

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.

January 19, 2017

6:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

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

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

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

01-01 Riverbend Phase 9 Final Plat – (16-201-00098)

The Kingsport Regional Planning Commission is requested to recommend Final Subdivision Approval contingent upon receipt of an approved irrevocable letter of credit. The property located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

01-02 Irrevocable Letter of Credit for Riverbend Lot 9

The Kingsport Regional Planning Commission is requested to approve the acceptance of an Irrevocable Letter of Credit for Lot 9 of the Riverbend Development. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

01-03 Alley Closing – Portion of Canal Street – (16-401-00009)

The Kingsport Regional Planning Commission is requested approval to permanently close a portion of the alley known as Canal Street to public access to allow for further development of the property adjacent to the right-of-way. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

01-04 Surplus Request – (16-401-00010)

The Kingsport Regional Planning Commission is requested to recommend declaring a portion of the alley called Canal Street as surplus. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

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

VIII. OTHER BUSINESS

- 01-05 Receive a letter of subdivision of City of Kingsport property, located on Memorial Blvd.
- 01-06 Receive a letter of subdivision of Units 24 & 25 Riverwatch Subdivision, located on Riverwatch Circle.
- 01-07 Receive a letter of replat of lot 2 and new lot 3 Edinburgh Homes LLC, located on Rock Springs Road.
- 01-08 Receive a letter to certify the addition to Lot 4 of Wildwood Acres, located on Fairview Street.
- 01-09 Receive a letter to certify the desubdivision of Lots 22 & 23 Block 250, Tellico Hills, located on Lamont Street.
- 01-10 Receive a letter to certify that the Brooks Family Limited Partnership #3, located on Centenary Road.
- 01-11 Receive a letter to certify the replat of the Rocky Branch Subdivision 4R and 5RR, located on Rocky Branch Road.
- 01-12 Receive, for informational purposes only, the December 2016 Building Department report.

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

December 12, 2016

12:00 noon

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Beverley Perdue
Phil Rickman
Mark Selby

Members Absent

Mike McIntire
John Moody

Staff Present

Ken Weems
Jessica Harmon
Pamela Gilmer
Nathan Woods

Visitor's

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked if there were any changes needed to the December 2016 agenda, November work session minutes, or November regular meeting minutes. With no changes needed, the agenda was set for the December 15, 2016 regular meeting. Additionally, the minutes will be presented at the regular meeting for approval.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

12-01 Riverbend Phase 9 Preliminary Plat – (16-201-00090)

The Kingsport Regional Planning Commission is requested to recommend Preliminary Subdivision approval contingent upon the approval of the engineering documents. The property located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the item to the Commission, stating that this is the new street that will serve the Riverbend Development on the south side of the Fort Henry Drive Walmart. Staff described the non-residential street requirement, stating that no variances were needed for the preliminary plat. Staff noted that the approval was contingent upon the non-residential street cross section being shown on the plat and approval of the street construction documents. No official action was taken.

12-02 Right-of-Way Vacating – (16-401-00006)

The Kingsport Regional Planning Commission is requested to recommend abandonment of the unimproved right-of-way located off Mellon Street. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. Staff presented the item to the Commission. Staff stated that the request comes from both adjacent property owners, which were in the process of selling their lots. Staff also stated that the same property owners had taken their lots before the Board of Zoning Appeals (BZA) for rear yard variances during the November BZA regular meeting. Staff further stated that the variances had been approved. Staff stated that an internal staff review had been conducted on the request and that no departments identified a need to keep the right-of-way. No official action was taken.

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

VIII. OTHER BUSINESS

12-03 Mini Storage Development Discussion. Staff discussed the item with the Commission. Staff stated that the issue had been briefly addressed at the end of the November regular meeting and that this is a follow up to show a decade old report on the item to the Commission. Staff stated that the report was the genesis of the current indoor, climate controlled storage being allowed in our B-3 district as a principal use. Of note, the report also provided an option to allow mini-storage warehouses in the B-1, B-3, and B-4P zoning districts with a special exception requirement. Staff also stated that the Board of Zoning Appeals had asked that this not be done in the past. No official action was taken.

12-04 Receive a letter of subdivision of the Anthony Scott Tomlinson Property, located on Kendrick Street.

12-05 Receive a letter of replat of Lots 1 & 2 William Troutman Subdivision and replat Lot 1 Martha Helvy Property, located on Rock Springs Drive.

12-06 Receive a letter to certify the subdivision of 1.33 AC property partition at Kingsport Pavilion, located on Stone Drive.

12-07 Receive a letter to certify the subdivision of the Fred Herr Property, located on Mill Creek Road.

12-08 Receive, for informational purposes only, the November 2016 report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:35 p.m.

Respectfully Submitted,

Ken Weems, 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

December 16, 2016

6:00 p.m.

Members Present

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

Members Absent

none

Staff Present

Ken Weems
Jessica Harmon
Nathan Woods
Pamela Gilmer

Visitor's

Jonathan Lewis

At 6:00 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Sam Booher asked for approval of the agenda. A motion was made by Mike McIntire seconded by Beverley Perdue to approve the agenda as presented. The motion was approved unanimously, 7-0. Chairman Sam Booher asked for any changes to the minutes of the work session held on November 14, 2016 and the regular meeting held on November 17, 2016. A motion was made by Mark Selby, seconded by John Moody to approve the minutes as presented. The motion was approved unanimously 7-0.

IV. CONSENT AGENDA

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

12-01 Riverbend Phase 9 Preliminary Plat – (16-201-00090)

The Kingsport Regional Planning Commission is requested to recommend Preliminary Subdivision approval contingent upon the approval of the engineering documents. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the item to the Commission, stating that this is the new street that will serve the Riverbend Development on the south side of the Fort Henry Drive Walmart. Staff described the non-residential street requirement, stating that no variances were needed for the preliminary plat. Staff

noted that the approval was contingent upon the non-residential street cross section being shown on the plat and approval of the street construction documents. Jonathan Lewis, of Highlands Engineering, addressed the Commission. Mr. Lewis stated that he had prepared the civil documents for the project and was available to answer any questions. Mark Selby asked staff about the parking requirements for an assisted living facility compared to apartments. Staff answered that multi-family developments require 1.5 spaces per dwelling unit. Staff also stated that the parking for assisted living is one per staff member at maximum shift and one for every 3 beds in the facility. Additionally, staff stated that The Blake facility exceeded the parking space requirement. A motion was made by John Moody, seconded by Mike McIntire, to approve the item contingent upon the non-residential street cross section being shown on the plat and Engineering Department approval of the street construction documents. The motion passed, 7-0.

12-02 Right-of-Way Vacating – (16-401-00006)

The Kingsport Regional Planning Commission is requested to recommend abandonment of the unimproved right-of-way located off Mellon Street. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. Staff presented the item to the Commission. Staff stated that the request came from both adjacent property owners, which were in the process of selling their lots. Staff also stated that the same property owners had taken their lots before the Board of Zoning Appeals (BZA) for rear yard variances during the November BZA regular meeting. Staff further stated that the variances had been approved. Staff stated that an internal staff review had been conducted on the request and that no departments identified a need to keep the right-of-way. Staff noted that the Planning Commission is asked to send a positive recommendation to the Board of Mayor and Aldermen on the item. Staff further stated that once the Board approves the request that the adjacent property owners would be responsible for creating a replat of the area to absorb the property currently shown as right-of-way. A motion was made by Mark Selby, seconded by Beverley Perdue to send a positive recommendation to abandon the Mellon Street right-of-way to the Board of Mayor and Aldermen. The motion passed, 7-0.

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

VIII. OTHER BUSINESS

12-03 Mini Storage Development Discussion. Staff stated that this issue had been briefly addressed at the end of the November regular meeting and that this is a follow up to show a decade old report on the item to the Commission. Staff stated that the report was the genesis of the current indoor, climate controlled storage being allowed in our B-3 district as a principal use. Of note, the report also provided an option to allow mini-storage warehouses in the B-1, B-3, and B-4P zoning districts with a special exception requirement. Staff also stated that the Board of Zoning Appeals had asked that this not be done in the past. Discussion ensued; Mike McIntire stated that he had reservations about changing any of the mini-storage allowances now. Beverley Perdue also stated that she had reservations about changing any of the current mini-storage regulations. Staff stated that we have quite a bit of accessible property that is properly zoned already for mini-storage as a principal use. Staff stated that mini-storage is a principal use in the MX, M-1, M-1R, and M-2 zones. No official action was taken.

- 12-04** Receive a letter of subdivision of the Anthony Scott Tomlinson Property, located on Kendrick Street.
- 12-05** Receive a letter of replat of Lots 1 & 2 William Troutman Subdivision and replat Lot 1 Martha Helvy Property, located on Rock Springs Drive.
- 12-06** Receive a letter to certify the subdivision of 1.33 AC property partition at Kingsport Pavilion, located on Stone Drive.
- 12-07** Receive a letter to certify the subdivision of the Fred Herr Property, located on Mill Creek Road.
- 12-08** Receive, for informational purposes only, the November 2016 report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:40 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Property Information	Riverbend Phase 9 Final Plat		
Address	Fort Henry Drive		
Tax Map, Group, Parcel	TM 77H, Group C, Parcel 3		
Civil District	11th Civil District		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	10.034 (1.379 new road)		
Major or Minor / #lots	Major - 1	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: First Southeast Development LLC. Address: PO Box 1000 City: Abingdon State: VA Zip Code: 24212 Email: Phone Number: (251) 460-0069		Name: Todd Johnson Address: PO Box 5574 City: Johnson City State: TN Zip Code: 37602 Email: tjohnsonrls@comcast.net Phone Number: (423) 943-9223	
Planning Department Recommendation			
(Approve, Deny, or Defer) <p>The Kingsport Planning Division recommends Final Subdivision Approval contingent upon receipt of an approved irrevocable letter of credit:</p> <ul style="list-style-type: none"> The plat meets the City's minimum regulations for subdivisions. No variances have been requested An Irrevocable Letter of Credit will be submitted for \$1,163,200.00 <p>Staff Field Notes and General Comments:</p> <p>Request for final plat approval of lot 9 in the Riverbend Development. The preliminary plat was approved by the Planning Commission at their December 15, 2016 meeting. An engineering bond estimate was generated by the City to cover the costs of all improvements yet to be constructed. This bond estimate totaled \$1,163,200.00. The final plat, once the irrevocable letter of credit is submitted, would give final approval to one new lot and a new public non-residential street to be named Holston Hills Drive.</p> <p>Utilities: Water & Sewer are available to the site.</p>			
Planner:	Harmon	Date: 1/4/17	
Planning Commission Action		Meeting Date:	January 19, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Lot 9 Riverbend Final Plat
ADDRESS	Fort Henry Drive
DISTRICT, LAND LOT	11th Civil District, TM 77H, Group C, Parcel 3
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	B-4P and PD
PROPOSED ZONING	No Change
ACRES 10.025 – 1 lot – 0.14 miles of new street	
EXISTING USE Vacant	
PROPOSED USE Assisted Living	

PETITIONER: First Southeast Development LLC
ADDRESS: PO Box 1000 Abingdon, VA 24212

REPRESENTATIVE: Todd Johnson
PHONE: (423) 943-9223

INTENT

The applicant is requesting final plat approval for Lot 9 of the Riverbend Development, which is located in the 11th civil district and more fully described as Parcels 3 of Tax Map 77H, Group C of the Sullivan County Tax Maps.

This subdivision creates one 8.66 acre lot and a new public street. The public street will be a non-residential street with a right-of-way width of 60 feet. No variances have been requested for this subdivision.

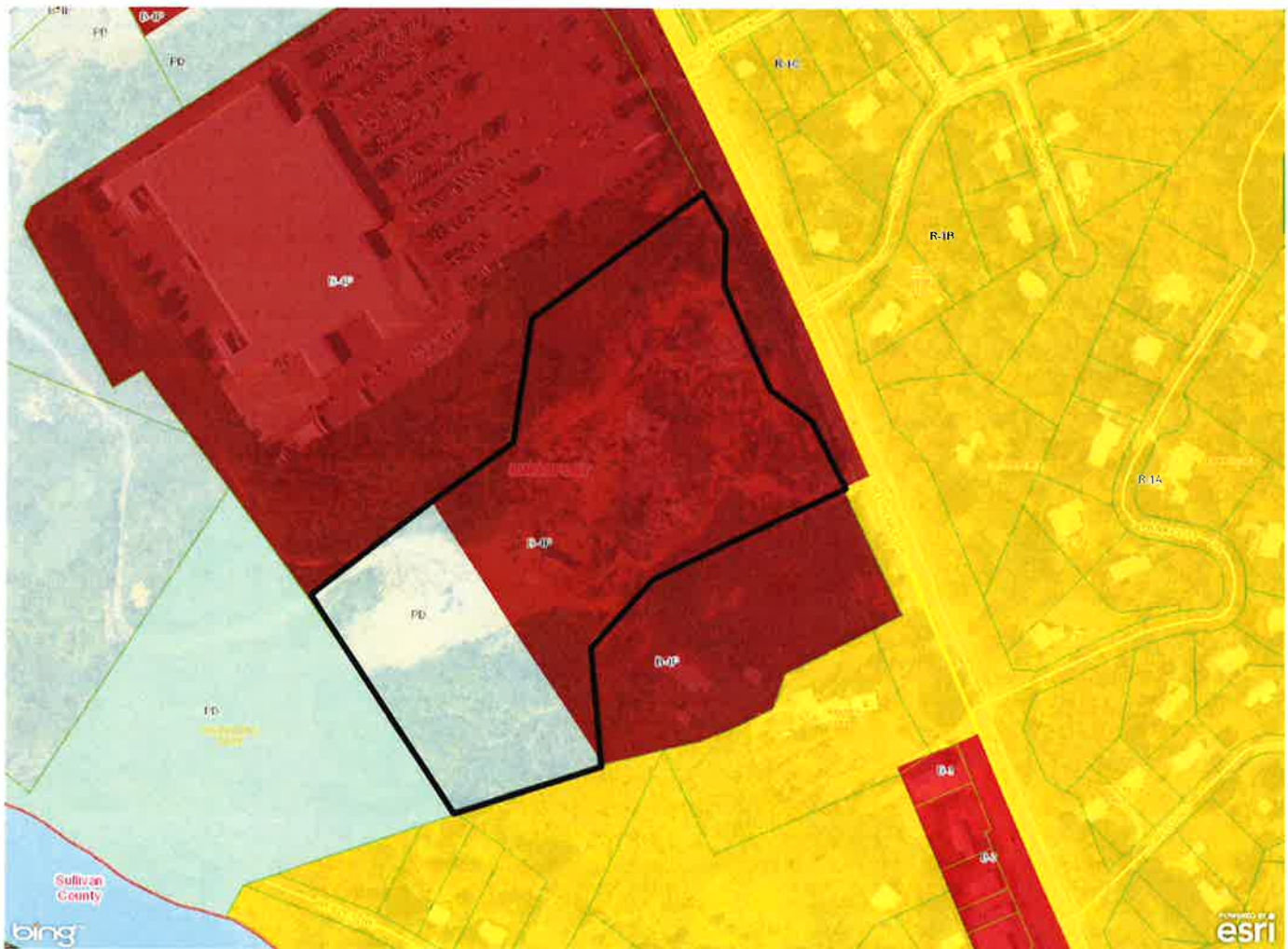
Utilities have not been installed at this point in time. The City Engineering Division has calculated a Bond Estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations. This bond estimate will be submitted to the City in the form of an irrevocable letter of credit in the amount of \$1,163,200.00.

Staff recommends Final Plat approval for Lot 9 of the Riverbend Development contingent upon receipt and approval by the City Attorney of an Irrevocable Letter of Credit in the amount of \$1,163,200.

Area Map



Surrounding Zoning



Future Land Use Map



1/2" ROD FOUND UNLESS NOTED OTHERWISE

1/2 x 4 1/2" 100% CELL
E-011 ST-DEET ADDRESS
CENTRIFUGUE
LINEE PLOTTEE FROM GRID AND PLAT RECEPTION

DED BOOK 2000, PAGE 1853 AND DED BOOK 2100, PAGE 1596

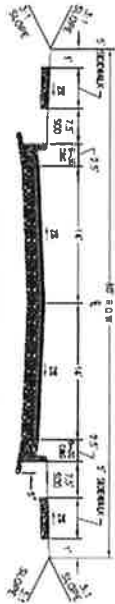
CHARTERED SERIES EXISTENTS DESCRIBED IN BOOK 6330, PAGE 815 AND BOOK 6472, PAGE 110 TO BE ASSIGNED

Slavery is subject to any existing enactments, rights of way, and restrictions, whether written or unwritten.

ALL BUILDING ARTIFACTS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

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TYPICAL ROADWAY SECTION



I HEREBY CERTIFY THAT THIS IS A CARTOONARY
SATIRE, IN CONJUNCTION WITH COMMENT IN
VARIOUS STAGES OF PRACTICE, AND THAT
THE RATIO OF PREDICTION OF THE UNOBTAINED
SURVEY IS 24,000 IN 115 (21.35).



FIRST SOUTHEAST DEVELOPMENT
ROOM 308A, PACE 1863
TAX MAP 77N, GROUP C,
PARCELS 3 30 & 4 00

B. 625 ACRES
915]

FIRST SOUTHERST DEVELOPMENT LLC
BOOK 3080, PAGE 1653
TAX MAP 77N. GROUP C, PARCEL 3.00

DRT HENRY DRIVE
STAT. ROUTE 36
EIGHT OF MAY WAREES

		CURVE		TALL	
NUMBER	DATE, READING & LENGTH	FEET, INCHES	FEET, INCHES	FEET, INCHES	FEET, INCHES
C1	5-26-95 11:30 AM	54-3 1/2	75-5 1/2	75-5 1/2	75-5 1/2
C2	5-27-95 10:35 AM	62-7 1/2	75-5 1/2	75-5 1/2	75-5 1/2
C3	5-27-95 10:35 AM	59-2 1/2	69-10	69-10	69-10
C4	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C5	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C6	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C7	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C8	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C9	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C10	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C11	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C12	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C13	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C14	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C15	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C16	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C17	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C18	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C19	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C20	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C21	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C22	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C23	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C24	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C25	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C26	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C27	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C28	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C29	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C30	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C31	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C32	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C33	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C34	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C35	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C36	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C37	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C38	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C39	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C40	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C41	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C42	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C43	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C44	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C45	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C46	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C47	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C48	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C49	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C50	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C51	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C52	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C53	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C54	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C55	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C56	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C57	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C58	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C59	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C60	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C61	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C62	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C63	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C64	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C65	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C66	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C67	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C68	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C69	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C70	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C71	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C72	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C73	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C74	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C75	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C76	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C77	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C78	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C79	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C80	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C81	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C82	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C83	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C84	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C85	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C86	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C87	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C88	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C89	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C90	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C91	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C92	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C93	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C94	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C95	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C96	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C97	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C98	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C99	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2
C100	5-18-95 10:45 AM	43-3/8	52-6 1/2	52-6 1/2	52-6 1/2

BOOK 'R27C, PAGE 24:
TRUST
RE-LEASING ESTATE RECEIPTS
TRUST - FOR IDOW TRUST
RENT LOT 2, BRADY PARK
SUBDIVISION
PLAT BOOK 2, PAGE 206
LOT 2-4

[illegible]

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 19, 2017

Bond Estimate
ENGINEER BOND ESTIMATE
Riverbend: Holston Hills Drive

January 11, 2017

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Construction Stakes, Lines and Grade	\$ 5,000.00	\$ 5,000.00
2	1	LS	Mobilization	\$ 30,000.00	\$ 30,000.00
3	1	LS	Traffic Control	\$ 6,500.00	\$ 6,500.00
4	1	LS	Demolition	\$ 2,000.00	\$ 2,000.00
5	1	LS	Clearing and Grubbing	\$ 7,000.00	\$ 7,000.00
Grading and Drainage					
6	1	LS	Grading & Excavating (Unclassified)	\$ 135,000.00	\$ 135,000.00
7	1	LS	Topsoil (Removal and Stockpiling) (If Needed)	\$ 2,000.00	\$ 2,000.00
8	1	LS	Topsoil (Furnishing and Spreading)	\$ 7,500.00	\$ 7,500.00
9	3	EA	Headwalls and Endwalls (15")	\$ 675.00	\$ 2,025.00
10	2	EA	Headwalls and Endwalls (24")	\$ 750.00	\$ 1,500.00
11	1,047	LF	Storm Sewer Pipe (15" HDPE)	\$ 35.00	\$ 36,645.00
12	35	LF	Storm Sewer Pipe (12" SCH 80 PVC)	\$ 30.00	\$ 1,050.00
13	46	LF	Storm Sewer Pipe (8" DIP)	\$ 40.00	\$ 1,840.00
14	65	LF	Storm Sewer Pipe (24" CMP)	\$ 32.00	\$ 2,080.00
15	8	EA	Single Curb Inlet (4'-8" Deep) (Complete with Frame & Grate)	\$ 2,360.00	\$ 18,880.00
16	1	EA	Double Curb Inlet (4'-8" Deep) (Complete with Frame & Grate)	\$ 4,900.00	\$ 4,900.00
17	4	EA	Flexstorm Water Quality Inserts	\$ 1,000.00	\$ 4,000.00
18	544	TON	Stone Backfill for Trenches Under Road and Sidewalk	\$ 28.00	\$ 15,232.00
19	115	TON	Machined Rip-Rap (Class B) (For Outlet Aprons)	\$ 50.00	\$ 5,750.00
20	24	SF	Existing Pavement Removal	\$ 1.40	\$ 33.60
21	1	LS	Aqua Swirl AS-2 Water Quality Unit	\$ 8,500.00	\$ 8,500.00
Paving					
22	188	CY	Surface Course TDOT 411 D/E	\$ 92.00	\$ 17,296.00
23	1,009	CY	Base Stone TDOT 303D	\$ 28.00	\$ 28,252.00
24	376	CY	Asphaltic Binder B-M2	\$ 80.00	\$ 30,080.00
25	451	GAL	Asphaltic Tack Coat	\$ 5.00	\$ 2,255.00
26	908	SY	Cold Planing (Pavement Milling) @ 1.25"	\$ 3.00	\$ 2,724.00
27	1,780	LF	6"-30" Combination Curb & Gutter	\$ 16.00	\$ 28,480.00
28	260	LF	Lowered Curb & Gutter (At Driveway Aprons)	\$ 19.00	\$ 4,940.00
29	141	LF	4" Mountable Curb	\$ 12.00	\$ 1,692.00
30	2,970	SF	8" Concrete Driveway (Aprons)	\$ 9.00	\$ 26,730.00
31	7,375	SF	4" Concrete Sidewalk	\$ 6.00	\$ 44,250.00
32	19	EA	Handicap Ramps (Complete with Appurtenances)	\$ 2,000.00	\$ 38,000.00
33	167	LF	4" Single Solid Yellow Line (Thermoplastic)	\$ 7.00	\$ 1,169.00
34	200	LF	4" Single Solid White Line (Thermoplastic)	\$ 7.00	\$ 1,400.00
35	250	LF	4" Double Solid Yellow Line (Thermoplastic)	\$ 8.00	\$ 2,000.00
36	261	LF	12" Single Solid Yellow Line (Thermoplastic)	\$ 7.00	\$ 1,827.00
37	84	LF	Plastic Pavement Marking (24" Stop Line)	\$ 12.00	\$ 1,008.00
38	8	EA	Solid Left and Right Turn Arrows	\$ 200.00	\$ 1,600.00
39	65	LF	12" Single Solid White Line (Thermoplastic)	\$ 11.00	\$ 715.00
Erosion Control					
40	2,144	LF	Silt Fencing Fully Installed	\$ 5.00	\$ 10,720.00
41	1	EA	Construction Exit	\$ 2,500.00	\$ 2,500.00
42	9	EA	Inlet Protection	\$ 300.00	\$ 2,700.00
43	3	EA	Outlet Protection	\$ 400.00	\$ 1,200.00
44	3	EA	Filter Ring	\$ 400.00	\$ 1,200.00
45	73,396	SF	Permanent Seeding, Installed with Mulch	\$ 0.25	\$ 18,349.00

ITEM NO.	QUAN.	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Water Line					
46	68	LF	6-Inch Cement Lined Ductile Iron Pipe & Fittings	\$ 40.00	\$ 2,720.00
47	891	LF	8-Inch Cement Lined Ductile Iron Pipe & Fittings	\$ 45.00	\$ 40,095.00
48	1	EA	6-Inch Gate Valve and Box	\$ 1,200.00	\$ 1,200.00
49	3	EA	8-Inch Gate Valve and Box	\$ 1,500.00	\$ 4,500.00
50	1	EA	8-Inch by 6-Inch Tee	\$ 200.00	\$ 200.00
51	1	EA	8-Inch by 8-Inch Tee	\$ 300.00	\$ 300.00
52	1	EA	22.5 Degree Bend (8" D.I.P.)	\$ 100.00	\$ 100.00
53	1	EA	8-Inch Tapping Sleeve and Tapping Valve	\$ 4,000.00	\$ 4,000.00
54	3	EA	Fire Hydrant Assembly	\$ 4,000.00	\$ 12,000.00
55	1	EA	Stub and Cap (For 6" Water Line)	\$ 500.00	\$ 500.00
56	356	TON	Stone Backfill for Trenches (Under Road, Sidewalk, & Driveway Crossings)	\$ 28.00	\$ 9,968.00
Sanitary Sewer					
57	1	LS	Remove/Abandon Existing Sanitary Lines & Manholes	\$ 10,000.00	\$ 10,000.00
58	1	LS	Bypass Pumping	\$ 5,000.00	\$ 5,000.00
59	1	EA	Tie New Line to Existing Manhole	\$ 1,000.00	\$ 1,000.00
60	500	LF	8-Inch SDR 35 PVC Sewer Pipe	\$ 45.00	\$ 22,500.00
61	1	EA	Precast Sanitary Manhole (4'-8' Deep)	\$ 2,000.00	\$ 2,000.00
62	2	EA	Precast Sanitary Manhole (8'-12' Deep)	\$ 2,500.00	\$ 5,000.00
63	4	EA	Cap and Marker	\$ 500.00	\$ 2,000.00
64	400	TON	Stone Backfill for Trenches (Under Road, Sidewalk, & Driveway Crossings)	\$ 28.00	\$ 11,200.00
Signs					
65	2	EA	"Round About Ahead" Sign	\$ 200.00	\$ 400.00
66	2	EA	Yield Sign	\$ 200.00	\$ 400.00
Natural Gas					
67	1	LS	Line Installation by ATMOS Energy	\$ 12,000.00	\$ 12,000.00
Underground Electric					
68	1,126	LF	2-Inch PVC Conduit (For Site Lighting) In Same Trench As Primary Conduit	\$ 2.00	\$ 2,252.00
69	7,095	LF	(3) 3-Inch PVC Electrical Conduits	\$ 7.00	\$ 49,665.00
70	4,730	LF	Communications Conduits (In Same Trench As Electrical Conduits)	\$ 7.00	\$ 33,110.00
71	220	LF	3-Inch Conduit Beside 2-Inch (For Traffic Signal Power)	\$ 7.00	\$ 1,540.00
72	3	EA	66" x 22" Primary Cabinet and (3) 3" Conduit Stubouts	\$ 2,163.00	\$ 6,489.00
73	1	EA	48" x 48" Single Phase Transformer for site lighting	\$ 3,254.00	\$ 3,254.00
74	3	EA	(3) 3" PVC Conduits Stub Out (For Future)	\$ 2,323.00	\$ 6,969.00
75	1	LS	(1) 3" PVC From Cabinet to Transformer	\$ 750.00	\$ 750.00
76	9	EA	Stub and Cap 2" PVC Conduits (For Site Lighting)	\$ 241.50	\$ 2,173.50
77	1	LS	Pulling Wire/Installing Main Electrical Service	\$ 22,111.00	\$ 22,111.00
78	1	EA	Tie 2" PVC Site Lighting To Transformer (Both Directions)	\$ 289.00	\$ 289.00
79	1	LS	(9) Site Lights - 150W Utility Post Top Lights Including Placement of Poles & Wiring of Lights From 2" Site Lighting Conduit	\$ 8,012.00	\$ 8,012.00
Signalization					
80	2	EA	Signal Pole with Footer	\$ 9,000.00	\$ 18,000.00
81	110	LF	Mast Arm	\$ 10.00	\$ 1,100.00
82	2	EA	18" x 24" Traffic Signal Pullbox With Traffic Bearing Lid	\$ 1,000.00	\$ 2,000.00
83	1	LS	Traffic Signal (Heads, Cables, Cabinet Controller, Pedestrian Signal Equipment, Video Cameras and Electrical Service Connection)	\$ 120,000.00	\$ 120,000.00
84	7	EA	Video Detection Areas	\$ 1,000.00	\$ 7,000.00
85	979	LF	2" Schedule 80 PVC Conduit (From Proposed Traffic Controller to Existing Traffic Signal Controller)	\$ 6.00	\$ 5,874.00
86	117	LF	3" Schedule 80 PVC Conduit	\$ 7.00	\$ 819.00
87	103	LF	Bore and Jack 3" Schedule 80 PVC Conduit	\$ 30.00	\$ 3,090.00
88	1	LS	Traffic Signal Interconnection	\$ 25,000.00	\$ 25,000.00
					\$ 1,035,103.10
CONTINGENCIES (5%)					\$ 62,196.90
					\$ 1,097,300.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (5%)					\$ 65,000.00
TOTAL					\$ 1,163,200.00

Pamela Gilmer
Pamela Gilmer, EIT
Civil Engineer
City of Kingsport

January 11, 2017

Date

North (the roof of Walmart is visible above the tree line)



East (view of Fort Henry Drive)



West (toward future assisted living facility location)



Location	Parcel / Zoning Petition	Zoning / Name
North	1	B-4P/Wal-Mart
North, Northeast	2	R-1B / SF Residential Structure
East	3	R-1B / SF Residential Structure
Southwest	4	PD/ Riverbend Park
West	5	PD/Villas At Riverbend



EXISTING USES AND LOCATION

PARCELS SURROUNDING THE RIVERBEND LOT 9 SUBDIVSIION ARE ZONED EITHER CITY B-4P, R-1B OR PD. ACCESS IS VIA FORT HENRY DRIVE. UTILITIES ARE BEING CONSTRUCTED BY THE DEVELOPER.

CONCLUSION

Staff recommends Final Plat approval for Lot 9 of the Riverbend Development contingent upon receipt and approval by the City Attorney of an irrevocable letter of credit in the amount of \$1,163,200.00.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: JESSICA HARMON, SENIOR PLANNER

DATE: JANUARY 19, 2017

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR RIVERBEND LOT 9

The City Engineering Division has calculated a bond estimate to cover the costs of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Lot 9 of the Riverbend Development. The bond estimate is for the amount of \$1,163,200.00. An Irrevocable Letter of Credit will be submitted to the City for the amount matching the bond estimate.

The Kingsport Regional Planning Commission is asked to approve the acceptance of an Irrevocable Letter of Credit for Lot 9 of the Riverbend Development for the amount of \$1,163,200.00. This Irrevocable Letter of Credit will have an expiration date of January 19, 2018. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to October 19, 2018.

Staff Recommends approval of the acceptance of an Irrevocable Letter of Credit in the amount of \$1,163,200.00, as calculated by the City Engineering Division, to cover all remaining improvements contingent upon approval by the City Attorney.

ENGINEER BOND ESTIMATE
Riverbend: Holston Hills Drive

January 11, 2017

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5	1	LS	Clearing and Grubbing	\$ 7,000.00	\$ 7,000.00
Grading and Drainage					
6	1	LS	Grading & Excavating (Unclassified)	\$ 135,000.00	\$ 135,000.00
7	1	LS	Topsoil (Removal and Stockpiling) (If Needed)	\$ 2,000.00	\$ 2,000.00
8	1	LS	Topsoil (Furnishing and Spreading)	\$ 7,500.00	\$ 7,500.00
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37	84	LF	Plastic Pavement Marking (24" Stop Line)	\$ 12.00	\$ 1,008.00
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49	3	EA	8-Inch Gate Valve and Box	\$ 1,500.00	\$ 4,500.00
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76	9	EA	Stub and Cap 2" PVC Conduits (For Site Lighting)	\$ 241.50	\$ 2,173.50
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78	1	EA	Tie 2" PVC Site Lighting To Transformer (Both Directions)	\$ 289.00	\$ 289.00
79	1	LS	(9) Site Lights - 150W Utility Post Top Lights Including Placement of Poles & Wiring of Lights From 2" Site Lighting Conduit	\$ 8,012.00	\$ 8,012.00
Signalization					
80	2	EA	Signal Pole with Footer	\$ 9,000.00	\$ 18,000.00
81	110	LF	Mast Arm	\$ 10.00	\$ 1,100.00
82	2	EA	18" x 24" Traffic Signal Pullbox With Traffic Bearing Lid	\$ 1,000.00	\$ 2,000.00
83	1	LS	Traffic Signal (Heads, Cables, Cabinet Controller, Pedestrian Signal Equipment, Video Cameras and Electrical Service Connection)	\$ 120,000.00	\$ 120,000.00
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85	979	LF	2" Schedule 80 PVC Conduit (From Proposed Traffic Controller to Existing Traffic Signal Controller)	\$ 6.00	\$ 5,874.00
86	117	LF	3" Schedule 80 PVC Conduit	\$ 7.00	\$ 819.00
87	103	LF	Bore and Jack 3" Schedule 80 PVC Conduit	\$ 30.00	\$ 3,090.00
88	1	LS	Traffic Signal Interconnection	\$ 25,000.00	\$ 25,000.00
					\$ 1,035,103.10
CONTINGENCIES (6%)					\$ 62,196.90
					\$ 1,097,300.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (6%)					\$ 65,900.00
TOTAL					\$ 1,163,200.00


Pamela Gilmer, EIT
 Civil Engineer
 City of Kingsport

January 11, 2017
 Date

Property Information	Alley Closing – Portion of Canal Street		
Address	Canal Street		
Tax Map, Group, Parcel	R-O-W adjacent to Sullivan County Tax Map 46I, Group A, Parcels 4-11		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Residential and Retail on either side of the right-of-way		
Acres	+/- .31 acres		
Applicant #1 Information		Intent	
Name: Kingsport Economic Development Board Address: 225 W Center Street City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 229-9485		Intent: <i>To permanently close a portion of the alley known as Canal Street to public access to allow for further development of the property adjacent to the right-of-way.</i>	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends permanently closing a portion of the alley known as Canal Street to public access:</p> <ul style="list-style-type: none"> Request reviewed by all city departments Portion to be closed is needed to further facilitate development of the adjacent property. <p>Staff Field Notes and General Comments:</p> <p>The KEDB requests permanent closure of a portion of the alley known as Canal Street. The requested vacating area is approximately 698 feet in length and 25 feet in width. The applicant owns the property on either side of this section of Canal Street.</p>			
Planner:	Harmon	Date: 1/10/17	
Planning Commission Action		Meeting Date:	January 19, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Alley Closing - A Portion of Canal Street**

ADDRESS	Canal Street
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 461, Group A, Parcels 4-11
OVERLAY DISTRICT	N/A
CURRENT ZONING	B-2
PROPOSED ZONING	No Change
ACRES	+/- 0.31
EXISTING USE	Street Right-of-Way
PROPOSED USE	Residential

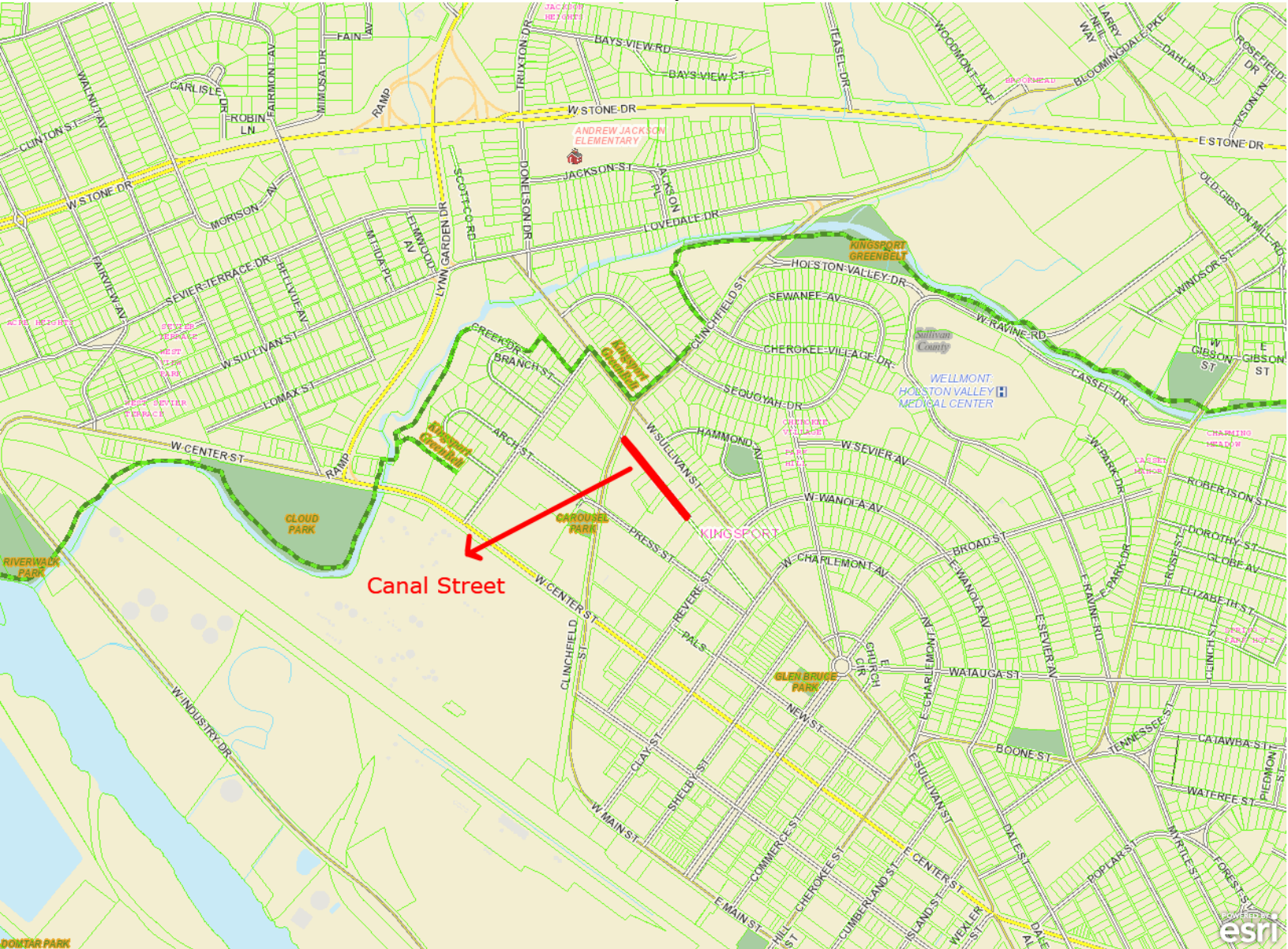
PETITIONER 1: Kingsport Economic Development Board (KEDB)
225 W Center Street Kingsport, TN 37660

INTENT

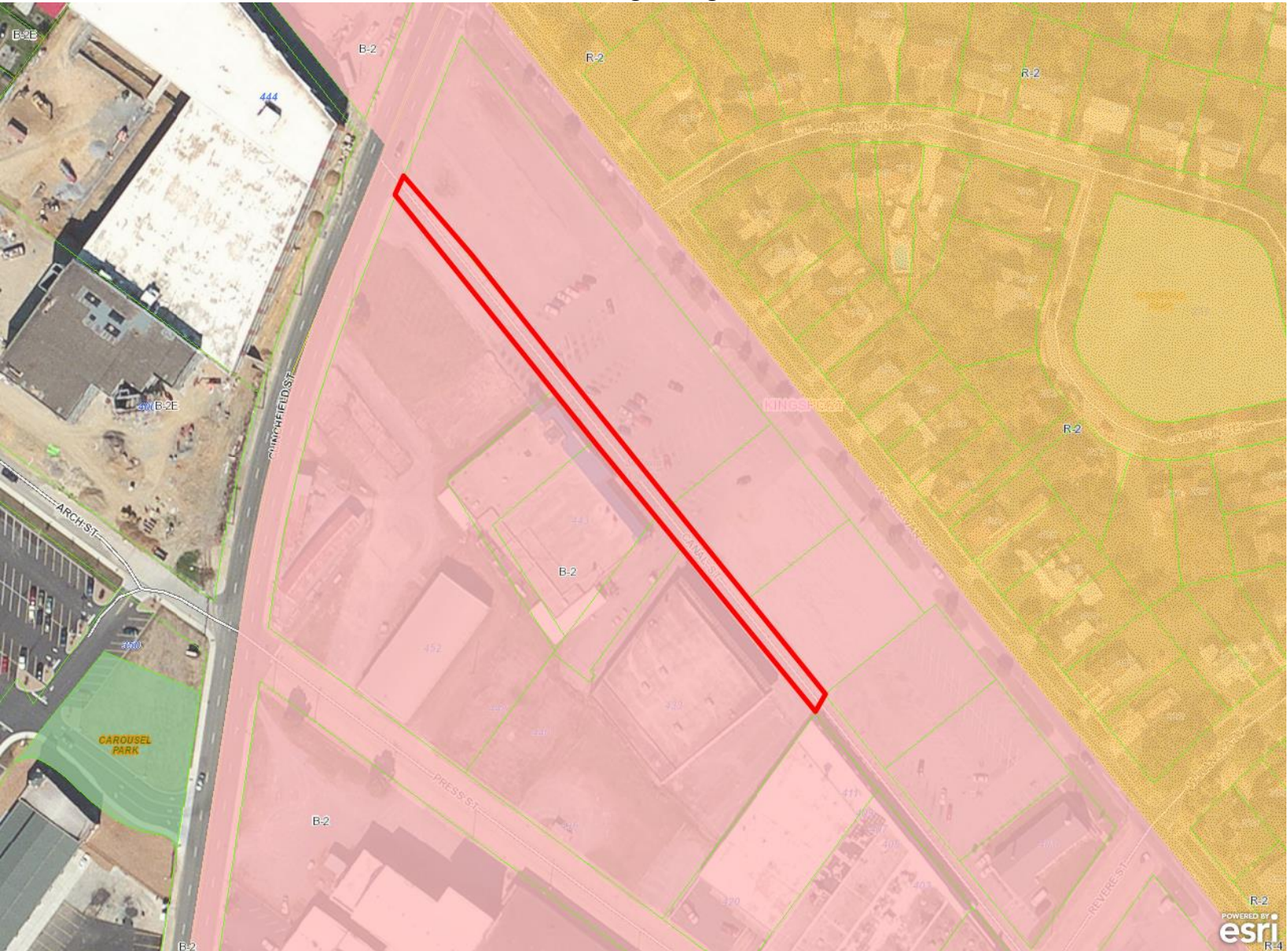
The applicant is requesting that a portion of the alley known as Canal Street be permanently closed by the City of Kingsport. The area requested to be closed is approximately 698 feet in length and 25 feet in width. The applicant owns the property on both sides of the portion of the alley to be closed. Access for the remaining properties located along Canal Street would still retain access utilizing the portion of Canal Street that intersects with Revere Street.

This request has been reviewed by all city departments and they have responded that there is no need to keep this portion of the alley known as Canal Street open for public access.

Location Map



Surrounding Zoning



Future Land Use Map



View from Clinchfield



View looking towards Clinchfield



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the closing of approximately 698 feet of the alley called Canal Street.

Property Information	Surplus Request		
Address	Canal Street		
Tax Map, Group, Parcel	R-O-W adjacent to Sullivan County Tax Map 46I, Group A, Parcels 4-11		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Residential and Retail on either side of the right-of-way		
Acres	+/- .31 acres		
Applicant #1 Information		Intent	
Name: Kingsport Economic Development Board		Intent: To declare a portion of the alley known as Canal Street as surplus property by the City of Kingsport. Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Address: 225 W Center Street			
City: Kingsport			
State: TN	Zip Code: 37660		
Phone Number: (423) 229-9485			
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends declaring a portion of the alley called Canal Street as surplus: <ul style="list-style-type: none"> Request reviewed by all city departments Easements will be required Portion requested for surplus is needed to further facilitate development of the adjacent property. Staff Field Notes and General Comments: The KEDB requests that the City of Kingsport declare of a portion of the alley called Canal Street as surplus. The requested area includes approximately 698 feet in length and 25 feet in width of Canal Street right-of-way. A sanitary sewer line and a culvert carrying an unnamed tributary of Reedy Creek are both located within the area requested to be declared surplus. Easements for each will need to be retained.			
Planner:	Harmon	Date: 1/10/17	
Planning Commission Action		Meeting Date:	January 19, 2017
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Surplus Request for Portion of the alley called Canal St.****ADDRESS****Canal Street****DISTRICT, LAND LOT****Sullivan County****11th Civil District, TM 46I, Group A, Parcels 4-11****OVERLAY DISTRICT****N/A****CURRENT ZONING****B-2****PROPOSED ZONING****No Change****ACRES +/- 0.31****EXISTING USE Street Right-of-Way****PROPOSED USE Residential****PETITIONER 1: Kingsport Economic Development Board (KEDB)**
225 W Center Street Kingsport, TN 37660**INTENT**

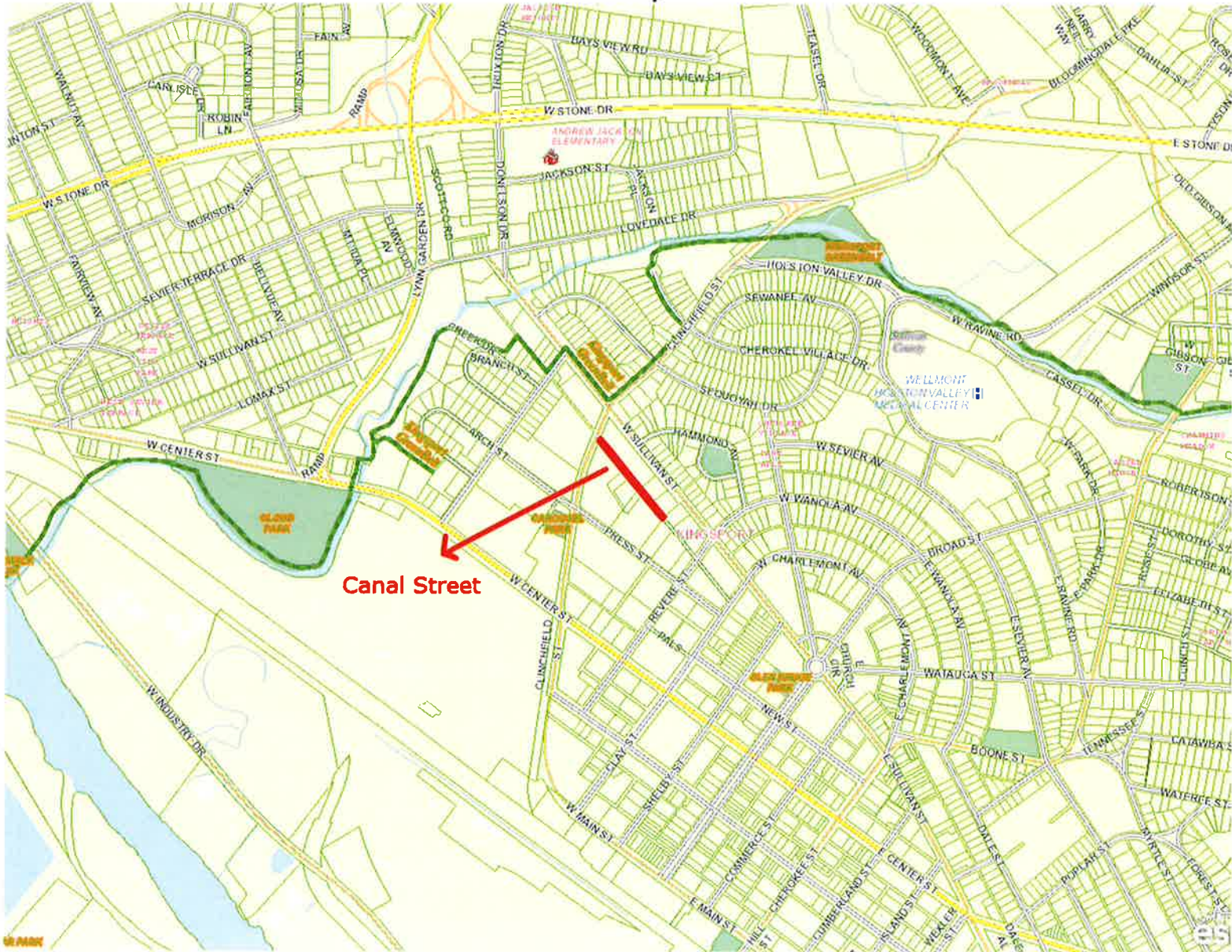
The applicant is requesting that a portion of the alley called Canal Street be declared surplus by the City of Kingsport. The area requested to be declared surplus is approximately 698 feet in length and 25 feet in width. The applicant owns the property on both sides of the portion of alley in the request.

A sanitary sewer line as well as a culvert carrying an unnamed tributary of Reedy Creek are located within the street right-of-way. Easements for each of these will need to be retained.

This request has been reviewed by all city departments and they have responded that as long as there are easements retained for each of the utilities present, then there is no need for the City to retain this property as right-of-way.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

Location Map



Surrounding Zoning



Future Land Use Map



View from Clinchfield



View looking toward Clinchfield



RECOMMENDATION:

Staff recommends that the Planning Commission declare approximately 698 feet of the alley called Canal Street as surplus property and retain two easements for the sanitary sewer and culvert.



December 7, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that Division of the City of Kingsport Property, located on Memorial Blvd., surveyed by Alley and Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



December 8, 2016

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

Dear Mr. Booher:

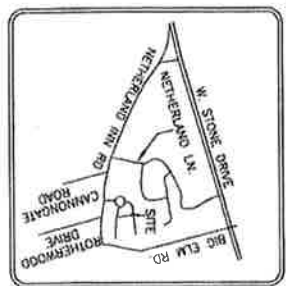
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that subdivision of Units 24 & 25 Riverwatch Subdivision, located on Riverwatch Circle, surveyed by Alley & Associates, Inc., meets the Minimum Standards for Subdivision Development of Major Subdivision 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

[illegible]

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3
- SETBACKS:
FRONT 25'
REAR 20'
SIDE 6'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP FOR VZCZ00400E AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
JOB NO. 16-10421
- 4) ACAD FILE 16-10421 RIVERWATC/H
- 5) FLOOD INFORMATION/ELECTRONIC DATA COLLECTED
- 6) TAX MAP 22 PARCEL 7, ENV. 19048, P.C. 4, ENV. 13564
- 7) PLAT REFERENCE: P.C. 3, ENV. 19048, P.C. 4, ENV. 13564
- 8) I HEREBY CERTIFY THAT I AM AN OWNER UNLESS OTHERWISE NOTED.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

ALLEY & ASSOCIATES, INC.
SILVERDALE, MD.



December 21, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the re-plat of lot 2 and new lot 3 Edinburgh Homes LLC, located on Rock Springs Rd., surveyed by David Hill of BWSC, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



December 21, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Addition to Lot 4 of Wildwood Acres, located on Fairview St., surveyed by Chuck Hyder, 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



December 21, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the desubdivision of Lots 22 & 23 Block 250, Tellico Hills, located on Lamont St., surveyed by Alley & Associates, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



December 21, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Brooks Family Limited Partnership #3, located on Centenary Rd., surveyed by Rick Davies, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

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

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



December 28, 2016

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

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Rocky Branch Subdivision 4R and 5RR, located on Rocky Branch Rd., surveyed by Jerran Owens, 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".

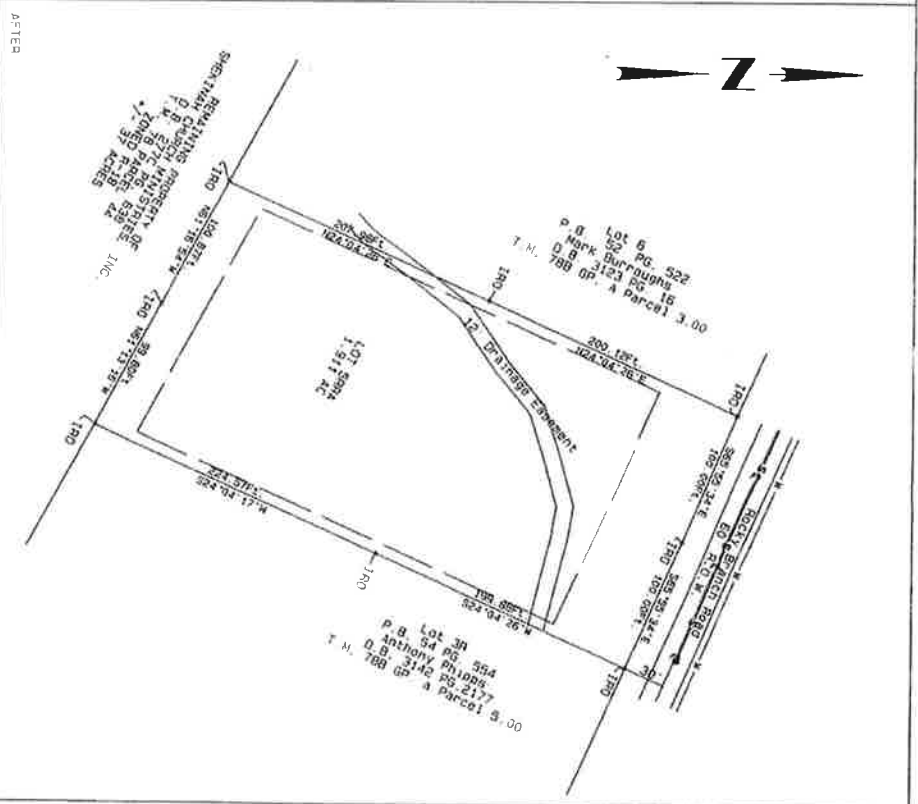
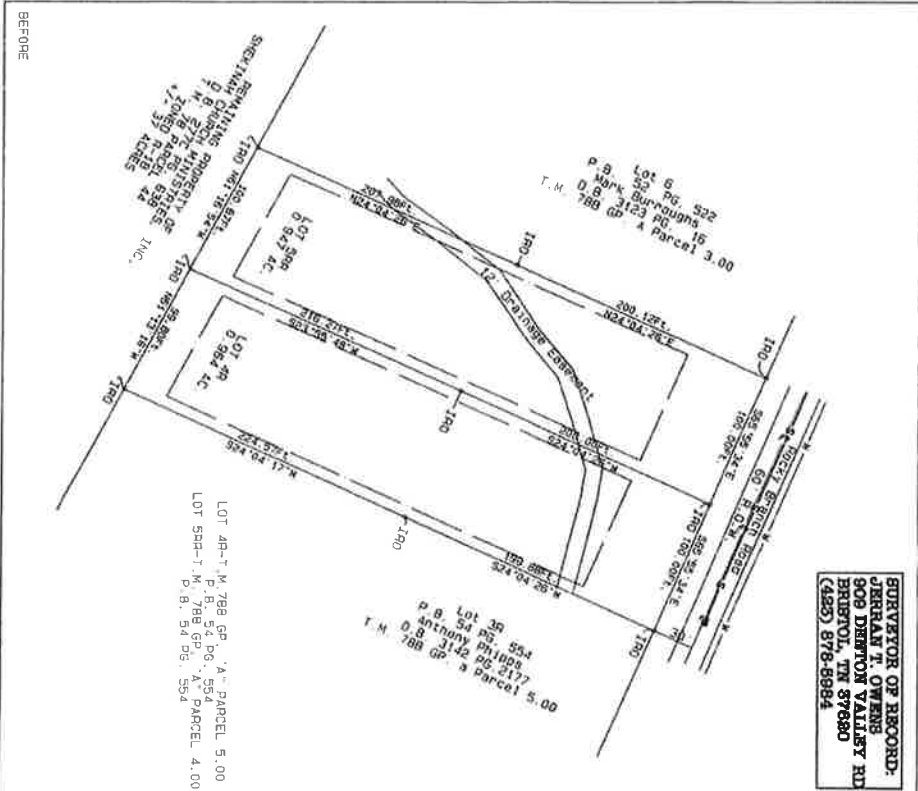
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



VICINITY MAP

- NOTES:
1. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER
 2. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 3. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 4. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 5. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 6. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 7. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 8. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 9. DEEDS, RECORDS, OR RECORDS ON INFORMATION
 10. DEEDS, RECORDS, OR RECORDS ON INFORMATION



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16021982
LEGAL MAP
PAGE 414/414



CERTIFICATION OF THE SURVEYOR
I, JERRAN T. OWENS, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the State of Tennessee, and that I have personally supervised the making of the foregoing survey, and that the same is a true and correct statement of the facts as the same appear to me.

CERTIFICATION OF THE TOWNSHIP
I, JERRAN T. OWENS, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the State of Tennessee, and that I have personally supervised the making of the foregoing survey, and that the same is a true and correct statement of the facts as the same appear to me.

CERTIFICATION OF RECORDS
I, JERRAN T. OWENS, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the State of Tennessee, and that I have personally supervised the making of the foregoing survey, and that the same is a true and correct statement of the facts as the same appear to me.

CERTIFICATION OF THE PROPERTY
I, JERRAN T. OWENS, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the State of Tennessee, and that I have personally supervised the making of the foregoing survey, and that the same is a true and correct statement of the facts as the same appear to me.

CERTIFICATION OF THE SURVEYOR
I, JERRAN T. OWENS, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the State of Tennessee, and that I have personally supervised the making of the foregoing survey, and that the same is a true and correct statement of the facts as the same appear to me.

CERTIFICATION OF THE TOWNSHIP
I, JERRAN T. OWENS, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the State of Tennessee, and that I have personally supervised the making of the foregoing survey, and that the same is a true and correct statement of the facts as the same appear to me.

Building Division Monthly Report

December 2016

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	5	\$19,692
ADDITIONS	5	\$108,000
ALTERATIONS	6	\$132,987
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	2	\$367,855
RESIDENTIAL ROOF	2	\$7,300
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	1	\$1,000,000
ALTERATIONS	3	\$455,000
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		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL	1	\$1,245,300
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	1	\$3,793
COMMUNICATION TOWER		
COMMERCIAL ROOF	1	\$118,273
TOTAL	27	\$3,458,200
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	5	
TENTS		
TOTAL PERMITS ISSUED	32	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$110,972,637