

## AGENDA FOR THE KINGSPORT REGIONAL PLANNING COMMISSION

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.

October 18, 2012

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 SEPTEMBER 17, 2012 AND THE REGULAR MEETING HELD SEPTEMBER 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.

### V. UNFINISHED BUSINESS

None

### VI. NEW BUSINESS

**10-01 Colonial Heights Area 7 Part E – Annexation, Zoning, and Plan of Services – (12-301-00010)** – The Planning Commission is requested to recommend approval of the continued annexation, zoning, and plan of services for Colonial Heights Area 7 Part E to the Board of Mayor and Aldermen. The property is located outside the corporate limits of the City of Kingsport, 14<sup>th</sup> Civil District of Sullivan County. (Weems)

**10-02 Westfield Drive - Surplus Property – (12-601-00002)** – The Planning Commission is requested to recommend to the Board of Mayor and Aldermen that the property located between 340 and 368 Westfield Drive be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. (Combs)

**10-03 Cherokee Village Drive – Surplus Property – (12-601-00003)** – The Planning Commission is requested to recommend to the Board of Mayor and Alderman that the property located at 323 Cherokee Village Drive be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Combs)

**10-04 Preston Park – Subdivision – Concept Phase Amended – (12-201-00050)** – The Planning Commission is requested to approve the amended concept phase for Preston Park. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. (Koder)

**10-05 The Estate of Golan Cox English – Subdivision – Final with Variance Requested – (12-201-00054)** – The Planning Commission is requested to approve the final subdivision with requested variance for The Estate of Golan Cox English. The property is located outside the corporate limits of the City of Kingsport but within the Urban Growth Boundary, 13<sup>th</sup> Civil District of Sullivan County. (Combs)

## **VII. OTHER BUSINESS**

**10-06** Receive a letter of subdivision of the Marvena Birdwell Estate Property.

**10-07** Receive a letter of subdivision of the Patricia Hamer Property.

**10-08** Receive a letter of subdivision of Lot 13, Blk L Quail Creek Estates, Sec 3 and Lot 14, Blk L Quail Creek Estates, Sec 5.

**10-09** Receive, for informational purposes only, the Building Division monthly report, September 2012.

**10-10** Receive, for informational purposes only, New Businesses report, September 2012.

**10-11** Receive, for informational purposes only, Building Permits report, 3<sup>rd</sup> quarter, 2012.

**10-12** Receive, for informational purposed only, Building report, 3<sup>rd</sup> quarter, 2012.

## **VIII. ADJOURNMENT**

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

The Improvement Building  
201 W. Market Street, Kingsport, TN 37660

September 17, 2012

12:00 Noon

**Members Present**

Dennis Ward, Chairman  
Colette George, Vice-Chairman  
Alderman Mike McIntire  
David Stauffer  
Hoyt Denton  
George Coleman  
“Buzzy” Breeding

**Members Absent**

Jim Lewis

**Staff Present**

Lynn Tully  
Jason Meredith  
Ken Weems  
Forrest Koder  
Chris Alley  
Tim Elsea

**Visitor’s List**

Matthew Lane

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for the September 20, 2012 meeting of the Planning Commission for discussion. Mrs. Tully requested changes for the minutes of August 13 and 16, 2012 meetings. With there being no changes minutes were submitted as complete.

**CONSENT AGENDA**

Staff presented for the Planning Commission’s review the request for a release of an Irrevocable Letter of Credit for Edinburgh Subdivision Phases 2c-1 and 2c-2, (12-201-00012 and 12-201-00025). Mr. Forrest Koder presented the item stating that all required improvements have been completed and staff will be recommending approval of the bond release.

The Planning Commission heard a presentation regarding the Alta Lamberth, Lamberth Street and Chestnut Hills Drive, final plat, (12-201-00046). The presentation was given by Mr. Forrest Koder regarding the request to consider final plat approval for the subdivision of property along Chestnut Hills Drive to be divided into six lots. No variances or other unusual circumstances exist and staff has recommended approval of the plat as presented. There being no discussion, no official action was taken.

**NEW BUSINESS**

The Planning Commission heard a presentation regarding the Lamberth Subdivision located on Chestnut Ridge Road, final plat, (12-201-00047). Mrs. Lynn Tully presented the request to consider final plat approval for the property along Chestnut Ridge Road to be divided into seven lots. This property is located outside the corporate limits of the City of Kingsport, but within our Urban Growth Boundary. The subdivision does meet all subdivision regulations and no variances or other unusual circumstances exist. Staff has recommended approval of the final plat as presented. After some discussion regarding topography, lot size, and location, no official action was taken. The Planning Commission requested the item be placed on the consent agenda for the September 20, 2012 meeting.

The Planning Commission heard a presentation regarding Colonial Heights, Area 7 Part C, annexation, zoning and plan of services, (12-301-00008) and Colonial Heights, Area 7 Part D annexation, zoning and plan of services, (12-301-00009). Mr. Ken Weems presented the items together as requested by the Planning Commission. Both properties have been included in overall presentations for annexation in the Colonial Heights, Area 7 proposal. Mr. Weems stated that a public meeting has been held for the annexation on September 13, 2012 at the Kendrick's Creek United Methodist Church. The proposed acreage included in each annexation area is 48+ acres and 35+ acres respectively. Water is currently servicing the areas and upgrades for the water system are required for the annexation. Sanitary sewer will be provided per the plan of services approximately five years from the effective date of annexation. After some discussion no official action was taken.

The Planning Commission heard a presentation regarding the rezoning of 101 Tall Oak Court, (12-101-00003). Mr. Jason Meredith presented the rezoning request noting the request is for rezoning from R-1B, Residential District to a proposed P-1, Professional Offices District. Mr. Meredith reminded the Planning Commission that this rezoning request was previously heard approximately two months ago during which time the Planning Commission requested a site plan be prepared for the proposed use of the building. The property includes 1.65 acres with a single family home located on it currently. The intent is for the property to be used as a professional office for a small computer security business with little foot traffic. The site plan has been prepared by a design professional and submitted for the Planning Commission's consideration. After some questions regarding the existing structure and the proposed driveway onto Ft. Henry Drive, which is a state right of way, no official action was taken.

The Planning Commission heard a presentation regarding Indian Trail Drive – KBM Properties rezoning request, (12-101-00005). Mr. Jason Meredith presented the request for proposed rezoning of B-3, Business District from the existing zoning of M-1R, Light Industrial District. Mr. Meredith stated the intended use for the property includes a movie theatre and retail and restaurant outparcels on the remaining portion of the site. The site is currently vacant. Mr. Meredith stated that staff is currently recommending approval of the rezoning request subject to receipt of an acceptable traffic study before final action by the Board of Mayor and Aldermen. This traffic impact study is pending according to the applicant. Mr. Ken Weems presented the site plan for the Planning Commission's review stating that the majority of the plan meets the regulations of the Kingsport zoning ordinance with some exceptions. The exceptions include the location of the sign and a change to the typical roadway section for a non-residential street. There was much discussion regarding the proposed use of the site and specifically the proposed roadway indicated on the site plan. No official action was taken.

The Planning Commission heard a request for an extension of an Irrevocable Letter of Credit for Cook's Pointe Subdivision, (08-201-00073). Mr. Forrest Koder presented the request for the extension. Staff has reviewed the extension request and noted that this would be the 5<sup>th</sup> year of extension for this specific request. Further contact with the engineering department has revealed that the minimum requirement for the bond amount has increased for a total of \$19,512. This increase would be based on the increase cost of asphalt in recent years. Staff has requested that the bond not be renewed unless a new amount is

accepted by the developer. Mrs. Fritz has been notified regarding the change in the standards for the bond. Mr. Koder outlined the various options for the Planning Commission to approve with a one year extension to call the bond prior to its expiration date of October 20, 2012 to approve the extension with a new amount of \$19, 512 contingent that this would be the final extension of the bond or to approve the extension with no new amount and no contingency. Mr. Koder recommended that we approve the extension with the new amount and the contingency that this be the final year for this specific bond. After some discussion from the Planning Commission regarding the length of the bond from conception there was no official action taken.

The Planning Commission heard a presentation regarding Edinburgh Phase 2e Subdivision, (12-201-00044 and 12-103-00004) located off Rock Springs Road and Edinburgh Channel Road. Mr. Forrest Koder presented the request stating the Phase 2e subdivision plat is requesting final approval with a bond. The bond amount is estimated at \$161,400. All of the requirements for the subdivision ordinance have been met and staff is recommending approval of the request subject to receipt of the bond for the stated amount. After little discussion, there was no action taken.

The Planning Commission heard a presentation regarding Edinburgh Phase 2f Subdivision, (12-201-00045 and 12-301-00005). Mr. Forrest Koder presented the request off Rock Springs Road and Edinburgh Channel Road for final plat approval subject to receipt of a bond in the amount of \$161,400. The Phases 2e and 2f Subdivision have been bonded together. Staff stated that all regulations and requirements for the subdivision ordinance have been met and no variances have been requested. After little discussion, there was no official action taken. The Planning Commission did request that the Edinburgh Phases 2e and 2f Subdivisions be placed on the consent agenda for the September 20, 2012 meeting.

Mrs. Tully presented items of other business for the Planning Commission's review and no official action was taken.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:30 p.m.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

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

City Hall  
225 W. Center Street, Kingsport, TN 37660

September 20, 2012

7:00 p.m.

**Members Present**

Dennis Ward, Chairman  
Colette George, Vice-Chairman  
Alderman Mike McIntire  
“Buzzy” Breeding  
George Coleman  
Hoyt Denton  
Jim Lewis  
David Stauffer

**Staff Present**

Lynn Tully  
Forrest Koder  
Jason Meredith  
Ken Weems  
Karen Combs

**Members Absent**

**Visitor’s List**

Sam Edmunds	Max Richardson
Jessica Edmunds	Roger Ball
Scarlett Edmunds	Ryan Rabah
Leon Jackson	Jessie Hensley
Alan Sadeghi	Shirley Rose
Trisha Mims	Ray Rose
Patricia Hamer	Christine Scarce
Jeff Weems	Janice Stewart
Murrell Weems	Sandra Wood
John Rose	Kim Strong
Amber Rose	Chris Strong
Caleb Rose	Chip Scarce

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. A motion was made by Colette George seconded by Alderman Mike McIntire to approve the agenda as presented. The motion was approved unanimously, 7-0.

The minutes of the regular meeting held August 16, 2012 and work session held August 13, 2012 were presented for approval. A motion was made to approve the minutes as discussed in the September 17, 2012 work session. The motion was made by “Buzzy” Breeding and seconded by Dave Stauffer to approve the minutes as presented. The motion was approved unanimously, 7-0.

**CONSENT AGENDA**

The Planning Commission heard consent agenda items which were previously brought before the planning commission for presentation during their work session held September 17, 2012.

**Edinburgh Subdivision – Phases 2c-1 and 2c-2 – Irrevocable Letter of Credit (ILOC) – (12-201-00012 and 12-201-00025)** – The Planning Commission considered a request to release the ILOC for Edinburgh Phases 2c-1 and 2c-2 by the Edinburgh Group.

**Alta Lamberth – Lamberth Street and Chestnut Hills Drive – Final Plat – (12-201-00046)** – The Planning Commission considered a request to grant final plat approval for the Alta Lamberth Subdivision at Lamberth Street and Chestnut Hills Drive. The property is located inside and outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County.

**Lamberth Subdivision – Chestnut Ridge Road – Final Plat – (12-201-00047)** – The Planning Commission considered a request to grant final plat approval for the Lamberth Subdivision located at Chestnut Ridge Road. The property is located outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County.

**Edinburgh Subdivision – Phase 2e – Final Plat – (12-201-00044 and 12-103-00004)** – The Planning Commission considered granting final plat approval for the Edinburgh Subdivision, Phase 2e final plat located at Rock Springs and Edinburgh Channel Road contingent upon the submittal and approval of the bond for the remaining infrastructure to the Kingsport Regional Planning Commission. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County.

**Edinburgh Subdivision – Phase 2f – Final Plat – (12-201-00045 and 12-103-00005)** – The Planning Commission considered granting the final plat approval for the Edinburgh Subdivision, Phase 2f located at Rock Springs and Edinburgh Channel Road contingent upon the submittal and approval of the bond for the remaining infrastructure to the Kingsport Regional Planning Commission. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County.

Chairman Ward offered the consent agenda to the Planning Commission for approval and/or changes. There being no changes a motion was made by Alderman Mike McIntire seconded by George Coleman to approve the consent agenda as presented per staff recommendations. The motion was approved unanimously, 7-0.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

**Colonial Heights - Area 7 Part C – Annexation Report and Plan of Services – (12-301-00008)** – The Planning Commission considered approving the annexation, zoning and plan of services for the Colonial Heights Area 7 Part C annexation area. The property is located outside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. As per the Planning Commission's request, both Colonial Heights Area 7 Part C and Part D were presented together.

**Colonial Heights – Area 7 Part D – Annexation Report and Plan of Services - (12-301-00009)** – The Planning Commission considered recommending approval to the annexation, zoning and plan of services for the Colonial Heights Area 7 Part D annexation area. The property is located outside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County.

As per Planning Commission request, both items were presented together with Mr. Ken Weems presenting. Mr. Weems stated that Colonial Heights Areas A and B annexation were previously considered and passed by the Board of Mayor and Aldermen. Areas C and D are being presented together including 76 parcels in Area C and approximately 54 single-family homes in Area D. A public meeting was held on September 13, 2012 with approximately 40 persons in attendance. Both Areas C and D include public street mileage as well as similar zoning requests being recommended for both annexation areas. The proposed city zoning is comparable to the current county zoning district. All plans of services are being considered for the typical timeframe with sewers being installed within a five year limit. School children include approximately 49

children enrolled in county schools which will be eligible to attend Dobyns-Bennett High School, John Adams Elementary School and Robinson Middle School upon annexation. Commission Denton asked about calculating the average assessment value. Mr. Weems responded that the average is based on the entirety of the group from information taken from the county tax assessment. There being no additional questions Chairman Ward opened the item for public comment. Ms. Kim Strong spoke against the annexation. With no one else speaking in favor or opposition to the annexation the public hearing was closed. There being no further discussion among the Planning Commission a motion was made by Alderman Mike McIntire seconded by "Buzzy" Breeding to recommend the Colonial Heights Area 7 Part C annexation, zoning and plan of services to the Board of Mayor and Aldermen for approval. The motion was approved unanimously, 7-0.

A motion was made by Alderman Mike McIntire seconded by Dave Stauffer to recommend the Colonial Heights Area 7 Part D annexation, zoning and plan of services to the Board of Mayor and Aldermen for approval. The motion was approved unanimously, 7-0.

**101 Tall Oak Court – Rezoning – (12-101-00003)** – The Planning Commission considered the rezoning of 101 Tall Oak Court from R-1B, Residential District to P-1, Professional Offices District; to change the use from vacant, single family home to professional office within the existing structure. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Planner Jason Meredith presented the item for hearing. Staff stated that the property must be rezoned to accommodate this small security business. The current Land Use Plan does indicate a retail use as appropriate for this site. Mr. Meredith noted that the offices proposed are somewhat of a less intensive use than the retail potential use shown on the Land Use Plan. He further noted that a site plan has been prepared to indicate the potential development of the parcel and layout as requested by the Planning Commission at the last hearing approximately two months ago. After additional presentation Alderman McIntire asked if the recommendation for zoning was contingent on TDOT approval to which staff stated that no it would not be contingent on their approval, however an entrance off Ft. Henry would require those approvals. Commissioner Denton asked if an entrance was proposed on Tall Oak Drive. To which staff answered no entrance is indicated by the site plan. Commissioner George asked if the site plan proposed could be changed without hearing from the Planning Commission. Staff indicated that minor approvals would be allowable under the current zoning development plan approvals; however any major approvals would require an additional hearing from the Planning Commission. Staff noted that in discussions with the city traffic engineering staff there was an expectation that typical TDOT approval would include a right-in/right-out approval only for entrances on Ft. Henry Drive at this site. There being no additional questions for staff, Chairman Ward opened the item for public comment. Mr. Ray Rose spoke in opposition to the rezoning stating that he has significant concerns of additional traffic on the cul-de-sac road. Further, he stated his concern regarding any reductions to the value of his property on Tall Oak. Mr. Rose additionally stated the property is in very poor condition and somewhat unrepairable in his opinion. He also stated that is was part of the subdivision covenants. Ms. Christina Scarce spoke in opposition to the request stating her concern regarding the number of businesses to be allowed on this lot as well as the potential increase in traffic. Ms. Scarce added that most families in the subdivision have children or grandchildren. Commissioner George asked staff to state the specific uses allowed. Staff read those uses from the current zoning ordinance. A question was asked whether the approval could be conditioned, to which staff responded that the zoning cannot be conditioned, however the site plans could be conditioned as far as access to the site specifically. Commissioner Coleman added that he felt the Planning Commission has been very sensitive to this area and that the applicant has made a good-faith effort to follow through with their request. Mrs. Trish Mims spoke in opposition to the request stating that the traffic from construction workers has been extreme. Further, she stated the structure is falling apart and asked if commercial sewer would be required for this site. Ms. Jessica Edmonds stated her opposition indicating that when she spoke with a realtor they felt the property was in such poor condition that it was unsuitable for renovation. Commissioner Breeding asked if all of the construction equipment was accessing property from Tall Oak to which the property owners

answered “yes”, heavy equipment being brought up and down the road has made it very difficult for them to enjoy their yards. Ms. Janice Stewart spoke in opposition to the request as well, stating her concern regarding the construction traffic on the street as well as how the property is going to be accessed from Ft. Henry. Mr. Chip Scarce spoke in opposition to the request stating his concern for the future use of the property knowing that as the property owner may change the potential for adverse businesses is heightened. Mr. Scarce stated that although he may assume an increase in property value by annexation, the zoning change may negate that increase. Mr. Scarce also noted that his concern regarding a lack of spacing between the entrances. There being no further speakers the public hearing was closed. After some additional discussion by the Planning Commission, Ms. Colette George made a motion to approve the rezoning request to P-1 as recommended by staff. The motion was seconded by Dave Stauffer. Mr. Jim Lewis proposed an amendment to condition the site plan to the current plan with no major changes. Dave Stauffer seconded the amendment; however Commissioner George did not accept the amendment. The amendment was then withdrawn. With the motion standing as originally stated, the motion was approved, 6-1 with “Buzzy” Breeding voting no.

**Indian Trail Drive – KBM Properties - Rezoning – (12-101-00005)** – The Planning Commission considered the request to rezone a portion of Indian Trail Drive – KBM Properties from M-1R, Light Industrial District to B-3, General Business District; to change the use from vacant to retail, restaurant and entertainment within a new structure. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. New revised site plans were available to all Commissioners at their desk. Mr. Jason Meredith presented the request. Director Tully stated for the record that staff was in receipt of a letter from an attorney indicating concern with the hearing of the zoning request based on a lack of traffic impact study and the tardiness of the application receipt. Staff stated that the traffic impact study is currently being conducted with the Board of Mayor and Aldermen hearing being held until receipt of the traffic impact study. Applications are taken based on staff’s ability to complete a thorough report regarding each application. There is posted an application deadline in order to ensure that staff has appropriate time to review and report on their findings. In this particular case staff was able to complete a thorough review within the timeframe from receipt of the application. Mr. Meredith went on to present the item noting the rezoning includes portions of two parcels being rezoned to B-3 in the request. The request is in keeping with the Land Use Plan 2030 and the traffic impact study is to be included prior to final hearing of the Board of Mayor and Aldermen. Mr. Meredith noted the adjoining zoning districts as well as access to the site from Indian Trail Drive. Staff stated that numerous phone calls have been received in the office in opposition to the request. Mr. Ken Weems presented the zoning development site plan review including the theatre and outparcels. Mr. Weems stated that the landscaping does meet all requirements and all other zoning development plan requirements have been met with the exception of two items, the relocation of a loading space and a change to the typical road section as shown on the current plan. Chairman Ward asked which neighborhoods the opposition appeared to be concentrated in. To which staff noted that it did not appear that there was a single area that was limited to these opposition calls and all the addresses have not been received, and in fact, when some callers were contacted they apparently did not realize that they had called the city. Their concerns when contacted seemed to center around traffic along Stone Drive in concerns of adding additional traffic to Stone Drive. Commissioner George asked if the proposed road would need to meet the commercial standard which staff affirmed that the commercial standard would be required whether the road were public or private. Planner Weems noted that in order to extend the road fully to American Way additional discussion must be completed between the property owners along that proposed roadway. Both Commissioner George and Commissioner Coleman asked if changes could be accommodated in-house to which staff responded that within the B-3 zone final approval can be granted in-house, however any major changes including any variances would be required to be reviewed again by the Planning Commission. There being no additional discussion from the Commission, the item was open for public comment by Chairman Ward. Mr. Roger Ball spoke in favor of the application noting that various traffic studies had been completed prior to this development with the intention that the entire property would be developed in the future. Mr. Ryan Rabah spoke in favor of the development noting that the potential

traffic increase could be much more intense if developed as currently zoned than as presented for rezoning. There being no additional speakers in favor of or in opposition to the item, the item was then closed for public hearing. A motion was made by Jim Lewis seconded by "Buzzy" Breeding to recommend the zoning to the Board of Mayor and Aldermen as per the staff recommendation. The motion was approved, 7-0. A motion was then made by Jim Lewis seconded by Colette George to approve the preliminary zoning development plan with the stipulations as noted by staff. Motion was approved, 7-0.

**Cook's Pointe Subdivision - Irrevocable Letter of Credit (ILOC) – (08-201-00073)** – The Planning Commission was requested to consider an extension of ILOC for Cook's Pointe Subdivision from staff. Mr. Forrest Koder presented the request for extension. Planner Koder noted that the current bond expires in October 2012 and that the new subdivision regulations allow a review of bonds for changes to the cost allocation. As this bond is five years old the engineering department has requested an additional cost increment for the bond amount to total a new cost of \$19,512. Further the engineering staff has asked that this be the last extension to the bond. Based on the Engineering department's recommendation staff has recommended that the bond be extended for the last time in the amount of \$19,512. After some discussion Commissioner George asked what the longest term of any bond has been. Director Tully answered that there is no typical length however this is the oldest bond the outstanding bond listing that the City currently holds. Commissioner Coleman asked if this bond would have to come back if it were extended and not performed on. Staff stated that yes the Planning Commission must call the bond by motion if not performed on. Commissioner Stauffer expressed his concern that there must be a time limit although the Planning Commission has been very flexible during the economic downturn with developers. Commissioner George expressed her concern about setting a precedent for a time limit or an expectation of a time limit for bonds. Commissioner Lewis noted that the builder did attempt to take care of the property and expressed his appreciation regarding the Planning Commission's indulgence on continued extensions to this date. There was no one to speak in favor of or in opposition to the request. A motion was made by Alderman Mike McIntire seconded by Jim Lewis to approve extension of the bond in the new amount with the contingency that this be the last extension of bond. The motion was approved unanimously, 7-0. Another motion was made by Alderman Mike McIntire seconded by Dave Stauffer that in the event no new bond is posted the Commission is to call the bond in the original amount of \$17,843 to ensure the infrastructure will be installed as required and direct the city treasure to submit a request to State of Franklin Savings Bank on or before October 18, 2012. The motion was approved unanimously, 7-0.

## **OTHER BUSINESS**

Receive a letter of resubdivision of the Sullivan Heights Subdivision on Rock Springs Drive.

Receive a letter of subdivision of the remainder of Lot 19, Block 134 of the City of Kingsport.

Receive a letter of subdivision of the Paul F. Barrett Heirs Property.

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

Receive, for informational purposes only, the minutes of the Regular Meeting of the Board of Zoning Appeals held June 7, 2012.

Receive, for informational purposes only, the August 2012 monthly report, Building Division.

Planning Director reminded the Commission of the public meeting for Colonial Heights area E annexation. Planner Weems provided the details for date, time and location for attendance.

**ADJOURNMENT**

There being no further business, a motion was made by Alderman Mike McIntire seconded by George Coleman to adjourn the meeting at approximately 8:30 p.m. The motion was approved unanimously, 7-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary



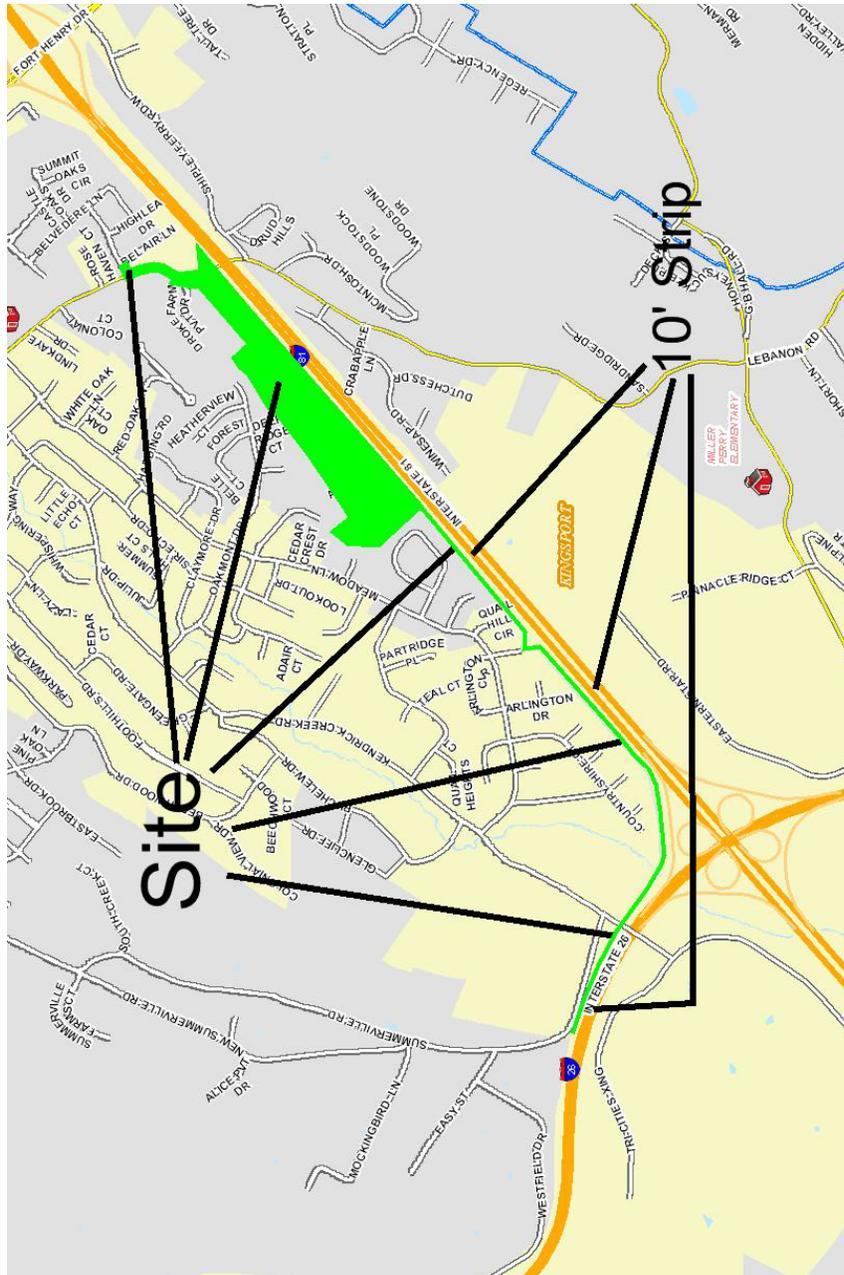
Kingsport Regional Planning Commission

Annexation Report

File Number 12-301-00010

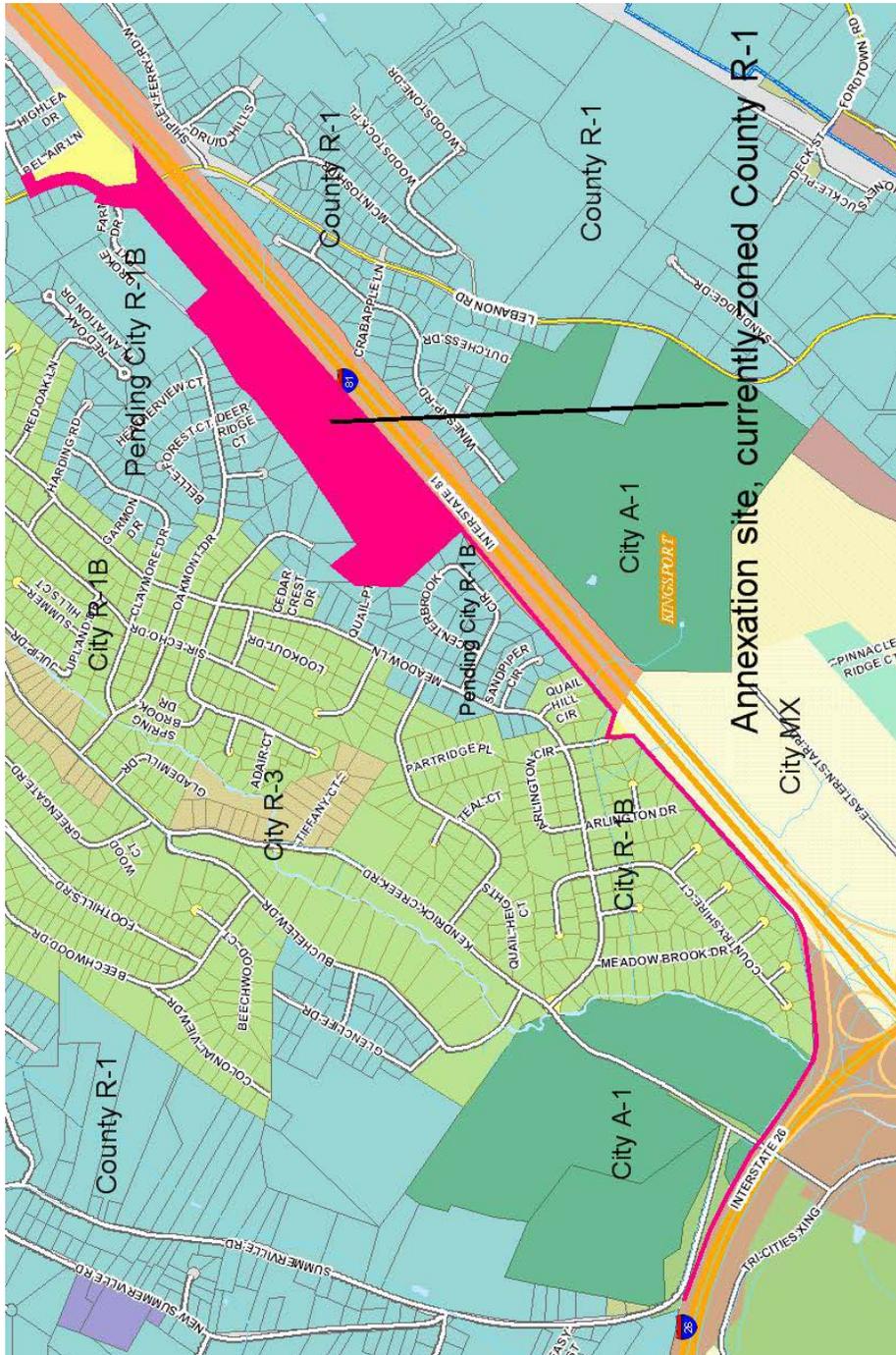
Planner:	Ken Weems	Date:	September 20, 2012
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>October 18, 2012</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Area Map



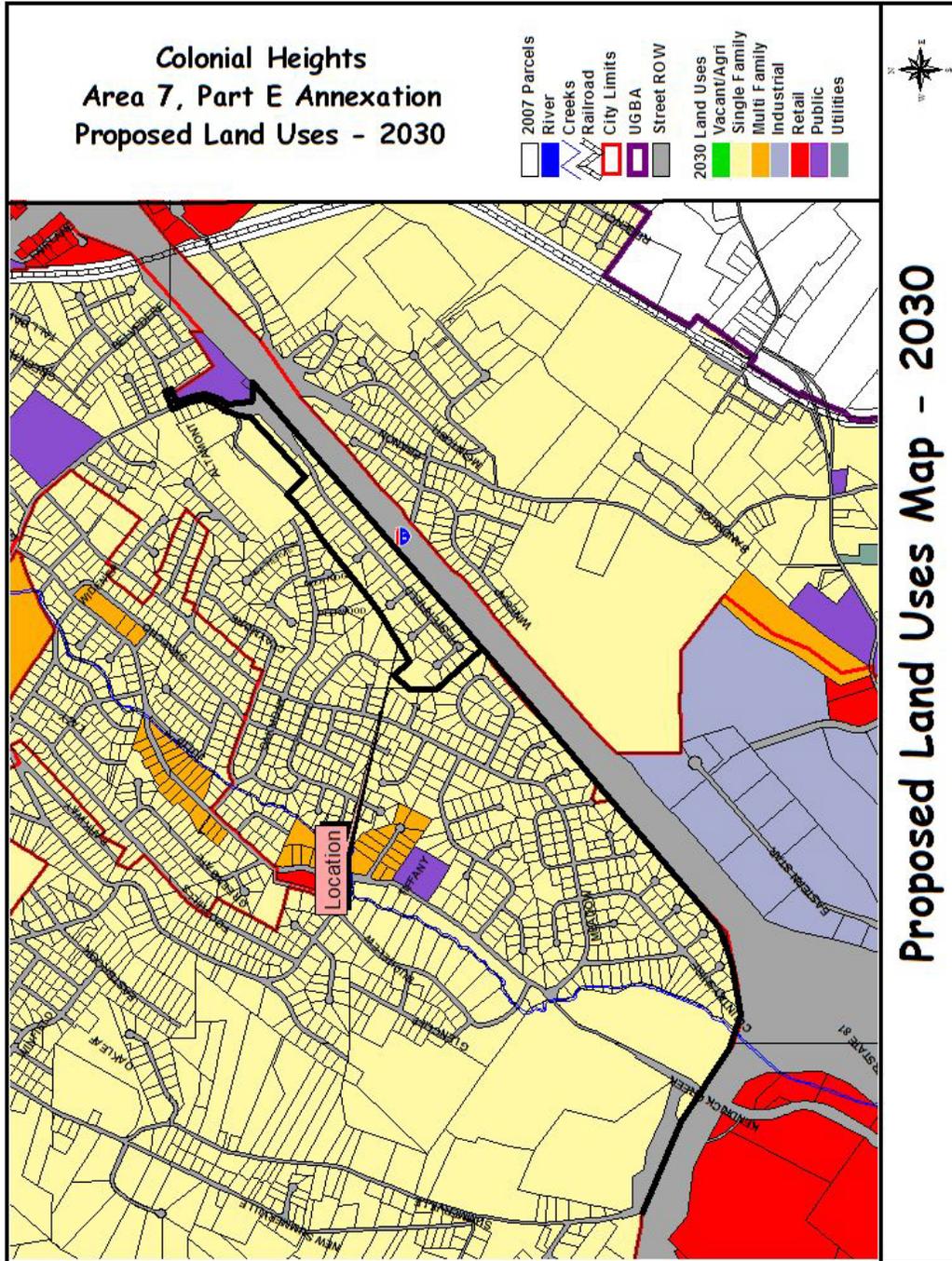
Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on October 18, 2012

Current Zoning Map

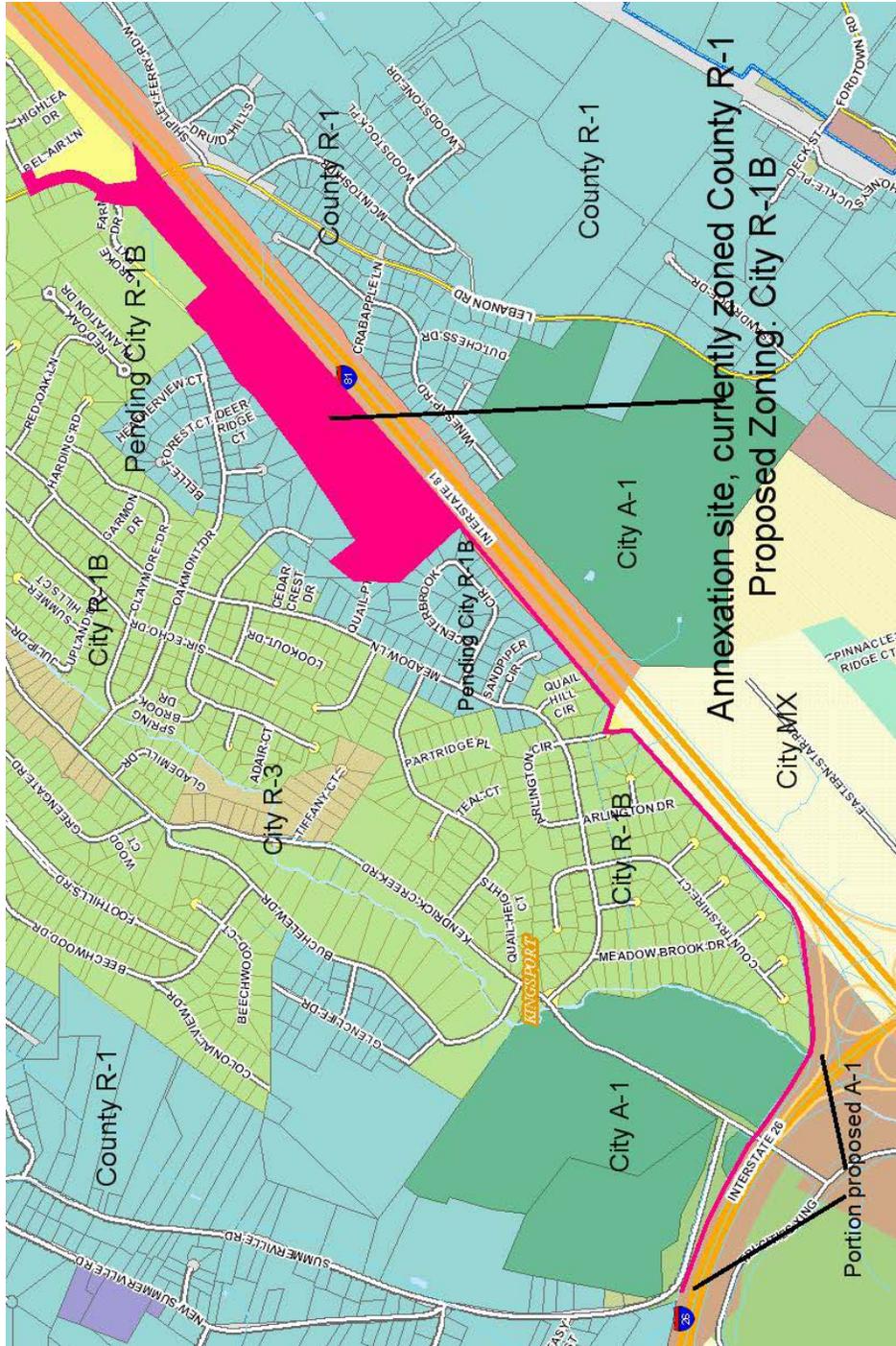


Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on October 18, 2012

FUTURE LAND USE PLAN MAP



PROPOSED ZONING MAP



Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on October 18, 2012

Colonial Heights Annexation Area 7, Part E School  
Maximum Possible Impact

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
Area 7(E)	16	4	8	28

Kingsport Regional Planning Commission

Annexation Report

File Number 12-301-00010

**Colonial Heights Area 7 Part E Annexation Area**  
**COST ESTIMATE/ tax records as of 27 Aug 12**

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$78,986.00	
State Shared	X	\$14,352.00	138 res x 104 (estimated)
Sewer Tap Fees	\$117,000.00	\$0.00	60 taps
Water & Sewer Rev (loss)	X	-\$24,600.00	
<b>Total</b>	<b>\$117,000.00</b>	<b>\$68,738.00</b>	
<b>Expenses</b>			
Expenses	One Time	Reoccurring (annual)	
<b>Operating Budget</b>			
Police & Fire Service	6,000.00	13,000.00	
Street Lighting	20,000.00	4,754.00	
Traffic Controls	2,700.00	220.00	
Streets & Sanitation	0.00	18,445.00	
Subtotal	28,700.00	36,419.00	
<b>Capital Budget</b>			
Water	3,500.00	0.00	1 hydrant
Sewer	826,000.00	0.00	
Streets	28,145.00	0.00	
Subtotal	857,645.00	0.00	
<b>Grand Total</b>	<b>\$886,345.00</b>	<b>\$36,419.00</b>	



## Kingsport Regional Planning Commission

### Annexation Report

File Number 12-301-00010

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	<b>1</b>	<u>Zone: County R-1</u> Use: Single Family Residential	Pending Annexation & zoning to City R-1B effective 7 Dec 12
Further North and Northwest	<b>2</b>	<u>Zone: City R-1B</u> Use: Single Family Residential	Annexed as part of Colonial Heights Area 3 Annexation on 1 Apr2011
East	<b>3</b>	<u>Zone: County R-1</u> Use: Single Family Residential	No prior action known
Southeast and South	<b>4</b>	<u>Zone: County R-1</u> Use: Single Family Residential	No prior action known
Northwest	<b>5</b>	<u>Zone: City R-3</u> Use: Multi-Family (Apartments)	Annexed as part of Colonial Heights Area 4 on 24 Oct 2012
West	<b>6</b>	<u>Zone: County R-1</u> Use: Single Family Residential	Pending Annexation & zoning to City R-1B effective 7 Dec 12

## Kingsport Regional Planning Commission

## Annexation Report

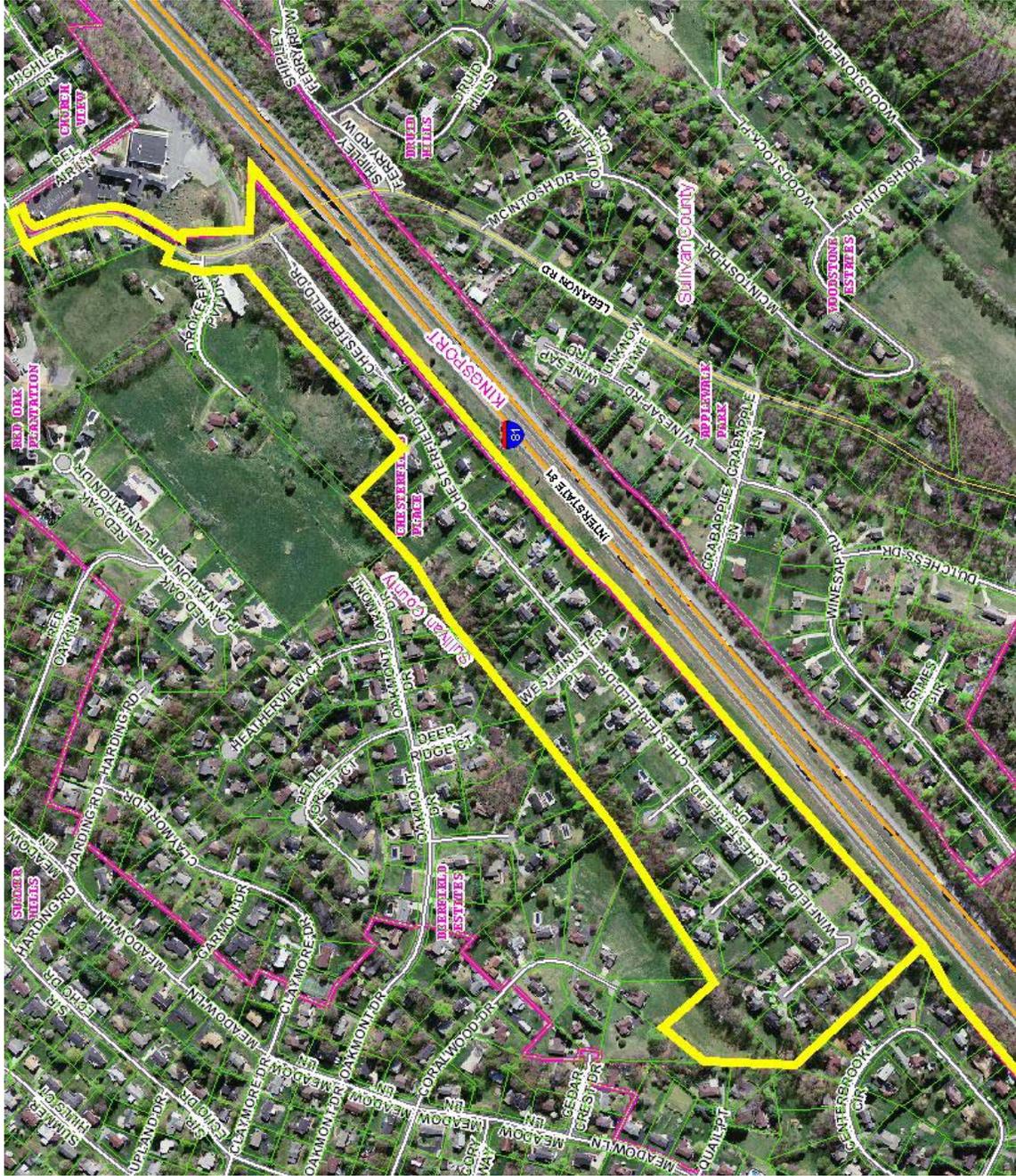
File Number 12-301-00010

CONCLUSION

The Kingsport Planning Division recommends approval for the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

AERIAL PHOTO



**Kingsport Regional Planning Commission**  
**Annexation Report**

**File Number 12-301-00010**

**INCLUDED PARCELS LIST**

<u>ControlMap</u>	<u>Group</u>	<u>ParcelNumber</u>	<u>PropertyAddress</u>	<u>AssessedVal</u>	<u>City Tax</u>
106B	H	2500	ABBEY RD 314	72275	\$1,424
106B	H	3000	ABBEY RD 315	70950	\$1,398
106B	H	2900	ABBEY RD 319	66050	\$1,301
106B	H	2600	ABBEY RD 320	70850	\$1,396
106B	H	2800	ABBEY RD 321	54625	\$1,076
106B	H	2700	ABBEY RD 324	73400	\$1,446
106B	H	2000	BARRINGTON CT	4625	\$91
106B	H	2300	BARRINGTON CT 309	62325	\$1,228
106B	H	1900	BARRINGTON CT 314	68300	\$1,346
106B	H	2200	BARRINGTON CT 315	68525	\$1,350
106		1200	CHESTERFIELD DR	925	\$18
106B	H	1800	CHESTERFIELD DR	7400	\$146
106B	H	100	CHESTERFIELD DR 240	67050	\$1,321
106B	H	6600	CHESTERFIELD DR 241	47125	\$928
106B	H	200	CHESTERFIELD DR 260	66250	\$1,305
106B	H	6500	CHESTERFIELD DR 261	59400	\$1,170
106B	H	300	CHESTERFIELD DR 274	71725	\$1,413
106B	H	6400	CHESTERFIELD DR 275	57275	\$1,128
106B	H	400	CHESTERFIELD DR 284	72400	\$1,426
106B	H	6300	CHESTERFIELD DR 285	56000	\$1,103
106B	H	500	CHESTERFIELD DR 296	55550	\$1,094
106B	H	6200	CHESTERFIELD DR 297	7675	\$151
106B	H	600	CHESTERFIELD DR 304	65875	\$1,298
106B	H	6100	CHESTERFIELD DR 305	54525	\$1,074
106B	H	700	CHESTERFIELD DR 312	72900	\$1,436
106B	H	6000	CHESTERFIELD DR 313	55925	\$1,102
106B	H	5900	CHESTERFIELD DR 319	79225	\$1,561
106B	H	800	CHESTERFIELD DR 322	62225	\$1,226
106B	H	5800	CHESTERFIELD DR 331	61500	\$1,212
106B	H	900	CHESTERFIELD DR 332	56325	\$1,110
106B	H	5700	CHESTERFIELD DR 341	66875	\$1,317
106B	H	1000	CHESTERFIELD DR 346	73125	\$1,441
106B	H	5600	CHESTERFIELD DR 349	63200	\$1,245
106B	H	5500	CHESTERFIELD DR 357	55150	\$1,086
106B	H	1500	CHESTERFIELD DR 364	70100	\$1,381
106B	H	5400	CHESTERFIELD DR 365	62300	\$1,227

## Kingsport Regional Planning Commission

## Annexation Report

File Number 12-301-00010

106B	H	5300	CHESTERFIELD DR 375	57875	\$1,140
106B	H	1600	CHESTERFIELD DR 376	61450	\$1,211
106B	H	5200	CHESTERFIELD DR 383	63075	\$1,243
106B	H	1700	CHESTERFIELD DR 384	62625	\$1,234
106B	H	5100	CHESTERFIELD DR 393	55800	\$1,099
106B	H	5000	CHESTERFIELD DR 401	62425	\$1,230
106B	H	4900	CHESTERFIELD DR 409	63425	\$1,249
106B	H	4800	CHESTERFIELD DR 417	64000	\$1,261
106B	H	4700	CHESTERFIELD DR 427	53250	\$1,049
106B	H	2400	CHESTERFIELD DR 430	87925	\$1,732
106B	H	4600	CHESTERFIELD DR 437	54300	\$1,070
106B	H	4500	CHESTERFIELD DR 445	51700	\$1,018
106B	H	3100	CHESTERFIELD DR 448	69350	\$1,366
106B	H	4400	CHESTERFIELD DR 453	52825	\$1,041
106B	H	4300	CHESTERFIELD DR 461	77750	\$1,532
106B	H	3200	CHESTERFIELD DR 464	65875	\$1,298
106B	H	4200	CHESTERFIELD DR 471	63250	\$1,246
106B	H	4100	CHESTERFIELD DR 473	71250	\$1,404
106B	H	4000	CHESTERFIELD DR 477	83100	\$1,637
106B	H	1100	WESTMINSTER PL 314	57050	\$1,124
106B	H	1300	WESTMINSTER PL 315	63025	\$1,242
106B	H	1200	WESTMINSTER PL 318	58400	\$1,150
106B	H	3900	WYNFIELD CT 309	81925	\$1,614
106B	H	3800	WYNFIELD CT 315	90200	\$1,777
106B	H	3300	WYNFIELD CT 316	75150	\$1,480
106B	H	3400	WYNFIELD CT 318	91100	\$1,795
106B	H	3700	WYNFIELD CT 319	53900	\$1,062
106B	H	3500	WYNFIELD CT 320	71200	\$1,403
106B	H	3600	WYNFIELD CT 321	66300	\$1,306

**RESOLUTION NO.**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE  
COLONIAL HEIGHTS AREA 7 PART E ANNEXATION OF THE  
CITY OF KINGSPORT, TENNESSEE**

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed Colonial Heights Area 7 Part E annexation was submitted to the Kingsport Regional Planning Commission on October 18, 2012, for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held November 6, 2012; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of seven (7) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on October 22, 2012; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 14<sup>th</sup> Civil District of Sullivan County, Tennessee, commonly known as the Colonial Heights Area 7 Part E Annexation, said area being bounded and further described as follows:

BEGINNING at a point, said point being the northern corner of parcel 35, Tax Map 106G; thence in a southeasterly direction, approximately 259 feet to a point, said point being the southern corner of parcel 1.30; thence in a northeasterly direction, approximately 2,390 feet to a point, said point being the northern corner of parcel 3; thence in a southeasterly direction, approximately 358 feet to a point, said point being the western corner of parcel 2; thence in a northeasterly direction, approximately 890 feet to a point, said point being the northern corner of parcel 12 in common with the western right-of-way of Lebanon Road; thence in a northeasterly direction, following the western right-of-way of Lebanon Road, approximately 960 feet to a point, said point lying on the parcel boundary of parcel 42.10; thence in a northeasterly direction, crossing the right-of-way of Lebanon Road and following the northern right-of-way of Altamont Drive, approximately 150 feet to a point, said point lying on the

boundary of parcel 37; thence in a southeasterly direction, crossing the right-of-way of Altamont Drive, approximately 50 feet to a point, said point being the northern corner of parcel 3 in common with the southern right-of-way of Altamont Drive; thence in a southwesterly direction, following the southern right-of-way of Altamont Drive, approximately 123 feet to a point, said point being the intersection of the southern right-of-way of Altamont Drive and the eastern right-of-way of Lebanon Road; thence in a southwesterly direction, following the eastern right-of-way of Lebanon Road, approximately 1,050 feet to a point, said point being the southern corner of parcel 2 in common with the northwestern right-of-way of Interstate 81; thence in a southwesterly direction, following the northwestern right-of-way of Interstate 81 and the eastern right-of-way of Interstate 26, approximately 6,050 feet to a point, said point being the eastern corner of parcel 14; thence in a northwesterly direction, approximately 160 feet to a point, said point lying in the right-of-way of Arlington Court, approximately 10 feet northwest of the northern corner of parcel 14; thence in a westerly direction, in an arc, approximately 45 feet; thence in a southerly direction, approximately 170 feet to a point, said point lying 10 feet north of Interstate 81 right-of-way and on the parcel boundary of parcel 14; thence in a southwesterly direction, following the northern right-of-way of Interstate 81 and crossing the right-of-way of Kendrick Creek Road, approximately 5,430 feet to a point, said point being the southern corner of parcel 16; thence in a northwesterly direction, following the western right-of-way of Summerville Road, approximately 10 feet to a point, said point lying on the boundary of parcel 16; thence in a southeasterly direction, following approximately 10 feet northeast of the eastern right-of-way of Interstate 26 and crossing the right-of-way of Kendrick Creek Road, approximately 5,430 feet to a point, said point lying on the boundary of parcel 14, approximately 10 feet north of Interstate 81 right-of-way; thence in a northerly direction, crossing into the right-of-way of Arlington Court, approximately 170 feet to a point, said point lying in the right-of-way of Arlington Court; thence in a westerly direction, in an arc, approximately 45 feet to a point, said point lying in the right-of-way of Arlington Court, approximately 10 feet north of the northern corner of parcel 14; thence in a southeasterly direction, approximately 160 feet to a point, said point lying on the boundary of parcel 14, approximately 10 feet north of the right-of-way of Interstate 81; thence in a northeasterly direction, approximately 1,980 feet to a point, said point lying on the boundary of parcel 46; thence in a northwesterly direction, approximately 650 feet to a point, said point being the northern corner of parcel 49; thence in a northeasterly direction, approximately 12 feet to a point, said point being the western corner of parcel 35; thence in a northerly direction, approximately 322 feet to a point, said point being the western corner of parcel 83.10; thence in a northeasterly direction, approximately 210 feet to the point of BEGINNING, and being all

of parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66, as well as portions of parcels 46, 45, 44, 43, 42, 41, 40, 29, 28, 21, 20, 15, 13, 13.10, 5.10, 5.09, 5.07, 5.06, 5.05, 2.67, 2.66, 2.65, 2.59, 2.58, 2.57, 2.51, 2.50, 2.49, 2.44, 2.43, 2.42, 2.40, 2.39, 2.38, 193, and 194, as well as the streets of Altamont Drive, approximately 100 feet in length, Lebanon Road, approximately 1,100 feet in length, Chesterfield Drive, approximately 3,100 feet in length, Winfield Court, approximately 770 feet in length, Abbey Road, approximately 290 feet in length, Barrington Court, approximately 240 feet in length, Westminster Place, approximately 180 feet in length, as well as portions of the right-of-way of Arlington Court, approximately 45 feet in length, Kendrick Creek Road, approximately 110 feet in length, and Summerville Road, approximately 1,080 feet in length, Tax Maps 106C, 106B, 106G, 106J, 106I, 106P, 105M, and 105L as shown on the April 2011 Sullivan County Tax Maps.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSFORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the Colonial Heights Area 7 Part E Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation ordinance for the annexation area, the said Plan of Services to be as follows:

**Colonial Heights Area 7 Part E Annexation  
Plan of Services**

**1. Police Protection**

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.

- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

## **2. Fire Protection**

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 8 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 106 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 35 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a

Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.

- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

### **3. Water**

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.
- D. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- E. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

### **4. Electricity**

Electric service in this area is currently under the jurisdiction of Johnson City Power Board and is currently available.

### **5. Sanitary Sewer**

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.

- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

## **6. Solid Waste Disposal**

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

## **7. Public Road/Street Construction & Repair**

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.

- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

## **8. Recreational Facilities**

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

## **9. Street Lighting**

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that Johnson City Power Board install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing City policy.

## **10. Zoning Services**

- A. The area will be zoned R-1B (Residential District) and A-1 (Agricultural District).

- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

## **11. Schools**

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.
- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.

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The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

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## **12. Traffic Control**

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

## **13. Inspection Services**

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

## **14. Animal Control**

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

**15. Storm Sewers**

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

**16. Leaf Removal**

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

**17. Litter Control**

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

**18. Graffiti Control**

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

**19. Other Services**

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

SECTION II. This Resolution shall be effective from and after its adoption, the public welfare requiring it.

ADOPTED this the 6<sup>th</sup> day of November 2012.

ATTEST:

City of Kingsport, Tennessee, Resolution No. ,  
Ref: AF:

\_\_\_\_\_  
DENNIS R. PHILLIPS, Mayor

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JAMES H. DEMMING  
City Recorder

APPROVED AS TO FORM:

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J. MICHAEL BILLINGSLEY, City Attorney

**MEMORANDUM**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION  
**FROM:** KAREN COMBS, PRINCIPAL PLANNER  
**SUBJECT:** WESTFIELD DRIVE SURPLUS PROPERTY  
**DATE:** 10/04/12  
**PROJECT NO:** 12-601-00002

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**INTRODUCTION**

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located between 340 and 368 Westfield Drive and identified as Tax Map 105, Parcel 94 on the Sullivan County Tax Map, be officially designated as surplus property. This property is located within the 13<sup>th</sup> Civil District.

**PRESENTATION**

Mr. Jeffery Mull, an adjacent property owner, has petitioned the City to declare the property located on Tax Map 105, Parcel 94 surplus so that he may purchase the property for personal use. The City acquired the property through the Kingsport Utility District as a reservoir site that has since been abandoned and is no longer used by the City of Kingsport Public Works Department.

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 the private sector.

**OPTIONS**

The Planning Commission's options are as follows:

1. Recommend approval.
2. Deny approval and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

**RECOMMENDATION**

Option 1 - **Recommend approval** for the following reasons:

1. City staff sees no future use for this property as it exists.

**APPLICATION**

Surplus Property



<b>APPLICANT INFORMATION:</b>							
Last Name	MULL	First	JEFFREY	M.I.	G	Date	8/30/12
Street Address	113 GLENDORA DR.			Apartment/Unit #			
City	KINGSFORT	State	TN	ZIP 37663			
Phone	(423) 817-8060	E-mail Address			JMULL@EASTMAN.COM		

<b>PROPERTY INFORMATION:</b>	
Tax Map Information	Tax map: 105 Group: Parcel: 94 Lot:
Street Address	Between 340 and 368 Wertfield DR.
Apartment/Unit #	

**DISCLAIMER AND SIGNATURE**

The applicant agrees to indemnify and hold harmless the City of Kingsport from any and all claims, demands, losses, causes of action, damage, lawsuits, judgments, including attorneys' fees and costs, arising out of or relating to the vacating and surplus of the requested property.

The applicant agrees to supply the City with a title opinion from a Tennessee Licensed Attorney showing the owner of the requested property and the chain of title.

If this application leads to the attainment of requested property, I understand that I will be required to pay for all costs incurred by the City associated with the transfer of property. If the appraised value of the property is \$5,000 or more the City will first offer the property for sale to the adjacent property owners. **(Reference City of Kingsport Code of Ordinances Sections 2-461 and 2-462.)**

I understand that if for any reason I choose not to acquire the property after the appraisal services are obtained, or of the Kingsport Board of Mayor and Aldermen (BMA) disapproves conveyance of the property, I will not be entitled to a refund. I also understand that if for any reason the BMA approves conveyance of the property to any party other than myself I will receive a refund for this appraisal fee after the property is fully conveyed.

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Planning Commission will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are requesting the submitted action.

Signature	<i>Jeffrey A Mull</i>	Date	8-30-12
-----------	-----------------------	------	---------

Signed before me on this 30th day of August, 2012,  
a notary public for the State of Tennessee  
County of Sullivan

Notary L. Baxter Hood  
My Commission Expires 5-27-2013



<b>FOR CITY RECORDER'S OFFICE</b>	
City Deed Number	
Signature of City Recorder	Date
<b>CITY PLANNING OFFICE</b>	
Received Date 8/31/12	Received By 
Application Fee Paid Will Bring @ PC mtg.	
Previous requests or file numbers	
Planning Commission Meeting Date Oct. 18 <sup>th</sup> 2012	
Board of Mayor and Alderman Meeting Date	
Signature of City Planner 	Date 8/31/12

**City Owned Properties**

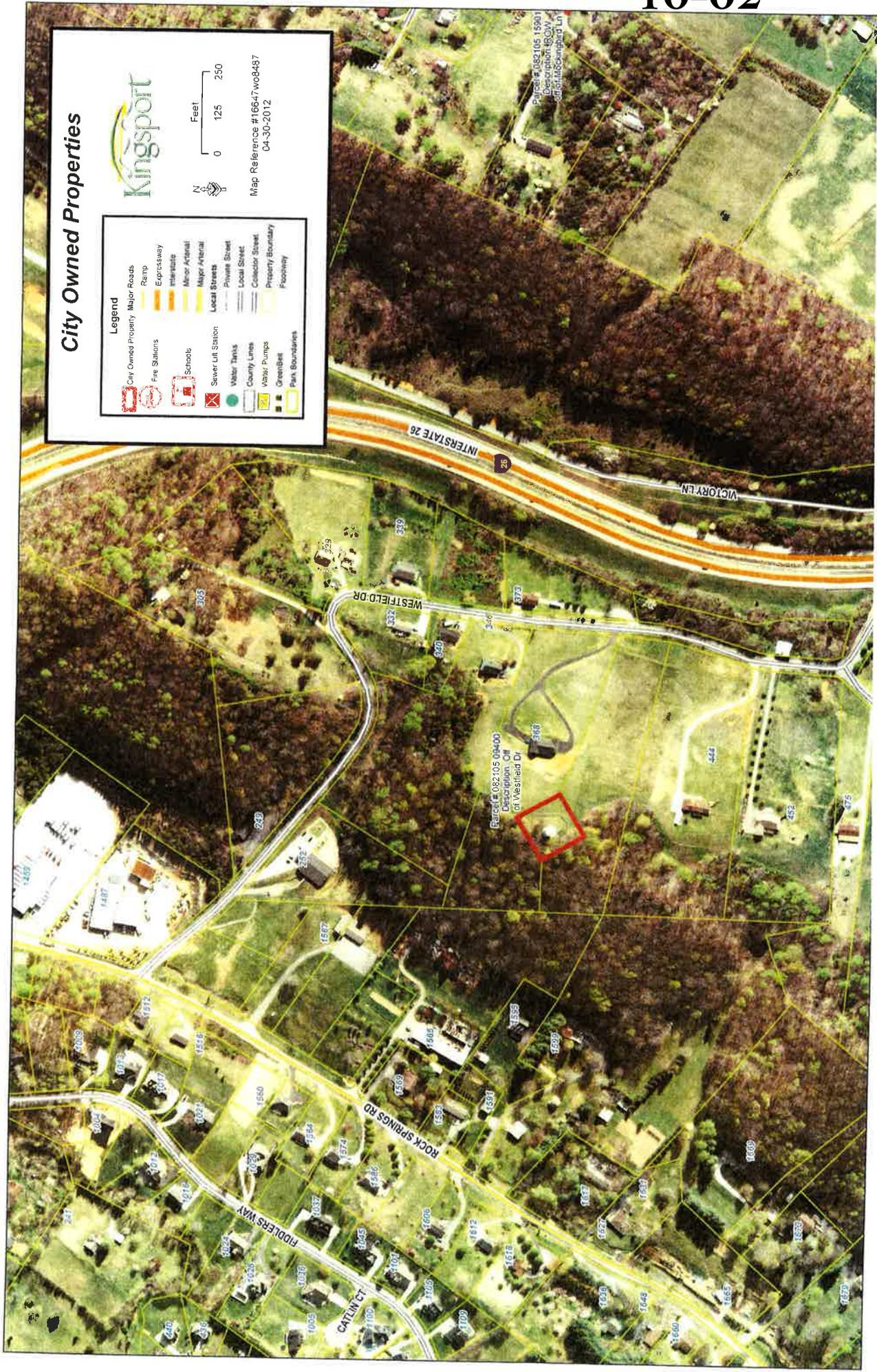


Map Reference #16647wo8487  
04-30-2012

Feet  
0 125 250

**Legend**

- City Owned Property, Major Roads
- Ramp
- Egressway
- Interstate
- Minor Arterial
- Major Arterial
- Local Streets
- Private Street
- Local Street
- Collector Street
- Property Boundary
- Floodway
- Fire Stations
- Schools
- Sewer Lift Station
- Water Tanks
- County Lines
- Water Pumps
- Greenbelt
- Plan Boundaries



ORIGINAL GROUP PROPERTY # 1  
PLAT BOOK 30, PAGE 15  
**PAUL RUSS BROOKS**  
DEED BOOK 746C, PAGE 218  
TAX MAP 105F/A/1.00  
1565 ROCK SPRINGS ROAD

**10-02**

N01°21'30"E  
301.62'

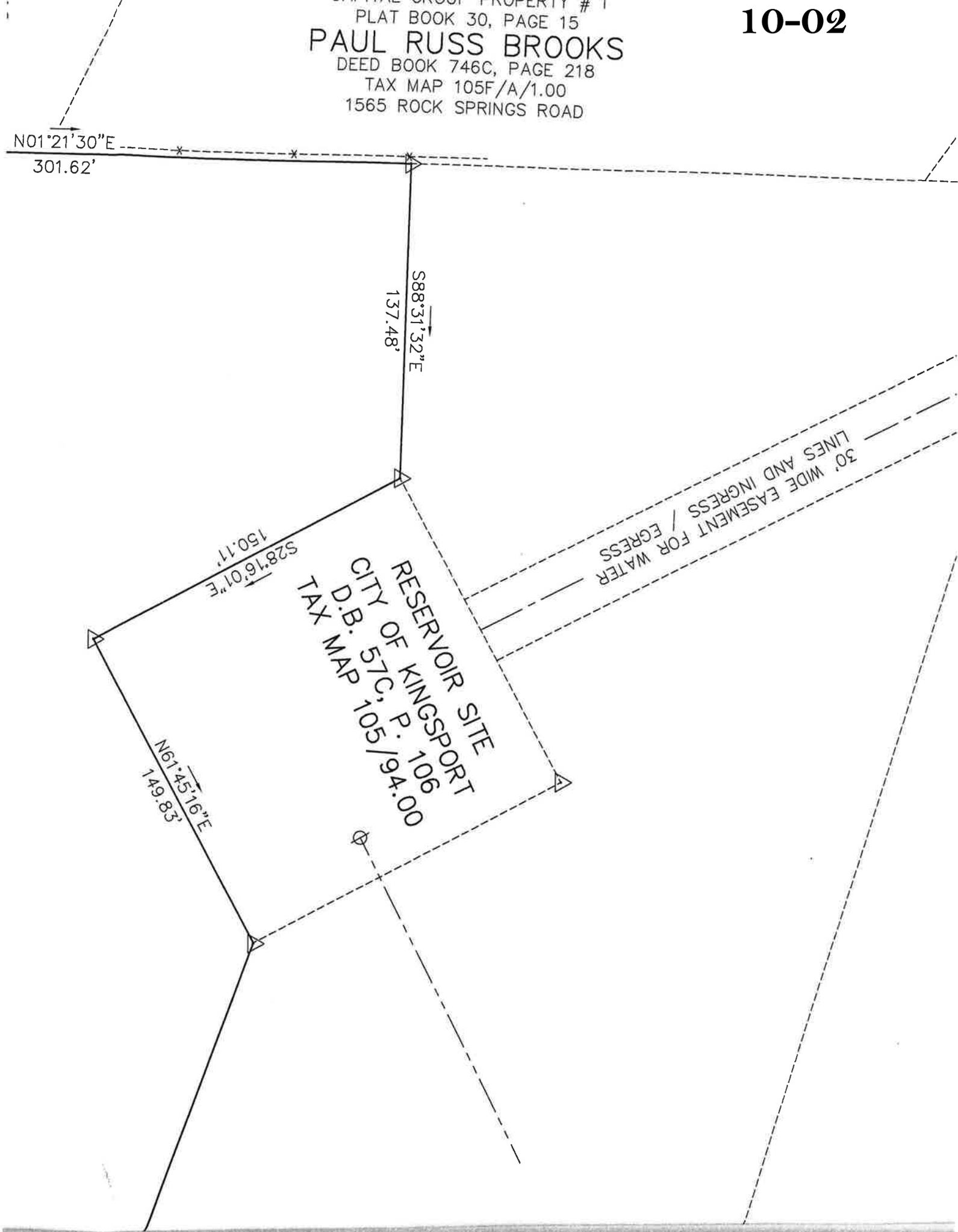
S88°31'32"E  
137.48'

S28°16'01"E  
150.11'

N61°45'16"E  
149.83'

RESERVOIR SITE  
CITY OF KINGSFORT  
D.B. 57C, P. 106  
TAX MAP 105/94.00

30' WIDE EASEMENT FOR WATER  
LINES AND INGRESS / EGRESS



800r 57c PAGE 106

THIS INSTRUMENT PREPARED BY:  
 W. E. Weber, Jr.  
 City Attorney  
 225 West Center Street  
 Kingsport, Tennessee



THIS DEED, made and entered into on this the 31st day of January, 1975, by and between SOUTH KINGSFORT UTILITY DISTRICT, of Sullivan County, Tennessee, a utility district created by the laws of the State of Tennessee, party of the first part and THE CITY OF KINGSFORT, a Municipal Corporation of the State of Tennessee, party of the second part:

W I T N E S S E T H:

That for and in consideration of the sum of Three (\$3.00) Dollars, cash in hand paid, receipt of which is here acknowledged and other valuable consideration, the party of the first part has bargained and sold and does transfer and convey unto the party of the second part, its successors and assigns, all of these certain parcels and tracts of land, easements and right-of-way located in the 13th Civil District of Sullivan County, Tennessee, more particularly described as follows, to-wit:

PARCEL A - Water storage tank site.

Located in the 13th Civil District of Sullivan County, Tennessee.

To reach the point of BEGINNING, start at a point in the southwesterly line of the Carroll Hill road distant southeasterly 15 feet from the divisional line of Ava H. Carroll and J. C. Bell; thence with a line parallel to and 15 feet from said divisional line, S. 4° 13' W., 565 feet to a point; thence leaving said divisional line and with a line through the Carroll property S. 25° 00' E., 393 feet to a point in the northerly line of the reservoir site and the point of

## BOOK 570 PAGE 107

BEGINNING; thence N. 65° 00' E., 75 feet to an iron pin northeasterly corner of reservoir site and S. 25° 00' E., 150 feet to an iron pin southeasterly corner of reservoir site; S. 65° 00' W., 150 feet to an iron pin, southwesterly corner of reservoir site; thence N. 25° 00' W., 150 feet to an iron pin northwesterly corner of reservoir site; thence N. 65° 00' E., 75 feet to the point of BEGINNING, containing 22,500 square feet, more or less, and being a part of the Ava H. Carroll property, located in the 13th Civil District of Sullivan County, Tennessee.

PARCEL B - Easement for the purpose of ingress and egress, installation, repair and maintenance of water lines.

Located in the 13th Civil District of Sullivan County, Tennessee.

BEGINNING at a point in the southwesterly line of the Carroll Hill road distant southeasterly 15 feet from the divisional line of Ava H. Carroll and J. C. Bell; thence with a line parallel to and 15 feet from said divisional line S. 4° 13' W., 565 feet to a point; thence leaving said divisional line and with a line through the Carroll property S. 25° 00' E., 393 feet to a point in the northerly line of the reservoir site, containing 28,740 square feet, more or less, and being a 30-foot easement through the Ava H. Carroll property, located in the 13th Civil District of Sullivan County, Tennessee.

The aforestyled descriptions of Parcel A and B were conveyed to the party of the first part by a Deed dated the 22nd day of January, 1963, from Ava H. Carroll, widow, et. al., recorded February 14, 1963, in Deed Book 229-A, page 246 in the Register's Office for Sullivan County, at Blountville, Tennessee, to which reference is here made for further descriptive purposes.

PARCEL C - Tract of Land

Located in the 13th Civil District of Sullivan County, Tennessee.

BEGINNING at a point in the northwesterly line of the Rock Springs Road distant northeasterly 372.2 feet from the point of intersection of the said line

BOOK 570 PAGE 108

of the Rock Springs Road with the divisional line between D. C. Galloway and W. S. King: thence with said line of Rock Springs Road N.  $41^{\circ} 50'$  E., 75 feet to a point; thence leaving the said line of Rock Springs Road N.  $48^{\circ} 10'$  W., 35 feet to a point; thence S.  $41^{\circ} 50'$  W., 75 feet to a point; thence S.  $48^{\circ} 10'$  E., 35 feet to the point of BEGINNING, containing 0.0603 acres, more or less, and being a part of the property acquired by William S. King by deed recorded in the Register's Office of Sullivan County, at Blountville, Tennessee, in Deed Book 8-A, page 113.

The aforesyled description of Parcel C was conveyed to the party of the first part by a Deed dated June 12, 1963, from William S. King and wife, Martha Morrison King, recorded June 12, 1964, in Deed Book 245-A, page 176, in the Register's Office for Sullivan County, at Blountville, Tennessee, to which reference is here made for further descriptive purposes.

PARCEL D - Water pipeline easement over, under and across property.

Located in the 13th Civil District of Sullivan County, Tennessee.

BEGINNING at a point in the northeasterly line of an unnamed road distant S.  $52^{\circ} 30'$  E., 10 feet from the divisional line of Galloway and Junior Wilson; thence N.  $37^{\circ} 30'$  E., with a line parallel to and 10 feet from the divisional line of Galloway and Wilson 105.7 feet to a point in the Henry Snavelly line and being a strip of land being 8 feet in width and lying 4 feet on either side of said center line from the northeasterly line of an unnamed road to the Henry Snavelly line.

The aforesyled description of Parcel D was conveyed to the party of the first part by a Deed (Agreement) dated October 19, 1963, from Bert Galloway and wife, Shirley Galloway, recorded June 12, 1964, in Misc. Book 107, page 358, in the Register's Office for Sullivan County, at Blountville, Tennessee, to which reference is here made for further descriptive purposes.

BOOK 570 PAGE 109

PARCEL E - Easement for installing, operating servicing, and maintaining water pipe lines over, under and across certain property.

Located in the 13th Civil District of Sullivan County, Tennessee.

BEGINNING at a point in the southeasterly line of Rock Springs Road distant northeasterly 97 feet from the point of intersection of said line of Rock Springs Road with the northeasterly line of Carroll Hill Road; thence southeasterly with a line crossing the J. C. Bell property 190 feet, more or less, to a point in the northeasterly line of Carroll Hill Road and being a strip of land 12 feet in width lying on 6 ft. on either side of said center line from the southeasterly line of the Rock Springs Road to the northeasterly line of Carroll Hill Road.

The aforestyled description of Parcel E was conveyed to the party of the first part by a Deed (Agreement) dated October 19, 1963, from J. C. Bell, et. ux., recorded June 12, 1964, in Misc. Book 107, page 356, in the Register's Office for Sullivan County, at Blountville, Tennessee, to which reference is here made for further descriptive purposes.

PARCEL F - Easement for installing, operating, servicing and maintaining water pipe lines over, under and across certain property.

Located in the 13th Civil District of Sullivan County, Tennessee.

BEGINNING at a point in the southwesterly line of Crooked Road distant northwesterly approximately 1400 feet from the point of intersection of the said line of Crooked Road with the northwesterly line of Rock Springs Road to a point in the J. P. McCulley line; thence southwesterly and crossing the McCulley property approximately 400 feet to a point in the Bacon property being a strip 10 feet in width and lying 5 feet on either side of said center line from the southwesterly line of Crooked Road to the Bacon property line.

BOOK 570 PAGE 110

The aforesayed description of Parcel F was conveyed to the party of the first part by a Deed (Agreement) dated May 8, 1964, from J. P. McCulley and wife, Nancy McCulley, recorded June 12, 1964, in Misc. Book 107, page 360, in the Register's Office for Sullivan County, at Blountville, Tennessee, to which reference is here made for further descriptive purposes.

TO HAVE AND TO HOLD unto the party of the second part, their successors and assigns, in fee simple forever.

The party of the first part covenants to and with the party of the second part, their successors and assigns, that it is lawfully seized and possessed of said property; that it has a good and lawful right to convey the same; that said property is free, clear and unencumbered, that it will forever warrant and defend the title to the said property against the good and lawful claims of all persons whomsoever.

WITNESS the signatures of the party of the first part, on this day and date first written above.

SOUTH KINGSPORT UTILITY DISTRICT  
OF SULLIVAN COUNTY, TENNESSEE

BY Jenniss Bacon  
President

ATTEST:

E. P. Emin  
Secretary

BOOK 572 PAGE 111

STATE OF TENNESSEE:

COUNTY OF SULLIVAN:

Before me, Joyce S. Hahn, a Notary Public within and for the State and County aforesaid, personally appeared Dennis Bacon, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the South Kingsport Utility District of Sullivan County, Tennessee, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

GIVEN UNDER MY HAND AND OFFICIAL SEAL at office in said State and County, this 15th day of April, 1975.

Joyce S. Hahn  
 NOTARY PUBLIC

My commission expires:

2-12-78

**Combs, Karen**

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 11, 2012 9:24 AM  
**To:** Project Review; Leadership Team  
**Cc:** Billingsley, J. Michael; Marshall, Angie  
**Subject:** Surplus property request  
**Attachments:** Surplus property request.jpg; westfield application.pdf

The Planning Department has received a request for surplus property located between Rock Springs Road and Westfield Drive. It appears that this property was used as a reservoir site. Attached are the application and map concerning this property. Leadership Team Members, please respond by email as to whether your department is currently using or has a future need for this property by **September 19, 2012**. It is important that we receive a written response from every Department.

Thank you,

*Karen Combs*

Principal Planner  
City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
423-224-2482

“ Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. ”

— *Sarah Grand*

**Combs, Karen**

---

**From:** Fleming, Jeff  
**Sent:** Tuesday, September 11, 2012 6:29 PM  
**To:** Combs, Karen  
**Subject:** Re: Surplus property request

Development Services has no need for the property

Sent from my iPhone  
[www.Kingsport.com](http://www.Kingsport.com)

On Sep 11, 2012, at 9:23 AM, "Combs, Karen" <[KarenCombs@KingsportTN.gov](mailto:KarenCombs@KingsportTN.gov)> wrote:

> The Planning Department has received a request for surplus property located between Rock Springs Road and Westfield Drive. It appears that this property was used as a reservoir site. Attached are the application and map concerning this property. Leadership Team Members, please respond by email as to whether your department is currently using or has a future need for this property by September 19, 2012. It is important that we receive a written response from every Department.

>  
> Thank you,

>  
>  
>  
>  
> Karen Combs

>  
> Principal Planner  
>  
> City of Kingsport

>  
> [karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
>  
> 423-224-2482

>  
>  
>  
> " Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. "

>  
> – Sarah Grand

>  
>  
>  
> <Surplus property request.jpg>  
> <westfield application.pdf>

**Combs, Karen**

---

**From:** Demming, Jim  
**Sent:** Tuesday, September 11, 2012 10:03 AM  
**To:** Combs, Karen  
**Subject:** RE: Surplus property request

Karen,

Finance has no need of this property.

Jim

James H. Demming  
 City Recorder/CFO  
 City of Kingsport  
 225 West Center Street  
 Kingsport, TN 37660  
 (423)-224-2520  
 (423) 224-2566 FAX

[jamesdemming@kingsportTN.gov](mailto:jamesdemming@kingsportTN.gov)

*The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.*

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 11, 2012 9:24 AM  
**To:** Project Review; Leadership Team  
**Cc:** Billingsley, J. Michael; Marshall, Angie  
**Subject:** Surplus property request

The Planning Department has received a request for surplus property located between Rock Springs Road and Westfield Drive. It appears that this property was used as a reservoir site. Attached are the application and map concerning this property. Leadership Team Members, please respond by email as to whether your department is currently using or has a future need for this property by **September 19, 2012**. It is important that we receive a written response from every Department.

Thank you,

*Karen Combs*

Principal Planner  
 City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
 423-224-2482

“ Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. ”

— Sarah Grand

## Combs, Karen

---

**From:** Dye, Craig  
**Sent:** Tuesday, September 11, 2012 9:27 AM  
**To:** Combs, Karen  
**Subject:** RE: Surplus property request

Karen,  
The Fire Department does not have any use for this property.  
Thank you,  
Chief Dye

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 11, 2012 9:24 AM  
**To:** Project Review; Leadership Team  
**Cc:** Billingsley, J. Michael; Marshall, Angie  
**Subject:** Surplus property request

The Planning Department has received a request for surplus property located between Rock Springs Road and Westfield Drive. It appears that this property was used as a reservoir site. Attached are the application and map concerning this property. Leadership Team Members, please respond by email as to whether your department is currently using or has a future need for this property by **September 19, 2012**. It is important that we receive a written response from every Department.

Thank you,

*Karen Combs*

Principal Planner  
City of Kingsport

[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)

423-224-2482

“ Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. ”

— *Sarah Grand*

**Combs, Karen**

---

**From:** McReynolds, Ryan  
**Sent:** Thursday, September 13, 2012 9:50 AM  
**To:** Combs, Karen  
**Subject:** RE: Surplus property request

Public Works has no objections to the surplus of this property.

Ryan McReynolds, PE  
Public Works Director  
City of Kingsport, Tennessee  
(423)229-9471

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 11, 2012 9:24 AM  
**To:** Project Review; Leadership Team  
**Cc:** Billingsley, J. Michael; Marshall, Angie  
**Subject:** Surplus property request

The Planning Department has received a request for surplus property located between Rock Springs Road and Westfield Drive. It appears that this property was used as a reservoir site. Attached are the application and map concerning this property. Leadership Team Members, please respond by email as to whether your department is currently using or has a future need for this property by **September 19, 2012**. It is important that we receive a written response from every Department.

Thank you,

*Karen Combs*  
Principal Planner  
City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
423-224-2482

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— *Sarah Grand*

**MEMORANDUM**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION  
**FROM:** KAREN COMBS, PRINCIPAL PLANNER  
**SUBJECT:** CHEROKEE VILLAGE DRIVE SURPLUS PROPERTY  
**DATE:** 10/03/12  
**PROJECT NO:** 12-601-00003

---

**INTRODUCTION**

The Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 323 Cherokee Village Drive and identified as Tax Map 46H, Group N, Parcel 16 on the Sullivan County Tax Map, be officially designated as surplus property. This property is located within the 11<sup>th</sup> Civil District.

**PRESENTATION**

The Kingsport Housing and Redevelopment Authority has petitioned the City to declare the property located on Tax Map 46H, Group N, Parcel 16 surplus so that they may develop the property for their Affordable Homeownership Program. The City acquired the property through a road construction project. That project has been completed and the property resurveyed into a buildable lot. City 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 the private sector to develop.

**OPTIONS**

The Planning Commission's options are as follows:

1. Recommend approval.
2. Deny approval and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

**RECOMMENDATION**

Option 1 - **Recommend approval** for the following reasons:

1. City staff sees no future use for this property as it exists.
2. This action would place the property back into the private sector for development.

**APPLICATION**  
Surplus Property



<b>APPLICANT INFORMATION:</b>				
Last Name <b>Kingsport Housing Authority</b>	First	M.I.	Date	<b>9/2/12</b>
Street Address <b>906 E. Sevier Avenue</b>			Apartment/Unit #	
City <b>Kingsport</b>	State <b>TN</b>		ZIP <b>37660</b>	
Phone <b>423-392-2513</b>	E-mail Address <b>terrycunningham@kingsporhousing.org</b>			
<b>PROPERTY INFORMATION:</b>				
Tax Map Information	Tax map: <b>46H</b>	Group: <b>N</b>	Parcel: <b>16</b>	Lot:
Street Address <b>232 Cherokee Village Drive</b>			Apartment/Unit #	
<b>DISCLAIMER AND SIGNATURE</b>				
<p>The applicant agrees to indemnify and hold harmless the City of Kingsport from any and all claims, demands, losses, causes of action, damage, lawsuits, judgments, including attorneys' fees and costs, arising out of or relating to the vacating and surplus of the requested property.</p> <p>The applicant agrees to supply the City with a title opinion from a Tennessee Licensed Attorney, if necessary, showing the owner of the requested property and the chain of title.</p> <p>The purchaser or grantee of such property disposed of or conveyed by the city shall bear all expenses of the transfer, including the appraisals, costs of sale and recording fees, except when the property has only nominal value and the transfer is initiated by the city.</p> <p>By signing below the applicant states that they have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Planning Commission will review the application.</p>				
Signature <u>Terry W. Cunningham</u>			Date <u>10/1/12</u>	
Signed before me on this <u>1</u> day of <u>October</u> , 20 <u>12</u> , a notary public for the State of <u>Tennessee</u> County of <u>Sullivan</u> Notary <u>Robin G. Burke</u> My Commission Expires <u>6-3-2013</u>				
<b>FOR CITY RECORDER'S OFFICE</b>				
City Deed Number				
Signature of City Recorder			Date	
<b>CITY PLANNING OFFICE</b>				
Received Date <u>10/2/12</u>			Received By <u>[Signature]</u>	

Application Fee Paid <i>Waived - Housing Authority</i>	
Previous requests or file numbers	
Planning Commission Meeting Date <i>10/18/12</i>	
Board of Mayor and Alderman Meeting Date	
Signature of City Planner	Date



KINGSPORT HOUSING & REDEVELOPMENT AUTHORITY

PO Box 44  
906 East Sevier Avenue  
Kingsport, TN 37662-0044  
Telephone (423) 245-0135 Fax (423) 392-2530  
kingsporthousing.org

October 1<sup>st</sup>, 2012

To Whom It May Concern:

Kingsport Housing & Redevelopment Authority would like to take control of 232 Cherokee Village to further our Affordable Homeownership Program. By obtaining properties such as this we are able to offer quality and safe homes at an affordable price for low-income families seeking homeownership opportunities.

If you have any further questions or concerns, you may contact me at 423-392-2513 or [terrycunningham@kingsporthousing.org](mailto:terrycunningham@kingsporthousing.org).

Sincerely,

A handwritten signature in blue ink that reads "Terry W. Cunningham".

Terry W. Cunningham  
Executive Director



**Combs, Karen**

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 04, 2012 8:50 AM  
**To:** Project Review; Leadership Team  
**Cc:** Marshall, Angie; Billingsley, J. Michael  
**Subject:** Vacating request  
**Attachments:** 2012-C10 Cherokee Village Row.pdf

Leadership Team Members,

The Kingsport Housing Authority is expected to apply for surplus property located at 232 Cherokee Village Drive. They have not turned in an application, yet. Attached is a survey of the property. Leadership Team members, please email a response by **Monday September 10, 2012** as to whether your department has a use for this property to me and Angie Marshall.

Thanks,

*Karen Combs*

Principal Planner  
City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
423-224-2482

“ Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. ”

— *Sarah Grand*

**Combs, Karen**

---

**From:** Dye, Craig  
**Sent:** Tuesday, September 04, 2012 11:38 AM  
**To:** Combs, Karen  
**Subject:** RE: Vacating request

We have no use for this property at the Fire Department.  
Chief Dye

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 04, 2012 8:50 AM  
**To:** Project Review; Leadership Team  
**Cc:** Marshall, Angie; Billingsley, J. Michael  
**Subject:** Vacating request

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Thanks,

*Karen Combs*

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City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
423-224-2482

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— *Sarah Grand*

## Combs, Karen

---

**From:** McReynolds, Ryan  
**Sent:** Wednesday, September 05, 2012 10:11 AM  
**To:** Combs, Karen  
**Subject:** RE: Vacating request

Public Works has no need for this property

Ryan McReynolds, PE  
Public Works Director  
City of Kingsport, Tennessee  
(423)229-9471

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 04, 2012 8:50 AM  
**To:** Project Review; Leadership Team  
**Cc:** Marshall, Angie; Billingsley, J. Michael  
**Subject:** Vacating request

Leadership Team Members,

The Kingsport Housing Authority is expected to apply for surplus property located at 232 Cherokee Village Drive. They have not turned in an application, yet. Attached is a survey of the property. Leadership Team members, please email a response by **Monday September 10, 2012** as to whether your department has a use for this property to me and Angie Marshall.

Thanks,

*Karen Combs*  
Principal Planner  
City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
423-224-2482

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— *Sarah Grand*

**Combs, Karen**

---

**From:** Frazier, Kitty  
**Sent:** Saturday, September 08, 2012 5:31 PM  
**To:** Combs, Karen; McCartt, Chris  
**Subject:** Re: Vacating request

Karen i have looked at this property area related to Parks/rec and see no issue vacating.

*Sent from my Verizon Wireless 4G LTE DROID*

"Combs, Karen" <[KarenCombs@KingsportTN.gov](mailto:KarenCombs@KingsportTN.gov)> wrote:

Leadership Team Members,

The Kingsport Housing Authority is expected to apply for surplus property located at 232 Cherokee Village Drive. They have not turned in an application, yet. Attached is a survey of the property. Leadership Team members, please email a response by **Monday September 10, 2012** as to whether your department has a use for this property to me and Angie Marshall.

Thanks,

*Karen Combs*

Principal Planner

City of Kingsport

[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)

423-224-2482

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— *Sarah Grand*

## Combs, Karen

---

**From:** Fleming, Jeff  
**Sent:** Tuesday, September 04, 2012 8:53 AM  
**To:** Combs, Karen  
**Subject:** RE: Vacating request

Development Services has no long term need for the property.

---

**From:** Combs, Karen  
**Sent:** Tuesday, September 04, 2012 8:50 AM  
**To:** Project Review; Leadership Team  
**Cc:** Marshall, Angie; Billingsley, J. Michael  
**Subject:** Vacating request

Leadership Team Members,

The Kingsport Housing Authority is expected to apply for surplus property located at 232 Cherokee Village Drive. They have not turned in an application, yet. Attached is a survey of the property. Leadership Team members, please email a response by **Monday September 10, 2012** as to whether your department has a use for this property to me and Angie Marshall.

Thanks,

*Karen Combs*

Principal Planner

City of Kingsport

[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)

423-224-2482

“ Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. ”

— *Sarah Grand*

**Combs, Karen**

---

**From:** Demming, Jim  
**Sent:** Tuesday, September 11, 2012 10:04 AM  
**To:** Combs, Karen  
**Subject:** RE: Vacating request

Karen,

Finance has no need for this property.

Jim

James H. Demming  
City Recorder/CFO  
City of Kingsport  
225 West Center Street  
Kingsport, TN 37660  
(423)-224-2520  
(423) 224-2566 FAX

[jamesdemming@kingsportTN.gov](mailto:jamesdemming@kingsportTN.gov)

*The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.*

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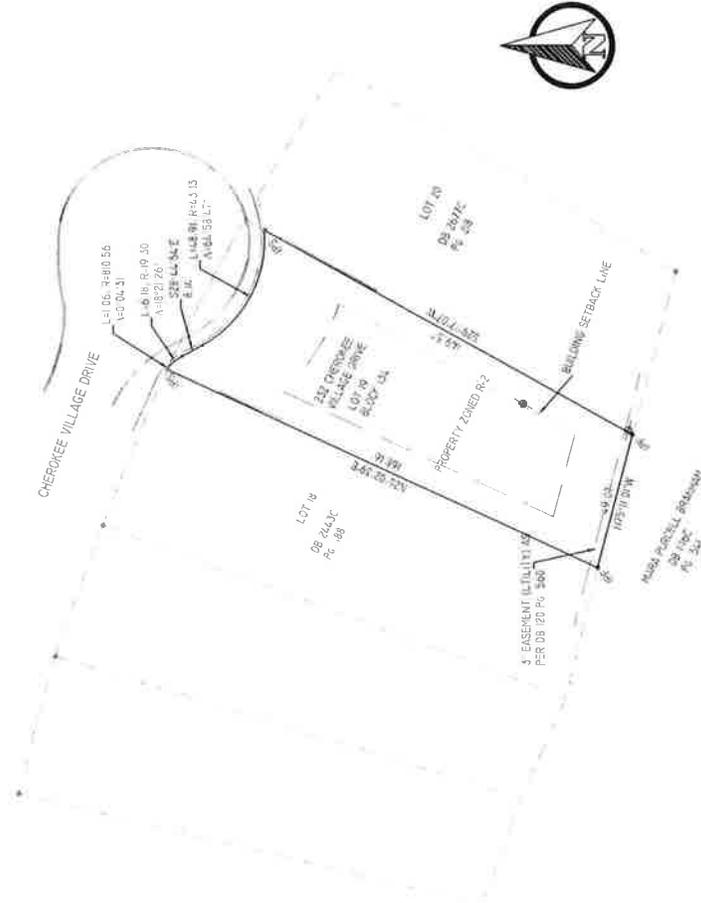
*Karen Combs*

Principal Planner  
City of Kingsport  
[karencombs@kingsporttn.gov](mailto:karencombs@kingsporttn.gov)  
423-224-2482

“ Our opinion of people depends less upon what we see in them than in what they make us see in ourselves. ”



VICINITY MAP  
NOT TO SCALE



NOTES  
BEARINGS ARE BASED ON KINGSFORT GEODETIC REFERENCE NETWORK (KGRN)

2 DEED REFERENCE  
DB 2677C  
Pg. 24

3 PROPERTY ZONED R-2  
PER DB 2677C  
PG. 24  
REAR SETBACK - 20'

4 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND DISCOVERED AND FOUND THE PROPERTY PLATTED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA

5 UTILITY PROVIDERS  
KINGSFORT  
SEWER CITY OF KINGSFORT  
TELEPHONE CENTURYLINK  
ELECTRIC AMERICAN ELECTRIC POWER, KINGSFORT POWER COMPANY  
CABLE CHARTER COMMUNICATIONS

6 232 CHEROKEE VILLAGE DRIVE - 91' ADDRESS

7 EASEMENTS  
3' POWER LINE EASEMENT ALONG REAR OF LOT 19

8 PROPERTY CORNERS SET OR FOUND AS NOTED



<p>CERTIFICATION OF THE APPROVAL OF THE SEWER SYSTEM</p> <p>_____</p> <p>DATE: _____</p>	<p>CERTIFICATION OF THE APPROVAL OF THE APPROVAL OF THE PUBLIC WATER SYSTEM</p> <p>_____</p> <p>DATE: _____</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDS</p> <p>_____</p> <p>DATE: _____</p>	<p>REMAINDER OF LOT 19 BLOCK 13A, CHEROKEE VILLAGE</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.88 TOTAL LOTS N/A ADDRESS NEW ROAD, N/A</p> <p>OWNER CITY OF KINGSFORT SUPERVISOR JARRENCE BYWERT</p> <p>SCALE 1" = 30'</p>
<p>CERTIFICATION OF THE APPROVAL OF THE APPROVAL OF THE SEWER SYSTEM</p> <p>_____</p> <p>DATE: _____</p>	<p>CERTIFICATION OF THE APPROVAL OF THE APPROVAL OF THE PUBLIC WATER SYSTEM</p> <p>_____</p> <p>DATE: _____</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDS</p> <p>_____</p> <p>DATE: _____</p>	<p>REMAINDER OF LOT 19 BLOCK 13A, CHEROKEE VILLAGE</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.88 TOTAL LOTS N/A ADDRESS NEW ROAD, N/A</p> <p>OWNER CITY OF KINGSFORT SUPERVISOR JARRENCE BYWERT</p> <p>SCALE 1" = 30'</p>



<b>Property Information</b>			
<b>Address</b>		Preston Park Drive	
<b>Tax Map, Group, Parcel</b>		2011 Sullivan County Tax Maps as TM 47, Parcel 37.00	
<b>Civil District</b>		11th Civil District	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Residential	
<b>Acres</b>		33.89	
<b>Major or Minor / #lots</b>		Major - 18	<b>Concept Plan</b> Concept
<b>Two-lot sub</b>		N/A	<b>Prelim/Final</b>
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> State of Franklin Bank <b>Address:</b> <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> N/A <b>Phone Number:</b>		<b>Name:</b> Tim Lingerfelt – Land Surveyor <b>Address:</b> <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> Tim Lingerfelt – tlingerfelt@alleyassociates.com <b>Phone Number:</b> 423-392-8896	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p>The Kingsport Planning Division recommends Concept Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> <li>• The plat meets the City’s minimum regulations for subdivisions.</li> <li>• No further variances have been requested.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• Once the concept plat has been approved, staff will await the submittal of the preliminary plat with construction documents for review.</li> </ul> <p><b>Utilities :</b></p> <ul style="list-style-type: none"> <li>• Not currently available, construction documents submitted with the preliminary plat will include utility layout.</li> </ul>			
<b>Planner:</b>		Koder	<b>Date:</b> 10-18-12
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>September 20, 2012</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	<b>Preston Park Drive</b>
<b>SUBDIVISION NAME</b>	<b>Preston Park - Concept Phase - Amended</b>
<b>DISTRICT, TMP</b>	<b>Civil District: 11<sup>th</sup>, 2011 Sullivan County Tax Maps as TM 47, Parcel 37.00</b>
<b>OVERLAY DISTRICT</b>	<b>Not Applicable</b>
<b>EXISTING ZONING</b>	<b>R-1A, City Single Family</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>33.89 – 18 lots</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Single family Residential</b>

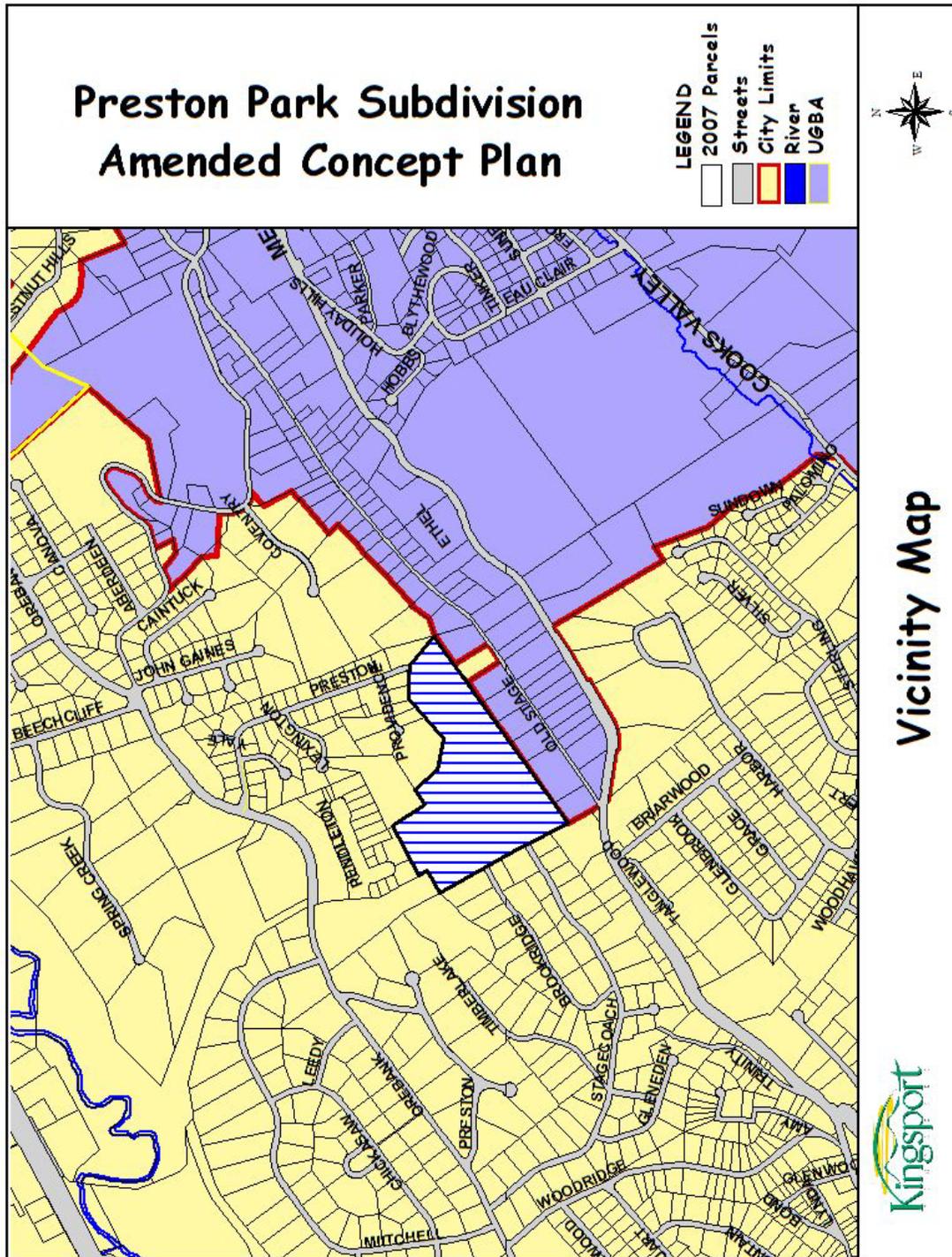
**PETITIONER** State of Franklin Bank  
**ADDRESS**

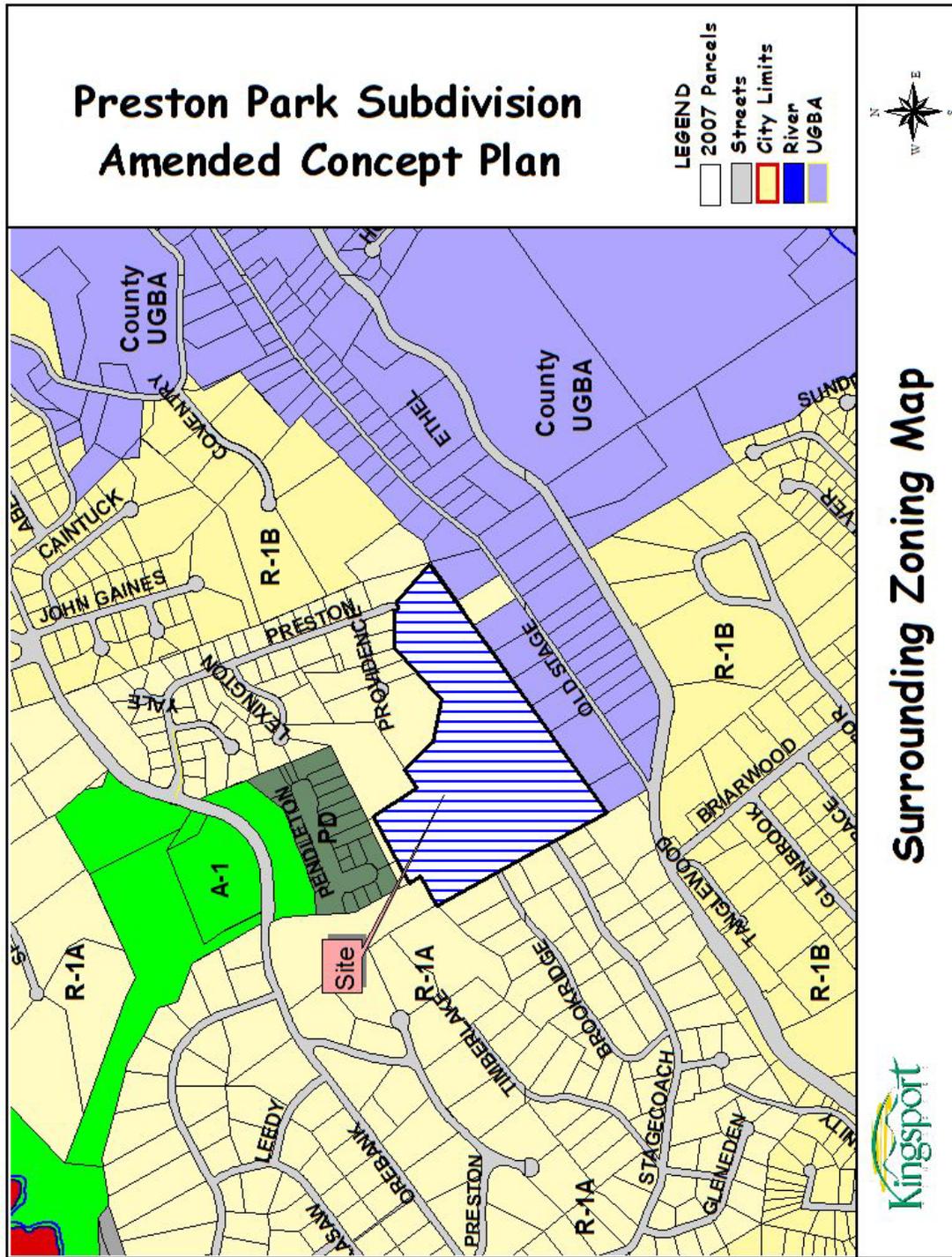
**REPRESENTATIVE** Tim Lingerfelt – Land Surveyor – Alley & Associates  
**PHONE** 423-392-8896

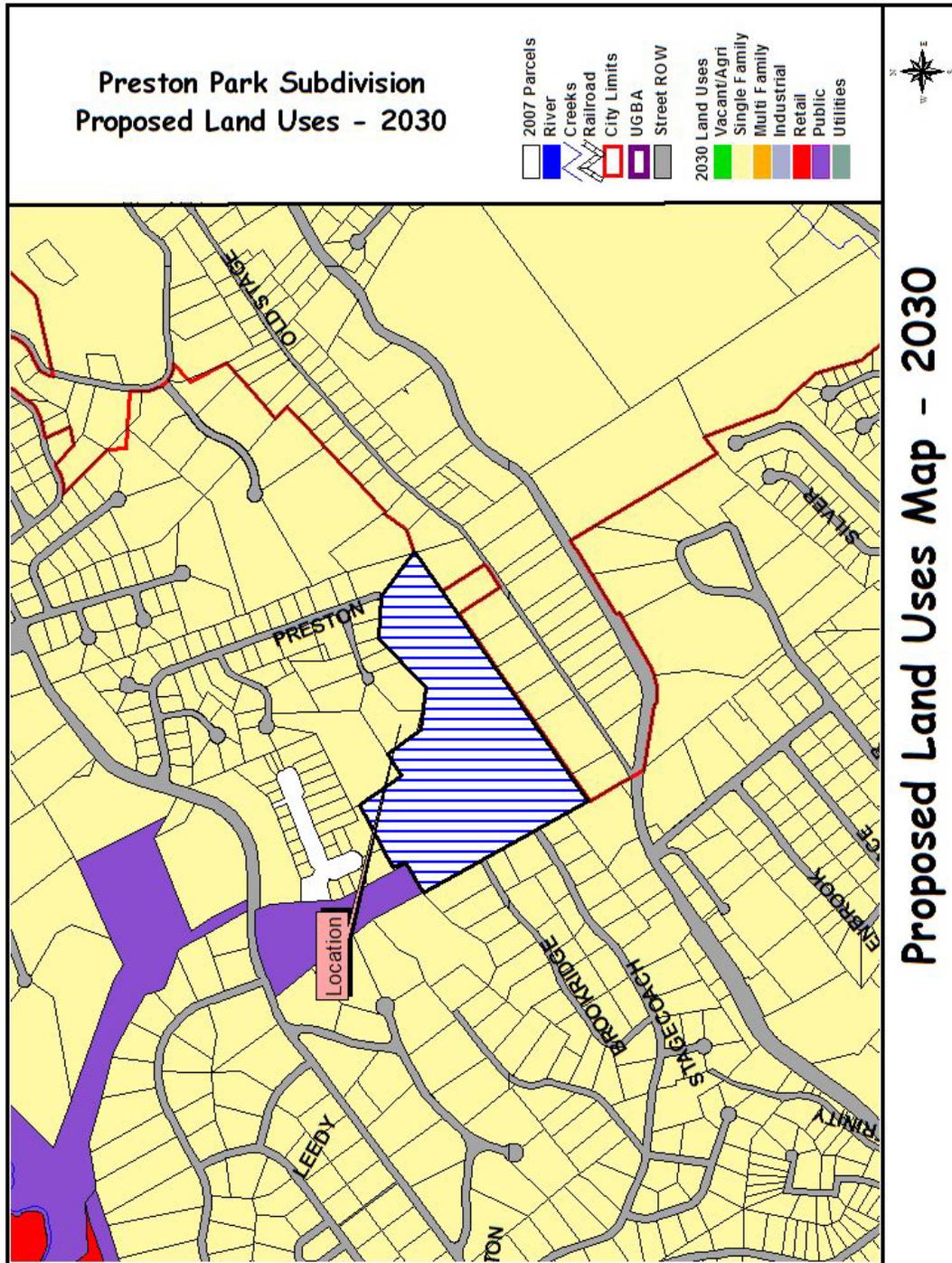
**INTENT**

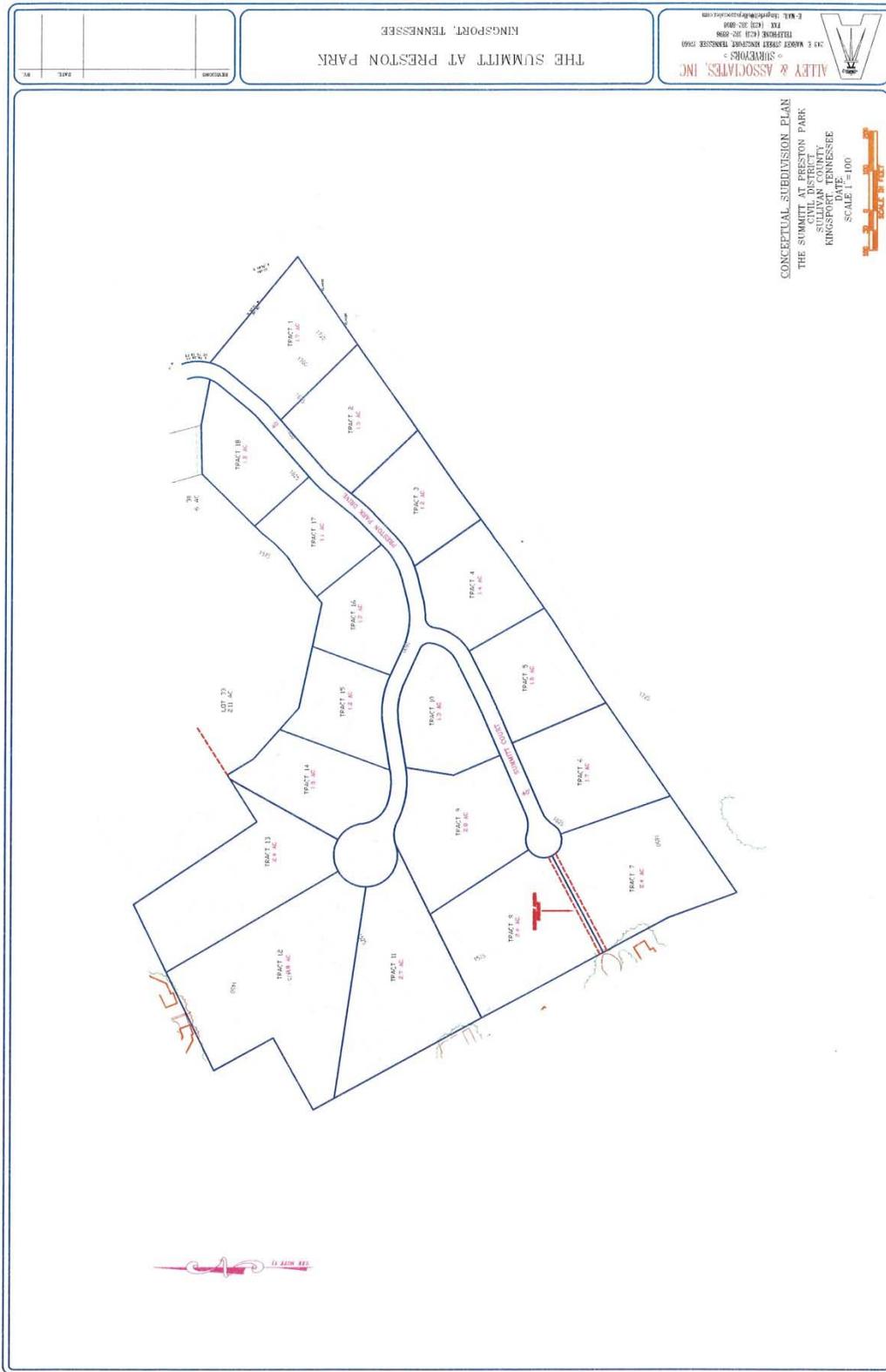
Requesting amended Concept Plan approval for Preston Park, the final phase. The parent parcel identified as parcel 37.00 of Tax Map 47. Previously a concept plan was approved by the Planning Commission in 2005. The property has been the source of much conflict between the previous developer and residents surrounding the proposed development. The property has lain dormant for several years and interest in developing it again has surfaced.

The amendment occurs because the applicant would like to leave the previously approved road system from the concept plan intact. The major change would occur in density. The previously approved plan would have allowed a total density of 29 lots. The amended plan will allow a reduction in density. If approved, the new density would be 18 lots or a reduction of 11 lots. Previously the Planning Commission granted several variances. Originally brought before the Planning Commission in 1993, Phase 1, Sections I & II received preliminary approval. In 2005 a variance to the length of street ending in a cul-de-sac, and a variance to not require street connection to the adjacent neighborhood was granted. No other changes are proposed with this amended plat and no variances have been requested. The next step, if approved, would be the submittal of the construction documents along with the preliminary plat for review by staff and finally submittal to the Commission for approval after staff review and revisions.









CONCEPTUAL SUBDIVISION PLAN  
THE SUMMITT AT PRESTON PARK  
DISTRICT OF KINGSBURY  
SULLIVAN COUNTY  
KINGSBURY, TENNESSEE  
SCALE 1"=100'

ALLEY & ASSOCIATES, INC.  
SHERWOODS  
241 E. MARKET STREET KINGSBURY, TENNESSEE 37080  
TEL: (615) 302-8888  
E-MAIL: [info@alleysurvey.com](mailto:info@alleysurvey.com)

THE SUMMITT AT PRESTON PARK  
KINGSBURY, TENNESSEE

REVISION	DATE	BY



View Looking East



View looking South



View Looking West



View looking North

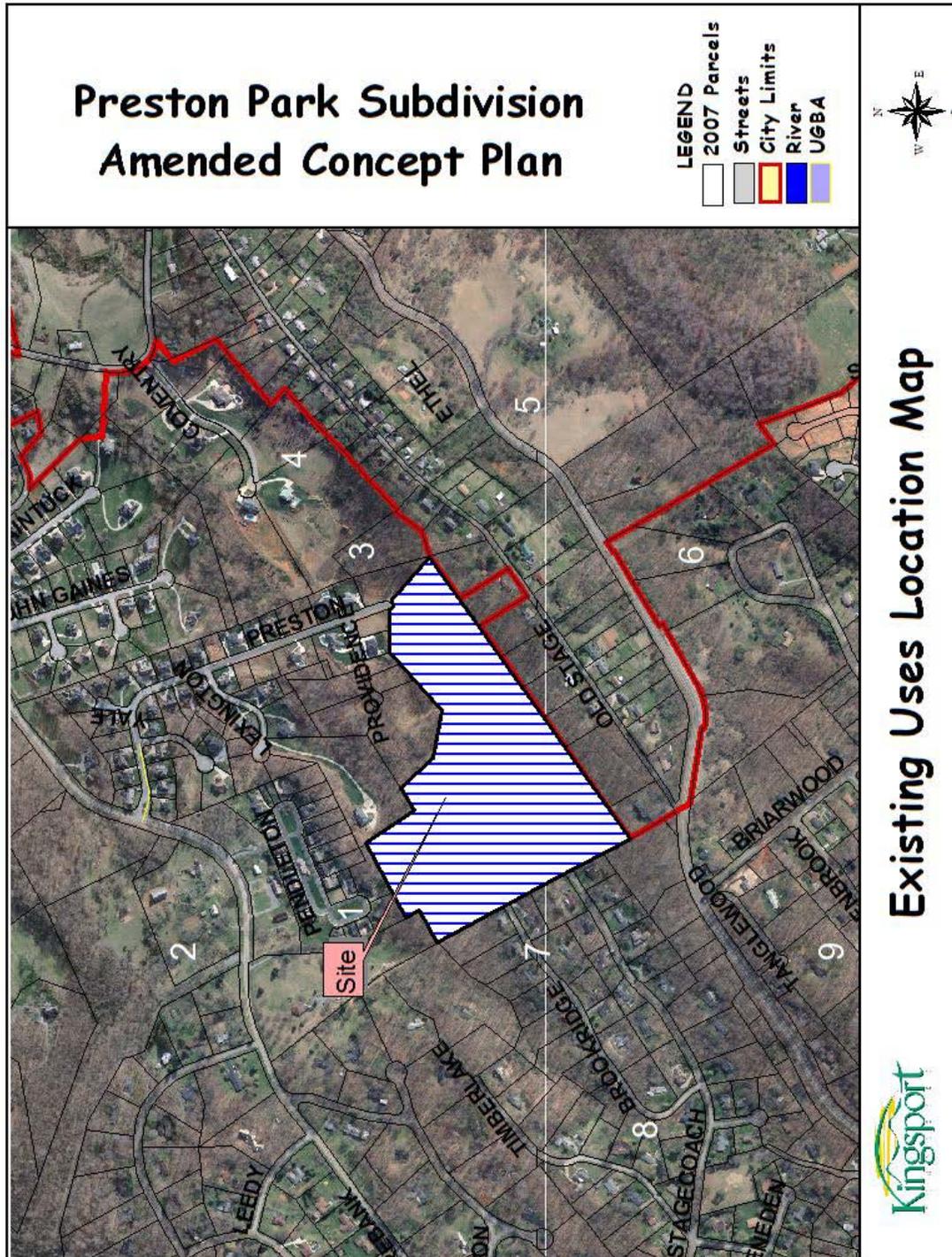
**EXISTING USES AND LOCATION**

The area surrounding these parcels is predominately residential uses and vacant parcels in both the City and County. Utilities will be required extension to the proposed lots. Both water and sanitary sewer are available from the existing Preston Park right-of-way. The subdivision only has access via Orebank as by design the two stub-out connecting streets were not allowed to connect due to the adjacent neighborhood residents objections.

**EXISTING USES LOCATION KEY**

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	<b>1</b>	City zoning of R-1A and A-1 and Pendleton Place Subdivision.
Further North and Northwest	<b>2</b>	Additional city zoning of A-1, R-1A and R-1B. Existing single family (SF) residential and vacant with The Exchange Place.
East	<b>3</b>	Directly adjacent is a city parcel zoned R-1B, vacant and SF further east.
Further East	<b>4</b>	County Parcels zoned R-1 along Old Stage Road wit SF residences.
Southeast and South	<b>5</b>	County parcels zoned R-1 with SF uses along Old Stage Rd.
Further South	<b>6</b>	City subdivision known as Mystic Hills zoned R-1B with SF uses.
West	<b>7</b>	All City parcels zoned R-1B with single family uses.
Further West	<b>8</b>	Same as above, but beginning to get into some R-3 - multi-family along Memorial Blvd.
Southwest	<b>9</b>	All City SF uses and zoned R-1B.

EXISTING USES LOCATION MAP  
(with numbers corresponding from previous page)



**SUBJECT SITE:**

The property in question has extreme topography issues and a long history of erosion and sedimentation control problems requiring extensive care and thought as it pertains to drainage. This has been a problem since the initial development of this property and must be addressed to alleviate a repeat of flooding adjoining properties.

The initial subdivision, Preston Park Phase 1, Sections I & II both received preliminary plat approval in November of 1993. Stipulations were granted on Section II (the upper section) pertaining to connection to the adjacent neighborhood streets. In May 1994, the Planning Commission granted final plat approval for Section I. (the lower section) In July 1996, the Planning Commission, at the request of the owner, voided the preliminary approval granted to Section II (the upper section). The owner determined that the maximum grade of 15% would not be appropriate for the development. Nothing was proposed until 2005 when it was brought before the Planning Commission for concept plan approval. It is noted in the analysis that previously a sidewalk variance had been granted, but staff has been unable to locate any variance request on sidewalks in the past. The variance on sidewalks was contingent upon the developer submitting funds to the City for a pedestrian connector along Orebank Road to the Greenbelt. The developer requested two additional variances for this property. One was for the length of road ending in cul-de-sac (dead end street) and the other was to allow both roads to end in a cul-de-sac and not connect to the adjacent neighborhood streets. Both variances were granted by the Planning Commission. However the Commission decided that an easement is required to provide emergency vehicles access to connect the subdivisions only and no street was to be constructed for the connection. The developer at that time agreed to the stipulation.

The current plan reduces density while leaving the previously approved road system intact. The old plan would have allowed a total density of 29 lots. If approved, the new density would be 18 lots or a reduction of 11 lots. No other changes will occur with this amended plat and no variances have been requested in addition to those already granted. The next step, if approved, would be the submittal of the construction documents along with the preliminary plat for review by staff and finally submittal to the Commission for approval after staff makes its comments and the revisions are completed. No additional variances have been requested and the concept plan meets the requirements of the minimum subdivision regulations.

**CONCLUSION**

**RECOMMENDATION: Staff recommends APPROVAL of the Concept Plat for the Final Phase of Preston Park Subdivision aka "The Summit" noting the previous variances granted by the Planning Commission.**

**Variance 1 – To not require the connection to the adjacent neighborhood street stub-outs for interconnectivity but an emergency ingress/egress would be required from Summit Court to Stagecoach Road.**

**Variance 2 – To allow the length of street ending in a cul-de-sac exceed the 1250 linear foot limit due to the dead end streets.**



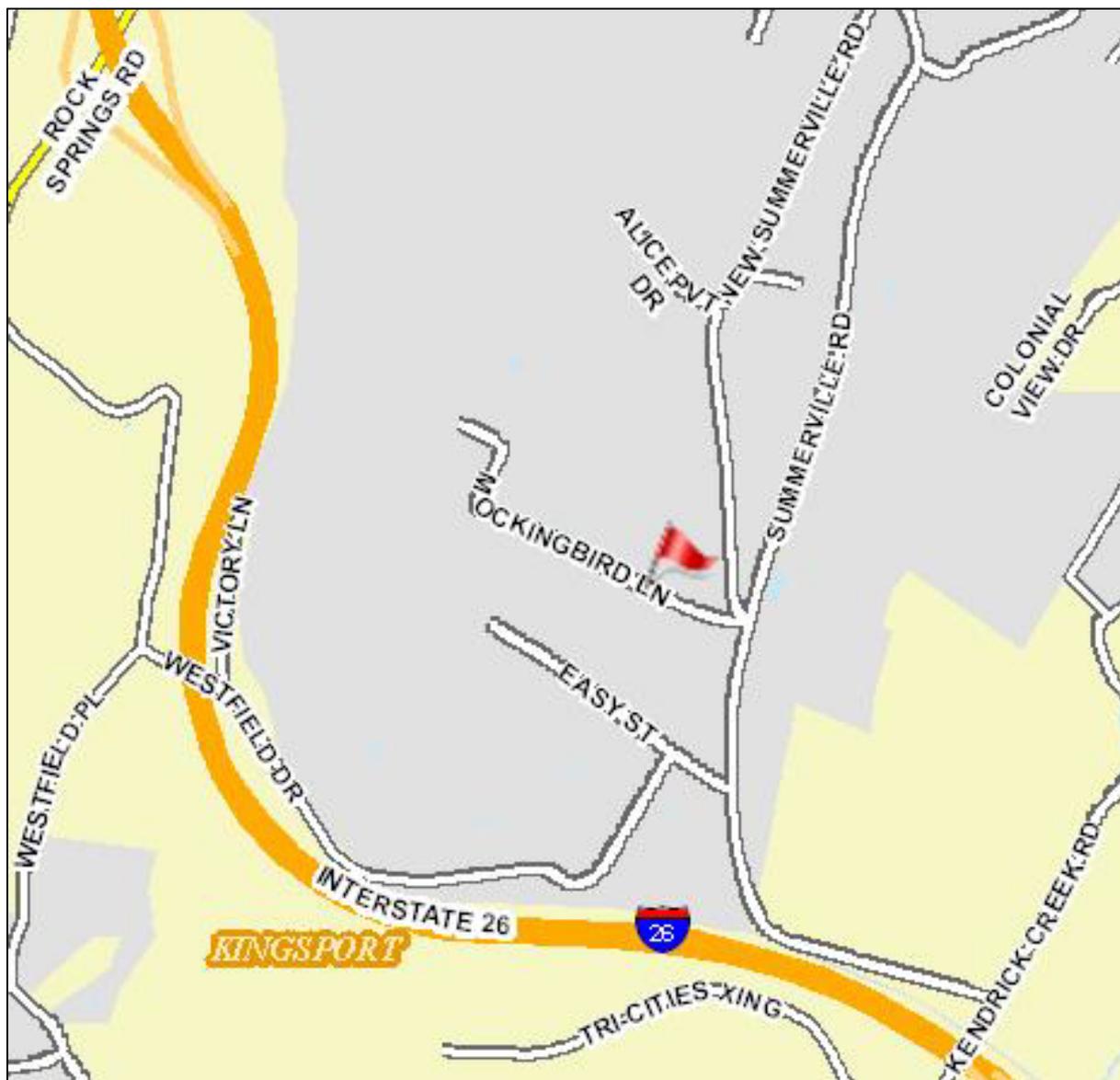
<b>PROPERTY INFORMATION</b>	<b>The Estate of Golan Cox English</b>
<b>ADDRESS</b>	<b>244 and 246 Mockingbird Lane</b>
<b>DISTRICT, LAND LOT</b>	<b>District 13; Tax Map 105-E, Group A, Parcel 8</b>
<b>OVERLAY DISTRICT</b>	<b>None</b>
<b>EXISTING ZONING</b>	<b>County R-1, Single Family Residential</b>
<b>PROPOSED ZONING</b>	<b>N/A</b>
<b>ACRES Total 1.3 acres – Lot 1, .51 acres; Lot 2, .79 acres</b>	
<b>EXISTING USE Single Family Residential</b>	
<b>PROPOSED USE Single Family Residential</b>	

**PETITIONER** Estate of Golan Cox English  
**ADDRESS** Not known

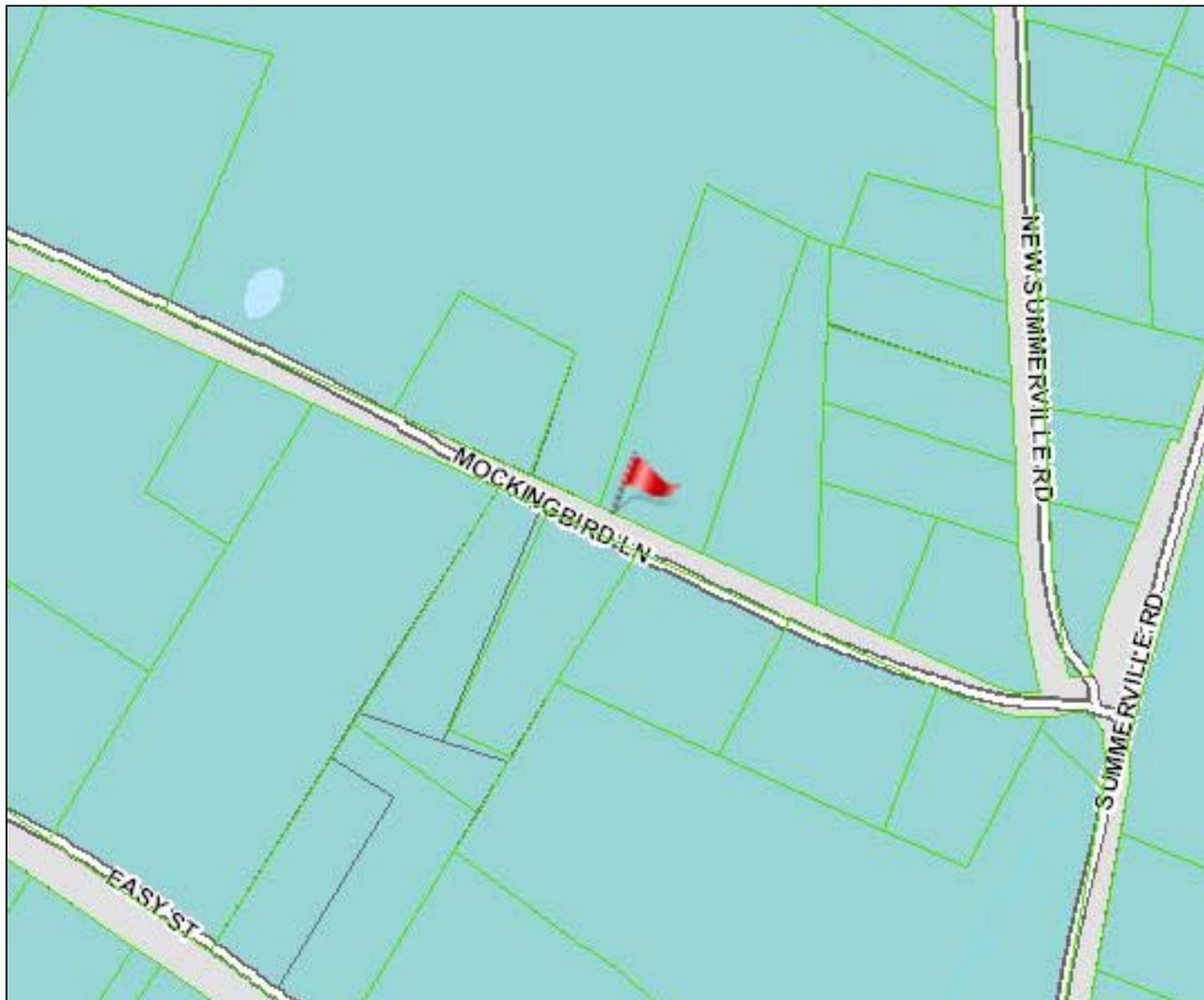
**REPRESENTATIVE** Richard Kitzmiller  
**PHONE** 423-245-7663

### INTENT

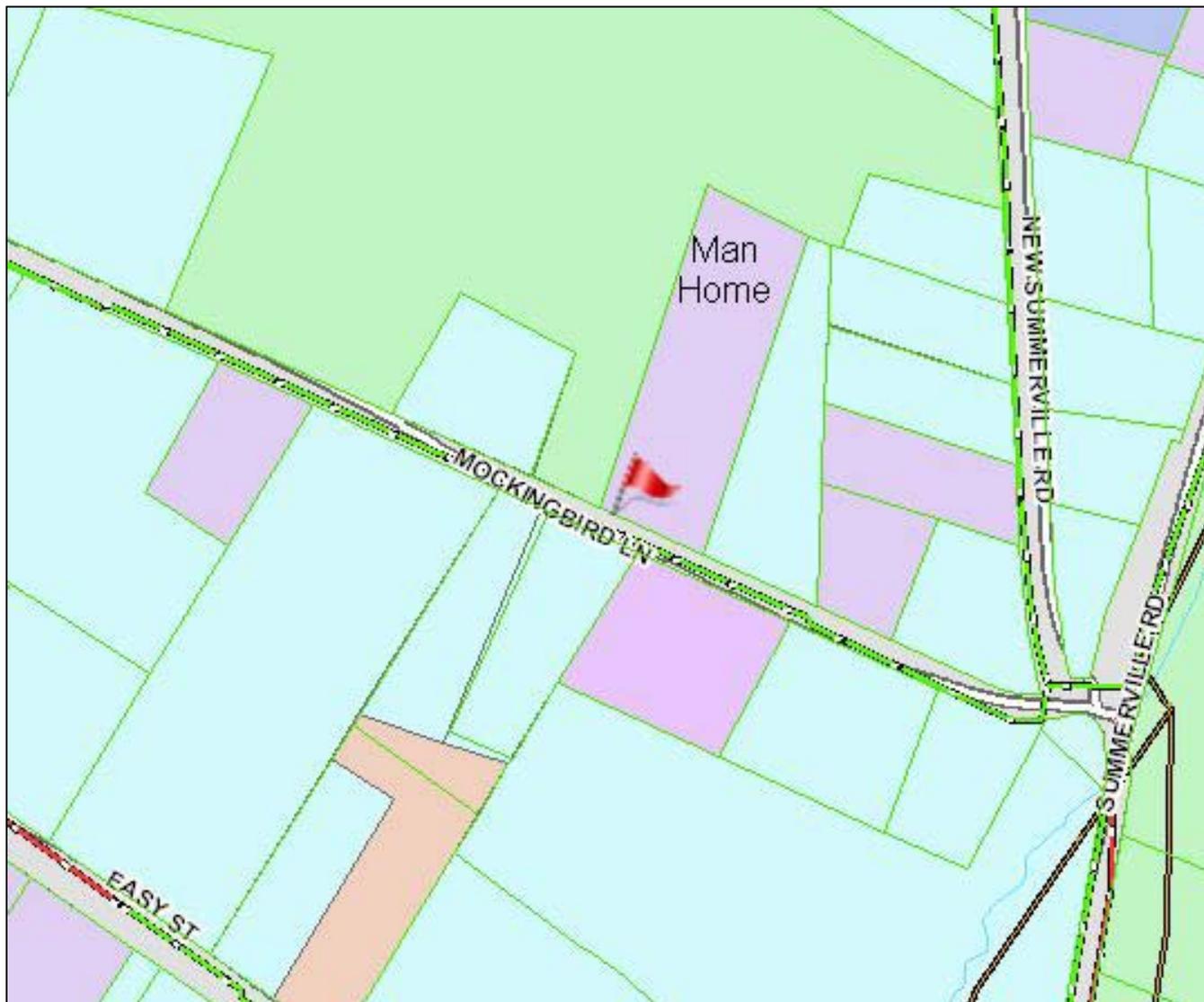
To subdivide approximately 1.3 acres into 2 lots. This property is located in Sullivan County but within the City of Kingsport's Urban Growth Boundary. A variance of 25 feet is requested to the road frontage requirement of 50 feet that the City of Kingsport's subdivision regulations. Though staff has tried to coordinate regulations between Sullivan County and the City to avoid conflicting regulations, the road frontage regulation is one that remains different due to previously adopted road design standards. If the property were outside the Urban Growth Boundary a variance would not be required because the County standard for road frontage of lot less than two acres is 25 feet. This plat meets that standard but falls short of meeting the City's standard of 50 feet.



LOCATION MAP

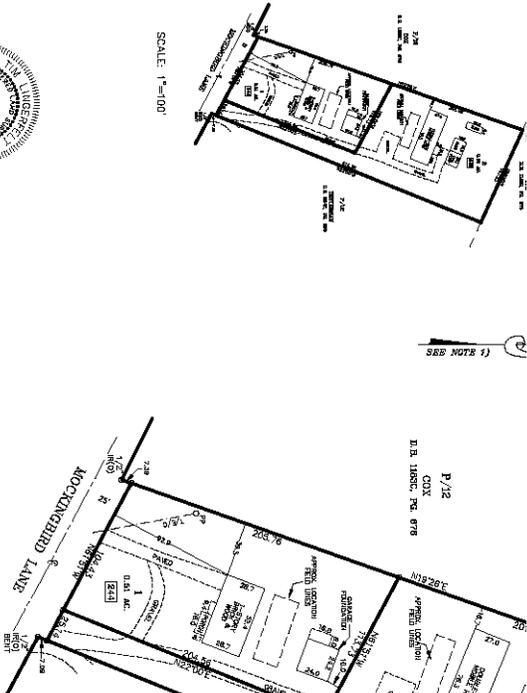


**CURRENT ZONING MAP**  
**R-1, Single Family Residential**



**FUTURE LAND USE PLAN MAP**  
**R-1, Single family Residential - Manufactured Homes**

<p><b>CONTRACTOR OF CONCRETE AND REVISIONS</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CONCRETE AND REVISIONS AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF CONCRETE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CONCRETE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF THE GENERAL USE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE GENERAL USE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF THE GENERAL USE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE GENERAL USE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF THE GENERAL USE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE GENERAL USE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF THE GENERAL USE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE GENERAL USE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF THE GENERAL USE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE GENERAL USE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>	<p><b>CONTRACTOR OF THE GENERAL USE</b></p> <p>THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE GENERAL USE AS SHOWN ON THE PLANS AND FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.</p> <p>DATE: _____</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



SCALE: 1"=100'

SEE NOTE 1)

P/12  
COV  
I.B. HISC. PG. 678

ADVISORY COPY

ALLEY & ASSOCIATES, INC.  
SURVEYORS  
264 N. MARKET STREET  
KINGSPORT, TN 37763  
TEL: (423) 592-8888  
F: (423) 592-8888  
www.alleyandassociates.com

Pictures of site and surrounding area



**North**  
Looking to second lot with  
screening of Pine trees



**South**  
Looking Across Mockingbird Lane toward  
Church



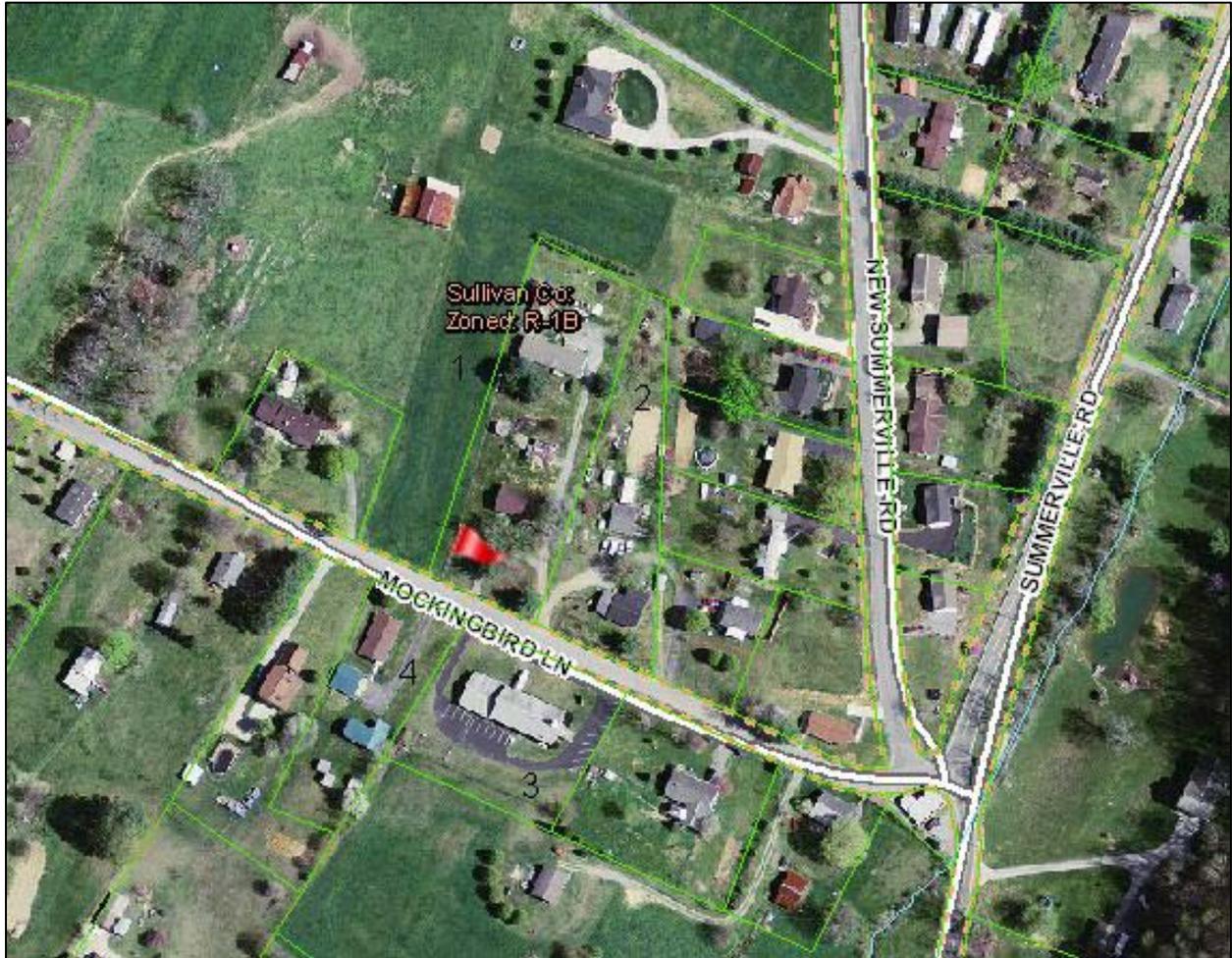
**East**



**Northwest**

Location	Parcel / Zoning Petition	Zoning / Name
West and North	<b>1</b>	Zone County R-1 Use Single Family Residential
East	<b>2</b>	Zone County R-1 Use Single Family Residential with multiple primary structures
South	<b>3</b>	Zone County R-1 Use Summerville Baptist Church
Southeast	<b>4</b>	Zone County R-1 Use Single Family Residential
Further East		Zone County R-1 Use Single Family Residential
Further South		Zone County R-1 Use Single Family Residential with larger parcels
Further West		Zone County R-1 Use Single Family Residential
Further North		Zone County R-1 Use Single Family Residential with larger parcels

**EXISTING USES AND LOCATION**



**EXISTING USES LOCATION MAP**  
(with numbers corresponding from previous page)

**SUBJECT SITE:**

The trustees of Golen Cox English are requesting Planning Commission approval to resubdivide Tax Map 105-E, Group A, Parcel 8 as indicated on the 2008 Sullivan County Tax Maps into a total of 2 lots. This property is located in Sullivan County but within the City of Kingsport's Urban Growth Boundary. A variance of 25 feet is requested to the road frontage requirement of 50 feet that the City of Kingsport's subdivision regulations. Though staff has tried to coordinate regulations between Sullivan County and the City to avoid conflicting regulations, the road frontage regulation is one that remains different due to previous adopted road design standards. If the property were outside the Urban Growth Boundary a variance would not be required because the County standard for road frontage of lot less than two acres is 25 feet. This plat meets that standard but falls short of meeting the City's standard of 50 feet. The property is a little less than 2 acres in area. Water is available to the property but the property is served with septic tanks. The property meets all other subdivision regulations. This proposal has obtained all signatures except for the Planning Director.

**DESCRIPTION OF PROPERTY FEATURES**

The existing conditions of the site are non-compliant with current subdivision regulations. The site contains two principal structures on one lot. Each structure is served with City water and maintains its own septic bed. An evergreen screening buffer is present at the rear of the lot. The lot to the east of the property contains multiple structures as well. To the west of the property, rolling hills exist with a single family residence located a good distance from the property line. This lot sets atop a small hill. The brick house in the front of the lot is well maintained and vacant. It also hides the second principal structure from Mockingbird Lane. The second structure is a manufactured home on a permanent foundation and appears to have been constructed some years ago. There are two small utility buildings between these primary structures. One is a small brick house in fair condition while the other structure is larger and dilapidated with no roof.

**CONCLUSION**

Staff recommends **APPROVAL** of the subdivision of part of lot 12 revised plat of the Joe E. Summers subdivision farm **with the variance** of 25 feet to the 50 foot road frontage regulation because the approval of this plat with the variance would bring the lot closer to compliance with the city regulation by placing one principal structure onto each lot while being compliant using the County's regulations with the required street frontage.



## CITY OF KINGSPORT, TENNESSEE

September 27, 2012

Mr. Dennis Ward, Chairman  
Kingsport Regional Planning Commission  
225 West 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 subdivision of the Marvena Birdwell Estate Property, located along Adams Street and surveyed by Steven Cross of Cross Land Surveying & Planning, 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  
Director of Community Development

cc: Kingsport Regional Planning Commission  
KC file







## CITY OF KINGSPORT, TENNESSEE

September 28, 2012

Mr. Dennis Ward, Chairman  
Kingsport Regional Planning Commission  
225 West 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 subdivision of the Patricia Hamer Property, located along Chestnut Ridge Road and surveyed by Murrell Weems of Murrell Weems Surveying, 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  
Director of Community Development

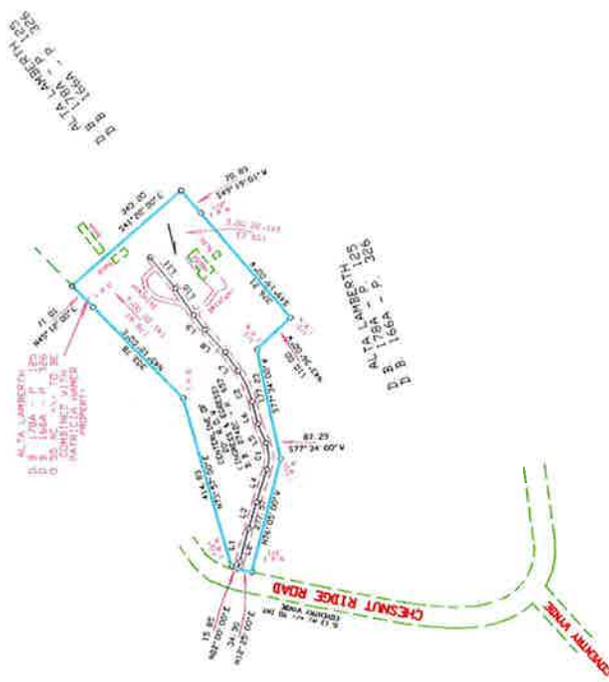
cc: Kingsport Regional Planning Commission  
KC file





**LEGEND**  
 P PROPERTY CORNER  
 AC ADJACENT PARCELS  
 S.F. SURFACE ELEVATION  
 MAG. MAGNETIC  
 L.S. LUMBER SURVEY  
 T.S. TOWN SURVEY  
 C.S. COUNTY RECORD BOOK NO. 147  
 S.S. STATE FIRE INS. CO.

**CALL 811 BEFORE YOU DIG!**  
 BEES REFERENCES ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY TAX ASSESSORS OFFICE.



L-1 274-36 00' E---88 28  
 L-2 174-36 00' E---88 28  
 L-3 273-32 00' E---85 53  
 L-4 172-42 00' E---80 67  
 L-5 165-27 00' E---48 58  
 L-6 165-25 00' E---33 28  
 L-7 165-25 00' E---33 28  
 L-8 147-34 00' E---71 81  
 L-9 162-57 00' E---43 38  
 L-10 158-54 00' E---77 13  
 L-11 150-27 00' E---94 34

C-1 R-82 60 L-65 08 CHRSI N87-20 53'E 53.78  
 C-2 R-82 50 L-61 47 CHRSI N50-15 00' E--81 03

**PATRICIA HAMER PROPERTY**  
 10TH CIVIL DISTRICT SULLIVAN CO., TN.  
 D. B. 2742C - P. 657  
 SCALE 1" = 200'  
 JULY 6, 2012



TOTAL ACRES 4.57+-

**CERTIFICATE OF SURVEY AND RESOLUTION**  
 I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657, AND IS THE SAME AS THE ORIGINAL AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657.

DATE: \_\_\_\_\_  
 COUNTY CLERK

**CERTIFICATE OF SURVEY**  
 I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657, AND IS THE SAME AS THE ORIGINAL AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657.

DATE: \_\_\_\_\_  
 SURVEYOR

**CERTIFICATE OF APPROVAL**  
 I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657, AND IS THE SAME AS THE ORIGINAL AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657.

DATE: \_\_\_\_\_  
 COUNTY CLERK

**CITY RESOLUTION ON SURVEY AND RESOLUTION**  
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 CITY CLERK

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 COUNTY CLERK

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DATE: \_\_\_\_\_  
 COUNTY CLERK

THIS MAP WAS PREPARED BY THE SURVEYOR AND IS THE SAME AS THE ORIGINAL AS FILED IN THE COUNTY RECORD BOOK NO. 147, PAGE 657.

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## CITY OF KINGSPORT, TENNESSEE

October 9, 2012

Mr. Dennis Ward, Chairman  
Kingsport Regional Planning Commission  
225 West 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 subdivision of lot 13, Blk L Quail Creek Estates, Sec. 3 and Lot 14, Blk L Quail Creek Estates, Section 5, located along Sandpiper Circle and surveyed by Tim Lingerfelt of Alley & Associates, Inc, 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  
Director of Community Development

cc: Kingsport Regional Planning Commission  
KC file





**Building Division Monthly Report**

<b>September-12</b>	<b>Count</b>	<b>Value</b>
ACCESSORY BUILDINGS-CARPORT	2	\$9,400
ACCESSORY-DECK	6	\$45,550
ACCESSORY-GARAGE	2	\$28,000
ACCESSORY-POOL		
ACCESSORY PATIO		
ACCESSORY-PORCH	9	\$29,518
ACCESSORY UTILITY BLDG	4	\$9,116
ADDITION-RESIDENTIAL	5	\$112,000
ALTERATIONS-RESIDENTIAL	8	\$118,484
NEW CONDO		
ROOF RESIDENTIAL	13	\$120,476
NEW SINGLE-FAMILY DWELLING	5	\$610,000
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL	1	\$125,000
ALTERATIONS-COMMERCIAL	5	\$2,428,720
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 BARN/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	5	\$87,188
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER	2	\$84,000
GRADING	1	\$412,220
<b>TOTAL</b>	<b>68</b>	<b>\$4,219,672</b>
<b>OTHER NON-STRUCTURAL PERMITS</b>		
Signs	2	
Banners		
Tents		
Demolitions		
<b>TOTAL PERMITS ISSUED</b>	<b>70</b>	
<b>**ESTIMATED CONSTRUCTION COST ***</b>		<b>\$62,558,357</b>
<b>Calendar Y-T-D</b>		

**Building Division Monthly Report****September-12****MONTHLY REVENUE**

	<b><u>CURRENT</u></b>	<b><u>CALENDAR Y-T-D</u></b>	<b><u>FISCAL Y-T-D</u></b>
<b>BUILDING</b>	<b>\$15,165.50</b>	<b>\$201,048.00</b>	<b>\$44,640.50</b>
<b>ELECTRICAL</b>	<b>\$2,233.00</b>	<b>\$28,451.25</b>	<b>\$8,996.00</b>
<b>MECHANICAL</b>	<b>\$2,544.50</b>	<b>\$35,977.00</b>	<b>\$7,340.50</b>
<b>PLUMBING</b>	<b>\$1,130.00</b>	<b>\$13,165.00</b>	<b>\$4,575.00</b>
<b>TOTALS</b>	<b>\$21,073.00</b>	<b>\$278,641.25</b>	<b>\$65,552.00</b>

**ON-SITE CONSTRUCTION INSPECTIONS**

	<b><u>CURRENT</u></b>	<b><u>CALENDAR Y-T-D</u></b>	<b><u>FISCAL Y-T-D</u></b>
<b>BUILDING</b>	<b>69</b>	<b>751</b>	<b>260</b>
<b>ELECTRICAL</b>	<b>118</b>	<b>1400</b>	<b>466</b>
<b>MECHANICAL</b>	<b>43</b>	<b>538</b>	<b>168</b>
<b>PLUMBING</b>	<b>50</b>	<b>633</b>	<b>240</b>
<b>TOTALS</b>	<b>280</b>	<b>3322</b>	<b>1134</b>

**PERMITS ISSUED**

	<b><u>CURRENT</u></b>	<b><u>CALENDAR Y-T-D</u></b>	<b><u>FISCAL Y-T-D</u></b>
<b>BUILDING</b>	<b>70</b>	<b>626</b>	<b>192</b>
<b>ELECTRICAL</b>	<b>41</b>	<b>474</b>	<b>167</b>
<b>MECHANICAL</b>	<b>21</b>	<b>298</b>	<b>94</b>
<b>PLUMBING</b>	<b>36</b>	<b>372</b>	<b>145</b>
<b>TOTALS</b>	<b>168</b>	<b>1770</b>	<b>598</b>

**Building Division Monthly Report****September-12****New Housing**

<b><u>Address</u></b>	<b><u>Category</u></b>	<b><u>Construction Cost</u></b>	<b><u>Total Square Feet</u></b>
1514 Harmony Ridge	Single-Family	\$90,000	1439
3322 Whisperwood Circle	Single-Family	\$136,000	1436
3331 Whisperwood Circle	Single-Family	\$122,000	1436
3335 Whisperwood Circle	Single-Family	\$122,000	1436
2420 Edinburgh Channel Rd	Single-Family	\$140,000	1973

**New Businesses - City of Kingsport,**

Sep-12

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
ELITE CONTRACTING SOLUTIONS	BTA OUT OF TOWN ADDRESS	JENSON, JEANNA	PO BOX 162		BRISTOL	TN	37621	423	5733000	120927
AXE-MAN TREE CARE	473 BRANCH RD	MINTZ-THIBAUT, CODY	473 BRANCH RD		FALL BRANCH	TN	37656	423	4882931	120926
SNOWDEN'S SIDING, ROOFING & WI	BTA OUT OF TOWN ADDRESS		3105 INDUSTRIAL DRIVE		JOHNSON CITY	TN	37604	423	9264411	120926
DATA-CELL SYSTEMS	BTA OUT OF TOWN ADDRESS		219 OLIVER ROAD		WINNSBORO	LA	71295	865	9848693	120925
EAST STONE DRIVE TIRE SERVICE	1065 E STONE DR	HUGHES, JASON D	HUGHES PROPERTY MANAGEMENT LLC	212 MEADOW SPRINGS LANE	MOUNT CARMEL	TN	37645	423	9671806	120925
CLEAN SERVICES	1820 RIDGEWAY DR	FRAZIER, CHAD	1820 RIDGEWAY DR		KINGSPORT	TN	37664	423	4298501	120924
MR. BILL'S B.B.Q.	793 HARBOR SPRINGS RD	DOBBINS, BILL	793 HARBOR SPRINGS RD		KINGSPORT	TN	37664	423	5792093	120921
A-1 PAINTING SERVICE	213 GLEN AV	CAREY, WILLIAM P	213 GLEN AV		KINGSPORT	TN	37665	423	2466308	120920
FLETCHER, DARRELL G	4549 RONALD DR	FLETCHER, DARRELL G	4549 RONALD DR		KINGSPORT	TN	37664	423	9430195	120917
ZOOMING 4 U	1169 COOKS VALLEY RD	KARST, DENNIS E	1169 COOKS VALLEY RD		KINGSPORT	TN	37664	423	7419982	120915
RICK MORRIS REMODELING & REPAIR	834 FOOTHILLS RD	MORRIS, RICK	834 FOOTHILLS RD		KINGSPORT	TN	37663	423	9677775	120914
CALL MARINE FOODS GREEN FOREST	474 VIRGIL AV LT 20	MCCULLOUGH, WANDA	474 VIRGIL AV LT 20		KINGSPORT	TN	37665	423	2451920	120912
RAGIDY ANNS II	2819 N JOHN B DENNIS HWY	PUGH, ESTHER ANN	PUGH, ESTHER ANN	134 GREENLAND PARK RD	CHURCH HILL	TN	37642	423	5782168	120912
MARCOS ROOFING	BTA OUT OF TOWN ADDRESS	IGNALIO, FERNANDEZ	204 EAST I STREET APT. #1		ELIZABETHTON	TN	37643	423	7914088	120910
LILY OF THE VALLEY PROPERTIES	3585 CREST RD	CRUMP, MARIE	3585 CREST RD		KINGSPORT	TN	37664	423	8958812	120907
MILLER CONSTRUCTION	BTA OUT OF TOWN ADDRESS	MILLER, MICHAEL BRIAN	396 BACON BRANCH ROAD		JONESBOROUGH	TN	37659	423	3616611	120906
COVERALL COLLATERAL INSPECTION	4260 FORT HENRY DR	KRUT, WAYNE	4260 FORT HENRY DR	SUITE 169	KINGSPORT	TN	37663	423	9678152	120905



**Building Permits - City of Kingsport, Tennessee**  
3rd Quarter 2012

**Total \$ 11,397,070**

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ALTERATIONS-COMMERCIAL (MALLS, ETC)	09-17-12	105 W STONE DR	WELLMONT OFFICES	STREET, J A & ASSOCIATES	6TH FLOOR	\$ 1,775,000	-			REQ	\$ 300	\$ 300
NEW PROFESSIONAL OFF/MED/BANK/ETC	08-22-12	4600 FORT HENRY DR	FIRST ASSIST URGENT CARE	RAINEY CONTRACTING, LLC		\$ 1,028,000	4,937		\$ 208	REQ	\$ 300	\$ 300
NEW RETAIL/RESTAURANTS/M ALL/WAREHOU	08-29-12	315 CLINCHFIELD ST	BURGER KING	CUSTOM CRAFTED CONSTRUCTION		\$ 904,000	-			REQ	\$ 250	\$ 250
NEW SERVICE STATION-GARAGE	07-10-12	3100 FORT HENRY DR	MURPHY OIL	D R MOZELEY INC		\$ 628,000	2,756		\$ 228	REQ	\$ 250	\$ 250
ALTERATIONS-COMMERCIAL (MALLS, ETC)	09-26-12	444 CLINCHFIELD ST STE 103	EAST TENNESSEE BRAIN & SPINE	GOINS RASH CAIN, INC		\$ 430,720	-			REQ	\$ 200	\$ 200
NEW SINGLE-FAMILY DWELLING	08-16-12	509 PUEBLO DR	WRIGHT, JERRY & GLENNA	ROGERS DEVELOPMENT		\$ 419,000	2,996	2996	\$ 140	N/A	\$ -	\$ -
ROOF COMMERCIAL	08-07-12	100 W CHURCH CIR	CHURCH FIRST PRESBYTERIAN	TERRY GLASS CONSTRUCTION CO		\$ 325,000	-			N/A	\$ -	\$ -
NEW SOCIAL, RECREATIONAL, AMUSEMENT	07-20-12	4444 W STONE DR	CITY OF KINGSPO	ARMSTRONG CONSTRUCTION CO		\$ 281,565	-			REQ	\$ 100	\$ 100
NEW OTHER NON-HOUSEKEEPING SHELTERS	08-07-12	1809 LAMONT ST	TAYLOR, MORGAN &	DBL HOMES, LLC		\$ 255,000	-			REQ	\$ 100	\$ -
NEW SINGLE-FAMILY DWELLING	08-27-12	1825 GOLDEN OAK LN	ORTH, CONSTRUCTION			\$ 210,000	2,664	2247	\$ 79	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	08-08-12	2815 WALLACE CT		ORTH CONSTRUCTION CO		\$ 202,000	2,664	2664	\$ 76	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	08-16-12	2003 N EASTMAN RD STE 50	ASHLEY FURNITURE	FULL CIRCLE CONSTRUCTION SER		\$ 200,000	-			REQ	\$ 50	\$ 50
NEW SINGLE-FAMILY DWELLING	08-08-12	2919 ROYAL MILE DIV		ORTH CONSTRUCTION CO		\$ 185,000	2,340	2340	\$ 79	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	07-09-12	2928 ROYAL MILE DIV		EDINBURGH DEVELOPMENT CO LLC		\$ 180,000	3,055	2539	\$ 59	N/A	\$ -	\$ -

**Building Permits - City of Kingsport, Tennessee**  
3rd Quarter 2012

**Total \$ 11,397,070**

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
NEW SINGLE-FAMILY DWELLING	07-20-12	4024 RICK SLAUGHTER CT	BRANDON, MATT & VERA	KASSEM CUSTOM BUILDERS		\$ 180,000	3,000	3000	\$ 60	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	07-19-12	1524 POLO FIELDS PL	SLEMP, HAROLD R	EDINBURGH DEVELOPMENT CO LLC		\$ 175,000	3,635	3200	\$ 48	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	08-14-12	1633 STRATFORD RD	MARSH, FRANKLIN G &	B AND D BUILDERS		\$ 175,000	2,000	2000	\$ 88	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	08-17-12	1005 DERWOOD CT	BANK UNITED	PEAVYHOUSE CONSTRUCTION		\$ 172,000	-			REQ	\$ 50	\$ 50
NEW SINGLE-FAMILY DWELLING	07-17-12	404 PEBBLE CT	WEBB, A L	WEBB, A L BUILDER		\$ 164,730	1,938	1938	\$ 85	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	09-24-12	2420 EDINBURGH CHANNEL RD	EDINBURGH, GROUP LLC	STAMBRO CONSTRUCTION		\$ 140,000	1,973	1973	\$ 71	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	09-10-12	3322 WHISPERWOOD CIR		MITCH COX CONSTRUCTION, INC.		\$ 136,000	1,436	1436	\$ 95	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	07-19-12	1520 POLO FIELDS PL	SLEMP, HAROLD R	EDINBURGH DEVELOPMENT CO LLC		\$ 125,000	2,318	2084	\$ 54	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	07-19-12	2720 ROCK SPRINGS RD	EDINBURGH, HOMES LLC	EDINBURGH DEVELOPMENT CO LLC		\$ 125,000	3,184	2000	\$ 39	N/A	\$ -	\$ -
ADDITIONS-COMMERCIAL	09-25-12	1901 MEADOWVIEW PKWY	MEADOWVIEW WINERY	PENDLEY CONSTRUCTION CO LLC	REEDY CREEK CELLARS	\$ 125,000	800		\$ 156	REQ	\$ 50	\$ 50
NEW SINGLE-FAMILY DWELLING	09-10-12	3331 WHISPERWOOD CIR		MITCH COX CONSTRUCTION, INC.		\$ 122,000	1,436	1436	\$ 85	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	09-10-12	3335 WHISPERWOOD CIR		MITCH COX CONSTRUCTION, INC.		\$ 122,000	1,436	1436	\$ 85	N/A	\$ -	\$ -
ADDITION-RESIDENTIAL	07-27-12	148 LEBANON RD	BOAZ, NEIL &	PRENDERGAST CONSTRUCTION CO IN		\$ 100,000	644	644	\$ 155	N/A	\$ -	\$ -
ADDITION-RESIDENTIAL	08-06-12	1308 LINVILLE ST	ROTONDI, THOMAS JR &	PRENDERGAST CONSTRUCTION CO IN		\$ 100,000	400	400	\$ 250	N/A	\$ -	\$ -

**Building Permits - City of Kingsport, Tennessee**  
3rd Quarter 2012

**Total \$ 11,397,070**

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ACCESSORY-POOL	08-07-12	1809 LAMONT ST	TAYLOR, MORGAN &	DBL HOMES, LLC		\$ 100,000	-			N/A	\$ -	\$ -
ACCESSORY-GARAGE	08-06-12	1308 LINVILLE ST	ROTONDI, THOMAS JR &	PRENDERGAST CONSTRUCTION CO IN		\$ 90,000	624		\$ 144	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	09-04-12	1514 HARMONY RIDGE DR	FAIRVIEW, HOUSING	ASSOCIATED BUILDERS, INC		\$ 90,000	1,439	1190	\$ 63	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	09-05-12	1113 KONNAROCK RD	CITY OF KINGSPO RT TENN	BRACKEN & ASSOCIATES LLC		\$ 85,000	-			REQ	\$ 25	\$ 25
ADDITION-RESIDENTIAL	08-02-12	3620 DELAND DR	SALYERS, BRIAN D & LISA R		OWNER IS CONTRACTOR	\$ 81,500	946	946	\$ 86	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	09-28-12	2626 E STONE DR STE 4	CROWN ENTERPRISES INC	CRAWFORD DRYWALL, INC		\$ 78,000	-			REQ	\$ 25	\$ 25
ADDITIONS/ALTERATION S SCHOOLS	07-12-12	1800 LEGION DR	KINGSPO RT, CITY OF	BRACKEN & ASSOCIATES LLC	FRONT ENTRANCE SEC.WAIT ROOM	\$ 76,000	-			REQ	\$ 25	\$ 25
NEW SINGLE-FAMILY DWELLING	07-02-12	112 MONTICELLO PL		CROSS CONSTRUCTION CO, LLC		\$ 75,000	1,136	1136	\$ 66	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	07-25-12	1409 E STONE DR STE I	TUESDAY MORNING	PRIME LOCATIONS INC		\$ 75,000	-			REQ	\$ 25	\$ 25
ALTERATIONS-COMMERCIAL (MALLS, ETC)	08-14-12	2204 PAVILION DR #210	MOUNTAIN STATES PEDIATRICS	CONSTRUCTION PARTNERS LLC		\$ 62,000	-			REQ	\$ 25	\$ 25
ALTERATIONS-RESIDENTIAL	07-25-12	1041 CATAWBA ST	CLARK, DAVID & KAREN DENISE		OWNER IS CONTRACTOR	\$ 60,000	-			N/A	\$ -	\$ -



THIRD QUARTER 2011REVENUE2011

BUILDING	\$49,617.50
ELECTRICAL	\$8,439.50
MECHANICAL	\$14,041.50
PLUMBING	\$4,485.00
<u>TOTAL</u>	\$76,583.50

INSPECTIONS

BUILDING	224
ELECTRICAL	509
MECHANICAL	197
PLUMBING	186
<u>TOTAL</u>	1116

PERMITS ISSUED

BUILDING	208
ELECTRICAL	171
MECHANICAL	112
PLUMBING	88
<u>TOTAL</u>	579

THIRD QUARTER 2012REVENUE2012

BUILDING	\$44,640.50
ELECTRICAL	\$8,996.00
MECHANICAL	\$7,355.50
PLUMBING	\$4,575.00
<u>TOTAL</u>	\$65,567.00

INSPECTIONS

BUILDING	260
ELECTRICAL	466
MECHANICAL	168
PLUMBING	240
<u>TOTAL</u>	1134

PERMITS ISSUED

BUILDING	192
ELECTRICAL	167
MECHANICAL	94
PLUMBING	145
<u>TOTAL</u>	598