

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

February 19, 2015

7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON JANUARY 12, 2015 AND THE REGULAR MEETING JANUARY 15, 2015.

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

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

02-01 Osage Drive Subdivision – (14-201-00095)

The Planning Commission is requested to consider final subdivision approval for 1721 Osage Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Shepherd)

02-02 Ridgecrest 2 Annexation - (14-301-00009)

The Planning Commission is requested to consider annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

02-03 Riverbend North B-4P Preliminary Zoning Development Plan – (15-102-00001)

The Planning Commission is requested to consider preliminary zoning development plan approval in a B-4P zone for a new Bojangles' Restaurant. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

02-04 Bojangles' Final Zoning Development Plan – (15-102-00002)

The Planning Commission is requested to consider final zoning development plan approval in a B-4P zone for a new Bojangles' Restaurant. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

02-05 Preliminary Development Plan Zoning Text Amendment – (15-801-00001)

The Planning Commission is requested to consider amending Sec. 114-104(3), Legends, notes, tables, to require all preliminary development plans to be prepared and signed (with seal) by a registered engineer, architect or land surveyor, as licensed by state law. (Montgomery)

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

VIII. OTHER BUSINESS

02-06 Receive a letter of resubdivision of the Brown & Wood Subdivision, Lots 3 & 4, on Mitchell Rd.

02-07 Receive a letter of resubdivision of Whitt Property, on Clinch Street.

02-08 Receive a letter of resubdivision of Fair Acres Addition, Lots 9 & 10, on Lamont Street.

02-09 Receive a letter of resubdivision of the Ridgefields Property, on Westwind.

02-10 Receive a letter of resubdivision of Old Island, Lots 15, 16 & 17, on Old Island Trail.

02-11 Receive a letter of resubdivision of the Christian Property, on Garfield Drive.

02-12 Receive a letter of resubdivision of Edinburgh Homes Property, on Rock Springs Road.

02-13 Receive a letter of resubdivision of the Larry Neil Property, on Larry Neil Way.

02-14 Receive a letter of resubdivision of the Edinburgh Phase 7, on London Row.

02-15 Receive a letter of resubdivision of Christ Fellowship Church, on Inspiration Drive.

02-16 Receive a letter of resubdivision of the Edgeell Property, on Colonial Heights Road.

02-17 Receive a letter of resubdivision of the Fuller & Brandy Subdivision, Lots 7 & 9, on Hilltop Drive.

02-18 Receive a letter of resubdivision of the Kingsport Pavilion Property, on East Stone Drive.

02-19 Receive a letter of resubdivision of the CVS Property, on West Stone Drive.

02-20 Receive, for informational purposes only, the New Business Report for January 2015 from Lynn Tully.

02-21 Receive, for informational purposes only, the January 2015 report from the Building Division.

IX. ADJOURNMENT

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

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

January 12, 2015

12:00 p.m.

Members Present

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

Members Absent

Dr. Heather Cook

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Hank Clabaugh
Jacob Grieb
Michael Thompson

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted the agenda will be set for the January 15, 2015 meeting. She then asked for any changes for the minutes of the work session held December 15, 2014 and the regular meeting held December 18, 2014. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

01-01 Rock Springs Road South Rezoning – (14-101-00015)

The Planning Commission heard a presentation to consider rezoning from R-1B to B-4P to allow a commercial showroom use on the property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Ken Weems presented the item stating the history of the site is the original zoning was B-4P and was rezoned a few years ago to accommodate market conditions for residential uses. Now the owners want to rezone back to the original for a showroom and office facility. Zoning Development Plan preliminary approval is included in the request for rezoning. Staff stated it shows a compliant site plan with additional property shown as future commercial development. One phone call was received from a property

owner adjacent to the site for an information request only. Staff recommends the B-4P zoning with preliminary approval for the ZDP. Mike McIntire asked if the original property had some wet areas at the rear. Staff noted all landscape strips, setbacks, periphery yards and sewer easements. Hank Clabaugh stated sewer is on Rock Springs Road with a pump station now. Mike McIntire stated they may have to move the driveway to accommodate site distance. There being no further discussion, no official action was taken.

01-02 Edinburgh Concept Plan Amendment - (14-103-00001)

The Planning Commission heard a presentation to consider approval of an amended concept plan for the remaining portion of the Edinburgh property. The previously approved concept plan was heard in July 2014. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented all three Edinburgh items at once. Mr. Shepherd stated original plan showed a looped London Road however due to topography, they are looking at cul-de-sacs from each end. The open space and commercial space remains the same. Mike McIntire stated his concern about the traffic loads being concentrated on two roads. Originally they had designed for more connectivity but have found topography to be the issue. Mike Thompson noted that at the beginning of the approval process in concept design staff looked at potential traffic issues and looked at it relative to what Rock Springs Road can handle. It was designed with that expectation. There being no further discussion, no official action was taken.

01-03 Edinburgh Subdivision Phase 7 Preliminary Plan – (14-201-00094)

The Planning Commission heard a presentation to consider preliminary plat approval for Phase 7 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating Phase 7 includes 20 lots with no variances. Staff Recommends approval pending engineering approval of construction plans. There being no further discussion, no official action was taken.

01-04 Edinburgh Subdivision Phase 5 Final Plan – (14-201-00095)

The Planning Commission heard a presentation to consider final plat approval for Phase 5 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the Phase 5 final preliminary plat plan. Preliminary approval was in August 2014 and all construction has been completed with engineering approval. There being no further discussion, no official action was taken.

01-05 Christ Fellowship Church Subdivision – (14-201-00090)

The Planning Commission heard a presentation to consider preliminary subdivision approval for the Christ Fellowship Church Subdivision located on Victory Lane. The

property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item and stated the subdivision request is on property that was previously annexed in 2013. The intent of the Inspiration Drive construction is to provide access to Christ Fellowship Church from the East at Rock Springs Rd. and prepare for future development of the 75 acres surrounding. Several variances are requested including: elimination of Grass strip, elimination of one side of sidewalk, retaining wall will be built within the ROW, and maximum slope is varied to 1:1 as well as variance to cul-de-sac length. Staff recommends the sidewalk variances and the subdivision pending approval of the construction plans. Mike McIntire asked if the sidewalk construction is same as at Edinburgh? Staff answered no it is a standup L-back curb poured with the gutter. Mark Selby stated they knew the property when it was purchased and these variances set poor precedent. Hoyt Denton asked if there is a similar roadway to compare it to in the city? Staff noted the closest similar construction is Cleek Rd. This slope request is to stay out of creek buffer and the retaining wall is to cut down some construction cost. The retaining wall is approx. 15' to 20' high in places. Hoyt Denton asked how will storm water be handled? Jacob Grieb answered that there is a detention basin up top and some will outlet to the creek. Engineering will be partnering with the Storm Water Dept. to create a water quality project in the form of terraced bio retention ponds. The church will be installing water and sewer utilities and will be required to hook on to the system. The study has yet to be completed. There being no further discussion, no official action was taken.

01-06 Polo Fields – McMurray Phase – Amended – (14-201-00093)

The Planning Commission heard a presentation to consider amended final plat approval for Polo Fields Phase One, Section B contingent upon the purchase of street lights. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item as requested. Includes 21 lots to complement proviso approval given in 2007. The property is zoned PD and the request is allowable as long as the plan is maintained overall. Staff recommends approval. The request creates individual single family lots vs. condominium type ownership. Staff stated the property ownership has changed since originally developed although the original phase lines are maintained. There being no discussion, no official action was taken.

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

No speakers present for public comment.

OTHER BUSINESS

01-07 Receive a letter of resubdivision of the Norwood Lucas Lots, on State Highway 126.

- 01-08** Receive a letter of resubdivision of Anderson, Gatton & King Property, on West Sullivan Street.
- 01-09** Receive, for informational purposes only, the New Business Report for December 2014 from Lynn Tully.
- 01-10** Receive, for informational purposes only, the December 2014 report from the Building Division.
- 01-11** Receive for informational purposes only, the November 2014 Development Services Focus.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:07 pm.

Respectfully Submitted,

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

January 15, 2015

7:00 p.m.

Members Present

Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Buzzy Breeding
Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer

Staff Present

Lynn Tully
Corey Shepherd
Ken Weems
Justin Steinmann
Jacob Grieb

Members Absent

Dr. Heather Cook

Visitor's List

John Rose
Jeremy Fields
Greg DePriest
Steven Jones
Danny Carr

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. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Dave Stauffer seconded by Vice Mayor Mike McIntire to approve the agenda as presented. The motion was approved unanimously 7-0. Chairman Ward asked for any changes to the minutes of the work session held December 15, 2014 and the regular meeting held December 18, 2014. A motion was made by Vice Chairman Mark Selby seconded by Commissioner Beverley Perdue to approve the minutes as presented. The motion was approved unanimously 7-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

01-01 Rock Springs Road South Rezoning – (14-101-00015)

The Planning Commission Considered a request to consider rezoning property from R-1B to B-4P to allow a commercial showroom use on the property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Ken Weems presented the item stating this site is close to the Growth Boundary off Rock Springs Road. The property adjoins I-81 and was annexed in 2009 and zoned B-4P. In 2014 the owner came forward to request rezoning to R-1B due to market conditions. The current request is to return 4.6 acres to B-4P noting this is near to PD zoning for Rock Springs South subdivision. The Preliminary Zoning Development Plan approval is also requested

in conjunction with the rezoning. The new sidewalks as required are shown along Rock Springs Road and all setbacks and buffers are as required by zoning. Staff recommends the rezoning and the preliminary ZDP as shown. In addition to the work session presentation the staff showed a new front elevation drawing for the proposed showroom. Mark Selby asked if this is the only commercial property in the area? Staff answered that on the Rock Springs side it is, but the TAC zoning is in place as you drive east toward the intersection for Tri-Cities Crossing on Snapps Ferry Road. Mike McIntire asked how far is TAC zoning was from the proposed site? Staff stated it is approximately one half mile to the existing junkyard. Mark Selby asked if there is commercial zoning in Edinburgh? Staff answered no but a portion of the PD may be designated as commercial and is currently shown on the revised concept plan as such. Beverley Perdue asked if there is a specific purchaser? Staff answered yes. The Public Hearing was opened. John Rose spoke in favor of the proposal and stated the sale is pending the rezoning. The sale is to the largest purchaser of lots within the Edinburgh development. There being no opposition the Public Hearing was closed. There being no additional questions, a motion was made to approve the rezoning by Hoyt Denton seconded Buzzy Breeding. The motion was approved 6-1 with Mark Selby voting no. A motion was made to approve the preliminary ZDP by Mike McIntire seconded by John Moody. The motion was unanimously approved, 7-0.

01-02 Edinburgh Concept Plan Amendment - (14-103-00001)

The Planning Commission considered a request for approval of an amended concept plan for the remaining portion of the Edinburgh property. The previously approved concept plan was July 2014. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating the plan includes a revision to remove the loop from London Rd and provide two cul-de-sacs due to topography issues. There is some concern regarding traffic and access. Mark Selby asked if they designed for large vehicles in cul-de-sacs? Staff answered yes the design accommodates heavy vehicles. Mike McIntire noted that there is some commercial shown on the current plan. Staff recommended the amendment as proposed. There being no further questions for staff, the Public Hearing was opened. John Rose spoke in favor of the request and stated the reason for the change is to accommodate the topography of the area. Danny Karst spoke in favor of the request noting that there could be another exit at East Campground Rd. Danny Karst further noted the current residents have expressed concern about having a through street. Mark Selby questioned if there is a requirement for more access? Technically the requirement is satisfied with the current configuration and the property could potentially have secured access to East Campground Road. No speakers spoke in opposition to the request and the public hearing was closed. There being no further questions, a motion was made by Mike McIntire seconded by Dave Stauffer to approve. The motion was unanimously approved 7-0.

01-03 Edinburgh Subdivision Phase 7 Preliminary Plan – (14-201-00094)

The Planning Commission considered a request for preliminary plat approval for Phase 7 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating the preliminary approval is for 20 lots as phase 7. The plan shown adheres to the current concept plan as shown at this meeting. Engineering has received construction documents and is pending approval. Staff recommended approval pending engineering approval of the construction plans. The Public Hearing was opened and John Rose stated he was in favor with no other speakers. The public hearing was then closed. There being no further discussion, a motion was made by Dave Stauffer seconded by Mike McIntire to approve the request. The motion was unanimously approved, 7-0.

01-04 Edinburgh Subdivision Phase 5 Final Plan – (14-201-00095)

The Planning Commission considered a request for final plat approval for Phase 5 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item and stated it was originally approved as a preliminary subdivision in 2012. No variances were requested and all has been constructed appropriately. The roads were inspected during construction and are to be dedicated at time of recording. Staff recommended approval. There were no speakers in favor or opposition to the request. The public hearing was closed. There being no discussion, a motion was made by Mike McIntire seconded by John Moody to approve the request. The motion was unanimously approved, 7-0.

01-05 Christ Fellowship Church Subdivision – (14-201-00090)

The Planning Commission considered a request for preliminary subdivision approval for the Christ Fellowship Church Subdivision located on Victory Lane. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is located behind Christ Fellowship Church and was prepared by Appalachia Design Services on behalf of the Church. The proposal includes a new roadway for access to the rear of the church and for future subdivision development of 75 acres. Several variances are requested including; 84' in additional cul-de-sac length, elimination of grass lane, reducing sidewalk requirement to one side vs. two, 1:1 slope vs. 2:1 on side slopes, and location of the retaining wall within right-of-way. With the review and approval of the engineering department, Staff recommended the subdivision and variances based on proximity to the existing creek, and topography issues on the site. Mark Selby stated if the property could be developed then it should not have needed to ask for so many variances. Mike McIntire asked if a variance were granted for a single side sidewalk on this project then are we locking ourselves in for a single sidewalk in any future development. Staff answered no this portion only as shown would be granted. Hoyt Denton questioned how will utilities be provided? Staff answered they will be required to be installed along the R.O.W. Mike McIntire asked if they will they

need to have a sewer pump? Jacob Grieb stated they do not think they will need one. Staff will need to look at the elevations for future design, however the church is intending to hook on for service. Potentially the utilities will be run down a new driveway to Inspiration Drive. Buzzy Breeding asked if all other development beyond Inspiration Drive is not under consideration. Staff noted the request is for one lot only at this time. Beverley Perdue initiated discussion regarding a need for an additional entry point for the church. Mark Selby stated he didn't like to issue this many variances as there may be an expectation for future variances. Dennis Ward stated it would be nice to have a master plan for this instead of a single lot. Dave Stauffer noted that the new road cul-de-sacs with only a new driveway being necessary for the church access. The house at Rock Springs serves as an office for the church. The Public Hearing was opened. Jeremy Fields with ADS stated he was in favor. Greg DePriest spoke in favor of the project and noted where the new gas line has been installed. Further he stated that there are approximately 1600 congregants on Sundays. There is no plan beyond what has been presented at this time. Steven Jones spoke in favor. There will be future plans for expansion and development at a later date. Dennis Ward noted there is some concern about the request based on the number of the variances. Jeremy Fields stated most of the variances are based on topography and proximity to the creek. There is no apparent need for a pump station in preliminary engineering and the property can be served by gravity sewer. There was no one speaking in opposition. The public hearing was closed. Buzzy Breeding asked if the proposal is for the road only. Staff answered the future intent is to connect the church via a driveway. Hoyt Denton questioned if the road is going to provide enough access to create a plan for future development. He looked at Stone Edge to compare the slope being proposed to an existing roadway. It works for the development although it is steep. Dave Stauffer stated they would benefit from an additional egress from the church. Dennis Ward stated the investment in the roadway is substantial and will set stage for future development and would not be fiscally sound if the rest of the property were not developed in the future. Future variances will be difficult to obtain for the property. Mark Selby asked are we committing to future maintenance of the retaining wall? Staff answered that we do have a few with some examples at Eastman Road and Harbor Chapel Road. There being no further questions, a motion was made by Dave Stauffer and seconded by Hoyt Denton to approve the request. The motion was approved 6-1 with Mark Selby voting no.

01-06 Polo Fields – McMurray Phase – Amended – (14-201-00093)

The Planning Commission considered a request to amend final plat approval for Polo Fields Phase One, Section B contingent upon the purchase of street lights. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stated the original approval included lots on Rock Springs Rd. and an internal roadway. The plan was amended on the rear of the property to similarly change the nature of the lots. This request is for 21 lots and street lights payment

has been received. Original approvals showed 8 individual lots on Rock Springs with condominium ownership on the rest. The Public Hearing was opened. Danny Carr stated this proposal has the same configuration of homes with lots vs. condominium ownership. Dave Stauffer noted some questions of the previous lots who did not participate in replat for other phases. There were no other speakers and the Public Hearing was closed. There being no further discussion a motion was made by Hoyt Denton seconded by Mark Selby to approve the request. The motion unanimously approved,7-0.

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

VIII. OTHER BUSINESS

01-07 Receive a letter of resubdivision of the Norwood Lucas Lots, on State Highway 126.

01-08 Receive a letter of resubdivision of Anderson, Gatton & King Property, on West Sullivan Street.

01-09 Receive, for informational purposes only, the New Business Report for December 2014 from Lynn Tully.

01-10 Receive, for informational purposes only, the December 2014 report from the Building Division.

01-11 Receive for informational purposes only, the November 2014 Development Services Focus.

IX. ADJOURNMENT

Congratulations to Dave and Paula Stauffer on Builder of the Year award!

IX ADJOURNMENT

There being no further business, a motion was made by Mike McIntire and seconded by Beverley Perdue to adjourn the meeting at approximately 7:57 pm. This motion passed unanimously, 7-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

PROPERTY INFORMATION	Osage Drive Subdivision
ADDRESS	1721 Osage Drive
DISTRICT	13th Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	B-3
PROPOSED ZONING	No Change
ACRES	.84 +/- – 2 lots
EXISTING USE	Commercial
PROPOSED USE	Commercial

PETITIONER David S Clark
ADDRESS 2100 Reservoir Road Kingsport, TN 37660

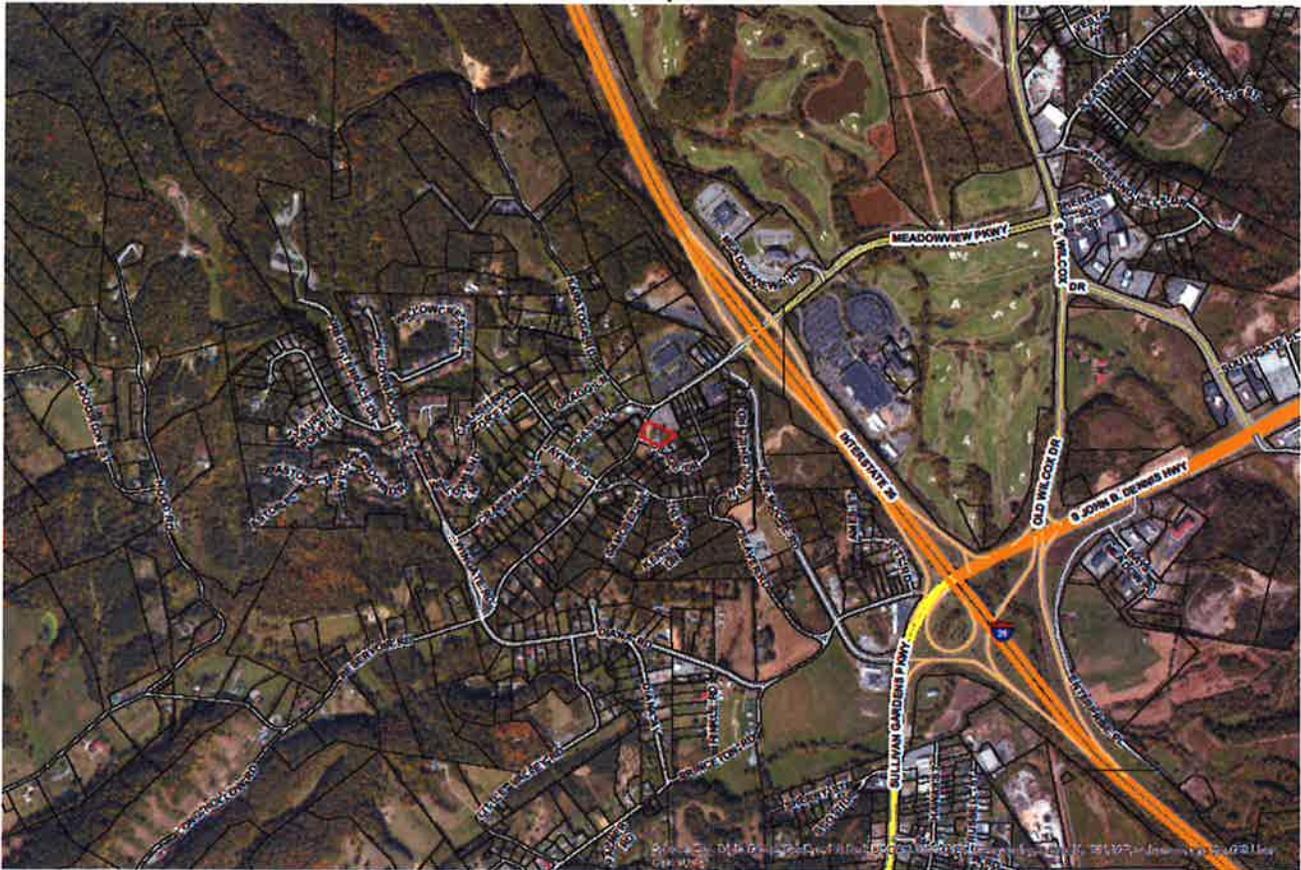
REPRESENTATIVE David S Clark
PHONE

INTENT

The intent of the subdivision request is to allow for future commercial development of 2135 Reservoir Road.

The minimum subdivision standards of the City of Kingsport require a 40' to the centerline of properties that front minor arterials. However, due to steep topography and TDOT amending its designation of Reservoir Road to collector, staff supports a subdivision variance request of 11' for this subdivision request.

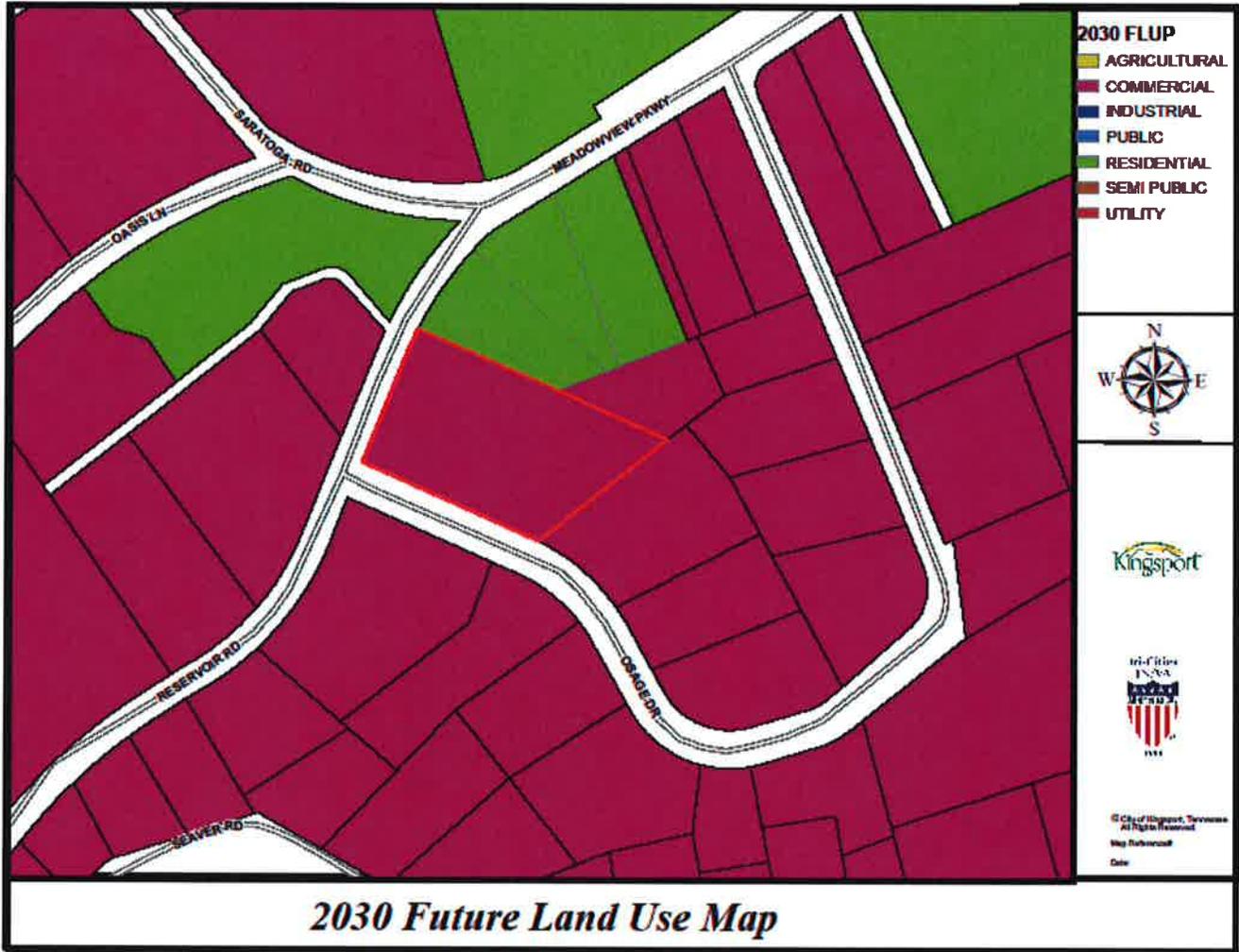
Area Map



City/County Zoning



Future Land Use Map



South



Southwest



North



East



Location	Parcel / Zoning Petition	Zoning / Name
West	1	Single-Family residential property. Zoned: County
Northwest	2	Commercial property. Zoned: County B-1. Serves as office space for Mr. Clark.
Further Northwest	3	Single-Family residential property. Zoned: County R-1
North	4	Commercial property. Zoned: City B-3. The Heart Center of Cardiovascular Associates
North, Northeast	5	Vacant. Zoned: City B-3. Serves as additional parking for the Heart Center of Cardiovascular Associates
East	6	Parcel owned by Christ Fellowship Church containing the church itself. Zoned: R-1A
Southeast	7	Single-Family residential property. Zoned: City R-1B
South	8	Commercial property. Zoned: City B-3. Owned by Katharine

Proximity Map



February 2, 2015

Corey Shepherd - Planner
City of Kingsport, Tennessee
225 W. Center Street
Kingsport, Tennessee 37660

**RE: VARIANCE REQUEST FOR OSAGE DRIVE SUBDIVISION
- SEC. 4-1 (1.1) CONFORMITY TO THE MAJOR STREET & ROAD PLAN**

Dear Mr. Shepherd:

I am respectfully requesting a variance for the above mentioned project. After meeting with various City staff, I am requesting that the minimum right-of-way requirement from property line to center line of Reservoir Road be granted a variance to allow for 30' to centerline. The rationale is as follows:

- 1.) The topography in the area would likely preclude the future widening of the roadway, specifically, the steep topography along the northern right-of-way of Reservoir Road adjacent to the subject parcel.*
- 2.) There is existing development adjacent to the subject parcel to the East that would likely preclude the expansion of the right of way to allow the widening of the roadway in the future. *

*Please see attached map.

Thank you for your consideration.

Sincerely:

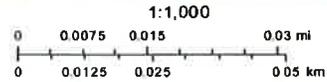


Dave Clark
Managing Partner
Katharine Square Partnership
2100 Reservoir Road
Kingsport, TN 37660

Sullivan County - Parcel: 075L D 001.00



February 2, 2015



OTR GIS Services

CONCLUSION

Staff recommends final plat approval for the Osage Drive subdivision with one variance to amend the minimum requirement of 40' to centerline on Reservoir Road.

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on February 19, 2015

Kingsport Regional Planning Commission

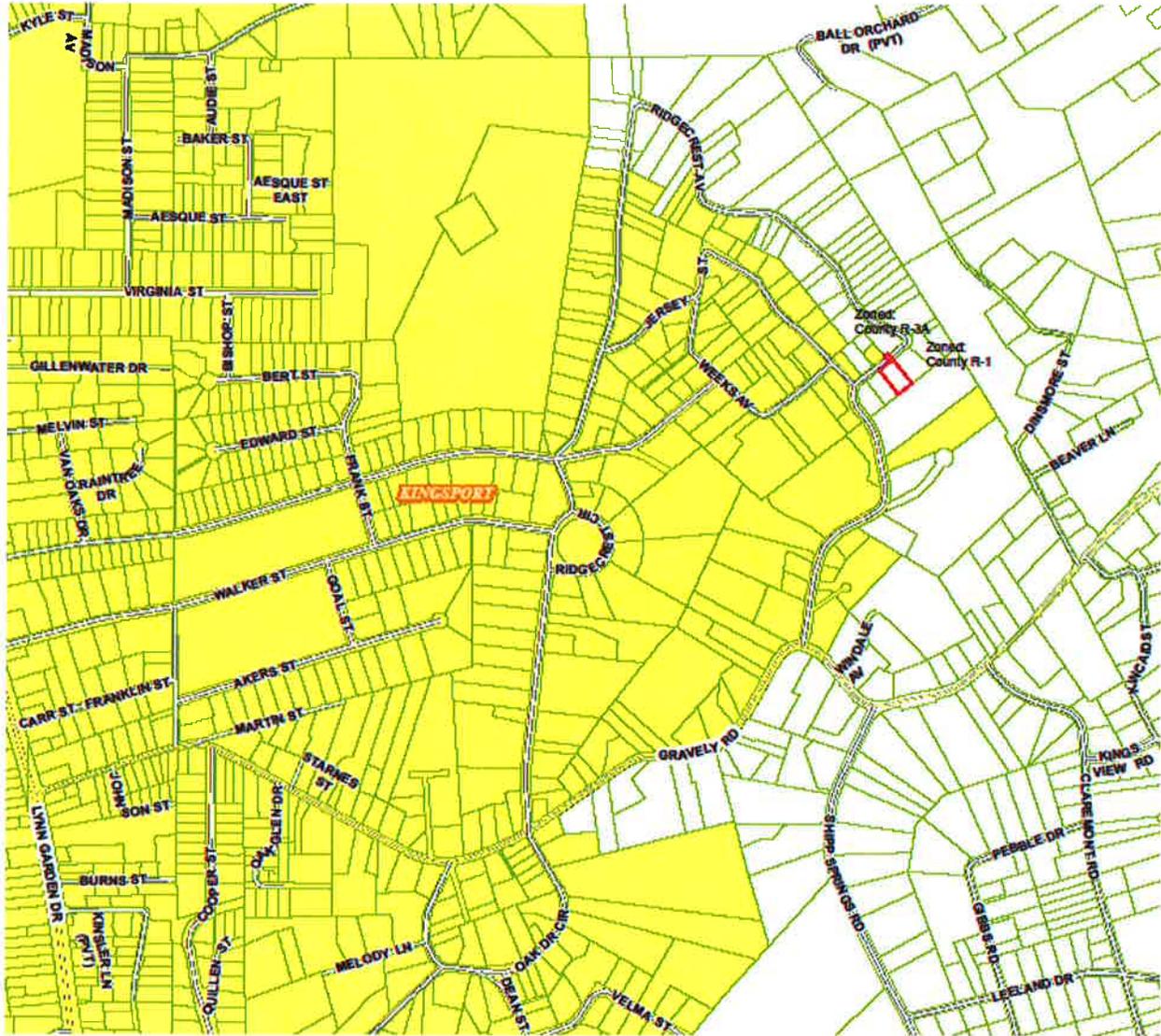
Annexation Report

File Number 14-301-00009

Property Information	Ridgecrest 2 Annexation		
Address	1391 Ridgecrest Avenue		
Tax Map, Group, Parcel	30, G, 24.2		
Civil District	11 th		
Overlay District	N/A		
Land Use Plan Designation	Residential		
Acres	.31 +/-		
Existing Use	Residential	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	City R-1B
Owner Information			
Name: Danny & Sonya McCann Address: 1391 Ridgecrest Avenue City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Intent: <i>Annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region.</i>	
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.</i> • <i>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.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation submitted Danny McCann and Sonya McCann. Staff contacted Mr. and Mrs. McCann in October 2014 to discuss the benefits of annexation as a result of the owner-requested "Ridgecrest Annexation". Subsequently, Mr. and Mrs. McCann have requested annexation of their property. This annexation will require the inclusion of approximately 22 feet of Ridgecrest Avenue within the annexation area consists of five (5) residents. Lastly, this annexation meets the interim annexation policy criteria as a small-scale annexation.</p> <p>Utilities: City of Kingsport water service currently serves the annexation area. A sewer service extension is currently underway for Ridgecrest Avenue as part of the Ridgecrest Avenue annexation.</p>			
Planner:	Corey Shepherd	Date:	February 2, 2015
Planning Commission Action		Meeting Date:	February 19, 2015
Approval:			

Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

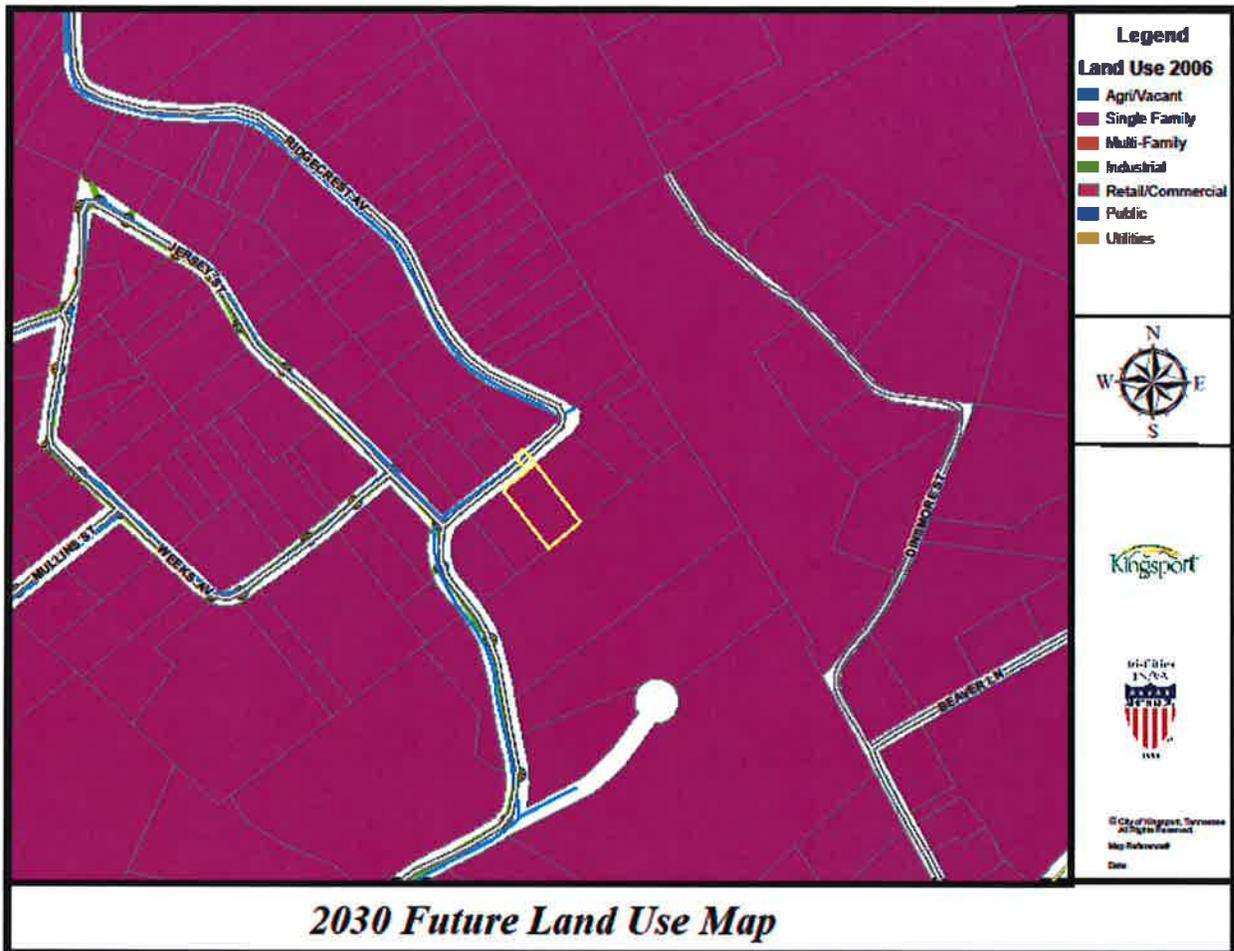
Area Map



Current Zoning Map



Future Land Use Map

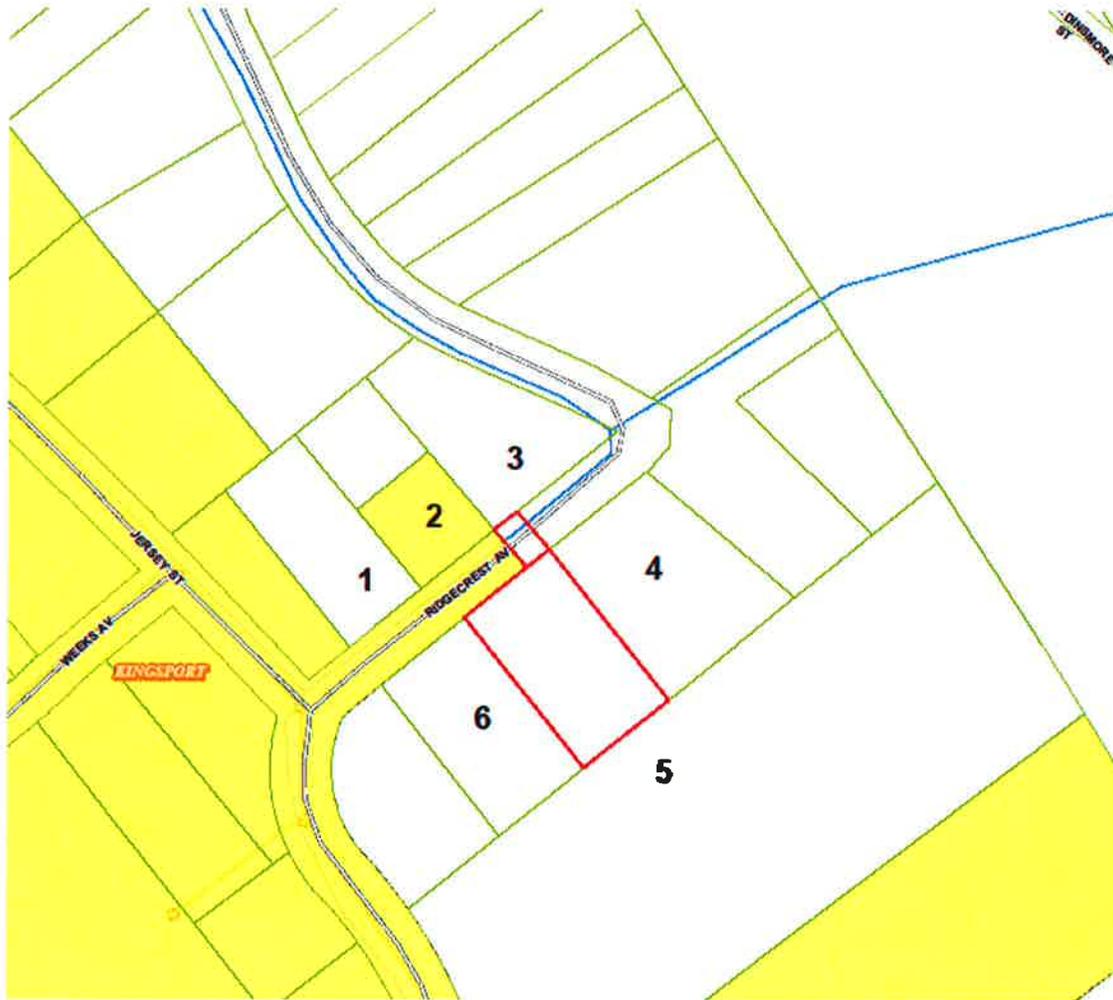


Cost

Ridgecrest 2 Cost		Cost Estimate/ tax records as of January 20, 2015	
Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$521.64	\$2.07 city property taxes
State Shared	X	\$560.00	\$112.00x5 residents
Sewer Tap Fees	\$1,950	\$0.00	1 inside city sewer tap
Water & Sewer Rev (loss)	X		
Total	\$1,950	\$1,081.64	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	minimal extra area
Transit Service	0.00	0.00	
Street Lighting	0.00	0.00	
Traffic Controls	0.00	0.00	None
Streets & Sanitation	0.00	1,531.27	Maintenance
Subtotal	0.00	1,531.27	
Capital Budget			
Water	0.00	0.00	adequate
Sewer	0.00	0.00	Extended as part of
Streets	0.00	0.00	Ridgecrest Annex
Subtotal	0.00	0.00	
Grand Total	\$0.00	\$1,531.27	

Existing Surrounding Land Uses



Kingsport Regional Planning Commission

Annexation Report

File Number 14-301-00009

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
Northwest	1	<u>Zone: County R-3A</u> Use: Single Family residential	No prior action known
North/Northwest	2	<u>Zone: City R-1B</u> Use: Single Family residential	Annexed as part of the Ridgecrest Annexation effective November 2014
North/Northeast	3	<u>Zone: County R-3A</u> Use: Single Family residential	No prior action known
East	4	<u>Zone: County R-1</u> Use: Single Family residential	No prior action known
South	5	<u>Zone: City R-1B</u> Use: Single Family residential	No prior action known
West	6	<u>Zone: County R-1</u> Use: Single Family residential	No prior action known

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



North



West



East



South



ANNEXATION PETITION



PETITIONER INFORMATION:

Last Name ~~Donna~~ McCann First Danny M.I. P Date 12-30-14
 Street Address 1391 Bridgecrest Ave Apartment/Unit #
 City Kingsport State Tn ZIP 37660
 Phone 423-956-2778 E-mail Address dsbkp5@gmail.com
 # In Household and Ages:

PROPERTY INFORMATION:

Tax Map Information (if known) Tax map: Group: Parcel: Lot:
 Street Address 1391 Bridgecrest Ave Apartment/Unit #
 Current Use:

OTHER INFORMATION:

Danny McCann - Danny McCann Sean McCann
Sonya McCann Sonya McCann Thezia McCann Thezia McCann

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this annexation petition. I further state that I am/we are the sole and legal owner(s) of the property described herein.

Signature: Danny McCann / Sonya McCann Date: 12-30-14

Signed before me on this 30th day of Dec., 2014.

a notary public for the State of Tennessee
 County of Sullivan

Notary Page M. Jeffers
 My Commission Expires 8/24/16



RESOLUTION NO.**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE
RIDGECREST 2 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 Ridgecrest annexation was submitted to the Kingsport Regional Planning Commission on February 19, 2015, 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 March 17, 2015; 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 February 23, 2015; 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 11th Civil District of Sullivan County, Tennessee, commonly known as the Ridgecrest 2 Annexation, said area being bounded and further described as follows:

BEGINNING at a point, said point being the southern corner of parcel 24.20, Tax Map 30G; thence in a northeasterly direction, approximately 87 feet to a point; said point being on the western corner of parcel 24.2; thence in a northwesterly direction, approximately 155 feet to a point; said point being the northern corner of parcel 24.20, Tax Map 30B, in common with the southerly right-of-way of Ridgecrest Avenue; thence in a northerly direction across Ridgecrest Avenue right-of-way, approximately 40 feet to a point; said point being on the northerly right-of-way of Ridgecrest Avenue; thence following the northerly right-of-way of Ridgecrest Avenue, approximately 24 feet to a point; said point being in common the southeastern corner of parcel 12.10, Tax Map 30B; thence in a southerly direction across Ridgecrest Avenue right-of-way, approximately 40 feet to a point; said point being on the southerly right-of-way of Ridgecrest Avenue; thence following the southerly right-of-way of Ridgecrest Avenue,

approximately 63 feet to a point; said point being on the southerly right-of-way of Ridgecrest Avenue; thence in southerly direction, approximately 155 feet to a point; said point being the point of BEGINNING, and being all of parcel 24.20, Tax Map 30G; and those portions of Ridgecrest Avenue Tax Map 30B, of the Sullivan County March 2011 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 Ridgecrest 2 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:

**Ridgecrest 2 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 American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sewer service will be extended to the annexation area within five (5) years.
- 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 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

Sufficient lighting will exist from the Ridgecrest Avenue annexation. Therefore, street lighting will not be a part of this annexation plan of services.

10. Zoning Services

- A. The area will be zoned R-1B (Single family residential).
- 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.

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.

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 17nd day of March 2015.

ATTEST:

DENNIS R. PHILLIPS, Mayor

JAMES H. DEMMING
City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

PROPERTY INFORMATION

ADDRESS: 3048 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 13.8

EXISTING USE: Murphy Oil and vacant property

PROPOSED USE: Addition of Bojangles' Restaurant

PETITIONER

ADDRESS 3601 Spring Hill Business Park, Mobile, AL 36608

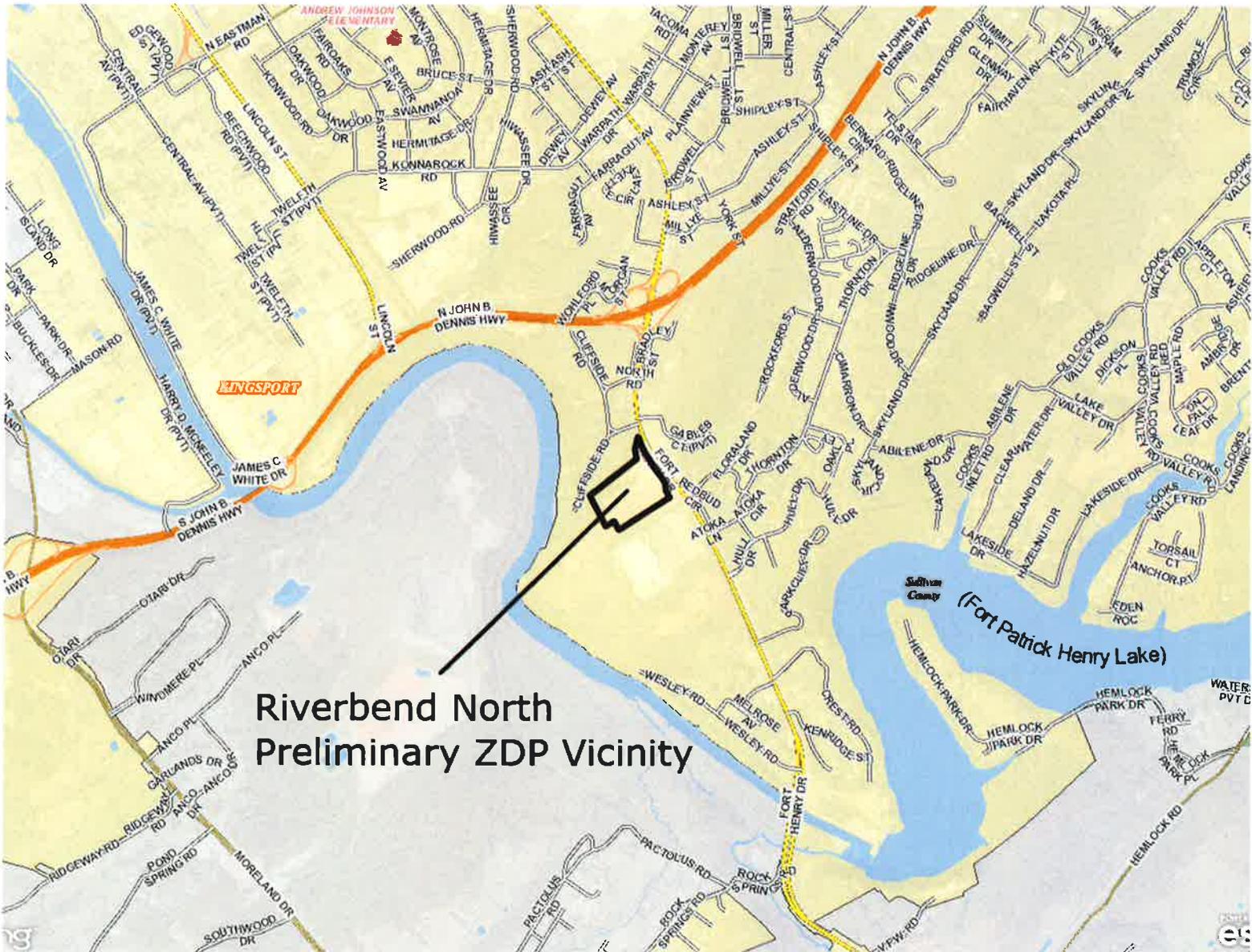
REPRESENTATIVE

PHONE (251) 460-0069

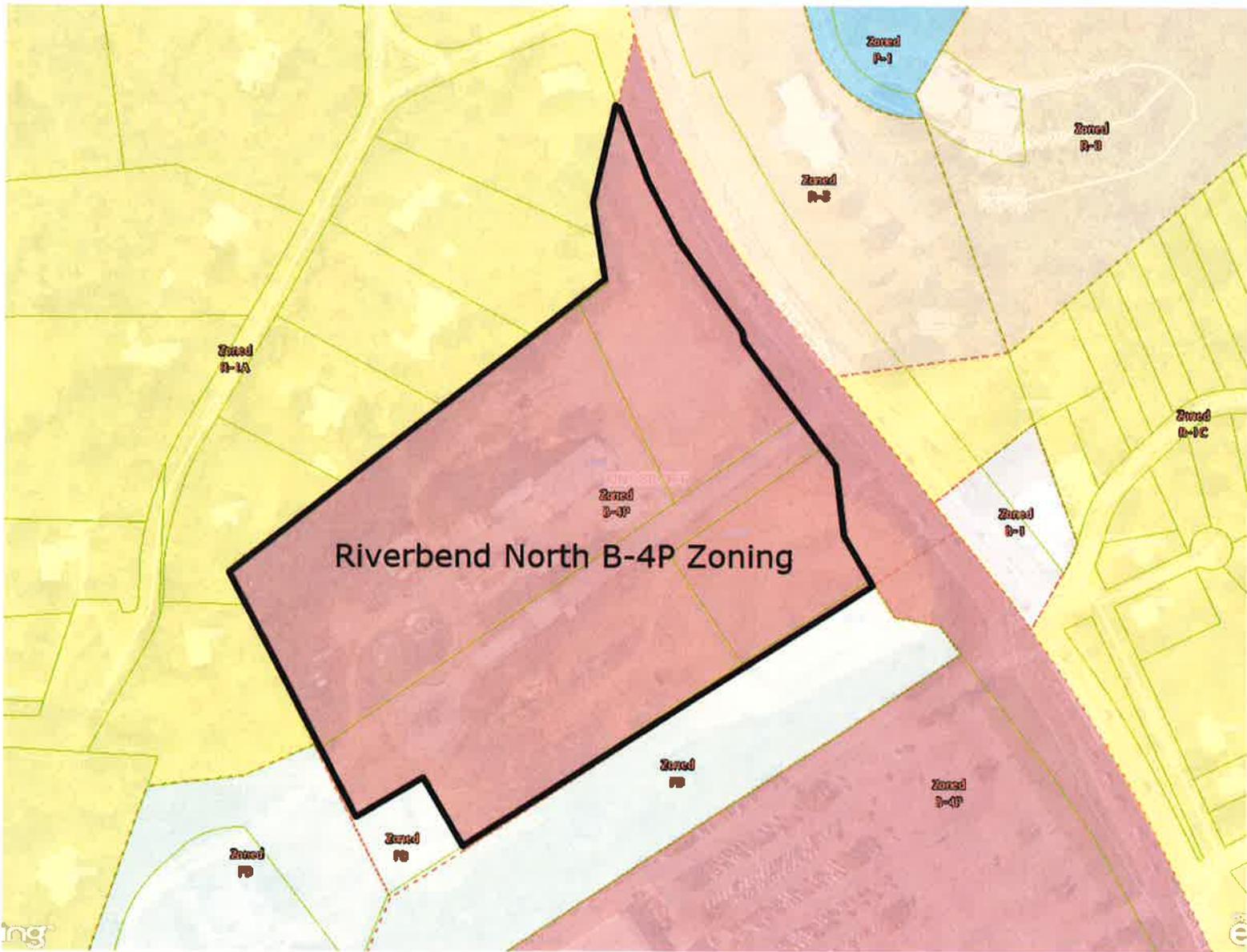
INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new restaurant

LOCATION MAP



CURRENT ZONING MAP



Pictures of site and surrounding area

North



South



East

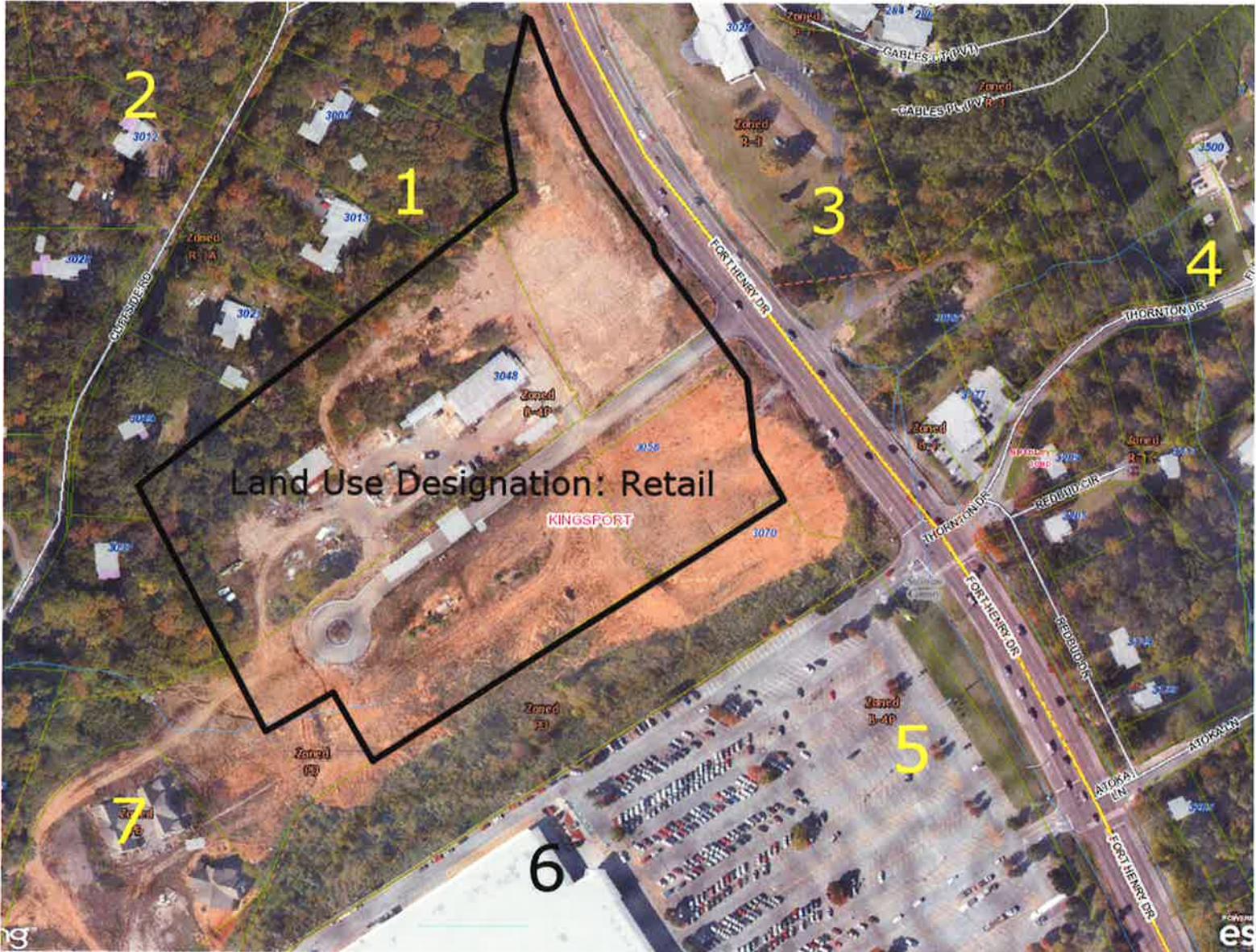


West



Location	Number Designation	Zoning / Use
North, East, Northwest	1	Zone: R-1B Use: Single Family
Further North and Northwest	2	Zone: R-1B Use: Single Family
East	3	Zone: R-3 Use: Church
Further East	4	Zone: R-1C Use: Single Family
Southeast and South	5	Zone: B-4P Use: Walmart Parking
Further South	6	Zone: B-4P Use: Walmart
West	7	Zone: PD Use: Future Riverbend Planned Development

EXISTING USES AND LOCATION



PRELIMINARY ZDP ANALYSIS

Based on the applicant’s site plan submitted to the Planning Department on 15 January 2015, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, PRELIMINARY REQUIREMENTS FOR THE DISTRICT AS A WHOLE:

- Non-residential street bisects the entire district
- 30’ development-free periphery yard buffering from existing residential uses
- Minimum of 25,000 sq ft for the district
- Minimum of 150’ of road frontage on a collector street (minimum)
- 30% building ground coverage for the district as a whole
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code

The ZDP indicates compliance with the development standards.

Streetscape and Landscape Strips-

Front adjacent to Fort Henry Drive: 10’
 Side adjacent to proposed non-residential street (future): 10’
 Periphery along all non-street sides: 30’

The site plan submitted complies with the requirements for streetscape and landscape strips of the B-4P District.

Parking Requirements

Parking requirements for the proposed Bojangles’ Restaurant:
Required: 28/ Provided: 47

DESCRIPTION OF PROPERTY FEATURES & DEVELOPMENT SEQUENCE

The existing conditions of the site consist of undeveloped land on both the north and south side of the proposed non-residential street. The proposed Bojangles’ Restaurant will be the second entity to locate in this B-4P district, with Murphy Oil being the first. Future development will be brought to the Planning Commission for approval in the form of an amended Preliminary Zoning Development Plan. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

PROPERTY INFORMATION

ADDRESS: 3048 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 1.04

EXISTING USE: vacant property

PROPOSED USE: Addition of Bojangles' Restaurant to the B-4P district

PETITIONER

ADDRESS 3601 Spring Hill Business Park, Mobile, AL 36608

REPRESENTATIVE

PHONE (251) 460-0069

INTENT

To receive Final Zoning Development Plan approval for a new Bojangles' restaurant

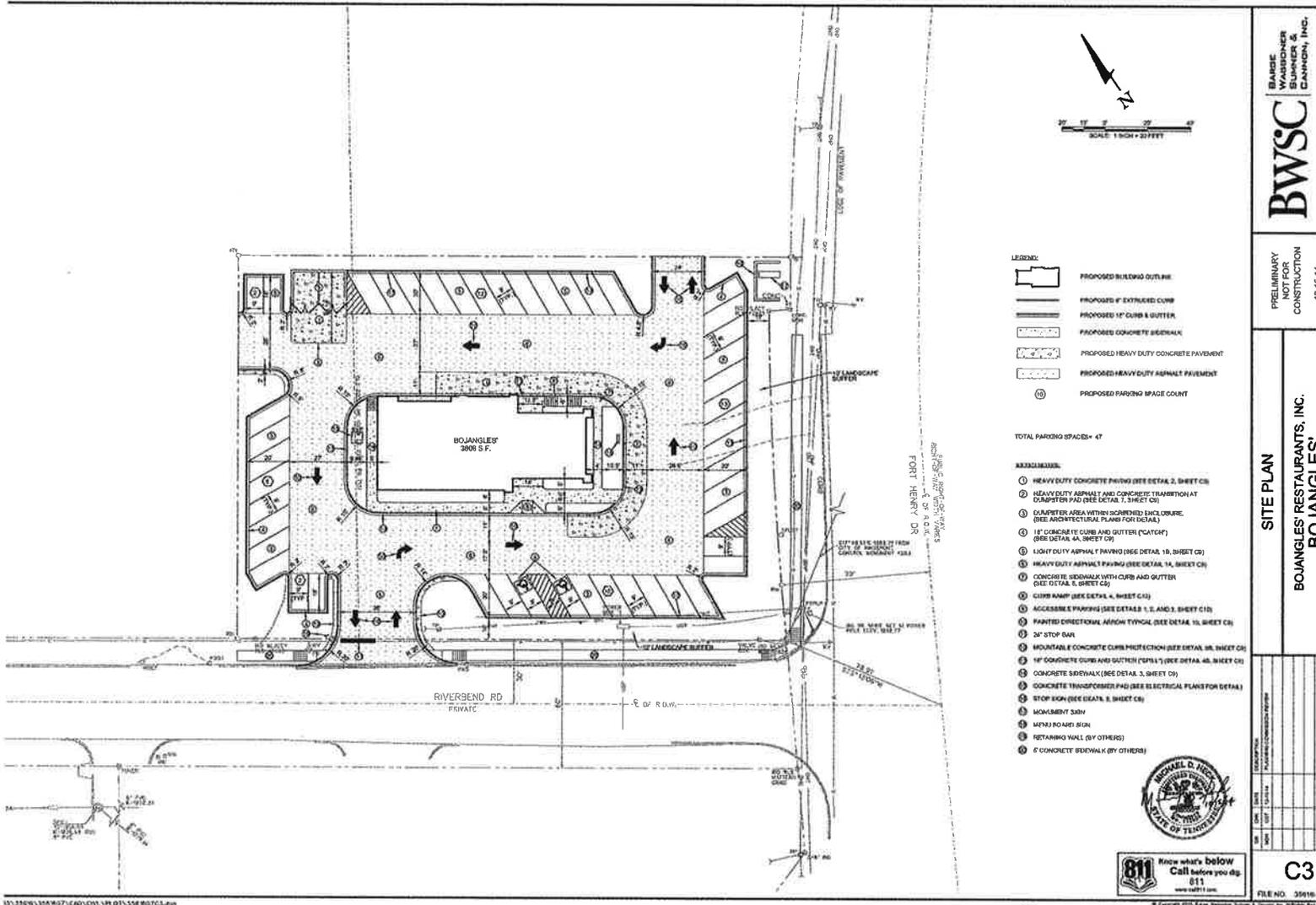
Site Map



View looking toward Fort Henry Drive



Final ZDP



BWSC
BARBE WASSHNER
SUMNER &
CARRON, INC.

PRELIMINARY
NOT FOR
CONSTRUCTION

SITE PLAN
BOJANGLES' RESTAURANTS, INC.
BOJANGLES

C3
FILE NO. 35616

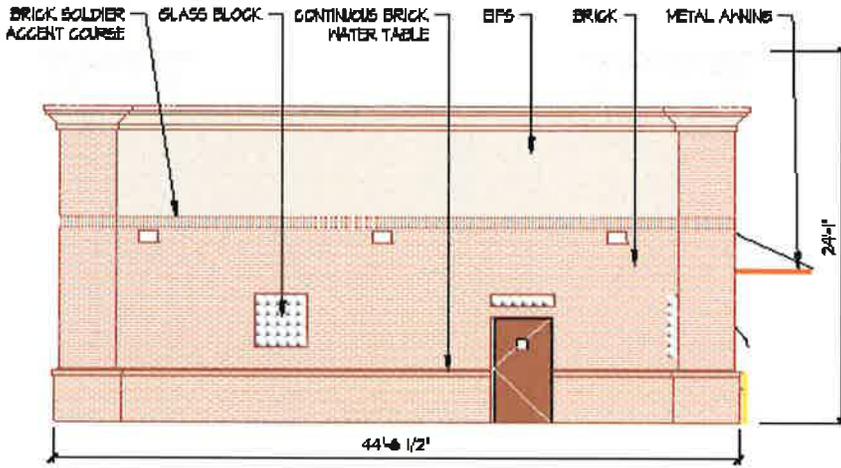
- LEGEND:**
- PROPOSED BUILDING OUTLINE
 - PROPOSED 1/2" CURB & GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED PARKING SPACE COUNT

- NOTES:**
- 1 HEAVY DUTY CONCRETE PAVING (SEE DETAIL 2, SHEET C3)
 - 2 HEAVY DUTY ASPHALT AND CONCRETE TRANSITION AT DUMPSTER PAD (SEE DETAIL 3, SHEET C3)
 - 3 DUMPSTER AREA WITH SCREENED ENCL. CURB (SEE ARCHITECTURAL PLANS FOR DETAIL)
 - 4 18" CONCRETE CURB AND GUTTER (CATOFT) (SEE DETAIL 1A, SHEET C3)
 - 5 LIGHT DUTY ASPHALT PAVING (SEE DETAIL 1B, SHEET C3)
 - 6 HEAVY DUTY ASPHALT PAVING (SEE DETAIL 1A, SHEET C3)
 - 7 CONCRETE SIDEWALK WITH CURB AND GUTTER (SEE DETAIL 5, SHEET C3)
 - 8 CURB RAMP (SEE DETAIL 4, SHEET C3)
 - 9 ACCESSIBLE PAVING (SEE DETAILS 1, 2, AND 3, SHEET C3)
 - 10 PAINTED DIRECTIONAL ARROW TYPICAL (SEE DETAIL 16, SHEET C3)
 - 11 24" STOP BAR
 - 12 MOUNTABLE CONCRETE CURB PROTECTION (SEE DETAIL 16, SHEET C3)
 - 13 1/2" CONCRETE CURB AND GUTTER (FORM 1) (SEE DETAIL 16, SHEET C3)
 - 14 CONCRETE SIDEWALK (SEE DETAIL 3, SHEET C3)
 - 15 CONCRETE TRANSFORMER PAD (SEE ELECTRICAL PLANS FOR DETAIL)
 - 16 STOP SIGN (SEE DETAIL 8, SHEET C3)
 - 17 MOVEMENT SIGN
 - 18 MENU BOARD SIGN
 - 19 RETAINING WALL (BY OTHERS)
 - 20 CONCRETE SIDEWALK (BY OTHERS)

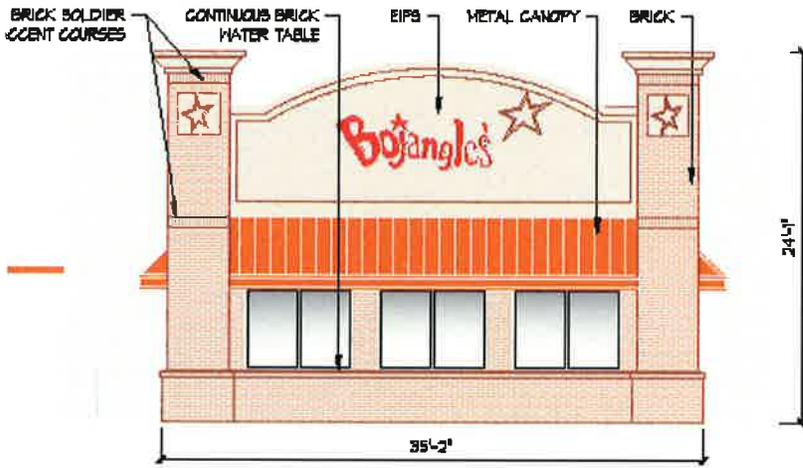


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Front & Rear Elevation



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



S
architecture + interior design

1300 South Main Street, Suite 300, Charlotte, NC 28203
Email: info@sarch.com | Fax: 704-374-0852 | Phone: 704-374-1800

BOJANGLES' RESTAURANT
LEXINGTON, SOUTH CAROLINA

DATE: 08.18.15
 PROJECT #: 15-102-000
 DRAWN BY: [Signature]
 CADD FILE NAME: [File Name]
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SD-ELEV(1b)

FINAL ZDP ANALYSIS

Based on the applicant's site plan submitted to the Planning Department on 15 January 2015, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE B-4P DISTRICT, FINAL REQUIREMENTS:

- Minimum front yard: 30'
- Minimum side yard: 15'
- Minimum rear yard: 30'
- Maximum of 30% building ground coverage for the district as a whole
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code

The ZDP indicates compliance with the development standards.

Streetscape and Landscape Strips-

Front adjacent to Fort Henry Drive: 10'

Side adjacent to proposed non-residential street (future): 10'

The site plan submitted complies with the requirements for streetscape and landscape strips of the B-4P District.

Parking Requirements

Parking requirements for the proposed Bojangles' Restaurant:

Required: 28/ Provided: 47

Development Sequence

The proposed Bojangles' Restaurant will be the second entity to locate in this B-4P district, with Murphy Oil being the first. Future development will be brought to the Planning Commission approval in the form of an amended Preliminary Zoning Development Plan. Planning Commission approval of the Preliminary ZDP is a requirement in B-4P zones. Final Zoning Development Plans may be approved administratively or brought to the Planning Commission at the discretion of the Planning Manager.

CONCLUSION

Staff recommends APPROVAL of the Final Zoning Development Plan.

Summary

This zoning text amendment establishes a new requirement for preliminary development plans that has been a long-established practice for final development plans. The amendment would require that preliminary development plans be prepared, signed and sealed by a registered engineer, architect or land surveyor in order to be submitted for Planning Commission consideration. This action came about as a request to the planning staff from the Kingsport Regional Planning Commission.

The intent of requiring a signature and seal by a registered engineer, architect or land surveyor licensed by state law on preliminary plans is to provide assurance that the plans being presented to the Planning Commission have been prepared by licensed professionals and provide accurate representations of existing and proposed conditions. This aspect of requiring a signature and a seal is the same requirement that is applied in Section 114-105.

Presentation

Staff recommends the following change in the form of an addition to subsection 3 of the contents of preliminary plan (Sec. 114-104) in the zoning code. Proposed changes are in italics.

Sec. 114-104. – Contents of preliminary plan.

Unless otherwise designated by appropriate sections of this chapter, any preliminary zoning development plan shall contain the following information:

- (1) Community location. A location map sufficient in size and content to quickly relate others to the property's location within the community.
- (2) Plot plan. For the property, the following shall be shown as a plot plan:
 - a. Property lines and adjacent uses. The boundary of the property with dimensions and the approximate location of adjoining property and its use and zoning and the nearby location of streets, utilities and any other pertinent features or facilities required by the planning commission.
 - b. On-site information. The on-site information to be shown will include topography at five-foot contour intervals or less and the existing and proposed streets, drives, access points, parking and loading areas, walkways, other transportation features, all utilities and easements, screening, landscaping and building ground coverage areas. Elevation drawings of buildings or structures also may be required for sign control or other purposes.

(3) Legends, notes, tables. The plan also shall contain a legend and title box with ownership, zoning and other appropriate information; tabulations of pertinent data for land area, building area, parking area, number of units, density, etc., and notes and certifications of various kinds, including if necessary references to soil erosion control plans or other requirements. *The plan shall be prepared and signed (with seal) by a registered engineer or architect or land surveyor, as licensed by state law.*

Conclusion

Staff recommends APPROVAL to amend Sec. 114-104(3), Legends, notes, tables, to require all preliminary development plans be prepared and signed (with seal) by a registered engineer, architect or land surveyor licensed by state law.



CITY OF KINGSPORT, TENNESSEE

January 12, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Brown & Wood Subdivision Lots 3 & 4 on Mitchell Road, surveyed by Todd C. Johnson, of Todd Johnson, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

January 12, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Whitt Property on Clinch Street, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

January 12, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Fair Acres Addition, Lots 9 & 10 on Lamont Street, surveyed by Tim Lingerfelt of Alley & Associates, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

January 20, 2015,

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

Dear Mr. Ward:

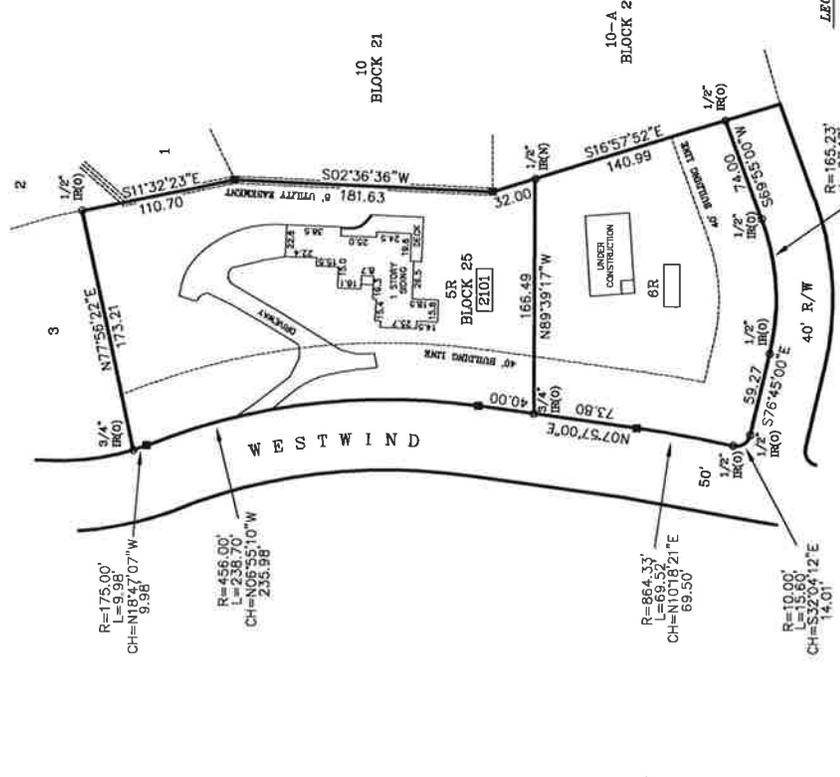
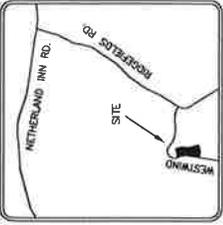
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Ridgefields Property, on Westwind, surveyed by Tim Lingerfelt of Alley and Associates, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





- LEGEND**
- 4" X 4" CONCRETE MONUMENT
 - IR(O) IRON ROD OLD
 - IR(N) IRON ROD NEW
 - P-B. PLAT BOOK
 - P= PAGE
 - R= RADIIUS
 - L= LENGTH
 - G= GROUP
 - N.T.S. NOT TO SCALE
 - (228) 917 ADDRESS

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 245 E. MARKET STREET
 KINGSFORD, TENNESSEE 37060
 TELEPHONE (603) 382-8888
 FAX: (603) 382-8888
 E-Mail: info@alleysurveyors.com

NOTES:

- 1) NORTH BASED ON RECORDED PLAT
- 2) PROPERTY IS ZONED GOLF COURSE DISTRICT
- 3) SETBACKS:
 FRONT 40'
 REAR 30'
 SIDE 10'
- 4) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 6) THE FEDERAL FLOOD INSURANCE RATE MAP, AS ISSUED BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION, RECORDED MAP NO. 17155C000, DATED SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 7) JOB NO. 14-9925
- 8) ACAD FILE 14-9925 BINGHAM.DWG
- 9) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 10) TAX MAP 60 B "B", PARCELS 2 & 3
- 11) PLAT REFERENCE: P.B. 7, PAGE 94
- 12) 1/2" IRON RODS ON ALL CORNERS UNLESS OTHERWISE NOTED
- 13) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.

RESUBDIVISION OF LOTS 4, 5, & 6 BLOCK 25 RIDGEFIELDS

KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.852
ACCESS NEW ROAD	0
TOTAL LOTS	2
MILES NEW ROAD	0
OWNER	BINGHAM AND EMITE
SURVEYOR	ALLEY & ASSOCIATES, INC.
CITY DISTRICT	LETTI
CLOSURE ERROR	0.0000
SCALE	1"=60'

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2014



CERTIFICATE OF OWNERSHIP AND DESIGNATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE CONSENTED TO THE SURVEY AND THE PREPARATION OF THIS PLAT AND I HEREBY AUTHORIZE THE SURVEYOR TO PLACE A PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT AND THAT I HAVE CONSENTED TO THE SURVEY AND THE PREPARATION OF THIS PLAT AND I HEREBY AUTHORIZE THE SURVEYOR TO PLACE A PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM INSTALLED OR TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSFORD AND I HEREBY AUTHORIZE THE SURVEYOR TO PLACE A PRIVATE USE AS NOTED.
OWNER	DATE	DATE
SURVEYOR	DATE	DATE
CITY DIVISION	DATE	DATE
APPROVED BY AN OFFICER	DATE	DATE



CITY OF KINGSPORT, TENNESSEE

January 20, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that replat of lots 15, 16, & 17 at Old Island on Old Island Trail, surveyed by Todd C. Johnson, of Todd Johnson, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

January 20, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that replat of lots 15, 16, & 17 at Old Island on Old Island Trail, surveyed by Todd C. Johnson, of Todd Johnson, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

January 26, 2015,

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

Dear Mr. Ward:

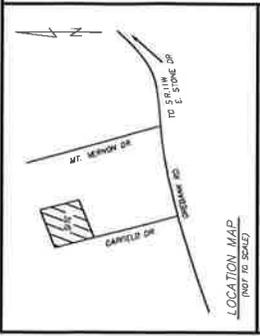
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Christian Property, on Garfield Drive, surveyed by Steve Pierce of Iron Mountain Surveying, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





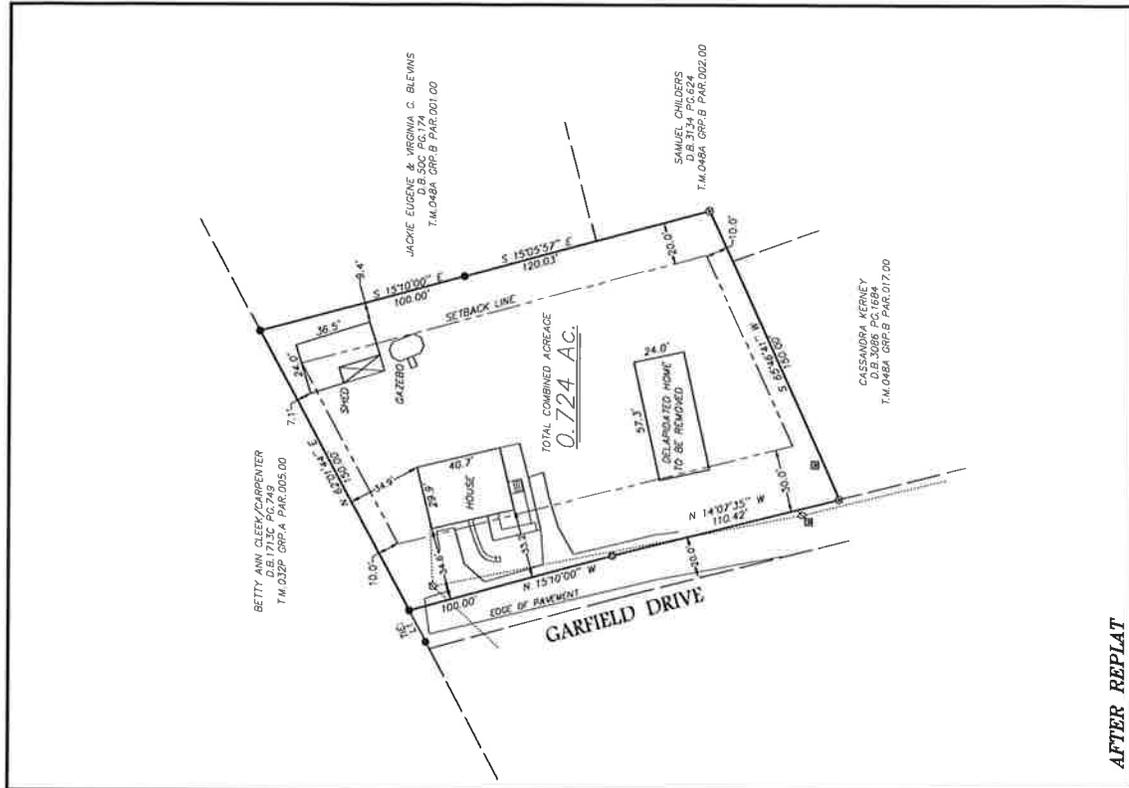
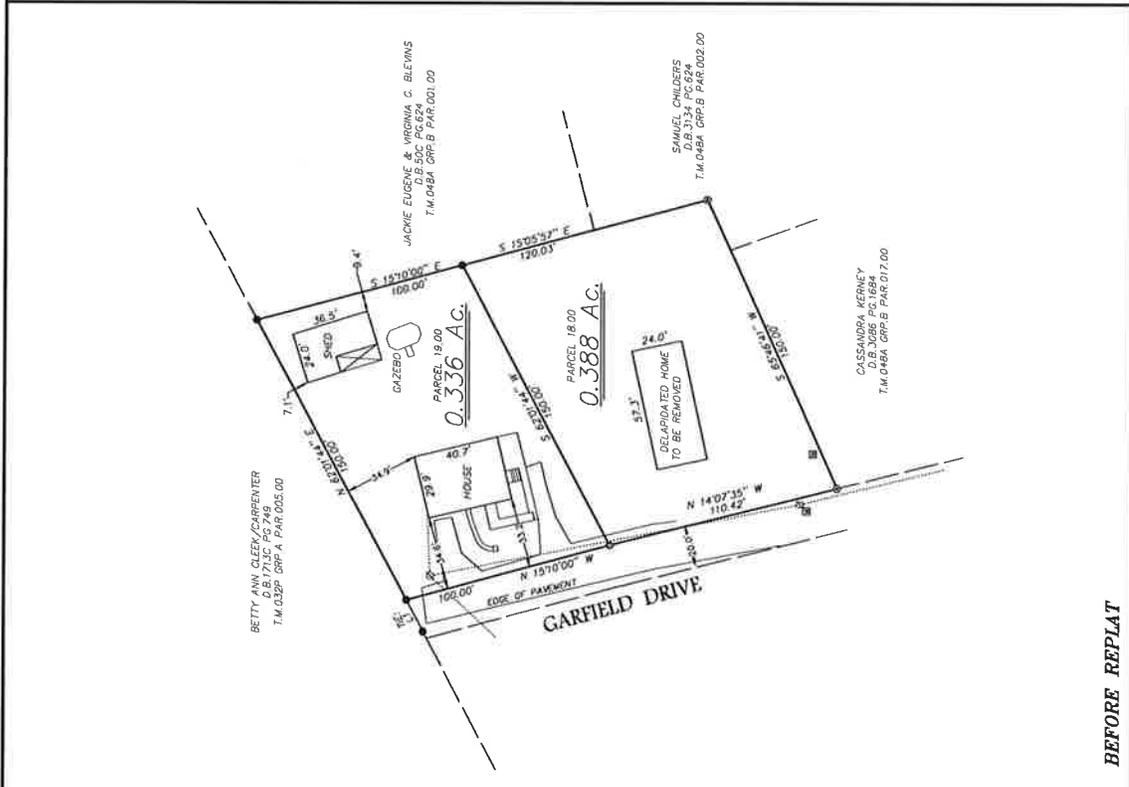
LEGEND

- IRON ROD OLD
- IRON ROD NEW
- PK MAIL POLE
- WATER METER
- G/H UTILITY LINE
- BOUNDARY LINE
- SETBACK LINES
- ADJOINER PROPERTY LINES



M.P. BOOK 2 PAGE 226

- NOTES**
- THESE PROPERTIES ARE DESCRIBED IN D.B. 2520C PG.0130 (PARCEL 19.00) & D.B.3135 PG.1348 PARCEL 18.00) BEING ALL OF LOT #6 OF THE PLAT BOOK 2 PAGE 226.
 - SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER EASEMENTS OF RECORD OR OTHERWISE.
 - DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE PROPERTY SUBJECT TO ANY EXACT LOCATION OF THE PROPERTY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS SURVEY SHOWS 48A GROUP B PARCELS 18.00 & 19.00.
 - THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FORM MAP NO. 4716300850 D.S. 2010.
 - SETBACKS ARE 30' FRONT 10' SIDE 20' REAR PER SINGLE FAMILY IN AN R-3-A ZONE OF SULLIVAN COUNTY, TENNESSEE.
 - THIS PROPERTY IS CURRENTLY ZONED R-3-A AS PART OF SULLIVAN COUNTY ZONING.
 - US BANK CERTIFICATES IN THE KINGSFORD CITY AREA SHALL BE A 7.5' UTILITY & STORM WATER REMOVAL EASEMENT ALONG ALL ADJOINER PROPERTY LINES.
 - PROPERTY ADDRESS: 220 GARFIELD DR. & 224 GARFIELD DR. KINGSFORD, TN 37664.



BEFORE REPLAT

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AS FOLLOWS: $1/250000$ AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

STEVEN G. PIERCE
IN P.S. #1584



AFTER REPLAT

COMBINATION REPLAT OF THE PROPERTY OF PAMELA KAY CHRISTIAN 10th CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE SURVEYED JANUARY 7, 2015

J.B. McFARLAND COMBINATION REPLAT	
KINGSFORD CITY PLANNING COMMISSION	
TOTAL ACRES 0.724	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER PAMELA KAY CHRISTIAN	CIVIL DISTRICT 10th
SURVEYOR STEVEN G. PIERCE	CLOSURE ERROR 1: 10.000
SCALE: 1" = 40'	

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT BEING RECORDED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SURVEYOR HAS BEEN LICENSED BY THE TENNESSEE BOARD OF LAND SURVEYORS AND IS QUALIFIED TO PERFORM SUCH SURVEYS AND THAT THE SURVEYOR HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED INSTRUMENTS, REGISTER.

DATE _____

SECRETARY _____ REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER AND SEWERAGE SYSTEMS INSTALLED OR PROPOSED HAVE BEEN INSTALLED IN AN APPROPRIATE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE DEPARTMENT OF REVENUE AND THAT THE SYSTEMS WILL BE MAINTAINED AND OPERATED AS SHOWN.

DATE _____

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REP. _____

CERTIFICATE OF ACCURACY OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT THE PLAT BEING RECORDED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SURVEYOR HAS BEEN LICENSED BY THE TENNESSEE BOARD OF LAND SURVEYORS AND IS QUALIFIED TO PERFORM SUCH SURVEYS AND THAT THE SURVEYOR HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED INSTRUMENTS, REGISTER.

DATE _____

CITY ENGINEER OR COUNTY ROAD COM. _____

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE ONLY THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY DESIGNATE THE PLAT BEING RECORDED HEREIN AS THE FINAL PLAT TO ESTABLISH THE BOUNDARY RESTRICTION LINES AND LOCATIONS OF THE PLAT BEING RECORDED HEREIN AND THAT I (WE) HEREBY AGREE TO WAIVE THE RIGHTS OF THE PLAT BEING RECORDED HEREIN TO THE FULL EXTENT OF THE LAW.

DATE _____

OWNER(S) _____

CITY OF COUNTY HEALTH OFFICER OR AUTHORIZED REP.

DATE _____

CITY ENGINEER OR COUNTY ROAD COM. _____



CITY OF KINGSPORT, TENNESSEE

January 26, 2015,

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

Dear Mr. Ward:

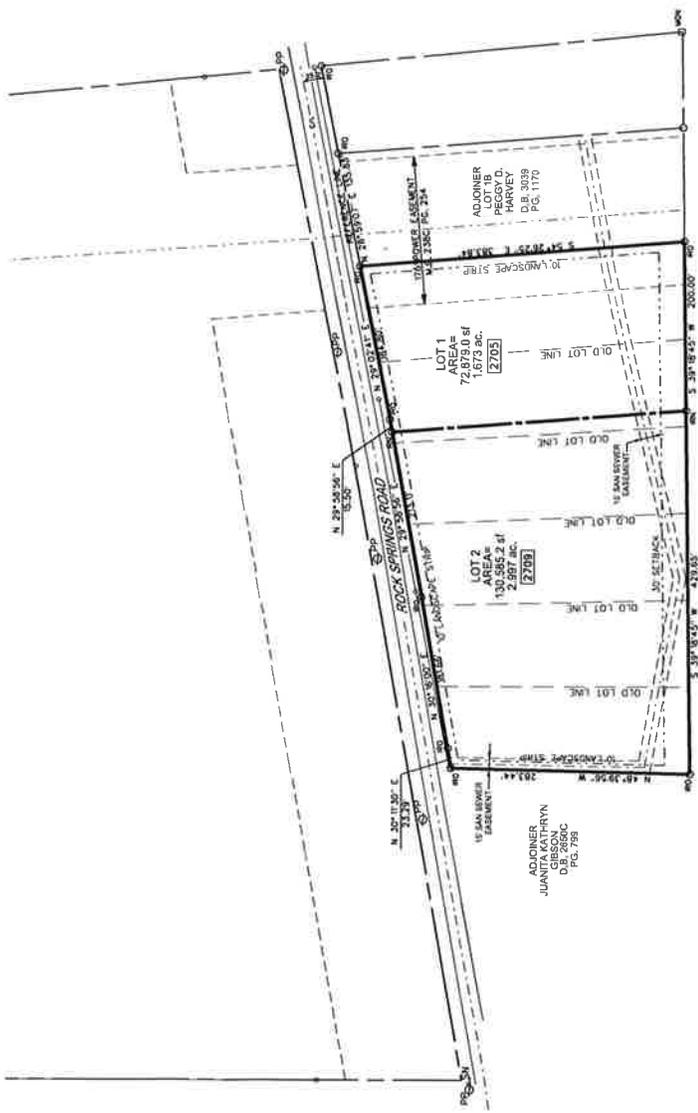
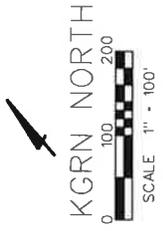
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that replat of Edinburgh Homes property, on Rock Springs Road, surveyed by Barge, Waggoner, Sumner & Cannon, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





INTERSTATE 75

- NOTES:**
- BEARINGS ARE BASED ON THE KINGSFORT GEODETIC REFERENCE NETWORK.
 - DEED REFERENCE: TAX MAP 193 PARCEL 2100 14th CIVIL DISTRICT DEED BOOK 2802C PAGE 284 & DEED BOOK 3008 PAGE 349 PLAT BOOK 54 PAGE 134
 - PROPERTY ZONED: B-4P (PLANNED BUSINESS DISTRICT)
 - FLOOD MAP: 4718A023003 EFFECTIVE DATE SEPT. 2006. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
 - UTILITY PROVIDERS:
WATER: CITY OF KINGSFORT
SEWER: CITY OF KINGSFORT
TELEPHONE: EMBARD UNITED TELEPHONE SOUTHEAST
CABLE: SPRINT
CABLE CHARTER COMMUNICATIONS
 - 2705 - 911 ADDRESS
 - UTILITY EASEMENTS:
- 15 FOOT UTILITY EASEMENT ALONG FRONT & REAR LOT LINES
- 15 FOOT SANITARY SEWER EASEMENT
- 175 FOOT 1/4" POWERLINE EASEMENT
 - IRON ROADS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PRELIMINARY

OWNER:
EDINBURGH HOMES LLC
1562 CRESCENT DRIVE
KINGSFORT, TN 37664

RE-PLAT LOT 1 & 2, DISSOLUTION LOT 1C, 1D, 1E, 1F, 1G
EDINBURGH HOMES LLC

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.87 TOTAL LOTS 2
ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0
OWNER Edinburgh Homes, LLC CIVIL DISTRICT 14th
SURVEYOR DAVID HILL CLOSURE ERROR: 110.000.

SCALE: 1" = 100'

BWSC
BARBE WAGGONER SUMNER & CANNON, INC.
FOUR BIRCHMAN SQUARE SUITE 100 KINGSFORT, TENNESSEE 37664
PHONE 662-674-6625 FAX 662-674-6622
www.bwscc.com

REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

DATE _____

AUTHORIZING AGENT _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSFORT AUTHORIZING AGENT _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM DESCRIBED AND SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE PUBLIC WATER UTILITY ACT AND IS HEREBY APPROVED AS SHOWN.

DATE _____

AUTHORIZING AGENT _____

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

HEREBY CERTIFY THAT THE SEWERAGE SYSTEM DESCRIBED AND SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE SEWERAGE SYSTEM ACT AND IS HEREBY APPROVED AS SHOWN.

DATE _____

AUTHORIZING AGENT _____

CERTIFICATE OF THE APPROVAL OF STREETS

HEREBY CERTIFY THAT THE STREETS, ALLEYS, AND DRIVEWAYS DESCRIBED AND SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE PUBLIC ROAD ACT AND ARE HEREBY APPROVED AS SHOWN.

DATE _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____

CERTIFICATE OF ACQUITTANCE

HEREBY CERTIFY THAT THE WORK SHOWN ON THIS PLAN HAS BEEN ACCURATELY CONSTRUCTED AND IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS SHOWN HEREON.

DATE _____

SURVEYOR _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____

CERTIFICATE OF THE APPROVAL FOR THE ADDRESSING ASSIGNMENT

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

DATE _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____



CITY OF KINGSPORT, TENNESSEE

January 26, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that division of the Larry Neil, on Larry Neil Way, surveyed by Tim Lingerfelt of Alley and Associates, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

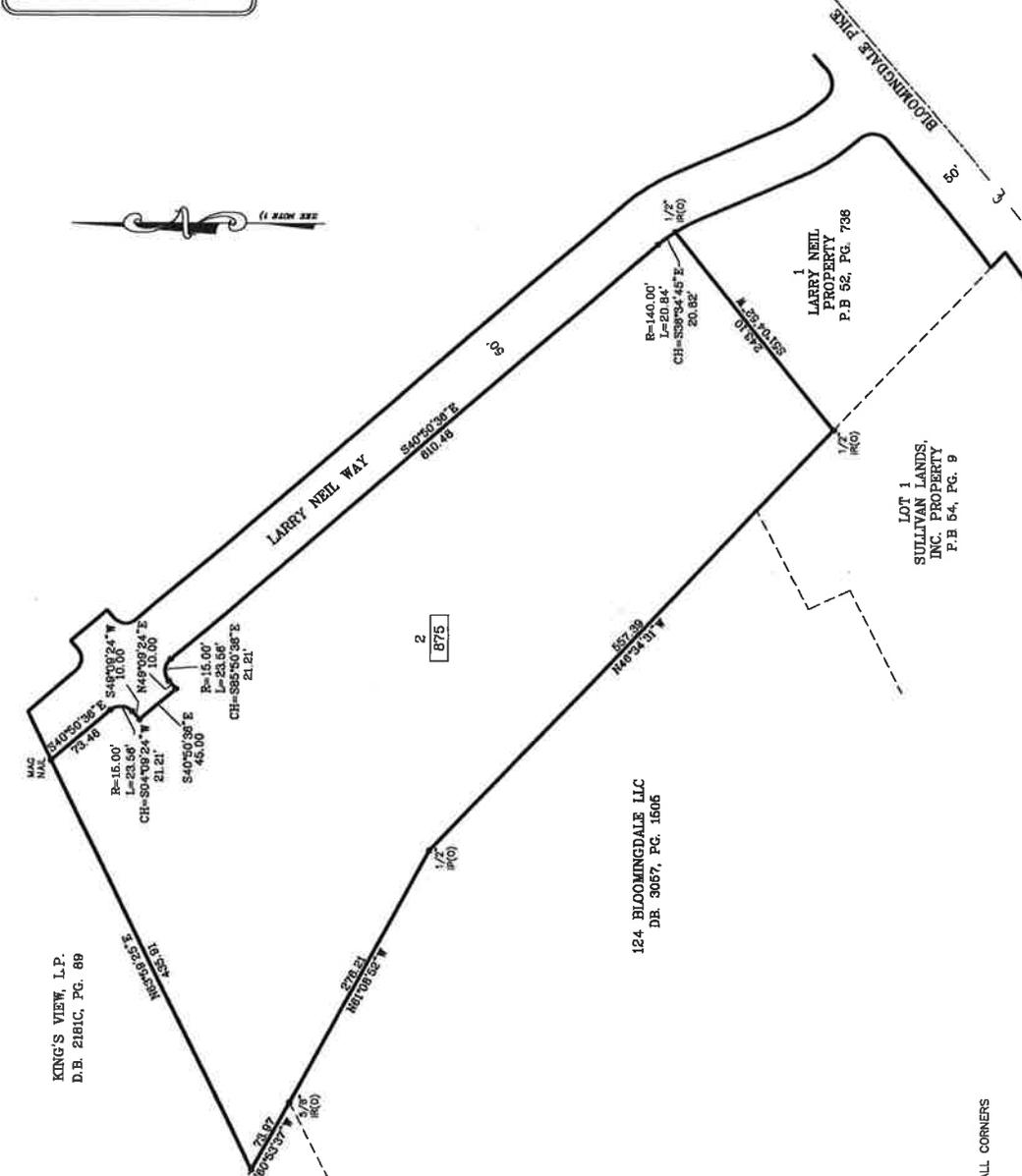
C: Kingsport Regional Planning Commission





LOCATION MAP
N.T.S.

LEGEND
 IR(O) IRON ROD, OLD
 IRC(O) IRON ROD CAP, OLD
 IP(O) IRON PIPE, OLD
 P.B. PLAT BOOK
 P.C. PAGE
 C. CENTER LINE
 R. RADIUS
 L. LENGTH
 CH CHORD
 [23] 911 ADDRESS



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 103 E. MARKET STREET
 KINGSPORT, TN 37603
 TEL: (423) 302-8800
 FAX: (423) 302-8808
 E-Mail: info@alleyandassociates.com

02-13

- NOTES:**
- NORTH BASED ON KINGSFORT GEODETIC REFERENCE NETWORK STATION NUMBER 0025
 - PROPERTY IS ZONED B-3
 - SETBACKS:
 FRONT 20'
 REAR 30'
 SIDE 0'
 THIS IS TO CONFORM TO ZONING DESIGNATION B-3. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4718J0303D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - JOB NO. 14-9941
 - ACAD FILE 14-9941 NEILDING
 - FIELD BOOK NO. 14-9941
 - FIELD MAP 46-9-11 EASTING PARCELS 407
 - DEED REFERENCE: D.B. 1710C, PAGE 407
 - 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.

<p>CERTIFICATE OF DIMENSION AND DELINEATION</p> <p>I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE DIMENSIONS AND DELINEATION SHOWN ON THIS PLAN ARE TRUE AND CORRECT AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE DIMENSIONS AND DELINEATION SHOWN ON THIS PLAN ARE TRUE AND CORRECT AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE DIMENSIONS AND DELINEATION SHOWN ON THIS PLAN ARE TRUE AND CORRECT.</p> <p>DATE: _____ BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE STREET LIGHTING SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE STREET LIGHTING SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE STREET LIGHTING SYSTEM.</p> <p>DATE: _____ BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF TRAFFIC ENGINEERING STUDY</p> <p>I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE TRAFFIC ENGINEERING STUDY AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE TRAFFIC ENGINEERING STUDY AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE TRAFFIC ENGINEERING STUDY.</p> <p>DATE: _____ BY: _____</p>
<p>CERTIFICATE OF APPROVAL OF UTILITY SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE UTILITY SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE UTILITY SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE UTILITY SYSTEM.</p> <p>DATE: _____ BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE WATER SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE WATER SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE WATER SYSTEM.</p> <p>DATE: _____ BY: _____</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN.</p> <p>DATE: _____ BY: _____</p>

DIVISION OF THE LARRY NEEL PROPERTY
 KINGSFORD REGIONAL PLANNING COMMISSION
 TOTAL ACRES: 5.845
 ACRES NEW ROAD: 0
 TOTAL LOTS: 1
 OWNER: LARRY NEEL
 SURVEYOR: ALLEY & ASSOCIATES, INC.
 SCALE 1" = 80'

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN.

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEM
 I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE UTILITY SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE UTILITY SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE UTILITY SYSTEM.

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE WATER SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE WATER SYSTEM AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO INSTALL AND MAINTAIN THE WATER SYSTEM.

DATE: _____ BY: _____

CERTIFICATE OF APPROVAL OF RECORDING
 I HEREBY CERTIFY THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN AND THAT I HAVE BEEN ADVISED BY THE SUBMITTER THAT THE SUBMITTER HAS PROVIDED FOR THE SUBMITTER TO RECORD THIS PLAN.

DATE: _____ BY: _____

CITY ENGINEER
 DATE: _____ BY: _____



CITY OF KINGSPORT, TENNESSEE

January 29, 2015,

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

Dear Mr. Ward:

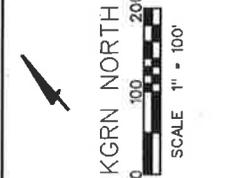
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the preliminary Edinburgh Phase 7, on London Row, surveyed by Barge, Waggoner, Sumner & Cannon, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





GOVERNMENT AND UTILITY ACCESS
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL ACCESS TO ALL GOVERNMENT AGENCIES AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

OWNER: _____ DATE: _____

HANDICAPED OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

OWNER: _____ DATE: _____

NOTES

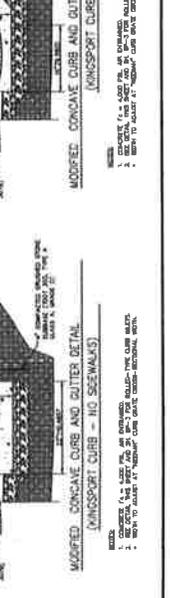
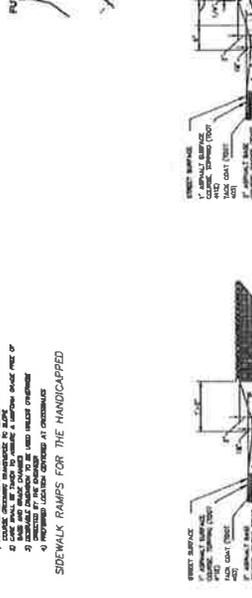
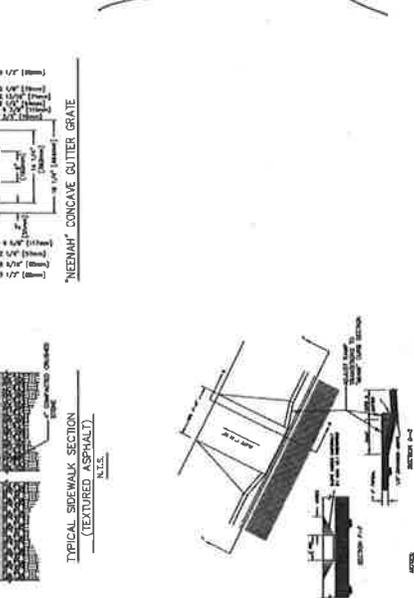
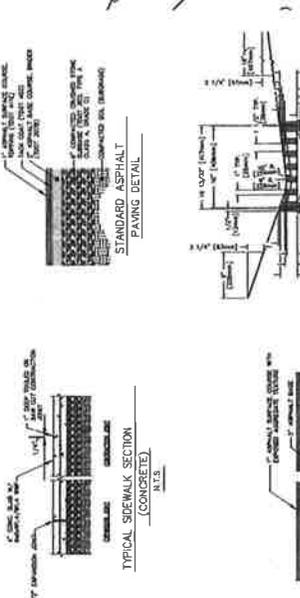
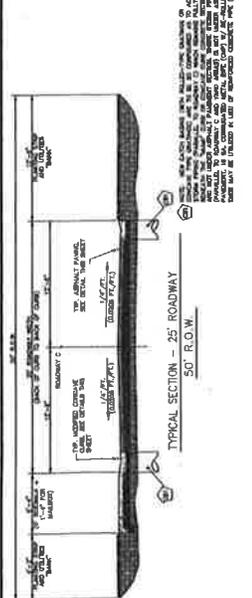
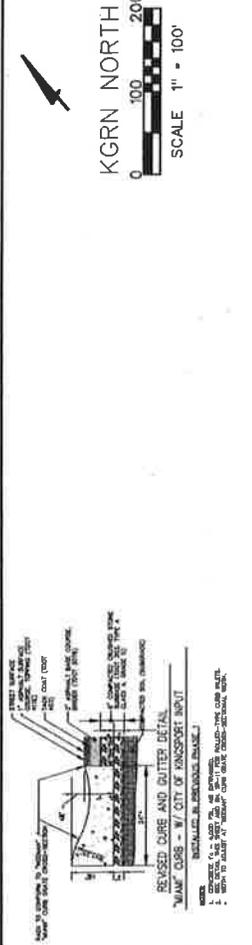
1. ALL DIMENSIONS AND BEARING PLACES IS BASED ON THE "KINGSPORT GEODETIC REFERENCE NETWORK".
2. CONTOUR INTERVAL IS 10' AS PER OCTOBER 2008 AERIAL PROVIDED BY CITY OF KINGSPORT.
3. BEED REFERENCE: PARCEL 11.00 TAX MAP 18, 18th CIVIL DISTRICT, 0.8:23762, P. 420.
4. PROPERTY IS ZONED P.D.
5. THERE IS A 30 FOOT PERIPHERY YARD ALONG THE EXTERIOR BOUNDARY.
6. EASMENTS IS FOOT UTILITY EASEMENT FROM 150' TO 155' LINES.
7. THIS PROPERTY IS SHOWN ON THE COMMUNITY GAMES MAP 4276303300, REVISED SEPTEMBER 2008, AND DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

DEVELOPER:
THE EDMBURGH GROUP, LLC
1522 CRESCENT DRIVE
KINGSPORT, TN 37684

BWSC | BARBE WAGBONER SUMNER & CANNON, INC
FOUR BRIDGEMAN SQUARE, SUITE 200, KINGSPORT, TENNESSEE 37680
PH: 423-246-1100
WWW.BWSCGROUP.COM

PRELIMINARY PLAT EDMBURGH - PHASE 7

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	6.89
TOTAL LOTS	20
ADRES NEW ROAD/ALLEYS, 1.03	MILES NEW ROAD, 0.151
OWNER: The Edmburgh Group, LLC	CIVIL DISTRICT: 18th
SURVEYOR: DAVID B. WILL	CLOSURE ERROR: 110.000
SCALE: 1" = 100'	





CITY OF KINGSPORT, TENNESSEE

January 29, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the preliminary Christ Fellowship Subdivision, on Inspiration Drive, surveyed by Appalchia Design Services, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

February 2, 2015

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Edgecell Property, on Colonial Heights Rd. surveyed by Dan Saxon, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission



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

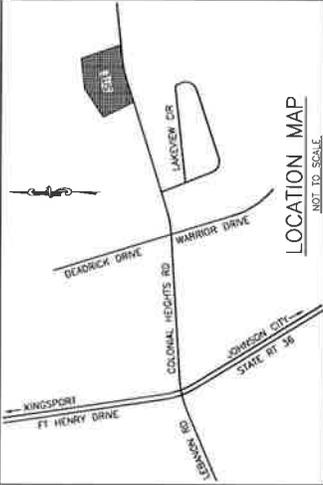


- GENERAL NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY AND ALL ENCUMBRANCES, WHETHER OR NOT SHOWN HEREON.
 2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
 3. THIS SURVEY IS SUBJECT TO ANY AND ALL ENCUMBRANCES, WHETHER OR NOT SHOWN HEREON, AND IS NOT TO BE CONSIDERED AS A PART OF THIS SURVEY AND NO REFERENCE IS MADE HERETO.
 4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE SURVEYOR HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND BELIEVES THAT THE INFORMATION SHOWN IS CORRECT AND ACCURATE.
 5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
 6. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE LANDS AND HAS FOUND NO ENCUMBRANCES, UNLESS OTHERWISE NOTED ON THIS SURVEY. THE SURVEYOR HAS BEEN ADVISED BY THE ADJOINING OWNERS THAT THERE ARE NO ENCUMBRANCES ON THE LANDS SURVEYED AND THAT THE ADJOINING OWNERS HAVE BEEN ADVISED OF THE SURVEY AND HAVE CONSENTED TO THE SURVEY.

DAVID EDGELL
 GLORIA STANFORD
 COLONIAL HEIGHTS RD
 49.1 ACRES, P/ T.M. 7/7/25.10 & P/ T.M. 92/32.00
 D.B. MAP 3013, P. 757
 COLONIAL HEIGHTS RD
 5.576 ACRES (INCLUDES 0.649 AC)
 T.M. 7/7/25.10 & P/ T.M. 92/32.00
 HOUSE AND B2B
 1.80 AC, P. 751
 14th CO. SULLIVAN CO. TN
 135,021.33 Sq. Feet
 P/ T.M. 92/32.00
 HOUSE AND B1D
 1.80 AC, P. 751
 135,021.33 Sq. Feet
 P/ T.M. 92/32.00

SPECIAL NOTES:

1. THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL NO. 470181 0255D, DATED 29 SEP 2006, AND IS IN A ZONE "X" (OUTSIDE 500 YEAR FLOOD).
2. ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION. THERE IS A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOTS.
3. EXISTING UTILITY SYSTEMS ARE IN PLACE AND OPERATING PROPERLY ON LOTS 1 AND 2.



CERTIFICATE OF THE APPROVAL FOR REBAR SETTING
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.
 DATE: _____ 20____

CERTIFICATE OF THE APPROVAL OF PUBLIC UTILITY SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEM HAS BEEN INSTALLED OR APPROVED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TRENCHING AND CONSTRUCTION ACT AND THE PUBLIC UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE: _____ 20____

CERTIFICATE OF OWNERSHIP AND DESIGN
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, IN A TRUE AND CORRECT STATE OF MIND, AND I HEREBY APPROVE THE SURVEY AND THE ADDRESS, AS SHOWN HEREON, AND I HEREBY APPROVE THE ADDRESS, AS SHOWN HEREON.
 DATE: _____ 20____

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEM HAS BEEN INSTALLED OR APPROVED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TRENCHING AND CONSTRUCTION ACT AND THE PUBLIC UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE: _____ 20____

CERTIFICATE OF APPROVAL FOR REBAR SETTING
 I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.
 DATE: _____ 20____

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 DATE: _____ 20____

CERTIFICATE OF OWNERSHIP AND DESIGN
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, IN A TRUE AND CORRECT STATE OF MIND, AND I HEREBY APPROVE THE SURVEY AND THE ADDRESS, AS SHOWN HEREON, AND I HEREBY APPROVE THE ADDRESS, AS SHOWN HEREON.
 DATE: _____ 20____

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEM HAS BEEN INSTALLED OR APPROVED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TRENCHING AND CONSTRUCTION ACT AND THE PUBLIC UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE: _____ 20____



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



RECORD DOCUMENTS:
 DEED BOOK 281A, PAGE 98
 DEED BOOK 3013, PAGE 754

REPLAT OF EDGELL & STANFORD PROPERTY	
KINGSFORD, TENNESSEE REGIONAL PLANNING COMMISSION	34, MAP 2778.10 & 74, MAP 92/32.00
TOTAL LOTS	2
ACRES NEW ROAD NONE	9.159
MILES NEW ROAD NONE	
CIVIL DISTRICT	14th
SURVEYOR	DANIEL L. SAXON, RLS
CLOSURE ERROR	1:210,000
SCALE	1" = 100'



CITY OF KINGSPORT, TENNESSEE

February 2, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Fuller & Brandy Subdivision Lots 7 & 9 on Hilltop Drive, surveyed by Jeff Weems, of Murrell Weems, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

February 2, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Kingsport Pavilion Property on E Stone Dr, surveyed by Charles Johnson, of TPSI, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

February 5, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the CVS Property, on West Stone Drive and Lewis Lane surveyed by Carlson Consulting & Engineers, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

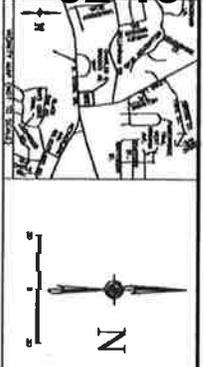
Sincerely,



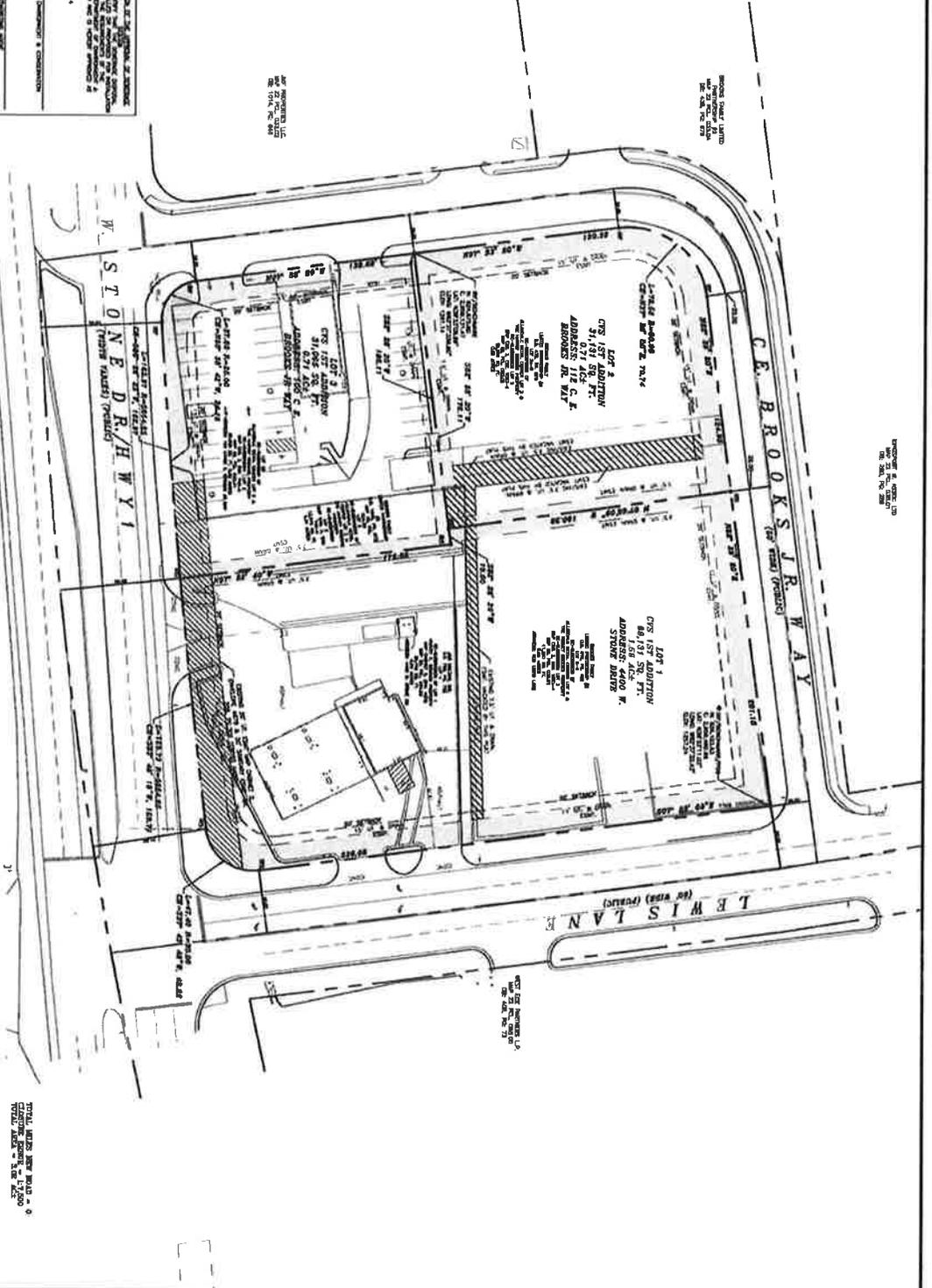
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission





NOTES: 1. THIS PLAN IS A REPEAT OF THE ORIGINAL PLAN FOR THE CITY OF ANNAPOLIS, MARYLAND, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. 2. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, ZONING ORDINANCE. 3. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 4. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 5. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 6. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 7. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 8. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 9. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT. 10. THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT.



SECTION	DESCRIPTION	DATE
1	REPEAT OF ORIGINAL PLAN FOR THE CITY OF ANNAPOLIS, MARYLAND, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.	02/19/20
2	THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, ZONING ORDINANCE.	02/19/20
3	THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT.	02/19/20
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10	THE CITY OF ANNAPOLIS, MARYLAND, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF ANNAPOLIS, MARYLAND, SUBDIVISION MAP ACT.	02/19/20

CITY OF ANNAPOLIS, MARYLAND
REPEAT OF ORIGINAL PLAN FOR THE CITY OF ANNAPOLIS, MARYLAND, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
DATE: 02/19/20

CARLSON CONSULTING ENGINEERS, INC.
 10000 WOODBURN ROAD, SUITE 100
 ANNAPOLIS, MARYLAND 21403
 TEL: 410-291-1100
 FAX: 410-291-1101
 WWW.CARLSONENGINEERS.COM

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

Business Name	Business Location	Owner	Owner Address 1	Owner Address 2	Owner City	Owner St	Owner Zip	Area Code	Phone #	Open Date
J.T. SEALS CONSTRUCTION CORP	444 EASTLEY CT APT C	LEWIS, JOHNNY M	444 EASTLEY CT APT C		KINGSFORT	TN	37660	423	202529	150128
BELEVERS SCV HTG & AIR	3145 TIFFANY CT	HAWKINS, DAVID	3145 TIFFANY CT		KINGSFORT	TN	37663	276	4518615	150127
B & D FAMILY CUSTOMS	1432 MELVIN ST	HAYES, JOHN TRAVIS	1432 MELVIN ST		KINGSFORT	TN	37665	270	4986279	150126
HAYCO CONSTRUCTION LLC	129 CARSON ST	ROSEN, MITCHELL	129 CARSON ST	SUITE C	PILOT MT	NC	27041	356	4444448	150126
SPVLGEC LLC	BTA OUT OF TOWN ADDRESS	ROSEN, MITCHELL	23884 SHADY KNOLL		BONITA SPRINGS	FL	34135	248	8951037	150126
CHEKROE GLASS CO., INC.	BTA OUT OF TOWN ADDRESS		552 WEST MAIN ST		CENTRE	AL	35960	256	9277020	150123
DESIRE TEMP SERVICE CONTRACTO	BTA OUT OF TOWN ADDRESS		PO BOX 268		BESSEMER	AL	35020	205	4268505	150120
MARTIAL ARTS OF KINGSFORT	1400 BRIDGEWATER LN	GRACIA, CANDACE	1400 BRIDGEWATER LN	SUITE B	KINGSFORT	TN	37660	423	7978762	150120
PROFESSIONAL PAINT SERVICE	2034 DIANA AV	FLEMING JR, WILLARD VICTOR	2034 DIANA AV		KINGSFORT	TN	37660	423	486292	150119
STATEWIDE CONSTRUCTION LLC	BTA OUT OF TOWN ADDRESS	OLIVER, COREY	P. O. BOX 5238		MACON	GA	31208	478	7430898	150119
ALDI INC (TENNESSEE)	2617 E STONE DR	BECKER, RICHARD	ALDI INC	1597 DRY POND RD	JEFFERSON	GA	30549	706	3877700	150115
RF BECKER CONSTRUCTION INC.	BTA OUT OF TOWN ADDRESS	RODEFER, JASMINE	2130 GREY RIDGE RD		MARYVILLE	TN	37801	865	3165667	150114
ENCHANTED PARTIES	1136 S WILCOX DR	SHERMAN WIRES	1136 S WILCOX DR		KINGSFORT	TN	37660	423	4180173	150113
KNOXVILLE EXCAVATING	BTA OUT OF TOWN ADDRESS	ARNOLD, RON	3015 MYNATT RD		KNOXVILLE	TN	37918	0	0	150113
CREATIVE ENERGY LLC	737 E MARKET ST	TRIMM, BOBBY	737 E MARKET ST		KINGSFORT	TN	37660	423	2453571	150112
R. B. WEBB INSULATION CO. INC	BTA OUT OF TOWN ADDRESS	MITCHELL, JONATHAN E	1635 ZANE WHITSON DR		ERWIN	TN	37650	423	7433903	150112
A. CLEAN CONNECTION LLC	737 THORNWOOD PL	CRUMLEY, CHARLES E	737 THORNWOOD PL		KINGSFORT	TN	37660	423	5786999	150107
CHARLES E CRUMLEY ELECTRIC INC	BTA OUT OF TOWN ADDRESS	CASSELL, CHARLES S	1491 BLACKS CREEK CHURCH RD		DANIELSVILLE	GA	30633	706	3353601	150106
KINGSFORT KAR KORNER	2100 W STONE DR	TRIMM, BOBBY	96CHARLES S CASSELL	2100 W STONE DR	KINGSFORT	TN	37660	423	2468517	150106
B & G REMODELING	1038 E SEVIER AV	BAILEY, C N	1038 E SEVIER AV		KINGSFORT	TN	37660	423	2134611	150105
C N BAILEY AND COMPANY, INC	CONTR OUT OF TOWN ADDRESS	BROWN II, JIMMIE	211 WILSBY CIRCLE		BIRMINGHAM	AL	35022	205	4253335	150105
KINGSFORT USED TIRES	3113 E STONE DR		3113 E STONE DR		KINGSFORT	TN	37660	423	3431895	150105
NDRMAX INTERNATIONAL INC	217 BROAD ST UNIT 304	JENKINS, HUNTER	P.O. BOX 22089		BELLEVEILLE	ON	88NSV	613	9627700	150105
JENKINS PAINTING AND REMODELIN	4701 MEMORIAL BLVD	MYNHIER, CHRISTOPHER	4701 MEMORIAL BLVD		KINGSFORT	TN	37664	423	5792349	150102
AVENUE 356 PHOTOGRAPHY & DESIG	608 SAINT ANDREWS DR	WARREN, TIMOTHY	608 SAINT ANDREWS DR		KINGSFORT	TN	37664	423	4082923	150101
CLEAN SWEEP CONSTRUCTION	614 LAZY LN	BELLAAMY, PAUL	614 LAZY LN		KINGSFORT	TN	37663	423	9432809	150101
FACTORY DIRECT FURNITURE SHOWR	1151 N EASTMAN RD	MOORE, DAVID	301 BROAD ST		KINGSFORT	TN	37660	423	2887646	150101
FLOWERS BY COPPERCREEK	442 SHELBY ST	COLLINS, MIKE	442 SHELBY ST		KINGSFORT	TN	37660	423	2398454	150101
M C PAINTING, INC.	BTA OUT OF TOWN ADDRESS		413 AMBROSSE AVE		KNOXVILLE	TN	37921	865	5227438	150101
MORGAN TIRE SERVICE PLUS	2204 E CENTER ST	PUTNEY, JAMES	2204 E CENTER ST		KINGSFORT	TN	37664	423	2466721	150101
PRIME GLOBAL GROUP, LLC	1417 LINVILLE ST	LI, ZI ZI	1417 LINVILLE ST		KINGSFORT	TN	37660	423	9674233	150101
PUTNEY PERFORMANCE	2002 BROOKSIDE LN		117 SOUTHBRIDGE DR		BLOUNTVILLE	TN	37617	423	5027248	150101
SAKURA KINGSFORT INC	1801 E STONE DR	DAVIS, TRACY	1801 E STONE DR		KINGSFORT	TN	37660	423	2300071	150101
SIMPLY BLESSED!!	500 PUEBLO DR		500 PUEBLO DR		KINGSFORT	TN	37664	423	4084905	150101
UBDZ	1015 BLOOMINGDALE PKE		1015 BLOOMINGDALE PKE		KINGSFORT	TN	37660	423	7659448	150101
W. A. RHYMER ELECTRIC LLC	BTA OUT OF TOWN ADDRESS		PO BOX 1675		BRISTOL	TN	37621	423	2170795	150101

Building Division Monthly Report
JANUARY 2015

02-21

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	3	\$28,500
ADDITIONS	4	\$110,100
ALTERATIONS	8	\$170,352
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	2	\$167,782
RESIDENTIAL ROOF	22	\$245,533
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	2	\$176,000
ALTERATIONS	11	\$977,450
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER	1	\$13,000
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	2	\$482,237
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION	1	\$875,000
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	1	\$300,000
FOUNDATION ONLY		
COMMERCIAL ROOF	3	\$165,450
TOTAL	60	\$3,711,404
<u>OTHER MISC PERMITS</u>		
BANNERS	2	
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	6	
TENTS		
TOTAL PERMITS ISSUED	68	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$3,711,404