BROOKSIDE DR, SUITE C		KINGSFORT	TN	37660	423	2241565	160501
PES GROUP, LLC	1432 DOBYNS DR		1432 DOBYNS DR		KINGSFORT	TN	37664	865	2073031	160501
STOP-A-GO MARKET & DELI	798 W CENTER ST		%RLR & RAR PROPERTIES LLC	798 W CENTER ST	KINGSFORT	TN	37665	423	2467757	160501

Building Division Monthly Report
May 2016

06-14

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	11	\$77,470
ADDITIONS	5	\$261,800
ALTERATIONS	5	\$92,000
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	5	\$1,127,430
RESIDENTIAL ROOF	5	\$37,200
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	1	\$120,393
ALTERATIONS	5	\$565,425
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	\$650,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER	1	\$25,000
COMMERCIAL ROOF		
TOTAL	39	\$2,956,718
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	3	
TENTS		
TOTAL PERMITS ISSUED	42	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$32,148,887