

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.

April 16, 2015

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON MARCH 16, 2015 AND THE REGULAR MEETING HELD ON MARCH 19, 2015.

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

04-01 3101 E Stone Drive Surplus Request – (15-401-00004)

The Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 3101 E Stone Drive be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Shepherd)

04-02 101 Lee Street Surplus Request - (15-401-00005)

The Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 101 Lee Street be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

04-03 Borden Alley Dedication– (15-401-00006)

The Planning Commission is requested to consider accepting the 19 foot right-of-way, located between Borden Street and Hale Street. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Shepherd)

04-04 Edinburgh Phase 8 Preliminary Plat – (15-201-00019)

The Planning Commission is requested to consider granting preliminary plat approval for Edinburgh Phase 8. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

04-05 2015 Community Development Annual Action Plan

The Kingsport Regional Planning Commission is requested to consider recommending to the Board of Mayor and Alderman the 2015 Consolidated Plan for Housing and Community Development. (Haga)

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

VIII. OTHER BUSINESS

04-06 Receive a letter of resubdivision of the Osage Drive property, on Osage Drive.

04-07 Receive a letter of resubdivision of the Harkleroad and Byrd property, on Rock City Road.

04-08 Receive a letter of resubdivision of the Hauk property, on Rock City Road.

04-09 Receive a letter of resubdivision of the Fort Robinson Addition on Bent Court.

04-10 Receive a letter of resubdivision of the Kingsport Pavilion Property on Sierra Drive.

04-11 Receive, for informational purposes only, the March 2015 report from the Building Division.

04-12 Receive, for informational purposes only, the March 2015 New Business report.

IX. ADJOURNMENT

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

Jimmy Walker Conference Room
201 W. Market Street, Kingsport, TN 37660

March 16, 2015

12:00 p.m.

Members Present

Buzzy Breeding
Hoyt Denton
Dr. Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer

Members Absent

Dennis Ward, Chairman
Dave Stauffer

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Curtis Montgomery
Jacob Grieb
Michael Thompson

Visitor's List

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 submitted the agenda will be set for the March 19, 2015 meeting. She then asked for any changes for the minutes of the regular meeting held February 19, 2015. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

03-01 Riverbend North B-4P Preliminary Zoning Development Plan – (15-102-00003)

The Planning Commission heard a presentation to consider preliminary zoning development plan approval in a B-4P zone for a new Dollar Tree Store. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item noting the B-4P zoning with plan updates are being heard by Planning Commission separately. The plan being heard has a slight difference from plan in the packet. Previous discussion included a need for access to lot 2 which is shown on the plan as an interparcel easement. The required buffer strip shown on the new plan includes tree preservation only vs. previous submittal of fence and tree buffer. Staff stated an on-site verification of tree screen as existing is requested. Staff noted that it looks

as if there can be credit for the existing hardwoods in place with proper protection measures. Planning Commission may require a 6' opaque fence and/or rows of evergreen screening. There was much discussion regarding the access to lot 2. The Cliffside area may appreciate more simply leaving the existing buffer since the buildings are set back so much. The question was asked if a landscape specialist can go look at this and give us an opinion regarding the buffer? There being no further discussion, no official action was taken.

03-02 Resubdivision of First Southeast Development- (15-201-00011)

The Planning Commission heard a presentation to consider preliminary plat approval for the resubdivision of the First Southeast Development. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the subdivision of 1.04 acres was for Bojangles' restaurant. He stated they need additional public utilities for sewer service. Otherwise the preliminary plat meets subdivision requirements contingent on the construction drawings. The existing Sewer line is at the south side of Riverbend Drive. There being no further discussion, no official action was taken.

03-03 Cleek Road Vacation/Surplus Request – (15-401-00002)

The Planning Commission is requested to consider recommending to the Kingsport Board of Mayor and Alderman that a portion of the former right-of-way for Cleek Road, located at the intersection of Cleek Road and Orebank Road, be vacated and officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Corey Shepherd presented the surplus request from the adjacent property owner for old roadbed and ROW that has been left due to reconstruction of Cleek Rd. Staff stated no future use is anticipated by other city departments for the property. The property must be declared surplus in order to sell to adjacent property owner. The roadbed has already been removed. Mark Selby asked if it is decided to go ahead and sell to requestor. Staff noted the new policy is that the property once surplussed will be open to the public for purchase. The current requirement is that if it has a more than \$5000 value that it be opened for public purchase. However in many cases the surplus property is adjoined by one owner. There being no further discussion, no official action was taken.

03-04 Rock Springs Road Vacation/Surplus Request – (15-401-00003)

The Planning Commission heard a request to recommend to the Kingsport Board of Mayor and Alderman that public right-of-way located along Rock Springs Road, at the intersection of Rock Springs Road and Moreland Drive, be officially vacated and designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the request will accommodate an expansion of a warehousing facility. The request is from Danny Carr.

The roads have been recently reclassified by TDOT and the City to lower traffic classification and therefore some ROW could be relinquished. Staff recommended the request. Hoyt Denton stated that he has ownership in property behind the request. He stated that he was uncomfortable with change in the property at the entrance to his storage facility. It appears that the intent was to afford him the opportunity to purchase it separately and was not what was presented to him previously. There being no further discussion, no official action was taken.

03-05 Article IV, Zoning Text Amendment – (15-801-00002)

The Planning Commission heard a presentation to consider amending the sign portion of the City Zoning Code to prohibit lighting bordering windows and doors in P-1, TA/C, B-1, B-2, B-3, B-4P, M-1, M-1RM-2, M-X, CC and PVD zones. Ken Weems presented the item stating staff initiated the change to eliminate the string or row lighting outlining doors and windows. This seems to be a trend in the southeast on commercial buildings to include these type LED light strips. It is very inexpensive lighting. Staff spoke with sign companies and there have been few requests for them from signage perspective as business owners would typically buy and install themselves. Staff noted businesses may still have light strings and neon lights as accents. Neither Johnson City nor Bristol have any regulations on this. Based on visual clutter, distraction to drivers and potential for consideration as a sign staff recommends eliminating these types of lights. Mike McIntire stated you either do it now or wait until it's out of control. There being no further discussion, no official action was taken.

03-06 B-2 Zone Changes – (15-801-00003)

The Planning Commission heard a request to consider amending Chapter 114, Articles III, IV, and VI of Kingsport's Zoning Code to require that new development and redevelopment in downtown Kingsport be in harmony with the traditional character of downtown. Justin Steinmann presented the item stating the widest open zoning is the B-2 commercial zone. Is geographically limited to the downtown area. Some developments may be out of character to the downtown area. He stated the new updated prohibit single-family housing, animal boarding and car dealerships. Staff noted drive-throughs will have additional restrictions. The maximum setback will be established for 75% of the frontage. The design requirements include window requirements as well as some material requirements, concealing equipment, and sidewalk and streetscape requirements will be included if they are shown as a recommendation in a master plan. Staff noted it will allow a freestanding sign if you have an existing building which is currently set back from the road. Wall signage will be as is current with an additional free allowance for blade signs. There will be no commercial parking requirement with the exception of residential developments of 25 units or more. Staff noted parking lots must have screening if adjacent to public streets. This is the first of some newer ordinances which may be determined by

the results of the Downtown Masterplan. The proposal has been vetted through DKA and other downtown property owners. There being no further discussion, no official action was taken.

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

No speakers present for public comment.

OTHER BUSINESS

03-07 Receive a letter of resubdivision of the Reedy Creek Terrace, on N. Eastman Road.

03-08 Receive a letter of resubdivision of the Gateway Park Property, on Commerce Park Place.

03-09 Receive a letter of the final subdivision plat for Edinburgh Pase 5 major subdivision, on Calton Hill.

03-10 Receive, for informational purposes only, the January 2015 report from the Building Division.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:15 pm.

Respectfully Submitted,

Lynn Tully, AICP, Planning Commission Secretary

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

Improvement Building
201 W Market Street, Kingsport, TN 37660

March 19, 2015

7:00 p.m.

Members Present

Dr. Mike McIntire, Vice Mayor, Acting Chairman

Buzzy Breeding

Dr. Heather Cook

John Moody

Beverley Perdue

Mark Selby

Dave Stauffer

Staff Present

Lynn Tully

Corey Shepherd

Justin Steinmann

Jacob Grieb

Members Absent

Dennis Ward, Chairman

Hoyt Denton, Vice-Chairman

Visitor's List

Danny Carr

Dan Elcan

Jerry Petzoldt

At 7:00 p.m., Acting Chairman Dr. Mike McIntire called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman McIntire asked for approval of the revised agenda. A motion was made by Commissioner Dr. Heather Cook seconded by Commissioner Beverly Perdue to approve the revised agenda including the MX zoning text changes as presented. The motion was approved unanimously 6-0. Chairman McIntire asked for any changes to the minutes of the regular meeting held February 19, 2015. A motion was made by Commissioner John Moody seconded by Commissioner Buzzy Breeding to approve the minutes as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

03-01 Riverbend North B-4P Preliminary Zoning Development Plan – (15-102-00003)

The Planning Commission considered a request for the preliminary zoning development plan approval in a B-4P zone for a new Dollar Tree Store. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented item noting current zoning and adjacent zoning. The applicant is asking for revised preliminary approval to include a new Dollar Tree store site. The B-4P zoning requires ZDP approval. The appropriate parking and landscaping is included in the plan. Staff stated Lot 2 has revised access to include a drive aisle with access for Lot 2. Ken Weems and the Landscape Specialist have performed an onsite inspection of the buffer for the dollar tree site. The buffer is adequate for the

site in their opinion. There will be need to supplement the buffer on the future development. Beverley Perdue asked will they be grading and removing trees? Staff stated most is currently graded however the rear buffer is existing and a small portion will be graded in development of the site. That area could be replanted. The Public Hearing was opened. Dan Elcan spoke in favor noting there is a bank at the rear that will obscure the Dollar Tree development and most trees will remain. Beverley Perdue stated she is looking for consistency of the buffer along the Cliffside neighborhood. Dan Elcan answered most trees will be left with some planting necessary for the next phase of development. They are looking for a uniform buffer. The next phase of development will also be seen by the PC prior to approval. There being no additional questions the public hearing was closed and a motion was made by Dave Stauffer seconded by John Moody to approve the item. The motion was approved unanimously 6-0.

03-02 Resubdivision of First Southeast Development- (15-201-00011)

The Planning Commission considered a request for preliminary plat approval for the resubdivision of First Southeast Development property. The property is located inside the corporate limits of the City and includes one lot of 1.4 acres. This is the preliminary subdivision request. Staff noted the Kingsport sewer does not yet serve the property so construction documents are necessary for final approval. All other items are appropriate to the regulations. The Public Hearing was opened and with no speakers it was closed. There being no additional discussion, a motion was made by Dave Stauffer seconded by Buzzy Breeding to approve the item. The motion was approved unanimously 6-0.

03-03 Cleek Road Vacation/Surplus Request – (15-401-00002)

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that a portion of the former right-of-way for Cleek Road, located at the intersection of Cleek Road and Orebank Road, be vacated and officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is located at the former intersection of Cleek Road and Orebank Road. Mr. Ronald Miller owns the property bounding the requested site. He has also requested purchase of the surplus site. The reroute of Cleek Rd has eliminated the need for ROW of Cleek road in this area. All city staff leadership has reviewed the property surplus request and found no public need for the property. Staff recommends the surplus. Mark Selby asked how we determine the value of the property. Staff answered there is a process for the City Recorder and City Clerk to determine and would likely be based on the purchase price for the recently acquired ROW. The public hearing was opened and there were no speakers. The public hearing was then closed. There being no additional questions, a motion was made by Buzzy Breeding seconded by Heather Cook to approve the item. The motion was approved unanimously 6-0.

03-04 Rock Springs Road Vacation/Surplus Request – (15-401-00003)

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that public right-of-way located along Rock Springs Road, at the intersection of Rock Springs Road and Moreland Drive, be officially vacated and designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the property surplus requested at Rock

Springs Rd is represented by Danny Carr for the requestor Mr. Michaels. The city traffic department has reduced the classification of this roadway and that has also been the opinion of the state. City staff has reviewed the request and find no need for future use of the property for traffic improvements. Mark Selby asked if this would create a landlocked situation if someone else were to buy the area where an access driveway exists? Staff noted the city clerk will need work out the bid situation with the city attorney. Corey Shepherd stated surplus does not actually the provide subdivision which would keep someone else from creating a landlocked situation. The Public Hearing was opened. Danny Carr noted he was not in favor of bidding this property as a process for disposal. However the intent is to divide the surplus area into 2 pieces to be added to the adjoining property. Danny Carr stated both parties are in agreement regarding the surplus division. Buzzy Breeding and Heather Cook stated this may potentially create an issue. It could, however the failsafe is to not approve the subdivision plat. Mark Selby agreed that the decision to keep the ROW right at the intersection is good for a future turn lane. There were no other speakers and the Public Hearing was closed. There being no additional questions, a motion was made by Dave Stauffer seconded by John Moody to approve the item. The motion failed 3-4 with Buzzy Breeding, Beverly Perdue, Heather Cook and Mark Selby voting no. This can be brought back to the Commission if there is clarification on the bid process for surplus property.

03-05 Article IV, Zoning Text Amendment – (15-801-00002)

The Planning Commission considered a request for amending the sign portion of the City Zoning Code to prohibit lighting bordering windows and doors in P-1, TA/C, B-1, B-2, B-3, B-4P, M-1, M-1R, M-2, M-X, BC and PVD zones. Corey Shepherd presented the item stating it was a staff initiated Zoning Text Amendment to prohibit the bordering lights for commercial zones. There is a growing trend in use of this type lighting due to the inexpensive nature of the lights. This is to amend the sign portion of the code and does not limit seasonal displays or other neon borders for architectural accents at cornices. Staff noted this does not apply to residential zones. Dave Stauffer asked what prompted the change. Staff answered it is aesthetically displeasing and distracting and it may be one of those issues that if not gotten ahead of it could be very unattractive and distracting for traffic. Buzzy Breeding asked how much design we should regulate? Justin Steinmann stated it could be a public safety issue if they flash or animate. There have been national studies that indicate a correlation of traffic accidents to animation. The public hearing was opened with no speakers and then closed. There being no additional questions, a motion was made by Beverly Perdue seconded by Heather Cook to approve the item. The motion passed 4-3 with Buzzy Breeding, Dave Stauffer and John Moody voting no.

03-06 B-2 Zone Changes – (15-801-00003)

The Planning Commission heard a request to consider amending Chapter 114, Articles III, IV, and VI of Kingsport's Zoning Code to require that new development and redevelopment in downtown Kingsport be in harmony with the traditional character of downtown. Justin Steinmann presented the item stating this will be a series of changes for B-2 which will essentially apply to the area bounded by Sullivan, Clinchfield, and Main Streets. There is great flexibility in the existing zoning however future new development does not have the protections for character of the development. There are proposed some prohibited uses would include single-family housing, animal boarding facilities and car dealerships. There will be more closely regulated facilities with drive through's.

Staff noted uses with peak hour traffic greater than 30 trips/1000 sq. ft. per hour would be prohibited from accessing main roads and would be required to access via alleyways. Requirement of a 0' setback essentially creating a build to line for the majority of a building's frontage. Staff stated they would create a max building height of 74' based on the height of the Regions bank building. The design requirement of a minimum 30% fenestration for retail type appearance on the first floor. Staff noted metal and block buildings would be prohibited and all mechanical equipment must be screened from view. Sidewalk and streetscapes requirements would be based on approved master plans. Signage would include a freestanding monument sign for existing buildings set back from the roadway and maximum sign size would be 25 sq. ft. per side. Wall signage is to remain as current. Blade signs would be allowed as a free sign. Parking requirements for commercial sites would not be required. This allows more density in the downtown core. Any new parking provided must be at side or rear and must be screened. Staff recommends the changes. Mike McIntire questioned if long term plans are for more changes in the future to B-2. Staff answered yes the downtown will be looked at in differing character areas and each set of requirements will be matched to those areas. Buzzy Breeding expressed a need to clarify block building is not to include split-face and others. Staff noted several materials can be used as accent however may not be the primary material. Mark Selby asked about church circle applicability? Staff stated there will be more stringent requirements by the Historic District. Also questioned was the height limit on the Church steeples as well. The public hearing was opened and Sherri Mosely and Angela Vachon stated that they both feel very strongly that there is a need for design guidelines for downtown and support the effort. There was a request to clarify that vinyl siding is prohibited. Staff noted yes that is included. Dave Stauffer asked if vinyl siding could be used as an accent? Staff noted not as written because we are looking for durability in materials. Beverley Perdue asked if only visible from street ROW? Staff answered it is limited to areas visible from street only. Buzzy Breeding asked will we allow any covering of original facades? Staff noted only as accent. The public hearing was closed. There being no additional questions, a motion was made by Mark Selby seconded by Buzzy Breeding to approve the item. The motion was approved unanimously 6-0.

03-07 MX Zone Text Amendment – (15-801-00004)

The Planning Commission heard a request to consider amending Chapter 114, Article III of Kingsport's Zoning Code to permit food processing and packaging facilities by right in the MX zone, and to delete special exceptions language in the MX zone. Justin Steinmann stated this is for three locations of the City - Gateway Commerce Park, NE Business Park, and TriCities Crossing at Eastern Star Road. Current language is not only confusing but is redundant in the special exception regulations. The change will move those items to the uses allowed by right section of the district text. The public hearing was opened with no speakers present. The public hearing was then closed. There being no discussion, a motion was made by Beverley Perdue seconded by John Moody to approve the item. The motion was approved unanimously 6-0.

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

VIII. OTHER BUSINESS

- 03-08** Receive a letter of resubdivision of the Reedy Creek Terrace, on N. Eastman Road.
- 03-09** Receive a letter of resubdivision of the Gateway Park Property, on Commerce Park Place.
- 03-10** Receive a letter of the final subdivision plat for Edinburgh Phase 5 major subdivision, on Calton Hill.
- 03-11** Receive, for informational purposes only, the February 2015 report from the Building Division.
- 03-12** Receive, for informational purposes only, the February 2015 New Business report.

IX ADJOURNMENT

Mark Selby complimented the designs of new facilities.

There being no further business, a motion was made by Buzzy Breeding and seconded by Beverley Perdue to adjourn the meeting at approximately 8:06 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

MEMORANDUM

TO: Kingsport Regional Planning Commission
FROM: Corey Shepherd, Planner
DATE: April 2, 2015
SUBJECT: 3101 E Stone Drive Surplus Request
PROJECT #: 15-401-00004

INTRODUCTION

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 3101 E Stone Drive and identified as Tax Map 32 P, Group A, Parcel 1.05 as shown on the attached map, be officially designated as surplus property. This property is located within the 10th Civil District.

PRESENTATION

City staff wishes to declare the property located at 3101 E Stone Drive surplus so the property can be returned to the private sector for redevelopment. The City acquired the property in July 1991. Since acquiring the property, the City of Kingsport has subdivided this property in order to keep the rear floodway portion of the property in the City's name. This property will require the installation of a sewer lateral. All City departments reviewed the surplus request and staff sees no future use for this property.

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. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to private ownership.

OPTIONS

The Planning Commission's Options are as follows:

1. Declare the subject property as surplus and recommend its abandonment as requested to the Kingsport Board of Mayor & Aldermen.
2. Determine it is not in the best interest of the City of Kingsport to recommend this abandonment.
3. Postpone action pending receipt of additional information.

RECOMMENDATION Staff recommends Option 1 as City staff sees no future use for this property as it exists. This action would place the property back into the private ownership.



MEMORANDUM

TO: Kingsport Regional Planning Commission
FROM: Corey Shepherd, Planner
DATE: April 2, 2015
SUBJECT: Lee Street Surplus Request
PROJECT #: 13-401-00005

INTRODUCTION

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 101 Lee Street and identified as Tax Map 46 G, Group A, Parcel 23 as shown on the attached map, be officially designated as surplus property. This property is located within the 11th Civil District.

PRESENTATION

City staff wishes to declare the property located at 101 Lee Street surplus so the property can be returned to the private sector for redevelopment. The City acquired the property in May 2008 as part of the Gibson Mill Road improvement project. All City departments have reviewed the surplus request and staff sees no future use for this property.

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. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to private ownership.

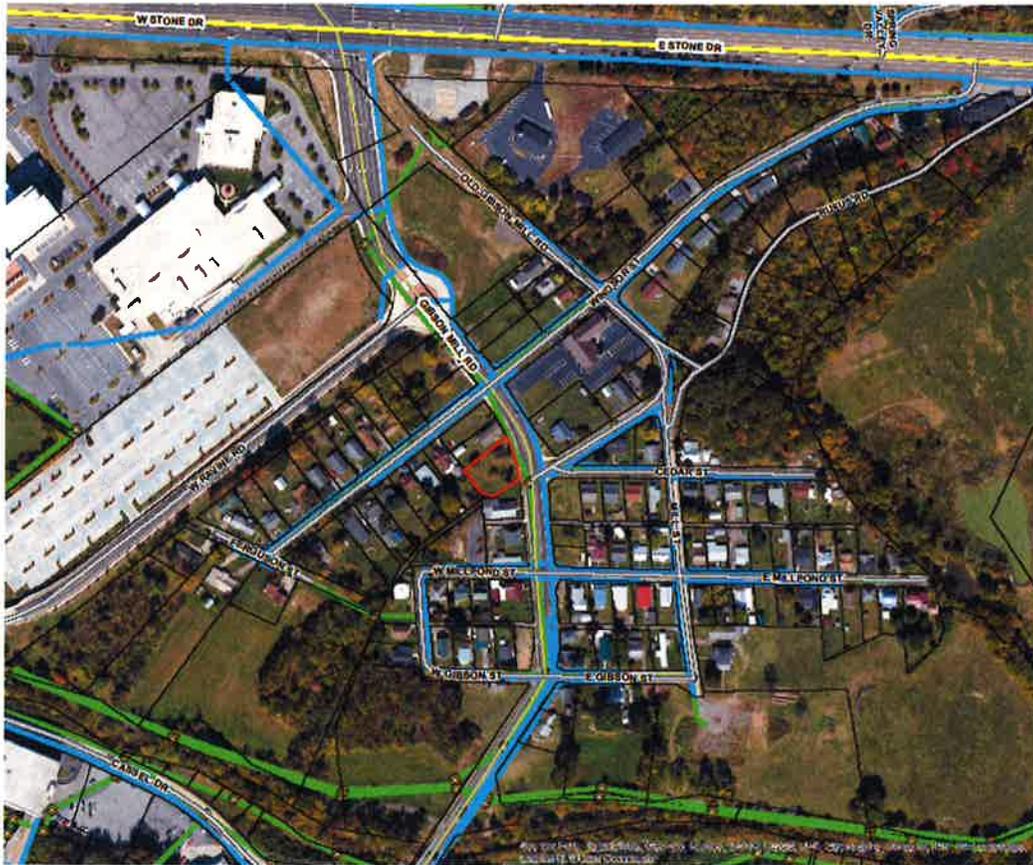
OPTIONS

The Planning Commission's Options are as follows:

1. Declare the subject property as surplus and recommend its abandonment as requested to the Kingsport Board of Mayor & Aldermen.
2. Determine it is not in the best interest of the City of Kingsport to recommend this abandonment.
3. Postpone action pending receipt of additional information.

RECOMMENDATION

Staff recommends Option 1 as City staff sees no future use for this property as it exists. This action would place the property back into the private ownership.



MEMORANDUM

TO: Kingsport Regional Planning Commission
FROM: Corey Shepherd, Planner
DATE: April 2, 2015
SUBJECT: Borden Alley Dedication
PROJECT #: 15-401-00006

INTRODUCTION

The Commission is requested to accept the 19 foot right-of-way, located between Borden Street and Hale Street, be dedicated as public right-of-way. This property is located within the 10th Civil District.

PRESENTATION

This is a request for the City of Kingsport to accept a privately owned alley owned by Eastman Chemical Company as public right-of-way. The alley is known as Borden Alley and is located between Borden Street and Hale Street. All city departments have reviewed the request and staff has received comments from Streets & Sanitation and Traffic Engineering Departments. The Streets & Sanitation Department is concerned that the alley is not built to city standards and that accepting this as public right-of-way would create a precedent for accepting other alleys. The Traffic Engineering Department is concerned about Borden Street, Borden Alley, and ingress/egress for the old mill converging at one point. This creates several traffic concerns from their point of view.

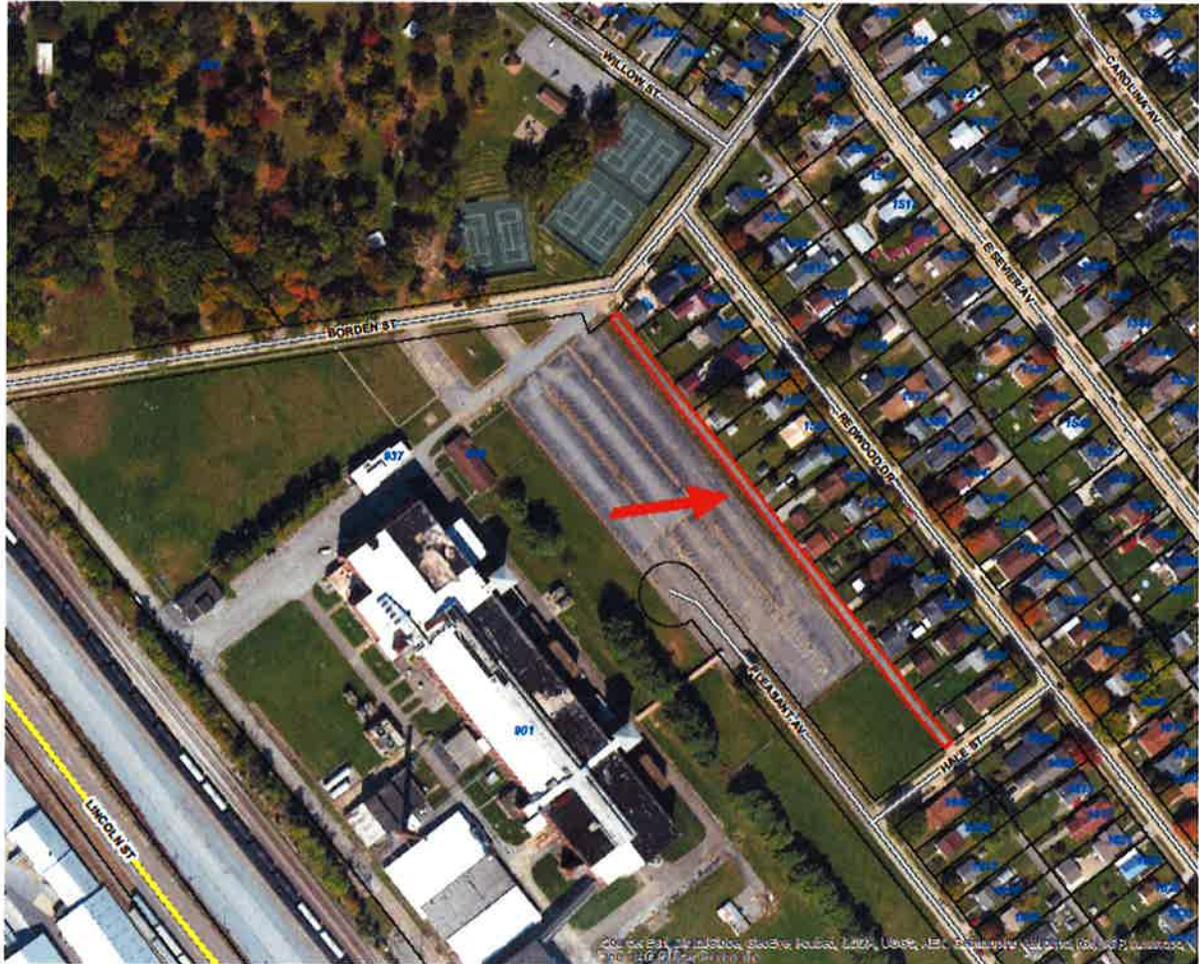
Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to private ownership.

OPTIONS

The Planning Commission's Options are as follows:

1. Accept this dedication plat and establish Borden Alley as City of Kingsport public right-of-way.
2. Determine it is not in the best interest of the City of Kingsport to recommend this abandonment.
3. Postpone action pending receipt of additional information.

RECOMMENDATION : Staff recommends Option 1, to accept the dedication plat for Borden Alley.



PROPERTY INFORMATION	Edinburgh Subdivision Phase 8 Preliminary
ADDRESS	East Campground and Bishop Road
DISTRICT, LAND LOT	15th Civil District, part of Parcel 119.11, Edinburgh Phase 8 Preliminary Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	14.5 acres – 8 Lots
EXISTING USE	Single Family Residential
PROPOSED USE	Single family Residential

PETITIONER Edinburgh Group represented by John Rose
ADDRESS John – jhnrose8@gmail.com

REPRESENTATIVE
PHONE

INTENT

The applicant is requesting preliminary plat approval for Phase 8 of the Edinburgh Subdivision which is located in the 15th civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps for 2011.

This is a request for preliminary approval of an 8 lot major subdivision. The proposed layout of Phase 8 is a transition away from the conceptual plan approved in December 2014. Due to the topography, this particular portion of the Edinburgh Development is unlikely to be developed with the essential City services. The developer is requesting that the subdivision receive approval with individual septic sewerage systems for each lot. In addition, staff’s opinion is that the 3” water line on East Campground does not satisfy the minimum requirements to be adequately served for fire protection.

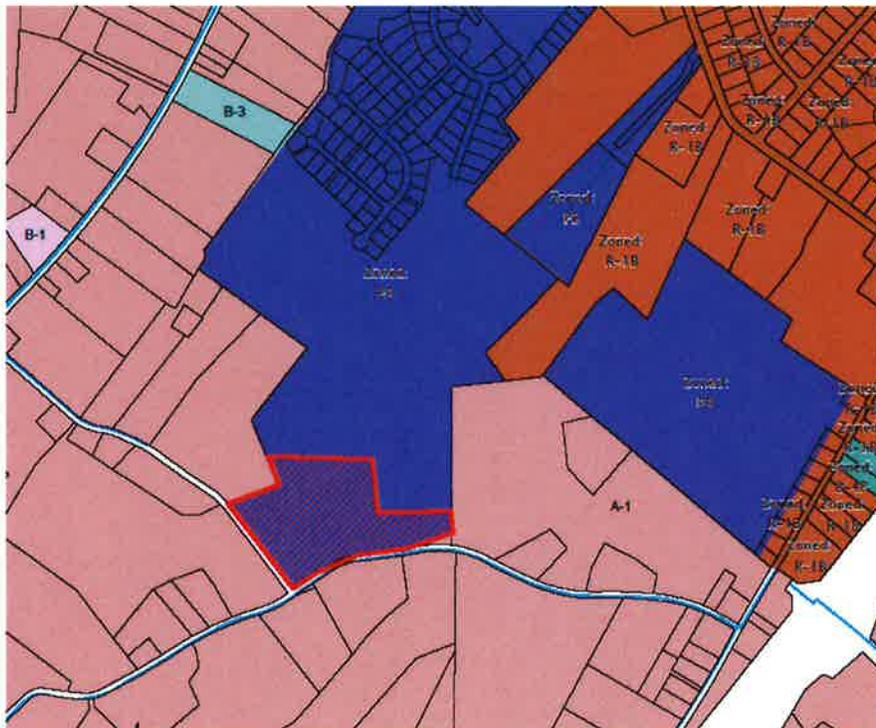
Two variances have been submitted. Firstly, to request the installation of septic sewerage systems in place of the public sewer system as required by the minimum subdivision regulations. Secondly, to request a variance to allow for the inadequate fire protection available to the lot as required by the minimum subdivision regulations. This variance is requested due to the topography of the particular property.

Staff recommends Preliminary Plat denial for Edinburgh Subdivision Phase 8.

Area Map

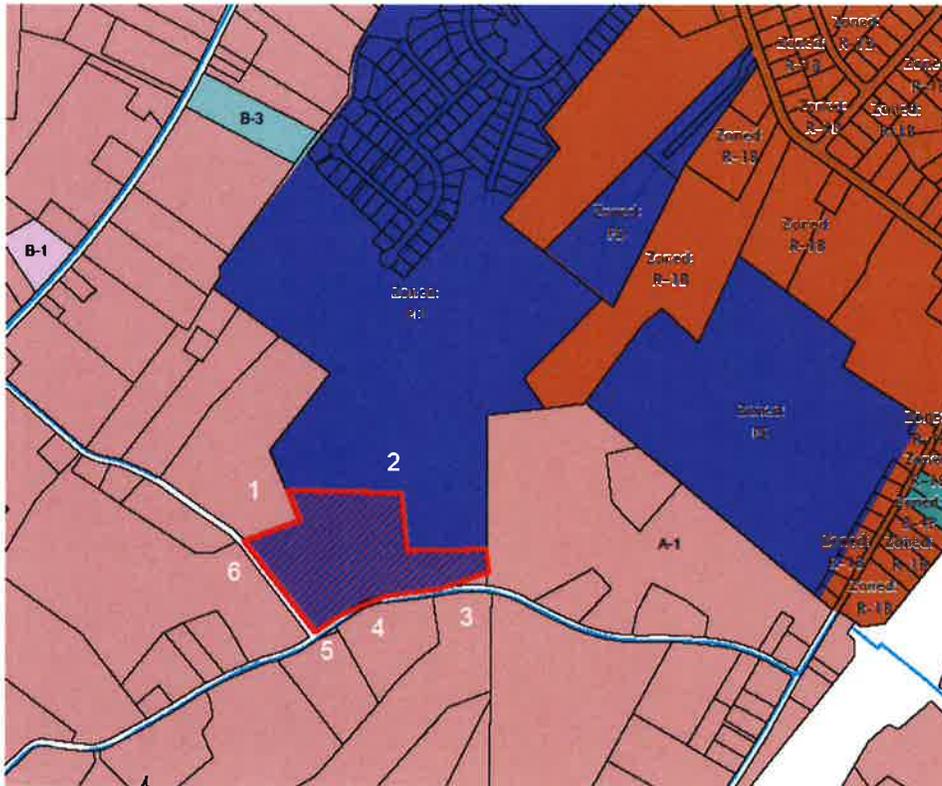


Surrounding Zoning



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on April 16, 2015

Proximity Map



Location	Parcel / Zoning Petition	Zoning / Name
Northwest	1	Single Family Residential. Zoned County A-1.
North, Northeast	2	Vacant. Zoned City PD. Potential Future Edinburgh Development.
East	3	Single Family Residential. Zoned County A-1
Southeast	4	Single Family Residential. Zoned County A-1
South	5	Single Family Residential. Zoned County A-1.
Southwest, West	6	Single Family Residential. Zoned County A-1.

EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THE EDINBURGH SUBDIVISION ARE ZONED EITHER COUNTY A-1 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG WEST VALLEY RD ZONED COUNTY B-3. IT SHOULD BE NOTED THAT THE EDINBURGH SUBDIVISION BOUNDARY IS ALSO THE LIMITS OF THE CITY'S URBAN GROWTH BOUNDARY LIMIT AND NO ANNEXATIONS MAY OCCUR PAST THIS BOUNDARY UNLESS THE UGB IS AMENDED AND ADOPTED BY ALL PARTICIPATING PARTIES.

CONCLUSION

Staff recommends denial of the preliminary plat for Edinburgh Subdivision Phase 8.

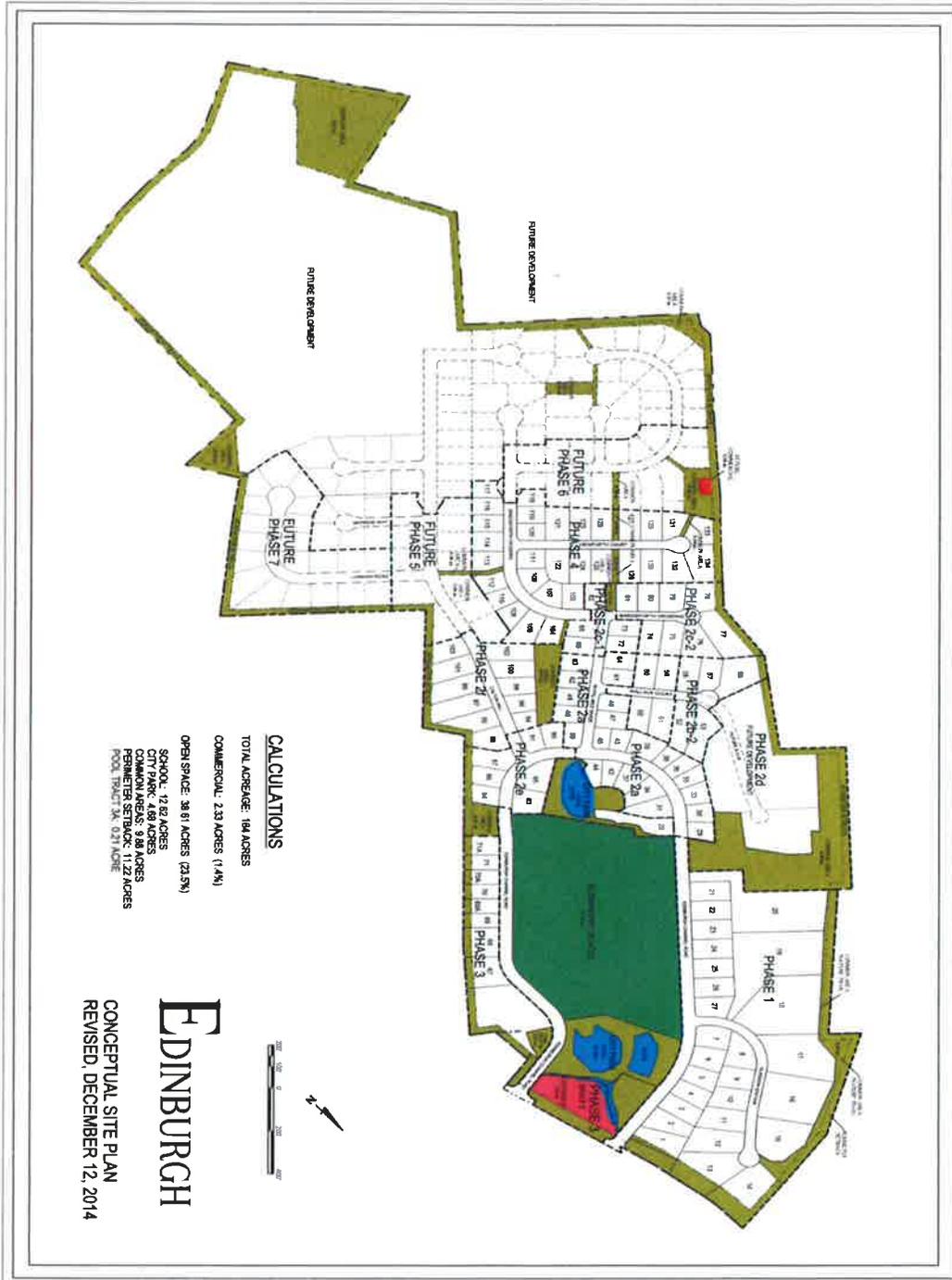
PROPERTY INFORMATION	Edinburgh Concept Plan Amendment
ADDRESS	Rock Springs Road
DISTRICT, LAND LOT OVERLAY DISTRICT	15th Civil District, Tax Map 119, Parcel 11.00 Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	164 acres
EXISTING USE	Single Family Residential & Mixed use
PROPOSED USE	Single family Residential & Mixed use

APPLICANT: Mr. Danny Karst (Owner)
PHONE 423-384-7001

REPRESENTATIVE Mr. John Rose
PHONE 423-817-7308

INTENT	
<p>The applicant is requesting an amended concept plan for the remaining portion of the Edinburgh property. The Edinburgh Development Group is requesting Planning Commission approval to amend the previously approved concept plan of December 12, 2014. The reason for this request is to accommodate Edinburgh Phase 8. The impact to the plan reduces the amount of open space by 3.52 acres. The reduced open space consists of common area reduction of 2.67 acres (formerly supplied in the proposed Phase 8 area) and .85 acres of periphery yard.</p>	
<p>Previously Approved Concept Plan</p> <p>Commercial Area: 2.33 Acres Open Space: 38.61 Acres Open Space breakdown: School Site: 12.62 Acres City Parks: 4.68 Acres Common Areas: 9.88 Acres Periphery Yard: 11.22 Acres Pool Tract 3A: 0.21 Acres</p>	<p>Proposed Concept Plan</p> <p>Commercial Area: 2.33 Acres Open Space: 35.09 Acres Open Space breakdown: School Site: 12.62 Acres City Parks: 4.68 Acres Common Areas: 7.21 Acres Periphery Yard: 10.37 Acres Pool Tract 3A: 0.21 Acres</p>

December 12, 2014 Approval:



CONCLUSION

STAFF RECOMMENDS DENIAL OF THE AMENDED CONCEPT PLAN FOR THE EDINBURGH SUBDIVISION. THE AMENDED CONCEPT PLAN MEETS THE OPEN SPACE REQUIREMENTS OF THE PD DISTRICT, HOWEVER THE INCORPORATED PHASE 8 IS PROPOSED WITHOUT SANITARY SEWER OR ADEQUATE FIRE SUPPRESSION WATER.

MEMORANDUM

To: Kingsport Regional Planning Commission
From: Mark A. Haga, Community Development
Date: April 9, 2015
Subject: 2015 Community Development Annual Action Plan

Introduction

The Kingsport Regional Planning Commission is requested to recommend to the Board of Mayor and Aldermen the 2015 Consolidated Plan for Housing and Community Development.

Presentation

The Northeast TN/Southwest Virginia HOME Consortium which includes member governments from Sullivan and Washington Counties is preparing the Consolidated Plan for Housing and Community Development for approval by the Department of Housing and Urban Development. The HOME Consortium Consolidated Plan includes housing and community development needs assessments and strategic plans for community development Consortium jurisdiction-wide.

Subsequent to the development of the Plan by the Consortium Board, each entitlement city must approve an Annual Action Plan for Federal funding for its specific jurisdiction. The Annual Action Plan outlines the goals, projects and specific activities each city proposes to undertake with Federal, State and local funding relative to its Housing and Community Development program. Significant to the completion of the Annual Action Plan is the task of developing the budget for the annual allocation of Community Development Block Grant, HOME, and Emergency Solutions Grant (ESG) funds.

For Fiscal Year 2015/2016, HUD has advised the City that its Community Development Block Grant allocation for FY16 is \$317,466, which is received directly from the Department of Housing and Urban Development. HUD has also advised the HOME Consortium that its FY16 allocation of HOME funding is \$774,306. Community Development has worked with HOME Consortium members to establish the City of Kingsport's set-aside in HOME funds at \$131,268. These amounts represent a 3.8% reduction in funding for CDBG and a 10% reduction in HOME from current fiscal year levels. ESG allocations from the TN Housing Development Agency were released earlier this year and were approved by the Board of Mayor and Aldermen in March. ESG funds for FY 2015/16 total \$120,323 and were allocated among 3 local homeless services providers.

Community Development and Planning staff has reviewed existing programs and projects, and have solicited input from community service agencies. Staff has identified housing rehabilitation and emergency housing repair as internal projects. Requests for funding from community service agencies include Kingsport Housing and Redevelopment Authority, CASA of Sullivan County, Help Our Potential Evolve, (HOPE), Inc. and South Central Kingsport Community Development Corporation.

The Citizens Participation Plan for Community Development requires a review and recommendation by the Planning Commission. The Planning Commission's recommendation will be presented to the Board of Mayor and Aldermen at a public hearing on May 5, 2015.

Options

The Planning Commission's options are as follows:

1. Recommend the attached plan to the Board of Mayor and Aldermen.
2. Recommend an alternate plan to the Board of Mayor and Aldermen.

Recommendation

On April 8, 2015, the Community Development Advisory Committee met to consider an allocation plan for use of CDBG and HOME funds for FY2016. Attached to this memorandum is the Committee's recommendation.

Community Development Action Plan FY 2015/2016

Proposed Project Descriptions

Housing

- KAHR Program – In FY 2015/2016, Community Development proposes to utilize \$110,603 in the KAHR program. KAHR provides emergency repair of low and moderate income housing city-wide. In 2007/08, the City entered into a cooperative effort with the Kingsport Housing and Redevelopment Authority (KHRA), the First Tennessee Development District, First Broad Street United Methodist Church (FBSUMC) and Appalachia Service Project (ASP) to establish the Kingsport Alliance for Home Revitalization (KAHR) program. This program utilizes volunteer labor provided by Carpenter’s Helpers (FBSUMC) and ASP to offer emergency repair services to low and moderate income households. CDBG funds, as well as City General Funds, are used to purchase materials for repair projects.

Also as part of the KAHR program, CDBG funds could be used to purchase dilapidated, vacant properties identified through the City’s Codes Enforcement program.

Public Services (15% Cap)

- Learning Centers of KHRA – In 2015/2016, Community Development proposes to fund the KHRA literacy program at \$26,945. This grant is administered by Kingsport Housing and Redevelopment Authority through a sub-recipient agreement with the City. Literacy programs to benefit from these funds include Lee Family Learning Center, Dogwood After School Program and Boys and Girls Clubs at Cloud, Holly Hills and Riverview communities.
- CASA of Sullivan County – For Program Year 2015, Community Development proposes to fund CASA at \$11,825. CASA is an advocacy program for abused and neglected children in Kingsport. These funds are administered through a sub-recipient agreement.
- Help Our Potential Evolve (HOPE), Inc. – Community Development proposes to provide \$2,500 in CDBG funding to Sons and Daughters of Dougless, Inc. for the outreach and encouragement of minority high school students to attend college. Sons and Daughters also provide school supplies at the elementary level to low and moderate income students in need of basic supplies.

South Central Kingsport Community Development Corporation – For Program Year 2015, Community Development proposes to fund South Central at \$32,000. South Central operates the Riverview Employment Outreach Office at 301 Louis Street. Funds would also be utilized to support Operation Weed and Seed in the South Central service area. These funds are administered through a sub-recipient agreement with the City.

HOPE VI – For Program Year 2015, staff proposes to allocate \$70,100 for repayment of a Section 108 Loan in support of the HOPE VI Riverview/Sherwood/Hiwassee Improvement project. In 2007 the City applied for \$856,000 Section 108 Loan to fund acquisition or real property, demolition of existing structures and/or infrastructure improvements in the Riverview Neighborhood as part of the HOPE VI project. Section 108 requires that the local jurisdiction utilize its current and future CDBG funds as collateral for the loan. Community Development has calculated that the City would need to set aside approximately \$70,100 CDBG funds per year for 20 years to support this proposal.

Administration – For Program Year 2015, Community Development proposes an administration budget of \$63,493. These funds provide staffing and necessary office expenses for the overall administration of the CDBG program, including the addition of shared costs of a Grants Accountant in the Finance Department. Administration funds are also utilized for Fair Housing Activities.

2015 COMMUNITY DEVELOPMENT BLOCK GRANT

Housing

KAHR Program **\$110,603**

Public Services

Learning Centers of KHRA **\$ 26,945**

CASA of Sullivan County **\$ 11,825**

HOPE, Inc. **\$ 2,500**

South Central Kpt. CDC **\$ 32,000**

HOPE VI Project **\$ 70,100**

Administration **\$ 63,493**

TOTAL **\$317,466**

2015 HOME CONSORTIUM GRANT

Rehab/Reconstruction

\$131,268

COMMUNITY DEVELOPMENT BLOCK GRANT

	<u>12/13</u>	<u>13/14</u>	<u>14/15</u>	<u>15/16</u>
Housing				
KAHR Program	\$ 97,194	\$ 99,924	\$107,786	\$110,603
Public Services				
Learning Ctrs	\$ 34,851	\$ 34,851	\$ 28,648	\$ 26,945
CASA	\$ 15,292	\$ 15,294	\$ 12,572	\$ 11,825
Sons/Daughters	\$ 0	\$ 0	\$ 2,500	\$ 0
HOPE	\$ 0	\$ 0	\$ 2,500	\$ 2,500
South Central Kpt. CDC	\$ 50,000	\$ 50,000	\$ 40,000	\$ 32,000
HOPE VI Project	\$ 70,100	\$ 70,100	\$ 70,100	\$ 70,100
Administration	<u>\$ 66,860</u>	<u>\$ 66,860</u>	<u>\$ 66,026</u>	<u>\$ 63,493</u>
TOTAL	\$334,299	\$337,029	\$330,132	\$317,466

HOME CONSORTIUM GRANT

	<u>13/14</u>	<u>15/15</u>	<u>15/16</u>
Homeownership – City-wide	\$ 45,000	\$ 0	\$ 0
Rehab/Reconstruction	\$ 94,125	\$150,205	\$ 0
Total	\$139,125	\$150,205	\$131,268



CITY OF KINGSPORT, TENNESSEE

March 10, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Osage Drive property, on Osage Drive, surveyed by Rick Davies of Davies Land Surveying, RLS, 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

March 11, 2015

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Harkleroad and Byrd Property, on Rock City Road, surveyed by Tim Lingerfelt of Alley and Associates, RLS, 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.

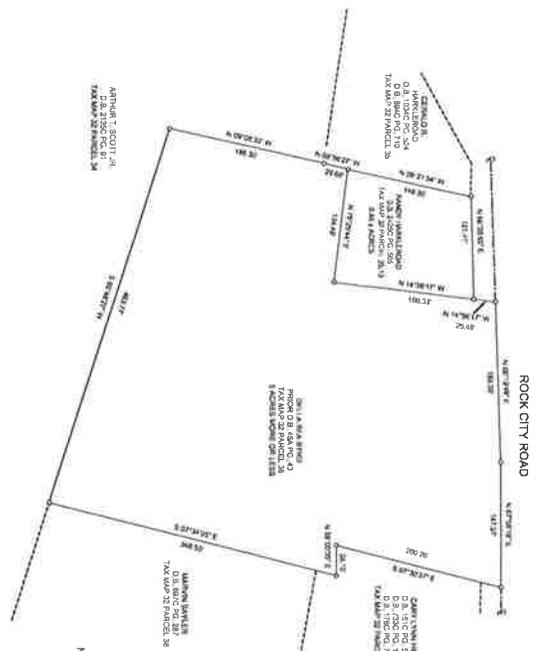
Sincerely,

Lynn Tully
Development Services Director

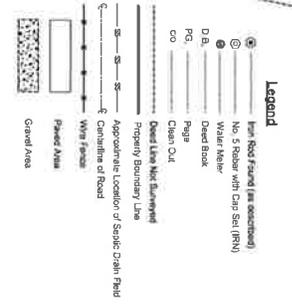
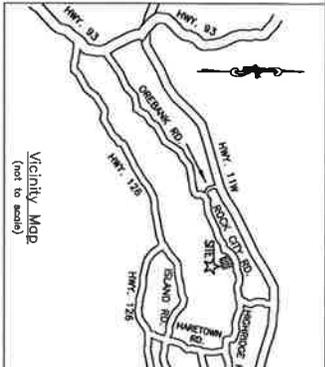
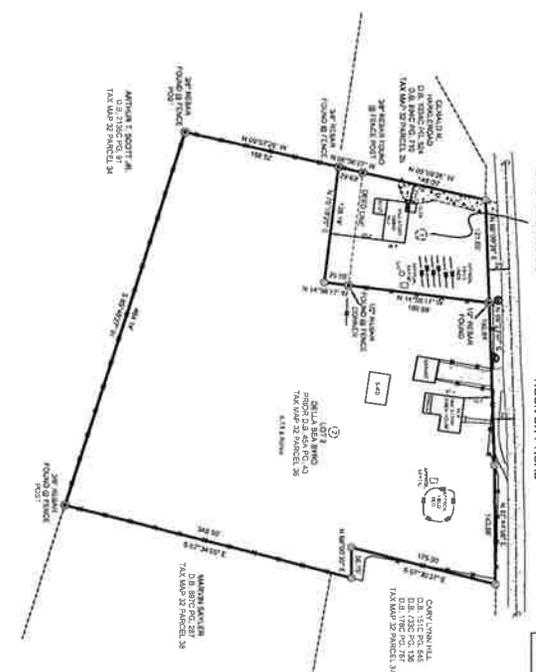
C: Kingsport Regional Planning Commission



BEFORE



AFTER



- NOTES:
- 1) NORTH BASED ON DEED BOOK 2425C PAGE 505.
 - 2) PROPERTY IS ZONED R-1
 - 3) SETBACK FROM FRONT 30'
 - 4) SETBACK FROM REAR 30'
 - 5) SETBACK FROM SIDE 10'
 - 6) SETBACK FROM CORNER TO ZONING DESIGNATION
 - 7) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716300600 PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 - 8) JOB NO. 15912 SAVOR SURVEYING
 - 9) ADOPT FILE 15912 SAVOR SURVEYING
 - 10) JOB NO. 15912 SAVOR SURVEYING
 - 11) DEED REFERENCE: DEED BOOK 2425C PAGE 505 AND WILL BOOK 69 PAGE 655.
 - 12) SEPTIC DRAIN FIELDS SHOWN ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY OWNERS
 - 13) SEPTIC DRAIN FIELDS SHOWN ARE APPROXIMATE BASED ON RATIO OF PRECISION OF THIS SURVEY IS GREATER THAN 1:10,000.

CERTIFICATE OF OWNERSHIP AND SURRENDER

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE SUBDIVISION PLAN AND THAT I HAVE SURRENDERED ALL RIGHTS AND INTERESTS IN THE PROPERTY TO THE SALVAMOUNT PLANNING COMMISSION AND THAT THE RECORDS HAVE BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF RECORDATION

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN FILED WITH THE CLERK OF THE COUNTY OF WASHINGTON AND THAT THE RECORDS HAVE BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I, HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, HEREBY CERTIFY THAT THE SEWER SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF RECORDATION

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, HEREBY CERTIFY THAT THE SEWER SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I, HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, HEREBY CERTIFY THAT THE SEWER SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF RECORDATION

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, HEREBY CERTIFY THAT THE SEWER SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I, HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, HEREBY CERTIFY THAT THE SEWER SYSTEM SHOWN ON THIS SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAN AND SUBDIVISION COMPLETION WITH THE CITY OF KINGSPORT HAS BEEN KEPT AS SHOWN HEREON.

DATE: _____

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

DATE: 2-11-15 DRAWN BY: MDL
JOB # 15012 CHECKED BY: ANS

DIVISION OF BYRD AND HARKLEBROAD PROPERTY
KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 4.66 TOTAL LOTS: 2
ACRES VIEW ROAD: 0 WILES VIEW ROAD: 0
OWNER: HARKLEBROAD & BYRD CIVIL DISTRICT, 101A
SURVEYOR: ALLEY & ASSOCIATES, INC. LICENSE # 0101000



ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSFORT, TENNESSEE 37690
TELEPHONE: (423) 392-8888
FAX: (423) 392-8888
E-MAIL: ltinger@alleyassociates.com



CITY OF KINGSPORT, TENNESSEE

March 15, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Hauk Property, on Rock City Road, surveyed by Dan Saxon, RLS, 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



Saxon & Associates
 129 Otteri Drive
 Kingsport, TN 37664-5200
 PHONE: (423) 245-9926
 FAX: (423) 245-0931

THE EXISTING GRADUAL DRIVEWAY SHOWN HEREON IS RESERVED AS A NON-EXCLUSIVE RIGHT OF WAY FOR LOT 1, FOR THE LANDS OF THOMAS D. HAWK, ET AL, MICHAEL L. THOMAS DAN HAWK, ET AL, AND THEIR HEIRS AND ASSIGNS.

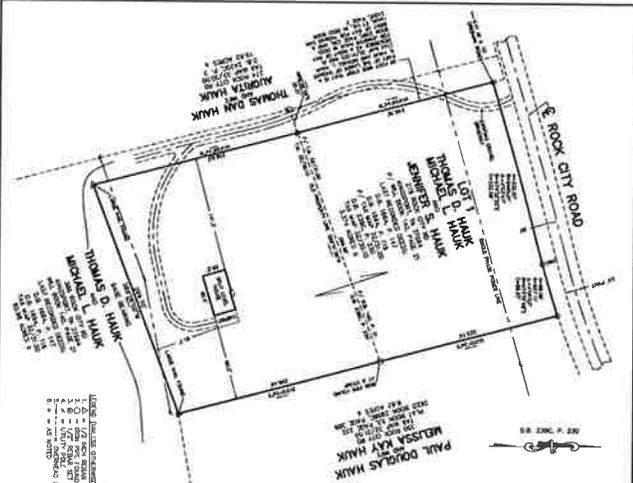


D.B. 239C, P. 230



GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL DEEDS, WRITERS OR RECORDS.
2. ADJOINING OWNERS AND DEED RECORDS, AS SHOWN HEREON, ARE USED TO DETERMINE PROPERTY BOUNDARIES AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FACILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY.
4. THE SURVEY HAS BEEN MADE WITHOUT THE ASSISTANCE OF A PROFESSIONAL ENGINEER AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY BOUNDARIES.
5. THE SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. NO WARRANTY IS FURNISHED BY THE SURVEYOR AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY RIGHTS OR INTERESTS IN THE PROPERTY SURVEYED OR AS TO THE ACCURACY OF ANY RECORDS OR DEEDS WHICH MAY AFFECT THE PROPERTY SURVEYED.
7. THIS SURVEY IS LOCATED ON THE PLANNING COMMUNITY PANEL 470181 000550, DATED 28 SEP 2006, AND IS LOCATED IN A ZONING DISTRICT OF R-1 (SINGLE-FAMILY RESIDENTIAL).
8. ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.



SCALE: 1" = 100'
 AS REQ'D BY TDEC

- LEGEND (UNLESS OTHERWISE NOTED):**
- 1. Δ = 1/2 INCH REBAR FOUND
 - 2. \circ = IRON PIPE FOUND
 - 3. \ominus = 1/2" REBAR SET W/ CAP
 - 4. \oplus = UTILITY OVERHEAD UTILITY WIRES
 - 5. \bullet = AS NOTED



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD PRACTICE.

DIVISION OF HAWK HEIRS' PROPERTY

TOTAL ACRES	3.374	TOTAL LOTS	1
ACRES NEW ROAD	NONE	MILES NEW ROAD	NONE
OWNER	THOMAS D. HAWK, ET AL	CIVIL DISTRICT	1018
SURVEYOR	DAVID L. SAXON, REG. #1234	CLOSURE ERROR	1:10,000

CERTIFICATE OF APPROVAL FOR REBAR:

1. I HEREBY CERTIFY THAT THE REBAR FOUND IN THIS SURVEY IS AS SHOWN ON THE SURVEY AND IS SUBJECT TO THE ACCURACY THEREOF. I HAVE REVIEWED THE SURVEY AND THE REBAR FOUND THEREON AND I HAVE FOUND THE REBAR TO BE AS SHOWN ON THE SURVEY.

DATE: _____ 20__

CERTIFICATE OF APPROVAL FOR SEWERAGE SYSTEMS:

1. I HEREBY CERTIFY THAT THE SEWERAGE SYSTEMS SHOWN ON THIS SURVEY ARE AS SHOWN ON THE SURVEY AND ARE SUBJECT TO THE ACCURACY THEREOF. I HAVE REVIEWED THE SURVEY AND THE SEWERAGE SYSTEMS SHOWN THEREON AND I HAVE FOUND THE SEWERAGE SYSTEMS TO BE AS SHOWN ON THE SURVEY.

DATE: _____ 20__

CERTIFICATE OF APPROVAL FOR RECORDS:

1. I HEREBY CERTIFY THAT THE RECORDS SHOWN ON THIS SURVEY ARE AS SHOWN ON THE SURVEY AND ARE SUBJECT TO THE ACCURACY THEREOF. I HAVE REVIEWED THE SURVEY AND THE RECORDS SHOWN THEREON AND I HAVE FOUND THE RECORDS TO BE AS SHOWN ON THE SURVEY.

DATE: _____ 20__



CITY OF KINGSPORT, TENNESSEE

March 16, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Fort Robinson Addition on Bent Court, surveyed by Todd C. Johnson, of Todd Johnson, RLS, 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

March 26, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Kingsport Pavilion Property on Sierra Drive, surveyed by Charles Johnson, of TPSI, RLS, 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



Building Division Monthly Report
MARCH 2015

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	15	\$341,054
ADDITIONS		
ALTERATIONS	7	\$252,000
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	6	\$1,682,210
RESIDENTIAL ROOF	23	\$257,517
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	3	\$2,665,100
ALTERATIONS	6	\$873,450
CHURCH RENOVATIONS	1	\$10,000
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER	2	\$57,307
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNs		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKs		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	\$125,000
GRADING	2	\$1,091,500
FOUNDATION ONLY		
COMMERCIAL ROOF	3	\$44,074
TOTAL	69	\$7,399,212
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	2	
MOVE STRUCTURE		
SIGNS	12	
TENTS	1	
TOTAL PERMITS ISSUED	84	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$15,905,957

New Businesses - City of Kingsport, Tennessee
31-Mar-15

Business Name	Location	Owner Name	Owner Address 1	Owner Address 2	City	State	Zip	Area Code	Phone #	Open Date
DAY & ZIMMERMAN INTERNATIONAL	BITA OUT OF TOWN ADDRESS	DAY & ZIMMERMAN GROUP, THE	1500 SPRING GARDEN ST		PHILADELPHIA	PA	19130	215	2992372	150331
L & F REMODELING	141 BARNES ST	KNIGHT, LINDA	141 BARNES ST		FALL BRANCH	TN	37656	423	3494802	150331
D & C HEATING & AIR	CONTR OUT OF TOWN ADDRESS	COOK, ROBY C	381 COOK HOLLOW ROAD		BRISTOL	TN	37620		0	150330
K.A.R.E. CONSTRUCTION	5633 MEMORIAL BLVD	EDWARDS, ERNEST RICHARD	5633 MEMORIAL BLVD		KINGSPOST	TN	37664	423	5304024	150327
KAM HEATING & AIR CONDITIONING	217 ALVIN ST	MANNION, KYLE	217 ALVIN ST		KINGSPOST	TN	37660	423	9633627	150327
PERFECT TANS	804 CARLISLE DR	ELLIOTT, JANICE	804 CARLISLE DR		KINGSPOST	TN	37660	423	3350138	150327
JONATHAN B WILSON CONTRACTING	BITA OUT OF TOWN ADDRESS	WILSON, JONATHAN B	427 ARLINGTON AV		BRISTOL	VA	24201	423	6123861	150326
ELLIOTH'S MOWING AND LANDSCAPE	1361 WARPATH DR	ELLIOTT, RYAN	%RYAN ELLIOTT	1361 WARPATH DR	KINGSPOST	TN	37664	423	3273025	150325
CAIN & COMPANY	1500 UNIVILLE ST	CAIN, ROBERT	316 MCFARLAND DR		KINGSPOST	TN	37664	423	4260779	150324
AUSTIN ENTERPRISES	BITA OUT OF TOWN ADDRESS	AUSTIN, WILLIAM	% WILLIAM AUSTIN	2225 RED HILL VALLEY RD	CLEVELAND	TN	37323	423	8482760	150323
BODIES BY DESIGN WEIGHT LOSS C	1901 BROOKSIDE DR	HATLEY, STEVEN SHANE	1901 BROOKSIDE DR	SUITE 101	KINGSPOST	TN	37660	423	3985273	150320
DIND EXPEDITION LLC	2101 FORT HENRY DR	ISSA, WASSIM	DBA T-REX PLANET	2101 FORT HENRY DR	KINGSPOST	TN	37664	313	3848844	150320
JARED'S LAWN CARE	2718 N JOHN B DENNIS HWY STE B	CRIGGER, LORIE	489 LAKERIDGE ST		KINGSPOST	TN	37663	423	5713138	150320
BABBO'S CLOSET	1189 N EASTMAN RD	SHRADER, JAMES B	% JAMES B SHRADER	480 OLD HICKORY CIRCLE	MOUNT CARMEL	TN	37645	423	4835682	150316
ALL TRADE CONSTRUCTION	ACQUA-MAN POOL TECHNICIAN	JONES, DONALD	1820 HUTCHINSON DR		CHATTAHOOGA	TN	37415	423	3628460	150315
OLSON'S MARTIAL ARTS OF KINGSP	1225 N EASTMAN RD STE 110	OLSON, GLENN	1900 N ROAN ST SUITE 101		JOHNSON CITY	TN	37601	423	3920584	150315
ROYAL MASONRY	413 WILMVA ST	PINON, HERBERTO	413 WILMVA ST		KINGSPOST	TN	37665	423	5799473	150313
PRO-ELECTRIC	4104 LINDENWOOD DR	ECKER, ADAM CRAIG	4104 LINDENWOOD DR		KINGSPOST	TN	37663	423	8178757	150312
MENVA'S	1038 S WILCOX DR STE 105	MENVA, WILLIAM	1038 S WILCOX DR STE 105		KINGSPOST	TN	37660	423	5303876	150311
ORVILLE DAVID WEXLER	251 SHORT LN	WEXLER, ORVILLE DAVID	251 SHORT LN		KINGSPOST	TN	37663	423	4166185	150311
DETAIL SHOP, THE	3611 E STONE DR	NEAL, MEAGAN	2501 LOUISE STREET		JOHNSON CITY	TN	37601	423	4837631	150309
FINISHING TOUCH	1000 STONEGATE RD	HULSE, JOE	1000 STONEGATE RD APT M-07		KINGSPOST	TN	37660	423	4296131	150309
ABSTRACT ATHLETICS	214 BROAD ST	GIBSON, WENDY	214 BROAD ST		KINGSPOST	TN	37660	423	2315274	150307
HAMMOND'S HEATING AIR CONDITIO	909 FEDERAL PL	HAMMONDS, ROGER C	909 FEDERAL PL		KINGSPOST	TN	37664	423	9672513	150306
LEWIS JEWELRY AND ACCESSORIES	2745 E STONE DR	LEWIS, MELANIE	% MELANIE LEWIS	246 LEGION ST	WEBER CITY	VA	24290	423	5671880	150306
DORCEAN MINISTRIES INTERNATION	2309 LOUITA AV	DORCEAN, RICARDO FRANCOIS	P.O. BOX 7222		KINGSPOST	TN	37660	423	9637925	150304
GALAXY GROUP AUTO SALES	3805 3815 FORT HENRY DR	ACKLEY, KENNY	3805 FORT HENRY DR		KINGSPOST	TN	37664	423	4061103	150303
TWIN ENTERPRISES INC	BITA OUT OF TOWN ADDRESS	HACKWORTH, TRAVIS	1053 CEDAR VALLEY DR	P.O. BOX 1129	CEDAR BLUFF	VA	24609	276	9638946	150303
JOHN GREER BUILDERS	BITA OUT OF TOWN ADDRESS	GREER, JOHNNY	220 PINET FLATS RD #3		PINEY FLATS	TN	37686	423	5380263	150302
BORG, ROBERT PETER	1109 DEVONSHIRE CT	BORG, ROBERT PETER	1109 DEVONSHIRE CT		KINGSPOST	TN	37660	423	9675761	150301
HERTZ CAR RENTAL	2637 E STONE DR STE E	SCHOEPFEL, JEFFREY	%GSP TRANSPORTATION INC	2429 S HWY 14	GREER	SC	29650	864	8790854	150301
MIR. PAPA'S & BEER, LLC	330 BROAD ST		% DEMETRIO DIBARRA	236 GOVERNORS VIEW RD	ASHEVILLE	NC	28805	919	5387659	150301
PIE FIVE	1708 E STONE DR		% SLICE OF THE PIE LLC	601 VESTAVIA PKWY STE 100	BIRMINGHAM	AL	35216	205	8245060	150301
THE KTI'S BOUTIQUE	2724 ROCK SPRINGS RD	FRANKLIN, KALEY B	2724 ROCK SPRINGS RD		KINGSPOST	TN	37664	423	6771976	150301