KINGSPORT REGIONAL PLANNING COMMISSION
AGENDA

Called Meeting
(Rescheduled from 1/17/13 due to snow storm)

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 22, 2013 12:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON DECEMBER 17, 2012 AND THE REGULAR MEETING HELD DECEMBER 20, 2012.

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.

01-01 Bailey Ranch Subdivision – Rick Slaughter Court Lots 21, 23-25 - Final - (12-201-00072) – The Planning Commission is requested to consider granting the final approval for the Bailey Ranch Subdivision, Rick Slaughter Court Lots 21, 23-25. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County.

01-02 John Faiz Property Subdivision – Shipley Ferry Road & Montvue Road – Final – (12-201-00073) – The Planning Commission is requested to consider granting the final approval for the John Faiz Property Subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County.

01-03 Sign Amendment – Wellmont Urgent Care – (13-201-00001) – The Planning Commission is requested to consider approving the B-4P Sign Amendment for Wellmont Urgent Care. The property is located in the corporate limits of the City of Kingsport at 111 West Stone Drive.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

None

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

VIII. OTHER BUSINESS

01-04 Receive a letter of resubdivision of the Hite Property on Bays Mountain Park Road.

01-05 Receive a letter of resubdivision of the Timothy L. Cloud Property on Clyce Street.

01-06 Receive, for informational purposes only, a monthly report from the Building Division for December 2012.

01-07 Receive, for informational purposes only, a report of New Businesses as provided by Jeff Fleming.

IX. ADJOURNMENT

Subdivision Report File Number 12-201-00072 Kingsport Regional Planning Commission

Property Information			
Address	**Bailey Ranch Sub. – Rick Slaughter Court Lots 21, 23 -25**		
Tax Map, Group, Parcel	**2011 Sullivan County Tax Maps as TM 90O, Parcels 24-28**		
Civil District	**15th Civil District**		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	2.21 Acres		
Major or Minor / #lots	Minor - 4	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: Sam Kassam **Address: 3901 Glen Alpine Road** **City: Kingsport** **State: TN** **Zip Code:37660** **Email: N/A** **Phone Number:**	**Name: Danny Carr – Land Surveyor** **Address: 5615 Lone Star Road** **City: Kingsport** **State: TN** **Zip Code: 37660** **Email: cartercarr@charter .net** **Phone Number: 423-349-6920**

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:

- The plat meets the City's minimum regulations for subdivisions and utilities are available.
- No variances have been requested.

Staff Field Notes and General Comments:

- Simple replat of 5 lots into 4 lots which will decrease density by one lot.

Utilities Currently run along Rick Slaughter Court in the form of 2" water line and an 8" sanitary sewer line.

Planner:	Koder	Date: 9-11-12	
Planning Commission Action		**Meeting Date:**	**September 20, 2012**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Subdivision Report
File Number 12-201-00053

PROPERTY INFORMATION	**Bailey Ranch Subdivision - Lots 21, 23,24 & 25**
ADDRESS	**Rick Slaughter Court**
DISTRICT, LAND LOT	**15th Civil District, Parcels 24-28 of Tax Map 90O**
	Final Plat Request
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**R-1B, Single Family Residential**
PROPOSED ZONING	**No Change**
ACRES	**2.21 – 4 lots**
EXISTING USE	**Single Family Residential**
PROPOSED USE	**Single family Residential**

PETITIONER Carter, Carr & Assoc.
ADDRESS 5615 Lone Star Road, Kingsport, TN 37660

REPRESENTATIVE Danny Carr
PHONE 423-349-6920

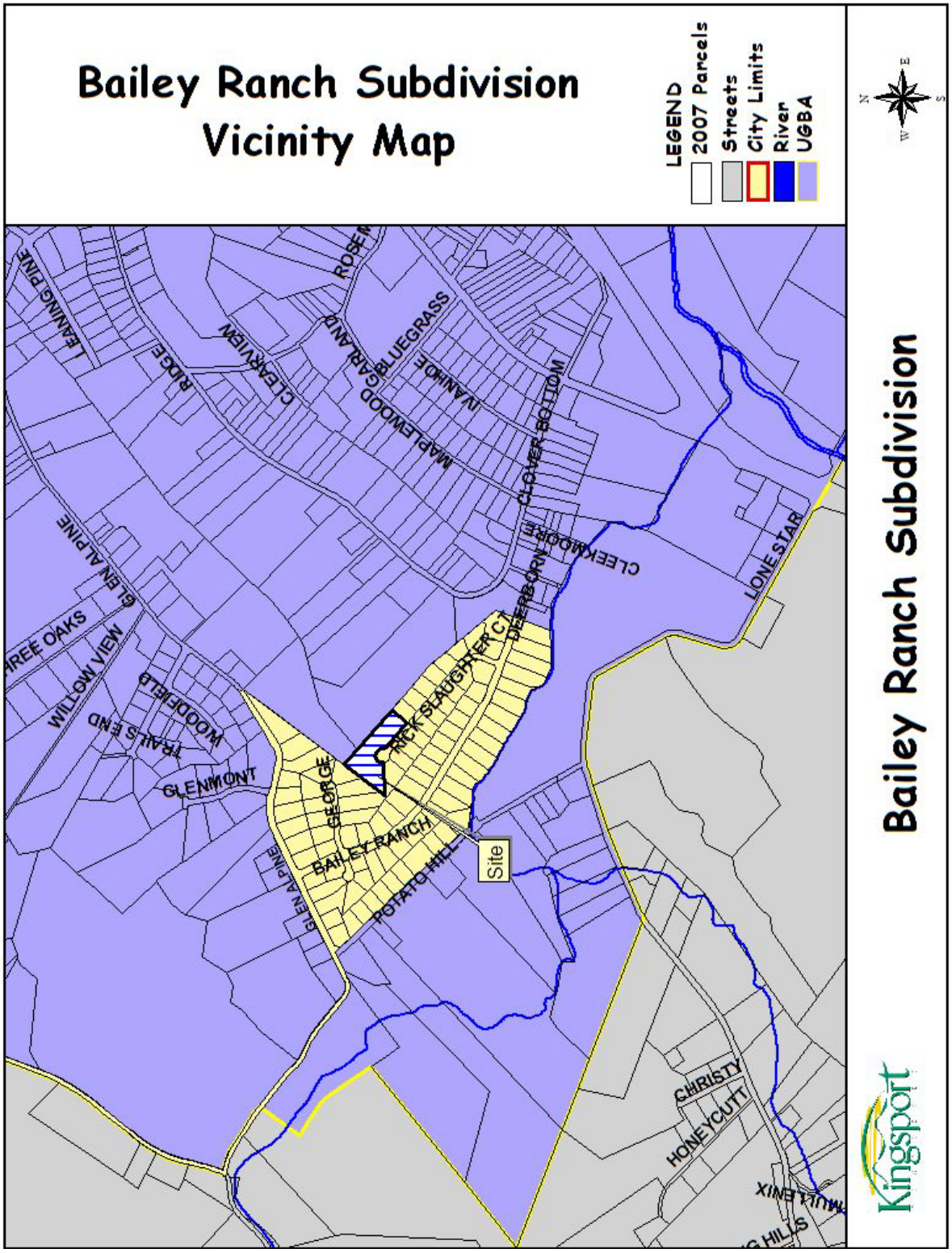
INTENT

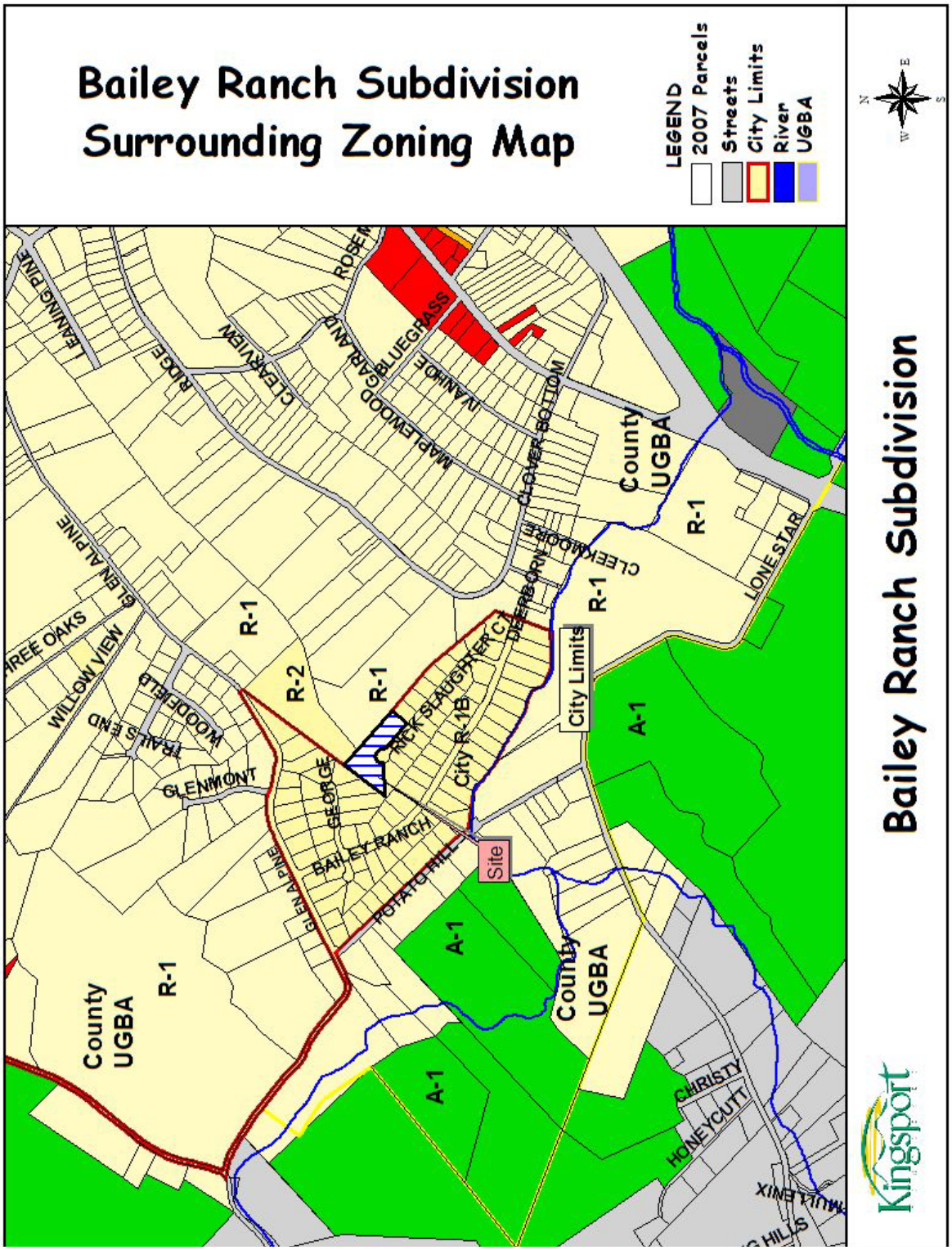
The applicant is requesting final plat for Lots 21, 23, 24 and 25 of the Bailey Ranch Subdivision which is located in 15th civil district and more fully described Parcels 24-28 of Tax Map 90O of the Sullivan County Tax Maps for 2011.

This is a replat of five (5) existing platted lots into a total of four (4) lots when completed. The lots are all zoned R-1B as are the surrounding parcels within this subdivision. All newly created lots exceed the minimum 7,500 square foot lot area for the R-1B zoning district. Additionally all newly created lots have in excess of the minimum 50 foot width of road frontage. Utilities are furnished to all lots with a 6 inch water line and an 8 inch sanitary sewer line running down Rick Slaughter Court

No variances have been requested for this replat and it meets the minimum subdivision requirements.

Staff recommends Final Plat approval for lots 21, 23, 24 and 25 of Bailey Ranch Subdivision.


Bailey Ranch Subdivision
Vicinity Map
LEGEND
2007 Parcels
Streets
City Limits
River
UGBA
Bailey Ranch Subdivision
Site
LEANING PINE
RIDGE
CLEARVIEW
ROSEM
GARLAND
BLUEGRASS
MAPLEWOOD
IVANHOE
CLOVER BOTTOM
CLEEKMOORE
DEERBORN
LONE STAR
GLEN ALPINE
WILLOW VIEW
WOODFIELD
TRAILS END
GLENMONT
GEORGE
RICK SLAUGHTER CT
BAILEY RANCH
POTATO HILL
CHRISTY
HONEYCUTT
MULLENIX
Kingsport


Bailey Ranch Subdivision
Surrounding Zoning Map
LEGEND
2007 Parcels
Streets
City Limits
River
UGBA
Bailey Ranch Subdivision
County UGBA
R-1
R-2
A-1
City Limits
City R-1B
Site
BAILEY RANCH
POTATO HILL
GEORGE
GLENMONT
WOODFIELD
TRAILS END
WILLOW VIEW
GLEN ALPINE
LEANING PINE
RIDGE
CLEARVIEW
MAPLEWOOD
GARLAND
BLUEGRASS
IVANHOE
CLOVER BOTTOM
CLEEKMOORE
DEERBORN
RICK SLAUGHTER CT
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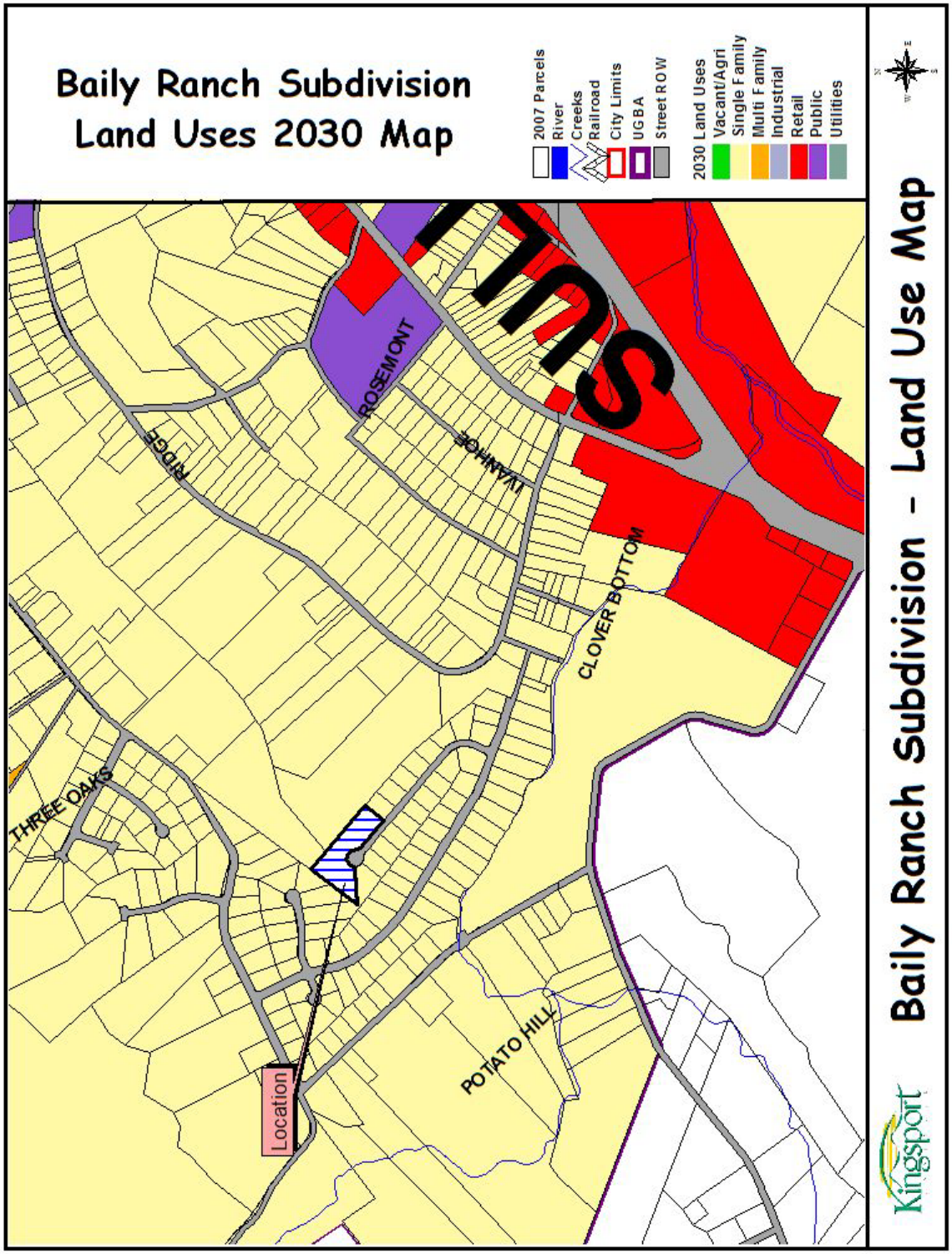
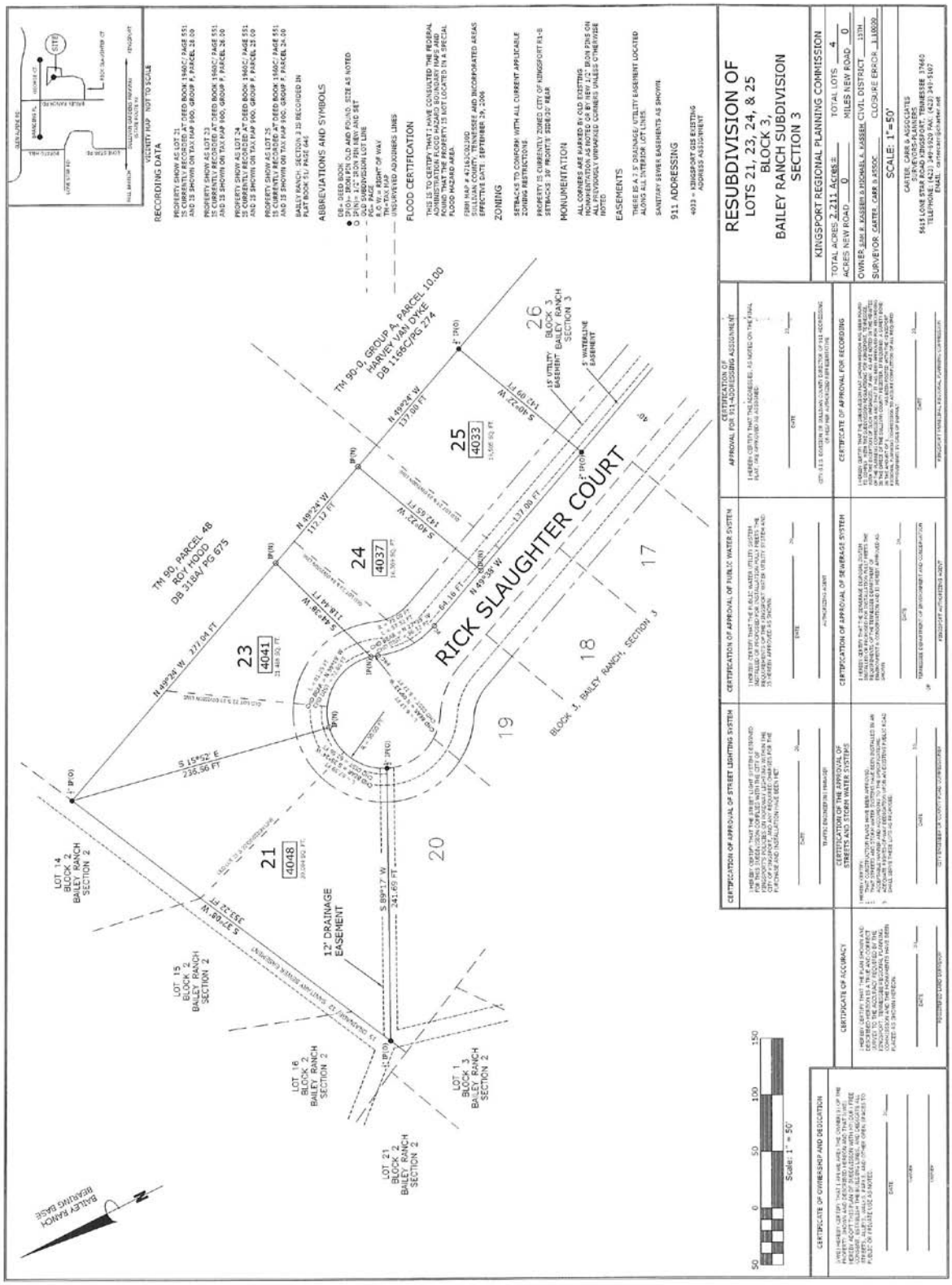
CHRISTY
HONEYCUTT
MULLENIX
Kingsport


Baily Ranch Subdivision
Land Uses 2030 Map
2007 Parcels
River
Creeks
Railroad
City Limits
UGBA
Street ROW
2030 Land Uses
Vacant/Agri
Single Family
Multi Family
Industrial
Retail
Public
Utilities
Baily Ranch Subdivision - Land Use Map
Kingsport
Location
THREE OAKS
RIDGE
ROSEMONT
IVANHOE
CLOVER BOTTOM
POTATO HILL


RESUBDIVISION OF
LOTS 21, 23, 24, & 25
BLOCK 3,
BAILEY RANCH SUBDIVISION
SECTION 3
KINGSPORT REGIONAL PLANNING COMMISSION
RICK SLAUGHTER COURT
TM 90, PARCEL 48
ROY HOOD
DB 3184/ PG 675
TM 90-Q, GROUP A, PARCEL 10.00
HARVEY VAN DYKE
DB 1156C/PG 274
12' DRAINAGE EASEMENT
LOT 14
BLOCK 2
BAILEY RANCH
SECTION 2
LOT 15
BLOCK 2
BAILEY RANCH
SECTION 2
LOT 16
BLOCK 2
BAILEY RANCH
SECTION 2
LOT 21
BLOCK 2
BAILEY RANCH
SECTION 2
LOT 1
BLOCK 3
BAILEY RANCH
SECTION 2
BLOCK 3, BAILEY RANCH, SECTION 3
BAILEY RANCH
BEARING BASE
Scale: 1" = 50'

Looking Northeast

Looking West

Looking South

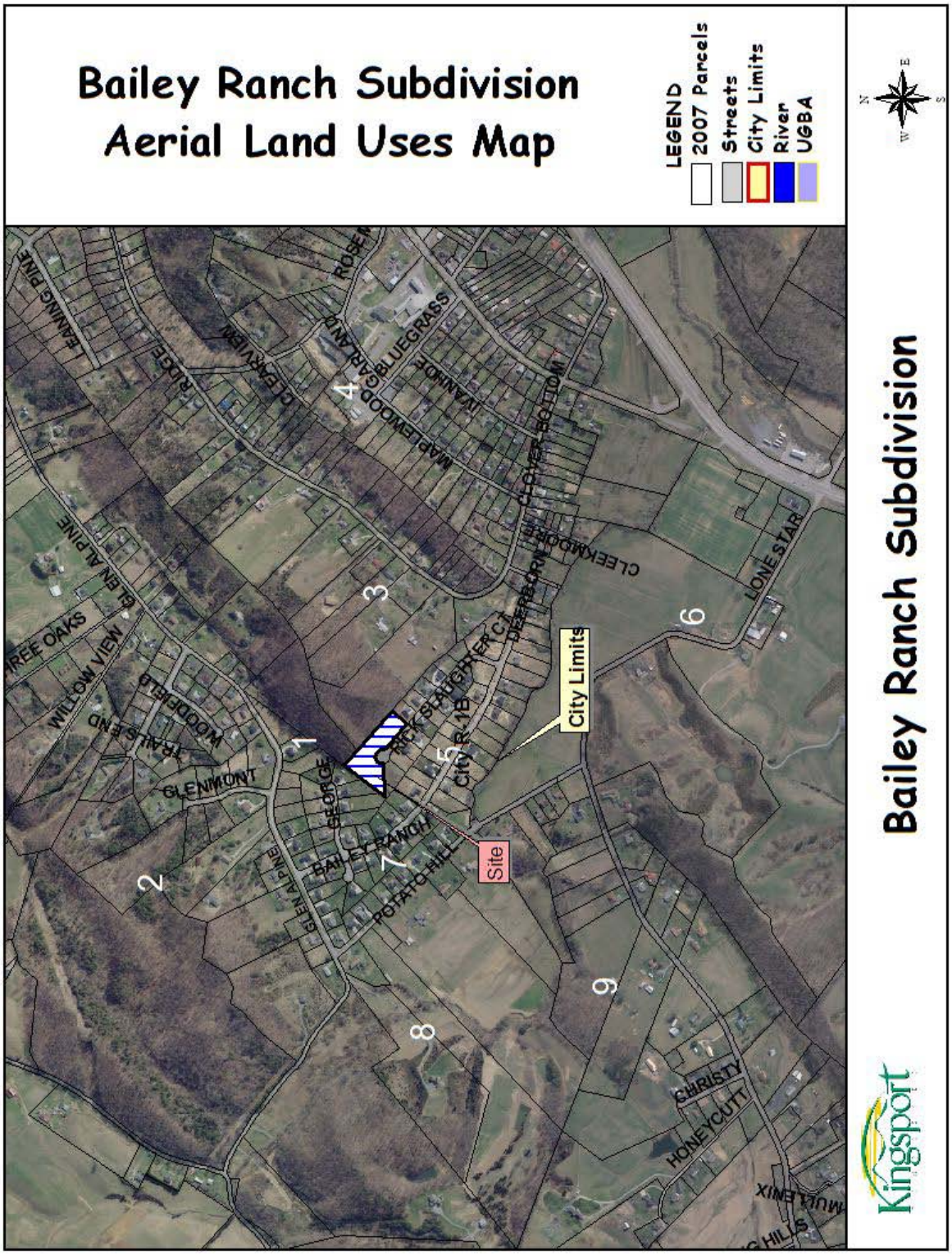
Looking North

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	**1**	Abuts City zoned R-1B portion of the existing subdivision.
Further North and Northwest	**2**	County zoned R-1, single family zoning with some scattered residential housing and some A-1 County zoning.
East	**3**	County R-2 zoning which is vacant and County R-1 on a large tract.
Further East	**4**	County R-1 zoning with scattered single family residential uses.
Southeast and South	**5**	County R-1 zoning and more scattered single family residential uses.
Further South	**6**	County A-1, Agricultural and outside the City UGBA.
West	**7**	Additional City R-1B zoning and part of the subdivision.
West Further	**8**	County A-1 zoning and extends to the limits of the UGBA.
Southwest	**10**	County A-1 and R-1 Some scattered residential uses and steep ridgelines.

EXISTING USES AND LOCATION

The parcels directly adjacent to the Bailey Ranch Replat are inside the city and part of the subdivision. To the West, South and North are zoned R-1B, a city zoning classification for single family use. Surrounding bailey ranch subdivision is county land with either county R-1, single-family or A-1 for agricultural uses as the predominant zoning and land uses for the area.

EXISTING USES LOCATION MAP



CONCLUSION

Staff recommends APPROVAL of the Final Plat as it meets the minimum subdivision requirements and No variances have been requested.

Subdivision Report File Number 12-201-00073 Kingsport Regional Planning Commission

Property Information			
Address	**John Faiz Property – Shipley ferry Road & Montvue Road**		
Tax Map, Group, Parcel	**2011 Sullivan County Tax Maps as TM 106C, Group C, Part of Parcel 1.00**		
Civil District	**14th Civil District**		
Overlay District	N/A		
Land Use Designation	Commercial		
Acres	7.91 Acres		
Major or Minor / #lots	Minor - 3	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: John Faiz	**Name: Steve Pierce – Iron Mountain Survey**
Address: 3528 Crestwood Drive	**Address: 107 Low Gap Road**
City: Kingsport	**City: Elizabethton**
State: TN Zip Code:37664	**State: TN Zip Code: 37643**
Email: N/A	**Email: ironmountainsurvey@embarqmail.com**
Phone Number:	**Phone Number: 423-474-2030**

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Final Subdivision **APPROVAL** for the following reasons:

- The plat meets the City's minimum regulations for subdivisions and utilities are available.
- No variances have been requested.

Staff Field Notes and General Comments:

- Simple replat of a parent parcel into 3 lots fronting on Shipley Ferry Road for commercial purposes.

Utilities Currently run along Shipley Ferry Road in the form of 8" water line and an 8" sanitary sewer line.

Planner:	Koder	Date: 9-11-12	
Planning Commission Action		**Meeting Date:**	**September 20, 2012**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Subdivision Report
File Number 12-201-00073

PROPERTY INFORMATION	**John Faiz Property**
ADDRESS	**Shipley Ferry Road & Montvue Road**
DISTRICT, LAND LOT	**14th Civil District, part of Parcel 1.00 of TM 106C, Group C Final Plat Request**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**General Business District – B-3**
PROPOSED ZONING	**No Change**
ACRES	**7.91 – 3 lots**
EXISTING USE	**Vacant**
PROPOSED USE	**Vacant – to sell parcels**

PETITIONER Mr. John Faiz
ADDRESS

REPRESENTATIVE Iron Mountain Survey Company -
PHONE 423-474-2030

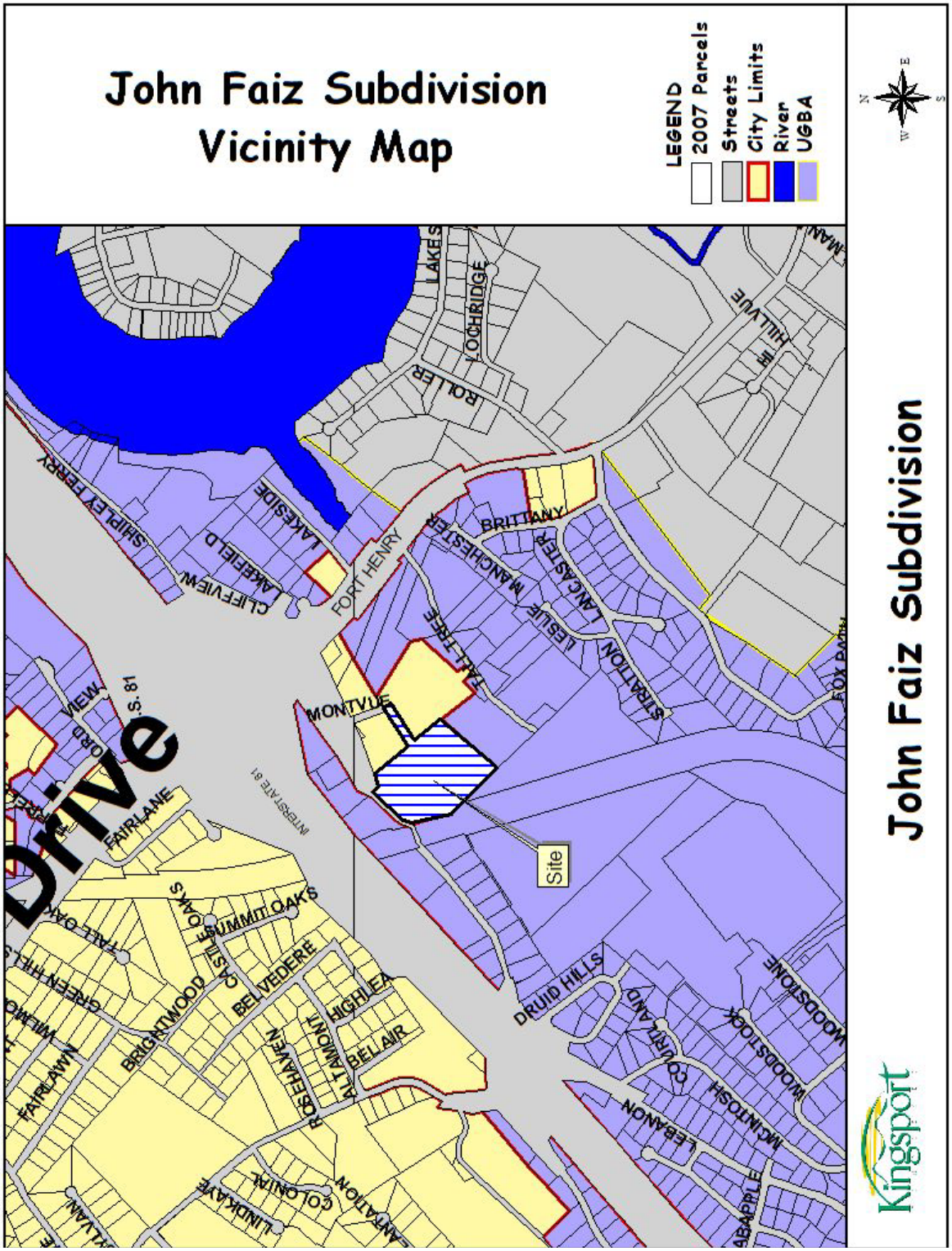
INTENT

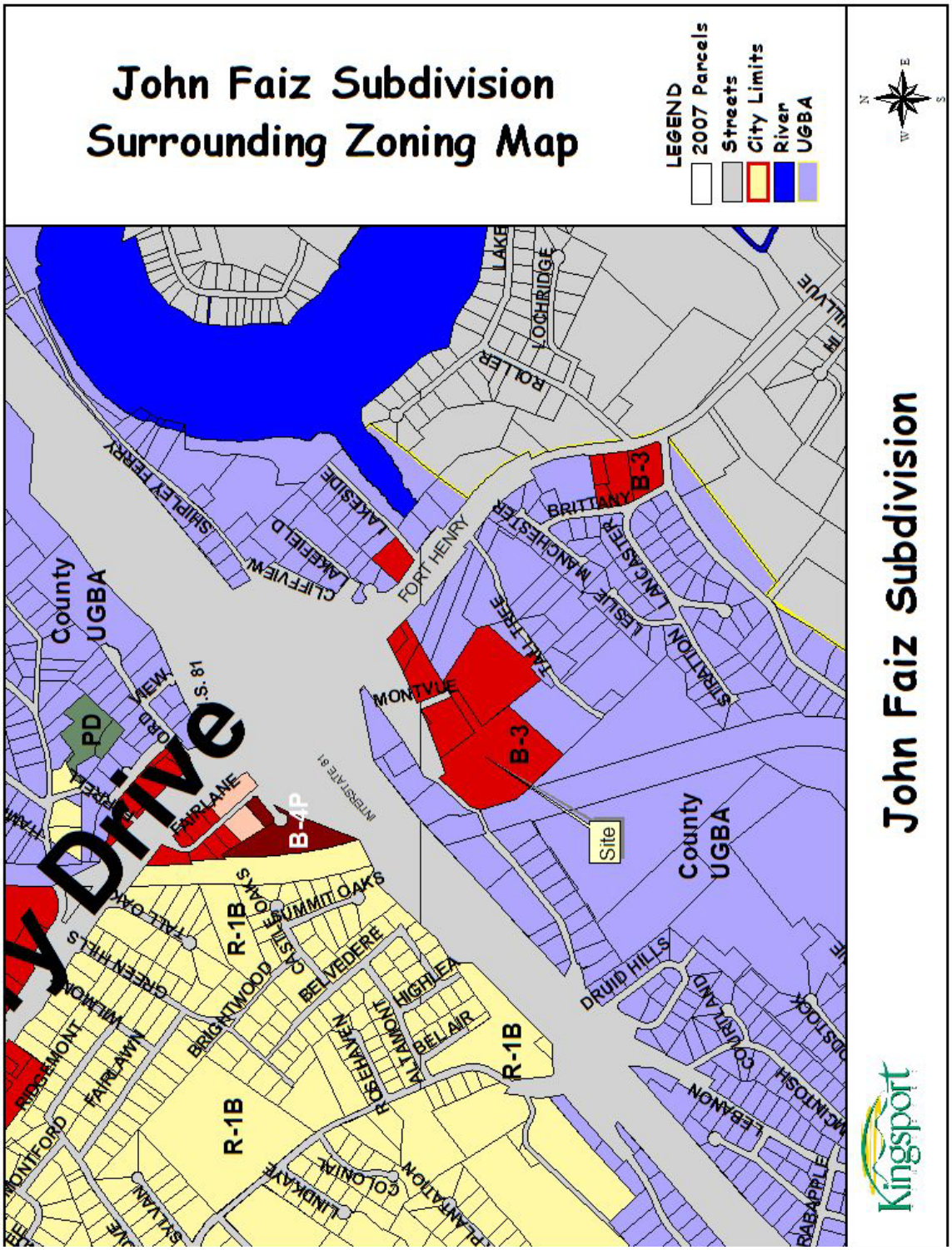
The applicant is requesting final plat for a portion of Parcel 1.00 of Tax Map 106C, Group C which is located in 14th civil district and more fully described as part of Parcel 1.00 of Tax Map 106C of the Sullivan County Tax Maps for 2011.

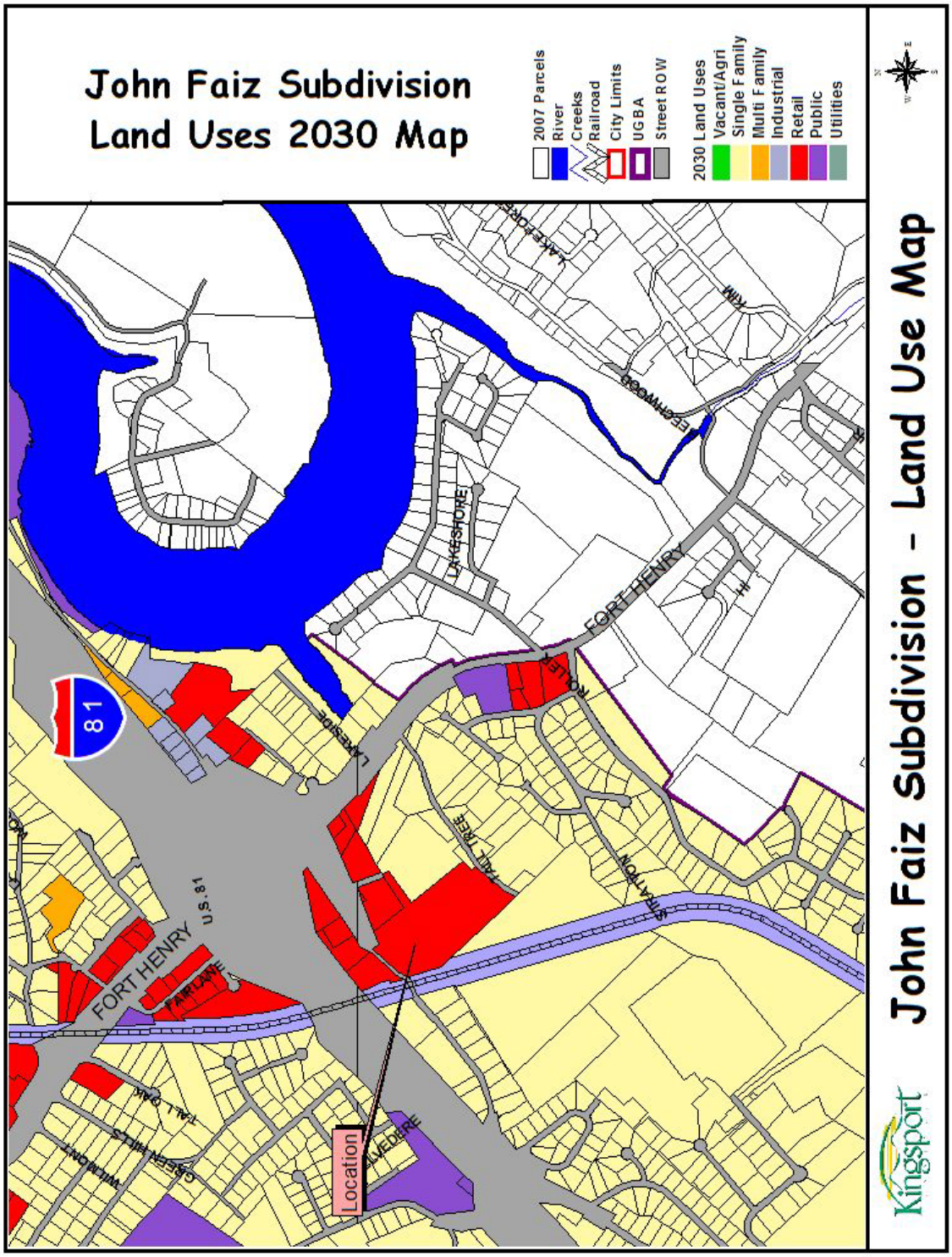
The owner, Mr. Faiz is requesting Planning Commission approval to divide three (3) lots from the parent parcel. All three lots would have frontage from Shipley Ferry Road and meet the minimum 50 foot of lot frontage facing a public street. Additionally all three lots would exceed the minimum square footage requirement of 10,000 square feet with 2.8, 2.4 and 2.6 acres respectively. All newly created lots would have utilities in the form of water and sanitary sewer via Shipley Ferry Road.

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

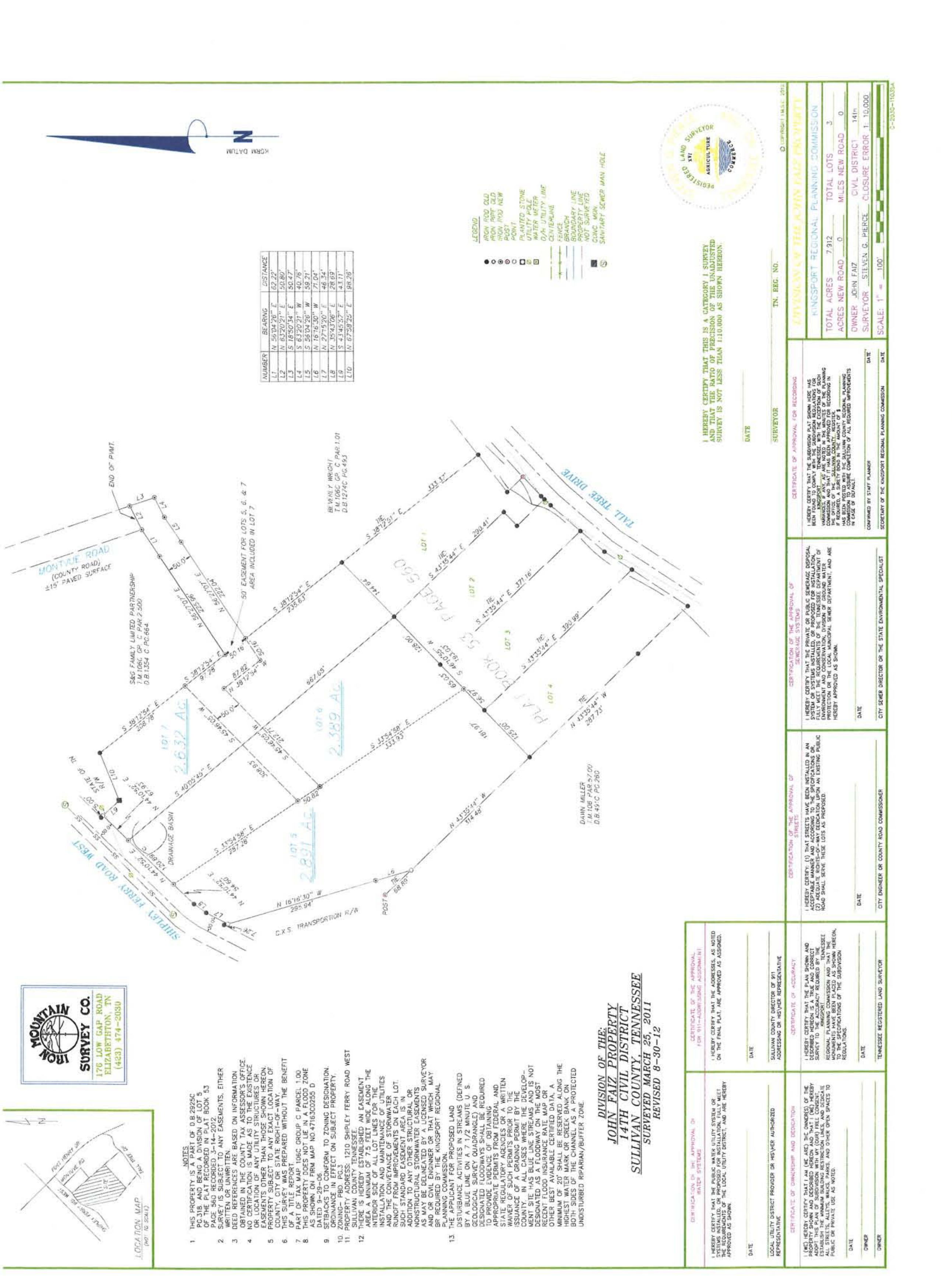
Staff recommends Final Plat to the Kingsport Regional Planning Commission.


John Faiz Subdivision
Vicinity Map
LEGEND
2007 Parcels
Streets
City Limits
River
UGBA
John Faiz Subdivision
Site
Drive
FORT HENRY
MONTVUE
BRITTANY
LOCHRIDGE
ROLLER
HILLVUE
SHIPLEY FERRY
LAKESIDE
LAKEFIELD
CLIFFVIEW
MANCHESTER
LANCASTER
LESLIE
STRATTON
FALL TREE
FAIRLANE
SUMMIT OAKS
CASTLE OAKS
BELVEDERE
HIGHLEA
BELAIR
ALTAMONT
ROSEHAVEN
BRIGHTWOOD
FAIRLAWN
GREEN HILLS
TALL OAK
DRUID HILLS
COURTLAND
WOODSTOCK
WOODSTONE
MCINTOSH
LEBANON
COLONIAL
LINDKAYE
INTERSTATE 81
Kingsport


John Faiz Subdivision
Surrounding Zoning Map
LEGEND
2007 Parcels
Streets
City Limits
River
UGBA
John Faiz Subdivision
Kingsport
County UGBA
PD
B-4P
B-3
R-1B
Site
FORT HENRY
MONTVUE
BRITTANY
LOCHRIDGE
ROLLER
SHIPLEY FERRY
LAKESIDE
LAKEFIELD
CLIFFVIEW
MANCHESTER
LESLIE
LANCASTER
STRATTON
TALL TREE
FAIRLANE
SUMMIT OAKS
CASTLE OAKS
BELVEDERE
HIGHLEA
BELAIR
ALTAMONT
ROSEHAVEN
BRIGHTWOOD
GREEN HILLS
WILMONT
RIDGEMONT
FAIRLAWN
MONTFORD
COLONIAL
LINDKAYE
PLANTATION
DRUID HILLS
COURTLAND
LEBANON
MCINTOSH
RABAPPLE
INTERSTATE 81
U.S. 81
Drive


John Faiz Subdivision
Land Uses 2030 Map
2007 Parcels
River
Creeks
Railroad
City Limits
UGBA
Street ROW
2030 Land Uses
Vacant/Agri
Single Family
Multi Family
Industrial
Retail
Public
Utilities
John Faiz Subdivision - Land Use Map
Kingsport
81
FORT HENRY
U.S. 81
FAIRLANE
LAKESIDE
LAKESHORE
ROLLER
STRATTON
TALL TREE
ECHWOOD
KIM
GREEN HILLS
WILMONT
Location

Kingsport Regional Planning Commission | **Subdivision Report**
File Number 12-201-00073



Looking South

Looking West

Looking North

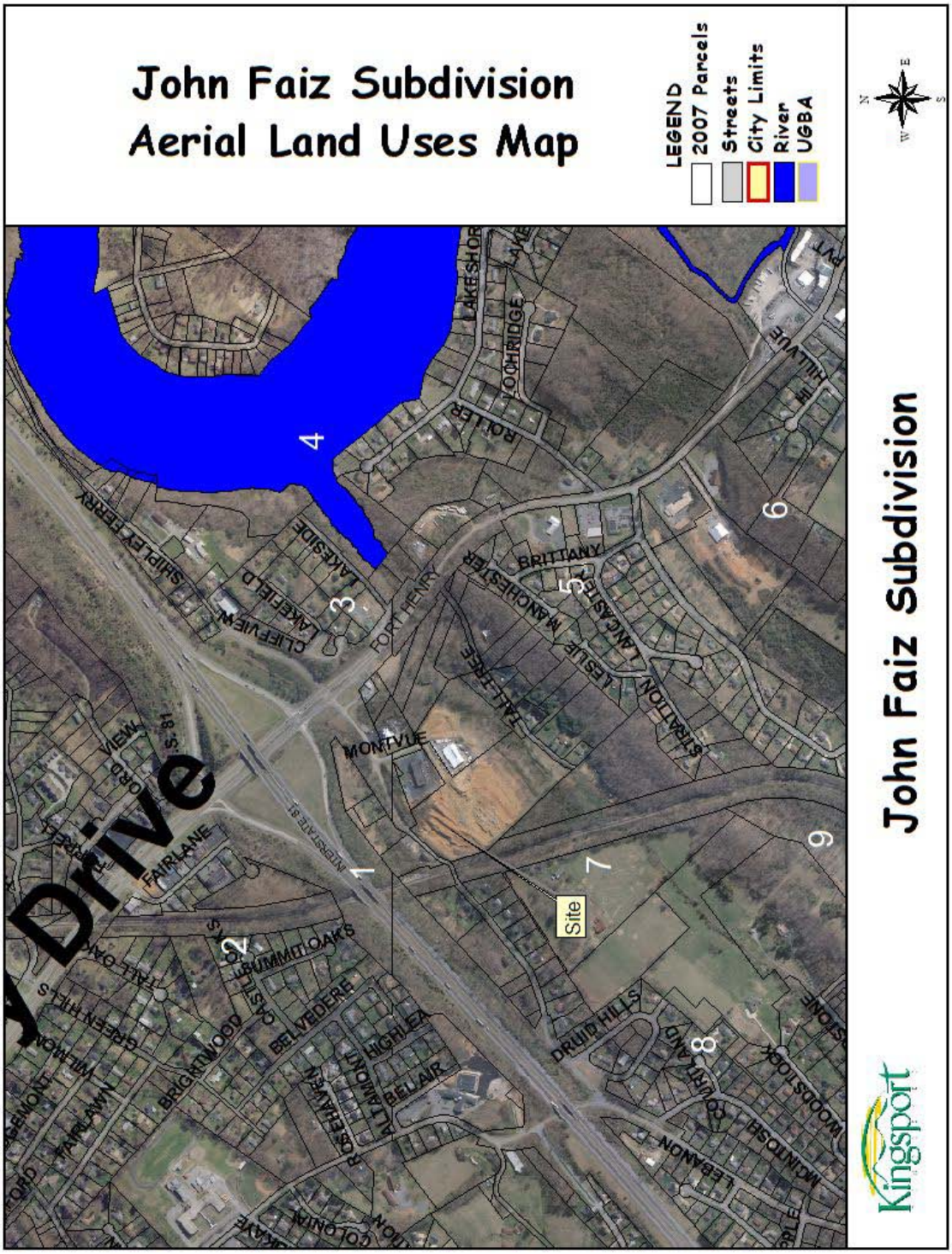
Looking East

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	**1**	Additional parcel that is zoned B-3 and borders Interstate 81.
Further North and Northwest	**2**	Recently annexed Colonial Heights Subdivision on the north side of Interstate 81 zoned R-1B and Clinchfield Railroad.
East	**3**	Additional commercial parcels zoned B-3 and Ft. Henry Drive.
Further East	**4**	Ft. Patrick Henry Lake.
Southeast and South	**5**	County residential subdivision within the City's UGBA.
Further South	**6**	More County Parcels, some vacant and outside the City's UGBA.
West	**7**	Vacant County Parcels and the Clinchfield Railroad.
West Further	**8**	County residential subdivision within the City's UGBA.
Southwest	**10**	County residential and agricultural parcels and the border for the City's UGBA.

EXISTING USES AND LOCATION

All parcels surrounding the Faiz Subdivision are zoned either county R-1, Single-Family or A-1 for Agricultural uses or city B-3, General Business. It should be noted that the this subdivision is very close to the southern limits of the city's urban growth boundary limit and no annexations may occur past this boundary unless the UGBA is amended and adopted by all participating parties. Access is via Shipley Ferry Road which has access to Interstate 81 by means of Ft. Henry Drive. Utilities are available to all three lots.

EXISTING USES LOCATION MAP



CONCLUSION

Staff recommends APPROVAL of the Final Plat as it meets the minimum subdivision requirements and no variances have been requested.

MEMORANDUM

To: Kingsport Regional Planning Commission

From: Ken Weems, Planner

Date: 8 January 2013

Subject: B-4P Sign Amendment for Wellmont Urgent Care

Project No: 13-102-00001

Introduction:

Mr. Randy Holland, Snyder Signs, Inc. representative, requests a B-4P District Sign Amendment for Wellmont Urgent Care. The property is located at 111 West Stone Drive.

Presentation:

Section 114-107 of City's zoning code states, in part: "Amendments may be made to any zoning development plan only by official action of the planning commission…" This amendment request pertains to the development's wall sign for the Urgent Care building only. The building currently contains a total of 74.45 sq. ft. of wall sign. Per the B-4P zoning district requirements, a total of 200 sq ft of wall sign is allowed. The requested action adds a total of 124 additional sq. ft., bringing the total wall sign sq. ft. to 198.45 sq. ft., within the 200 sq. ft. allowed. The amendment request conforms to the current zoning district requirements without the need of a variance.

Options:

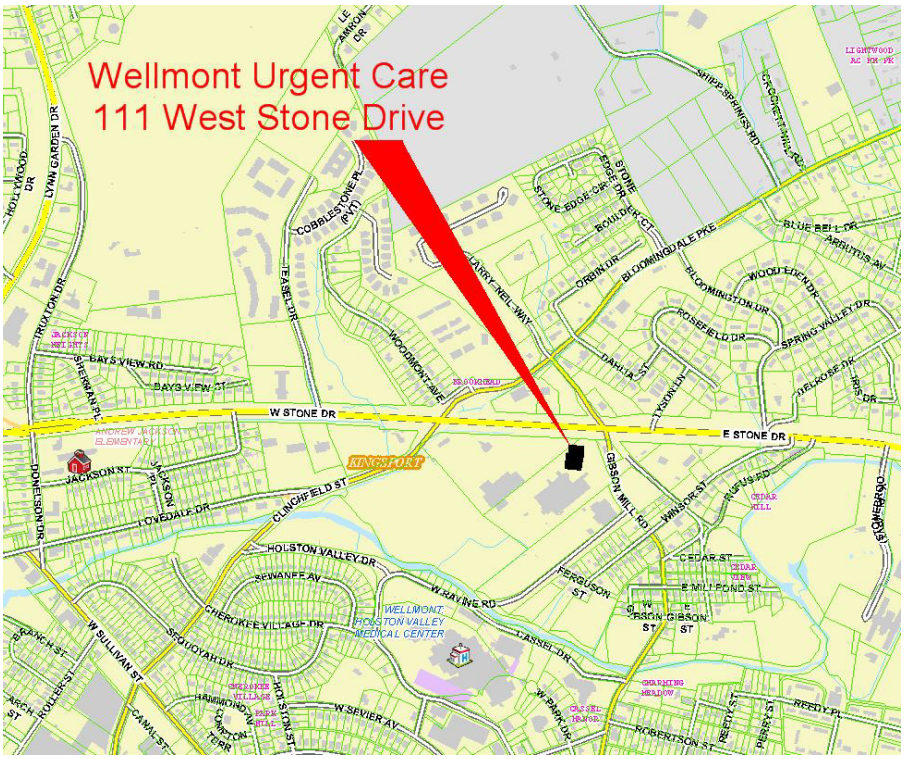
The Planning Commission's options are as follow:

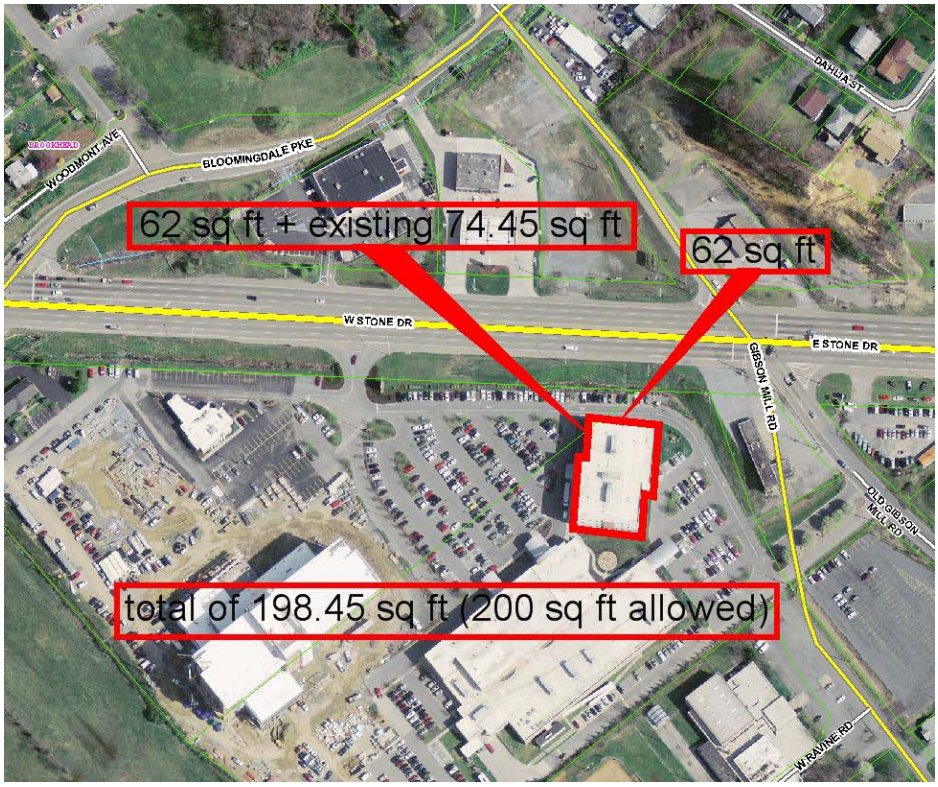
1. Grant B-4P district sign amendment approval.
2. Deny approval and state the reason for denial in writing.
3. Postpone action pending receipt of additional information

Recommendation:

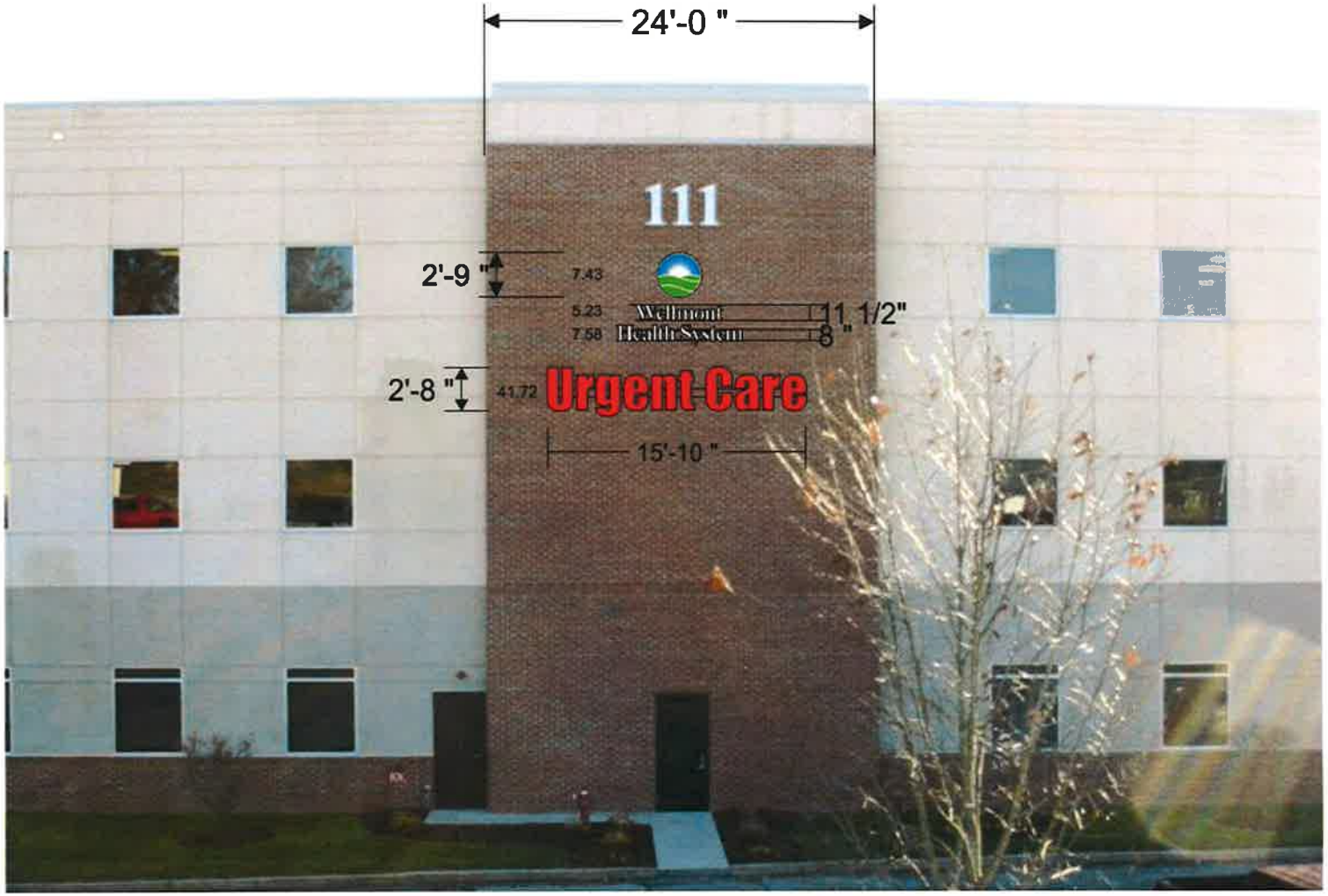
Staff recommends the first option based on the following:

1. The proposed change meets the standards of the zoning district with no variances


Wellmont Urgent Care
111 West Stone Drive
W STONE DR
E STONE DR
KINGSPORT
WELLMONT HOLSTON VALLEY MEDICAL CENTER
BLOOMINGDALE PKE
LARRY NEIL WAY
WOODMONT AVE
JACKSON ST
LOVEDALE DR
CLINCHFIELD ST
HOLSTON VALLEY DR
SEWANEE AV
CHEROKEE VILLAGE DR
SEQUOYAH DR
W SULLIVAN ST
W SEVIER AV
W RAVINE RD
GIBSON MILL RD
CASSEL DR
W PARK DR
ROBERTSON ST
REEDY ST
PERRY ST
DAHLIA ST
ROSEFIELD DR
SPRING VALLEY DR
BLUE BELL DR
ARBUTUS AV
WOOD EDEN DR
ORBIN DR
BOULDER CT
STONE EDGE DR
COBBLESTONE PL (PVT)
LYNN GARDEN DR
TRUXTON DR
BAYS VIEW RD
BAYS VIEW CT
SHERMAN PL
DONELSON DR
CANAL ST
HOLSTON ST
FERGUSON ST
CEDAR ST
E MILLPOND ST
WINSOR ST
RUFUS RD
DELROSE DR
IRIS DR
TYSON LN
SHIPP SPRINGS RD
CROCKETT HILL RD
STONEBROOD


62 sq ft + existing 74.45 sq ft
62 sq ft
total of 198.45 sq ft (200 sq ft allowed)
W STONE DR
E STONE DR
BLOOMINGDALE PKE
WOODMONT AVE
DAHLIA ST
GIBSON MILL RD
OLD GIBSON MILL RD
W RAVINE RD

01-03



62 sq ft total

01-03

Snyder Signs INC.	2918 CREEKMORE DRIVE JOHNSON CITY, TN 37601 423-282-6221 FAX 423-282-6222	DATE: 12-18-12 DESIGNER: TMT SALES REP: RANDY HOLLAND	DESIGN #: 16375-B REVISION #: SCALE: 3/32"=1'

CUSTOMER APPROVAL: _____ DATE: _____

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

LOGO SQ. FT.= 62
MEDICAL OFFICE PLAZA ltr set= 74.45
TOTAL SQ. FT. = 136.45

01-03

Snyder Signs INC.

2918 CREEKMORE DRIVE
JOHNSON CITY, TN 37601
423-282-6221 FAX 423-282-6222

DATE: 12-16-12	DESIGN #: 16376-B
DESIGNER: TMT	REVISION #: 4, 1-7-13
SALES REP: RANDY HOLLAND	SCALE: 1/16"=1'

CUSTOMER APPROVAL: _____ DATE: _____

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

CITY OF KINGSPORT, TENNESSEE

December 13, 2012

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 the resubdivision of the Hite Property on Bays Mountain Park Road, surveyed by Dan Saxon RLS, meets the Minimum Standards for Subdivision Development of Minor 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
Planning Manager

C: Kingsport Regional Planning Commission

Saxon & Associates
129 Otari Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
FAX: (423) 245-0931
donsaxon@chartertn.net

GENERAL NOTES:

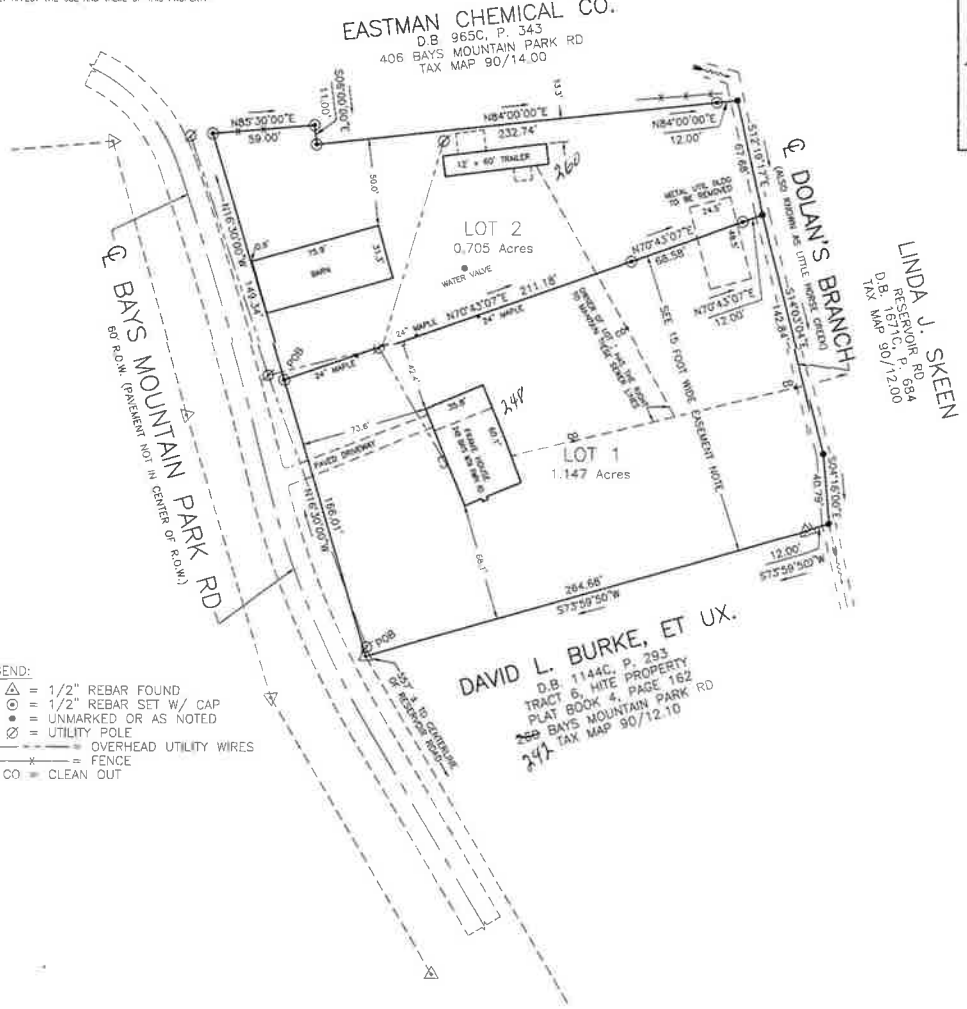
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES, TOXIC WASTE SITES, WETLANDS, CAVES OR SINK HOLES ON THIS PROPERTY. HOWEVER IF ANY OF THESE DO EXIST THEIR PRESENCE COULD ADVERSELY AFFECT THE USE AND VALUE OF THIS PROPERTY

LOCATION MAP
NOT TO SCALE

15 FOOT WIDE EASEMENT NOTE:

THERE IS RESERVED FROM AND OVER LOT 1, SHOWN HEREON, A 15 FOOT WIDE EASEMENT IN ANY CONVENIENT AND UNOBSTRUCTED LOCATION ACROSS THE REAR PORTION OF SAID LOT 1, FOR INGRESS AND EGRESS FOR DAVID L. BURKE, ET UX., CURRENT OWNERS OF TAX PARCEL 90/12.10, SAID EASEMENT TO EXPIRE WHENEVER SAID DAVID L. BURKE, ET UX., NO LONGER HAVE OWNERSHIP IN EITHE TAX PARCEL 90/12.10 OR IN LOT 2, SHOWN HEREON.

PLAT BOOK 4, PAGE 162



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1 POS AL-PLAT BATCH: 32230
PLAT BOOK: P54
PAGE: 31-31

REC FEE	
OP FEE	15.00
ARC FEE	2.00
TOTAL	0.00
	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL 470181 0230D, DATED 29 SEP 2006, AND IS LOCATED IN A ZONE "X" (OUTSIDE 500 YEAR FLOOD)

LEGEND:
1. △ = 1/2" REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/ CAP
3. ● = UNMARKED OR AS NOTED
4. Ø = UTILITY POLE
5. — — — = OVERHEAD UTILITY WIRES
6. —x— = FENCE
7. CO = CLEAN OUT

I HEREBY CERTIFY THAT THIS IS A CATAGORY 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 OF PRACTICE

Daniel L. Saxon 11/26/12

DANIEL L. SAXON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE
No. 334

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE 12-4 20 12

CITY E.U.D. EMS/911 OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 12-7 20 12

AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CHARLES W. BURKE — DATE 12/29/12

GARY L. BURKE — DATE 12/1/12

DAVID L. BURKE — DATE 12-1-12

CERTIFICATE OF ACCURACY

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

DATE Nov. 26 20 12

DANIEL L. SAXON, RLS #334

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE 20

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATE 12-7 20 12

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 12/12/12 20 12

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

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

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

OLD HITE PROPERTY MAP FILED IN P.B. 4, P. 162
REFERENCE DEED: D.B. 1438C, P. 423

REPLAT OF TRACT 5, HITE PROPERTY

TAX MAP 90, PARCEL 13.00

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.852	TOTAL LOTS	2
ACRES NEW ROAD	NONE	MILES NEW ROAD	NONE
OWNER	GARY L. BURKE, ET AL	CIVIL DISTRICT	13th
SURVEYOR	DANIEL L. SAXON, RLS	CLOSURE ERROR	1:>10,000

SCALE 1" = 50'

F-1495

PROJECT FILE: 1-807 CRD, AUTOCAD FILE: 1-807.DWG

01-04

CITY OF KINGSPORT, TENNESSEE

December 13, 2012

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 the resubdivision of the Timothy L. Cloud Property on Clyce Street, surveyed by Dan Saxon RLS, meets the Minimum Standards for Subdivision Development of Minor 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
Planning Manager

C: Kingsport Regional Planning Commission

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

GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THERETO.
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
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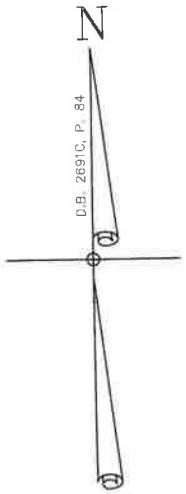

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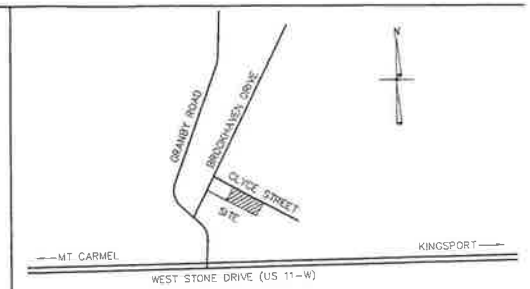
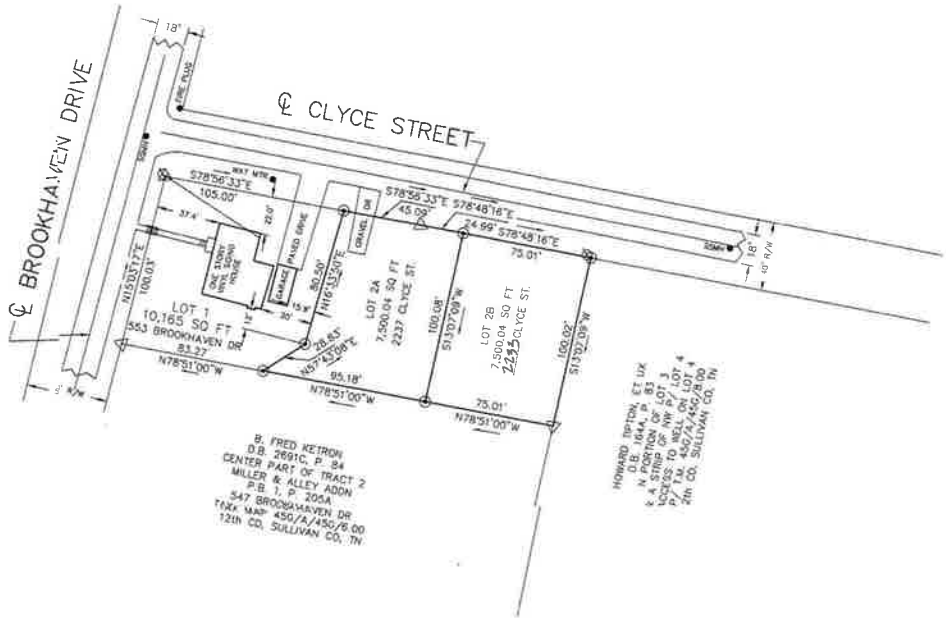
1 POS - AL - PLAT BATCH: 33230
PLAT BOOK: P54
PAGE: 30-30

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS



LOCATION MAP
NOT TO SCALE



LEGEND:

1. △ = 1/2" REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/ CAP
3. ⊘ = UTILITY POLE
4. • = AS NOTED
5. ———— = OVERHEAD UTILITY WIRES
6. SSMH = SANITARY SEWER MANHOLE

I HEREBY CERTIFY THAT THIS IS A CATAGORY 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 OF PRACTICE

11/15/12

DANIEL L. SAXON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 334

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL NO. 470184 0040D, DATED 29 SEP 2006, AND IS IN A ZONE "X" (OUTSIDE 500 YR FLOOD)

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

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE November 29 20 12

Carolyne Campbell

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE 12-7 20 12

AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE Nov 15 20 12

TIMOTHY L. CLOUD

CERTIFICATE OF ACCURACY

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

DATE Nov. 15 20 12

DANIEL L. SAXON, RLS #334

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHT-OF-WAY DEDICATION USING AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

DATE _____ 20 _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATE 12-7 20 12

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CIRTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER OF DEEDS. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ 17,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN LIEU OF DEFAULT

DATE: 12/12 20 12

SECRETARY, KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

PREVIOUS PLAT OF LOTS 1 AND 2 FILED IN P.B. 53, P. 601

REPLAT OF LOT 2, TIMOTHY L. CLOUD SUBDIVISION

TAX MAP 450/A/450/7.00

KINGSPORT, TN REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.344	TOTAL LOTS	2
ACRES NEW ROAD	NONE	MILES NEW ROAD	NONE
OWNER	TIMOTHY L. CLOUD	CIVIL DISTRICT	12th
SURVEYOR	DANIEL L. SAXON, RLS	CLOSURE ERROR	1:>10,000

SCALE 1" = 50'

F-1496

PROJECT FILE: 1-786.CRD, AUTOCAD FILE: 1-812.DWG

01-05

Building Division Monthly Report

December-12	Count	Value
ACCESSORY BUILDINGS-CARPORT		
ACCESSORY-DECK		
ACCESSORY-GARAGE	3	$14,374
ACCESSORY-POOL		
ACCESSORY PATIO		
ACCESSORY-PORCH	1	$20,000
ACCESSORY UTILITY BLDG	2	$1,450
ADDITION-RESIDENTIAL	2	$408,860
ALTERATIONS-RESIDENTIAL	7	$118,300
NEW CONDO		
ROOF RESIDENTIAL	5	$31,773
NEW SINGLE-FAMILY DWELLING	4	$711,000
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL		
ALTERATIONS-COMMERCIAL	5	$955,907
FOUNDATION (ONLY)		
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA		
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL		
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	2	$27,120
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING		
TOTAL	**31**	**$2,288,784**
OTHER NON-STRUCTURAL PERMITS		
Signs	10	
Banners	1	
Tents		
Demolitions		
TOTAL PERMITS ISSUED	**42**	
****ESTIMATED CONSTRUCTION COST *****		**$70,747,315**
Calendar Y-T-D		

New Businesses - City of Kingsport,

Dec-12

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
BALANCED LIVES RESOURCES	436 OAKMONT DR	BYARS, HARRELL	436 OAKMONT DR		KINGSPORT	TN	37663	423	2395628	121207
BNB CONSTRUCTION COMPANY	BTA OUT OF TOWN ADDRESS	PETROVIC, BOZO	PETROVIC, BOZO	418 LAMBERT ST	JOHNSON CITY	TN	37601	423	3847130	121218
BURGER KING #18802	315 CLINCHFIELD ST		VANMAR INC	2505 S WILCOX DR STE 1	KINGSPORT	TN	37660	423	3438020	121201
CEDAR BRANCH CONSTRUCTION	BTA OUT OF TOWN ADDRESS	POPE, RICHARD	512 RED CEDAR BRANCH RD		KINGSPORT	TN	37664	423	5799044	121219
CENTURY 21 LEGACY	217 BROAD ST	SKEEN, JAMIE	2040 E ANDREW JOHNSON HWY		GREENEVILLE	TN	37745	423	2478107	121210
FOX'S COMMERCIAL CONTRACTING	BTA OUT OF TOWN ADDRESS	FOX, CHRISTOPHER	174 GREENLEE ROAD		JOHNSON CITY	TN	37601	423	2024677	121214
FRIENDSHIPCARS.COM OF KINGSPOR	1848 E STONE DR		C/O KEYSTONE AUTOMOTIVE LLC	1855 VOLUNTEER PKWY	BRISTOL	TN	37620	423	6526200	121215
HILLHOUSE GRAPHIC DESIGN. LLC	249 DE LEE DR		249 DE LEE DR		KINGSPORT	TN	37663	423	2395431	121212
JAN-MAR CORPORATION	114 BROAD ST	ADAMS, DANIELA	114 BROAD ST		KINGSPORT	TN	37660	423	8171261	121201
KEN'S COOLING AND HEATING	BTA OUT OF TOWN ADDRESS	DAVIS, KENNETH LEE	KENNETH LEE DAVIS	PO BOX 1447	MOUNT CARMEL	TN	37645	423	3570922	121203
LAWSON'S PLUMBING & REMODELING	BTA OUT OF TOWN ADDRESS	LAWSON, ROGER	2778 STEWART HILL PVT DR		BLOUNTVILLE	TN	37617	423	3419736	121219
LOGAN'S	106 FERRELL AV STE 3	BEGLEY, LOGAN	106 FERRELL AV STE 3		KINGSPORT	TN	37663	423	6775453	121221
NAILS & WAX	2400 W STONE DR STE 6	NGUYEN, BRIAN	2400 W STONE DR STE 6		KINGSPORT	TN	37660	423	9670110	121220
ON FIRE PRODUCTION,INC	242 E MAIN ST	ADAMS, DANIDA	3702 CHERT DR		KINGSPORT	TN	37663	423	8171261	121201
ROWE CONSTRUCTION	BTA OUT OF TOWN ADDRESS	ROWE, DANIEL	2327 OAK ST		GRAY	TN	37615	423	8335417	121214
SAK'S CONSTRUCTION & DEMO	BTA OUT OF TOWN ADDRESS	SAKELLAR, NINA	1728 EDGEMONT AVE		BRISTOL	TN	37620	423	5735877	121218

01-07

New Businesses - City of Kingsport,

Dec-12

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
STANSELL ELECTRIC CO INC	BTA OUT OF TOWN ADDRESS	STANSELL JR, JAMES N	860 VISCO DRIVE		NASHVILLE	TN	37210	615	3294944	121207
SWEET FROG PREMIUM YOGURT	2626 E STONE DR STE 2	SO, HELEN	JACKPOT CORPORATION	PO BOX 1507	KINGSPORT	TN	37662	423	4778347	121205
TACO BELL #029018	1660 E STONE DR		TACALA TENNESSEE CORP	3750 CORPORATE WOODS DR	BIRMINGHAM	AL	35242	423	2461576	121219
TACO BELL #029039	1221 N EASTMAN RD		TACALA TENNESSEE CORP	3750 CORPORATE WOODS DR	BIRMINGHAM	AL	35242	423	3784877	121219
TACO BELL #029056	100 CHARLES E BROOKS JR WAY		TACALA TENNESSEE CORP	3750 CORPORATE WOODS DR	BIRMINGHAM	AL	35242	423	2465541	121219
TAYLOR'S HANDYMAN & PLUMBING	4318 STILLWOOD AV	TAYLOR, RICHARD	4318 STILLWOOD AV		KINGSPORT	TN	37664	423	9678708	121205
TELLING HERSTORY/MESSAGE HARBO	252 ALABAMA ST	GOTT, K.C.	KRISTINA C GOTT	252 ALABAMA ST	KINGSPORT	TN	37660	423	2922228	121202
TIRE BARN WAREHOUSE #1122	1340 E STONE DR	DYKEMAN, LEE	C/O DUCHARME, MCMILLEN & ASSOC	8440 ALLISON POINTE BLVD #300	INDIANAPOLIS	IN	46250	585	7843368	121207
TOLLEY & LOWE INC	BTA OUT OF TOWN ADDRESS	TOLLEY, DANNY	PO BOX 525		MILAN	TN	38358	731	6860863	121226
U-HAUL CO OF TENNESSEE	3196 E STONE DR		PO BOX 21517		PHOENIX	AZ	85036	602	7763244	121201
VICTORY SIGN INDUSTRIES	BTA OUT OF TOWN ADDRESS	PARYSE, RICHARD	2109 LAFAYETTE RD		FORT OGLETHORPE	GA	30742	706	8667999	121201

01-07