

KINGSPORT REGIONAL PLANNING COMMISSION

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 20, 2014

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 13, 2013 AND THE REGULAR MEETING JANUARY 16, 2013.

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.

02-02 Wolford Addition to Breckenridge Phase 5 – Final Plat – (14-201-00006)

The Planning Commission is requested to consider approval for the final plat of the Wolford Addition to Breckenridge Phase 5 located on Alpine Trail. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Koder)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

02-01 Sunrise Valley Estates – Final Plat – (14-201-00005)

The Planning Commission is requested to consider approval for the final plat in the Sunrise Valley Estates located at Wine Court. The property is located inside the corporate limits of the City of Kingsport, 5th Civil District of Sullivan County. (Koder)

02-03 Zoning text Amendment – City Wide (Planned Development District)– (13-801-00003)

The Planning Commission is requested to consider approval to amend the Planned Development District zoning code. These amendments are presented as staff's recommendation to the Planning Commission's request to address issue such as enforcement, density calculations and redefining open space. (Weems)

02-04 Zoning Text Amendment – City Wide (Breweries, Wineries, Distilleries)– (13-801-00010)

The Planning Commission is requested to consider approval to amend Sections 114-1, 192, 194, 195, 196, 197, 198, 199, 353, 380, 383, and 487 in order to define breweries, wineries, and distilleries and to establish the concepts as specifically permitted uses in the appropriate zoning districts in the City of Kingsport. (Shepherd)

02-05 Zoning Text Amendment – City Wide (Accessory Buildings)– (14-801-00002)

The Planning Commission is requested to consider approval to amend Sec. 114-133: *Accessory building location and height* to allow for larger accessory building sizes on lots that far exceed their minimum lot size requirement. (Weems)

02-06 Zoning Text Amendment –City Wide (B-4P Signage)– (14-801-00003)

The Planning Commission is requested to consider approval to amend Sec. 114-533: *On-premise signs, (9) Planned Shopping Center District (B-4P)* to replace the current requirement of Planning Commission sign approval with staff level sign approval in the B-4P zoning district. (Weems)

02-07 Kendrick Street Rezoning - Sullivan County – (14-101-00001)

The Planning Commission is requested to consider approval and recommendation to the Sullivan County Planning Commission to rezone 116 Kendrick Street from R-1 to B-1 to allow for a dental/doctor office. (Shepherd)

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

VIII. OTHER BUSINESS

02-08 Receive a letter of resubdivision of the Kit McGlothlin Property, Lot 1 on East Carters Valley Road.

02-09 Receive a letter of resubdivision of the Kit McGlothlin Property, Lots 2 & 3 on East Carters Valley Road.

02-10 Receive a letter of resubdivision of the Pamela Chase Property on Rock Springs Road.

02-11 Receive a letter of resubdivision of the CM Gatton Property on east Stone Drive.

02-12 Receive a letter of resubdivision of the Rose Property on Rose Trace Court.

02-13 Receive a letter of resubdivision of the Weiss Property on Vine Street.

02-14 Receive a letter of resubdivision of the City of Kingsport Subdivision on East Sullivan and East Main Streets.

02-15 Receive a letter of resubdivision of the Fonda Mowdy Property on Pond Springs Road.

02-16 Receive a letter of resubdivision of the City of Kingsport replat on Clinchfield Street.

02-17 Receive, for informational purposes only, the January 2014 report from the Building Division.

IX. ADJOURNMENT

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

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

January 13, 2014

12:00 Noon

Members Present

Dennis Ward, Chairman
Dr. Mike McIntire, Vice Mayor
“Buzzy” Breeding
Dr. Heather Cook
Beverley Perdue
David Stauffer
Mark Selby

Members Absent

Hoyt Denton, Vice Chairman
John Moody

Staff Present

Lynn Tully
Corey Shepherd
Ken Weems

Visitor’s List

At 12:00 p.m., Planning Director, Lynn Tully called the meeting to order. . Director Tully asked if there were any changes to the tentative agenda. Seeing none the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held December 16, 2013 and the regular meeting held December 19, 2013. There being no changes, the minutes will be presented for approval at the regular meeting on January 16, 2014.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

01-01 Zoning Text Amendment – City Wide – (13-801-0010)

The Planning Commission hear a presentation for a request to amend Sections 114-186, 114-187, and 114-188 in order to remove the floor area ratio method of density calculation and maximum lot coverage replacing such by establishing a density based on dwelling units per acre maximum in apartment districts. Mr. Corey Shepherd introduced the item and the need for clarity in the calculation of units for developers and the public. The proposal allows for maximum DUA while allowing the majority of the development to be conforming to the new standards. There being little discussion, no official action was taken.

01-02 Zoning Text Amendment – County Wide – (13-801-00011)

The Planning Commission heard a presentation for a request to establish Articles 9-109, 9-110, 9-111 in the Sullivan County zoning text in order to address electronic message signage in Sullivan County. Mr. Corey Shepherd introduced the item stating it is similar to the City ZTA for electronic message boards and the proposal is to modernize the county zoning text. Much of this amendment is borrowed from the Kingsport Code. Mr. Shepherd mentioned that Bristol's Planning Staff is also recommending the zoning change for Sullivan County. There being few questions, No official action was taken.

PUBLIC COMMENT

There was no public comment made during the work session.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:15pm.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

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

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

January 16, 2014

7:00 p.m.

Members Present

Dennis Ward, Chairman
Dr. Mike McIntire, Vice Mayor
“Buzzy” Breeding
Dr. Heather Cook
John Moody
Beverley Perdue
David Stauffer
Mark Selby

Members Absent

Hoyt Denton, Vice Chairman

Staff Present

Lynn Tully
Corey Shepherd

Visitor’s List

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. There being no changes to the agenda, a motion was made by Mike McIntire and seconded by Beverly Perdue to approve the agenda as presented. The motion was approved unanimously 7-0. Chairman Ward asked for any changes for the minutes of the work session held December 16, 2013 and the regular meeting held December 19, 2013. There being no changes, a motion was made by Buzzy Breeding seconded by Beverly Perdue to approve the minutes as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

01-01 Zoning Text Amendment – City Wide – (13-801-0010)

The Planning Commission considered a request to amend Sections 114-186, 114-187, and 114-188 in order to remove the floor area ratio method of density calculation and maximum lot coverage replacing such by establishing a density based on dwelling units per acre maximum in apartment districts. Mr. Corey Shepherd introduced the item and the need for clarity in the calculation of units for developers and the public. The proposal allows for

maximum DUA while allowing the majority of the development to be conforming to the new standards. Beverly Perdue asked how we came to these changes. Staff stated that we are looking at what nearby communities are doing and maintaining clarity when issues arise. Mr. Shepherd also mentioned they also look at trends in variances as well as planning magazines and training. There being no additional discussion, a motion was made by Mike McIntire seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 7-0.

01-02 Zoning Text Amendment – County Wide – (13-801-00011)

The Planning Commission considered a request of approval to establish Articles 9-109, 9-110, 9-111 in order to address electronic message signage in Sullivan County. Mr. Corey Shepherd introduced the item stating it is similar to the City ZTA for electronic message boards and the proposal is to modernize the county zoning text. Much of this amendment is borrowed from the Kingsport Code. Mr. Shepherd mentioned that Bristol's Planning Staff is also recommending the zoning change for Sullivan County. Mr. Dennis Ward asked why this would not be the same across all three entities. Mr. Shepherd responded that they are slightly different but they borrow from each other. Mr. Mark Selby questioned why does the county not present these items? Mrs. Lynn Tully stated that it allows for better coordination and to be able to fully understand the proposal from the county. Mr. Mike McIntire mentioned that the County has one person to coordinate zoning while each city has several in planning. There being no additional questions, a motion was made by Mike McIntire seconded by John Moody to approve the request. The motion was approved unanimously, 7-0.

OTHER BUSINESS

- 01-03 Receive a letter of resubdivision of the Securities Co. Industrial Subdivision on Konnarock Road.
- 01-04 Receive a letter of resubdivision of the Jane Clark Property on Long Hollow Road.
- 01-05 Receive a letter of resubdivision of the Pickle Property on Island Road.
- 01-06 Receive a letter of resubdivision of the Henard Property on East Carter's Valley Road.
- 01-07 Receive a letter of resubdivision of the Tompkins Property on Watterson Street.
- 01-08 Receive a letter of resubdivision of the Smith & Hayes Property on Pond Springs Road.
- 01-09 Receive, for informational purposes only, the December 2013 report from the Building Division.
- 01-10 Receive for informational purposes only, the December 2013 New Businesses from Jeff Fleming.
- 01-11 Receive, for informational purposes only, the minutes from the Board of Zoning Appeals meeting held on January 9, 2014.

ADJOURNMENT

There being no further business, a motion was made by Mike McIntire and seconded by John Moody to adjourn the meeting at approximately 7:19 pm. This motion passed unanimously, 7-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

PROPERTY INFORMATION	Sunrise Valley Estates Replat of Lots 1-3 - Final Plat
ADDRESS	Wine Circle
DISTRICT, LAND LOT	5th Civil District, Parcels 28, 29 & 30 of TM 64B, Group A, Final Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	County R-1, Single Family Residential
PROPOSED ZONING	No Change
ACRES	2.365 – 3 lots - 0 miles of new streets
EXISTING USE	Single family Residential
PROPOSED USE	Single family Residential

PETITIONER Mark Winger
ADDRESS 315 Wine Circle, Kingsport, TN

REPRESENTATIVE Appalachia Design Services
PHONE

INTENT

The applicant is requesting final plat for a replat of two lots in Sunrise Valley Subdivision. When staff reviewed the proposed plat and compared it with the current tax maps and in speaking with the surveyor, it was revealed the original 3 parcels were replatted by deed and not by approval of a subdivision plat possibly in 1991 or 1993. Staff is bringing this before the Commission for clarification and to create a legal subdivision of the property. The map following the map of surrounding zoning shows the current configuration of the parcels per the Sullivan County 2013 Tax Maps, and 3 parcels are currently indicated. The next drawing is a larger blowup of the three individual parcels; Parcels 28, 29 and 30.

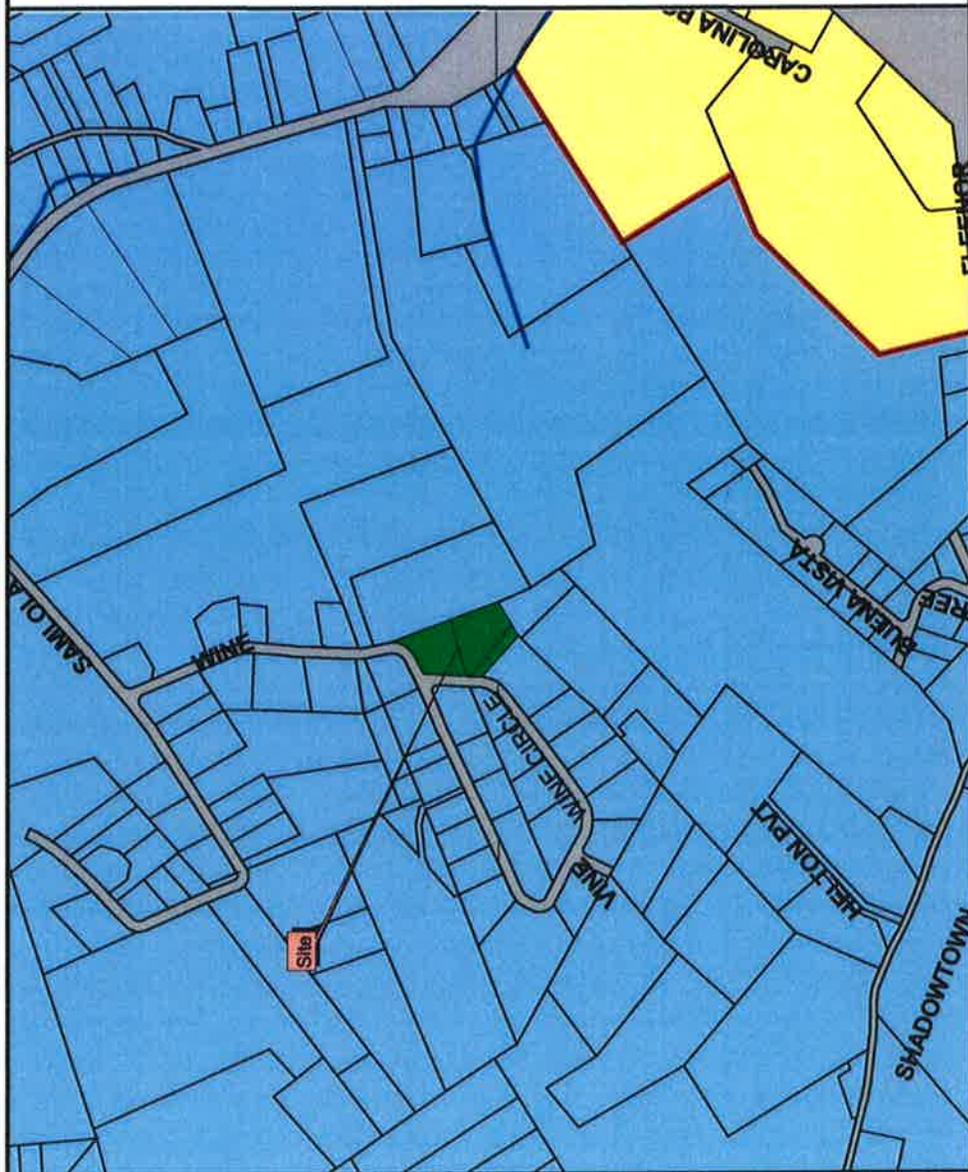
The survey dated 12-7-93 indicates how what is now Lot 2 was divided by deed and not by plat before a Planning Commission and thus was never recorded creating an illegal subdivision of property. The parcels that were divided by deed were parcels 29, 30 and a small portion of parcel 28. This replat will cleanup 2 of the parcels. At some time in the future the remaining portion of parcel 28 will be fixed upon plat or replat.

The proposed plat meets the minimum subdivision and zoning regulations and no variances have been requested for this replat.

Staff recommends Final Plat approval for Sunrise Valley Estates, Lots 1 & 2.

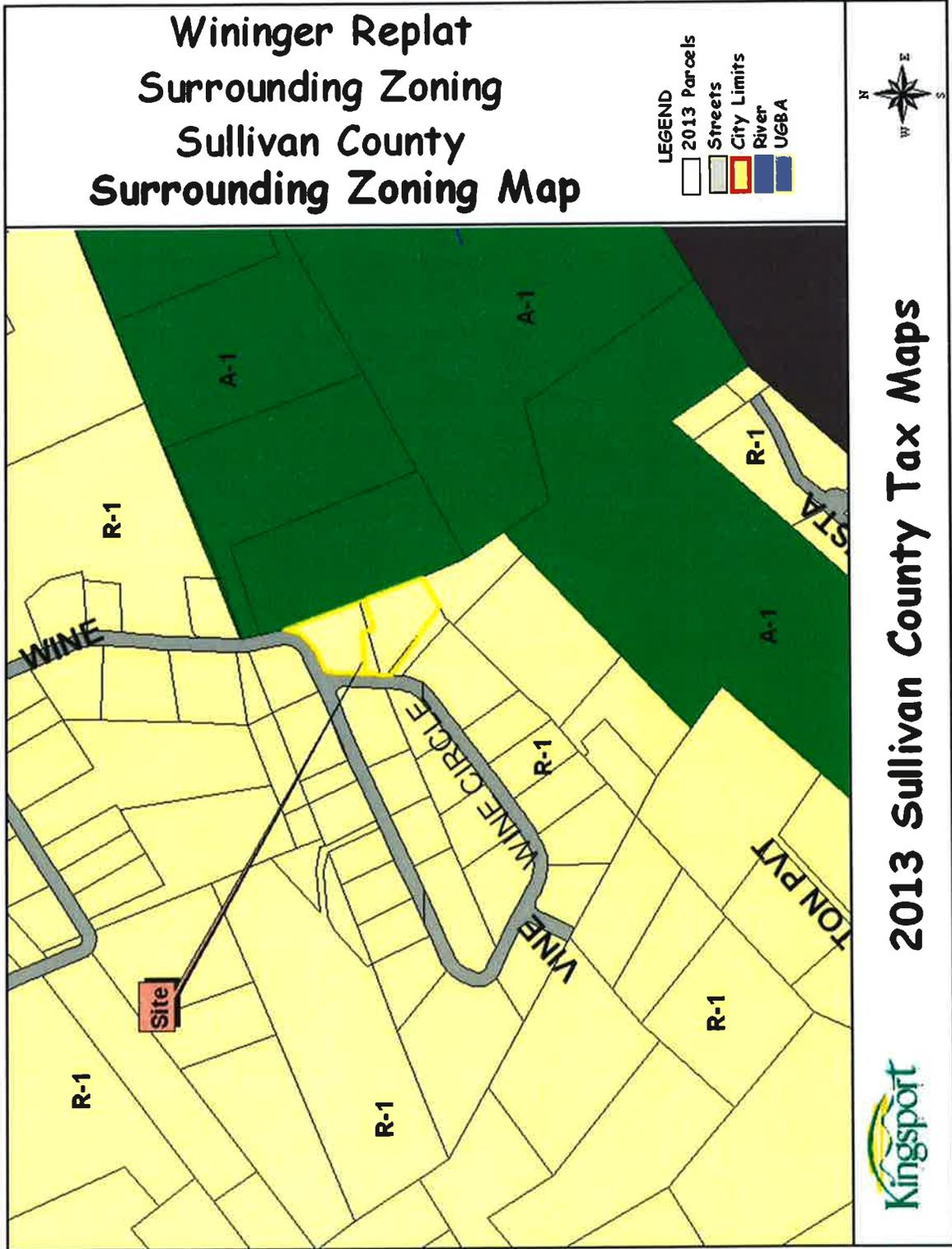
Winger Replat Current Configuration per 2013 Tax Maps

- LEGEND
- 2013 Parcels
 - Streets
 - City Limits
 - River
 - UGBA
 - Gateway Dist



2013 Sullivan County Tax Maps





AFTER REPLAT



TAX PARCEL 30.00

KENNETH MCCOY
DEED BOOK 2547C, PAGE 581
PLAT BOOK 52, PAGE 452
TAX I.D. 49-45 00

TAX PARCEL 29.00

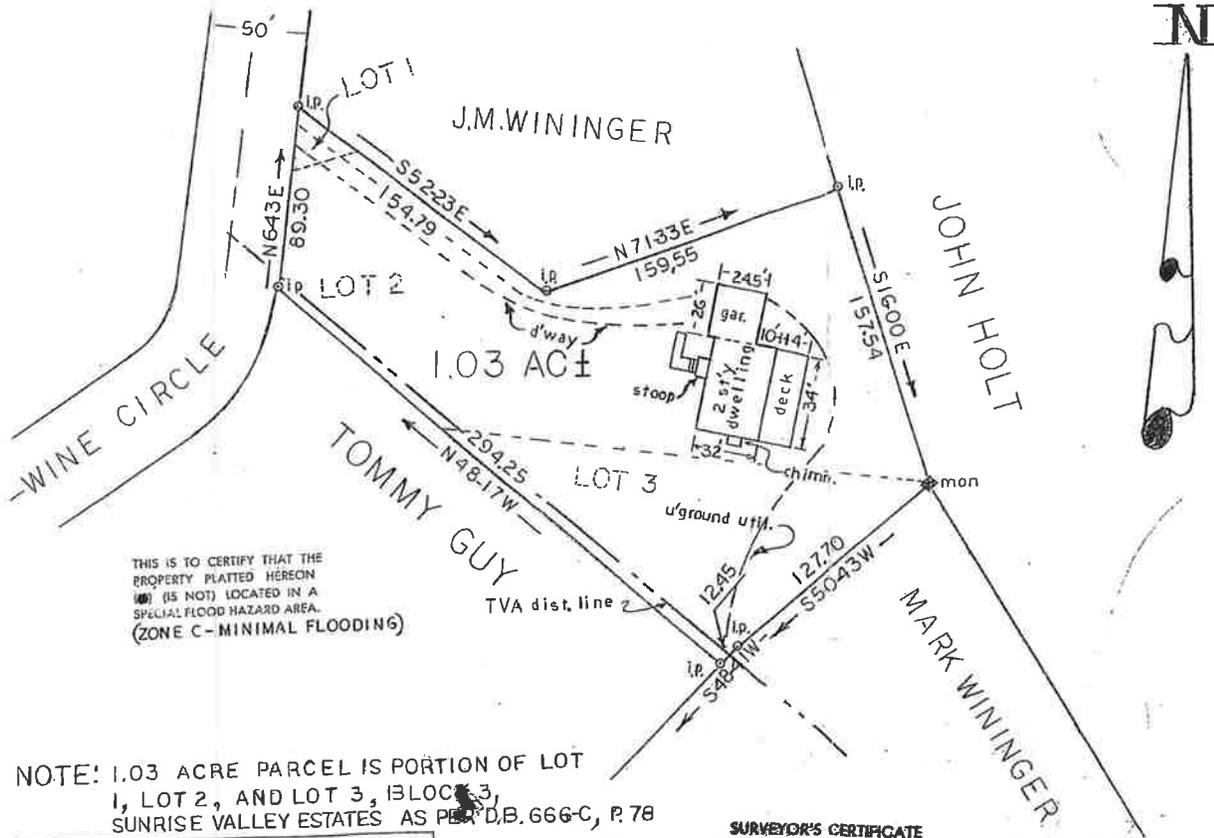
TAX PARCEL 28.00

CHRISTOPH GUENTHER
DEED BOOK 3062, PAGE 1478
PLAT BOOK 9, PAGE 23
TAX I.D. 64B-A-27 00

MARK & TAMMY WININGER
DEED BOOK 666C, PAGE 78
TAX I.D. 64-152 00

PLAT BOOK 9, PAGE 23
THIS PARCEL IS LOCATED IN ZONE "X" (AREAS SUBJECT TO THE 0.2% ANNUAL CHANGING RATE OF GENERAL EMERGENCY MANAGEMENT). REFER TO RATE MAP NUMBER 47163C00700, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

"CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR, IN THE PRACTICE OF SURVEYING, CONSTITUTES AN EXPRESSION OF OPINION REGARDING THOSE FACTS OF FINDINGS SET FORTH IN THE CERTIFICATION, AND DOES NOT CONSTITUTE A GUARANTEE OR INSURANCE OF ANY KIND.



THIS IS TO CERTIFY THAT THE PROPERTY PLATTED HEREON (■) (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA. (ZONE C - MINIMAL FLOODING)

NOTE: 1.03 ACRE PARCEL IS PORTION OF LOT 1, LOT 2, AND LOT 3, BLOCK 3, SUNRISE VALLEY ESTATES AS PER D.B. 666-C, P. 78

SCALE 1 IN=50 FT.	MARK WININGER PROP. SUNRISE VALLEY SUBD. 5 TH CIVIL DISTRICT SULLIVAN COUNTY TENNESSEE
DATE 12-7-93	
SURVEY BY JOHN M. WININGER	
CERTIFIED BY JOHN M. WININGER	

SURVEYOR'S CERTIFICATE

I certify that I have surveyed and platted the property described hereon, that this is a true and correct plat of same, that the buildings and improvements located on said premises are within the boundary lines of same and there are no encroachments from the adjoining property.

This the 23rd day of DEC, 1991
John M. Winger L.S. # 504



Looking East at second home



Looking East at first home



Looking Southeast at first home



Looking South at first home from Wine Circle

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	1	Extension of Sunrise Valley Subdivision and is zoned County R-1, single-family.
Further North and Northwest	2	Additional portions of Sunrise Valley Subdivision with several vacant lots all zoned R-1, single-family in the County.
East	3	Large tracts zoned A-1, agricultural in the County. All territory surrounding these lots is in the Cities UGBA.
Further East	4	More large vacant parcels zoned A-1 in the County.
Southeast and South	5	More large vacant parcels zoned A-1 in the County.
Further South	6	Large vacant tract in the County zoned A-1.
West	7	Sunrise Valley Subdivision residential housing with a loop road.
West Further	8	Sunrise Valley Subdivision residential housing with a loop road.
Southwest	9	Outside of subject subdivision, land is used for residential purposes and has a County R-1 zoning.

EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THE SUBJECT PARCELS ARE LOCATED IN SULLIVAN COUNTY AND WITHIN THE UGBA. WHILE THE RESIDENTIAL LOTS RECEIVE CITY WATER, ALL ARE ON SEPTIC AS SANITARY SEWER IS NOT FURNISHED. ALL PARCELS IN THE AREA AND SURROUNDING AREA ARE USED FOR EITHER RESIDENTIAL PURPOSES OR ARE VACANT. IT APPEARS SOME FARMING MAY TAKE PLACE ON THE LARGER COUNTY A-1 PARCELS FROM THE AERIAL PHOTO. ALL PARCELS TO THE WEST OF THE SUBJECT PROPERTY ARE COUNTY ZONED R-1 WHILE THE MAJORITY TO THE EAST HAVE A COUNTY A-1 DESIGNATION.

EXISTING USES LOCATION MAP



CONCLUSION

Staff recommends Final Plat approval for Sunrise Valley Estates, Lots 1 & 2.

PROPERTY INFORMATION	Wolford Addition to Breckenridge Phase 5 - Final Plat
ADDRESS	Alpine Trail
DISTRICT, LAND LOT	14th Civil District, Parcels 16-23 and a portion of Parcel 18.10 of TM 120B, Group A, Final Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	City PD, Planned Development with portion being added to City lots being County A-1, Agricultural.
PROPOSED ZONING	No Change
ACRES	.506 acres – 8 lots - 0 miles of new streets
EXISTING USE	Single family Residential
PROPOSED USE	Single family Residential

PETITIONER Property owners of 214 – 232 Alpine Trail and Mr. Wolford
ADDRESS Kingsport, TN

REPRESENTATIVE Carter, Carr and Associates
PHONE 423-349-6920

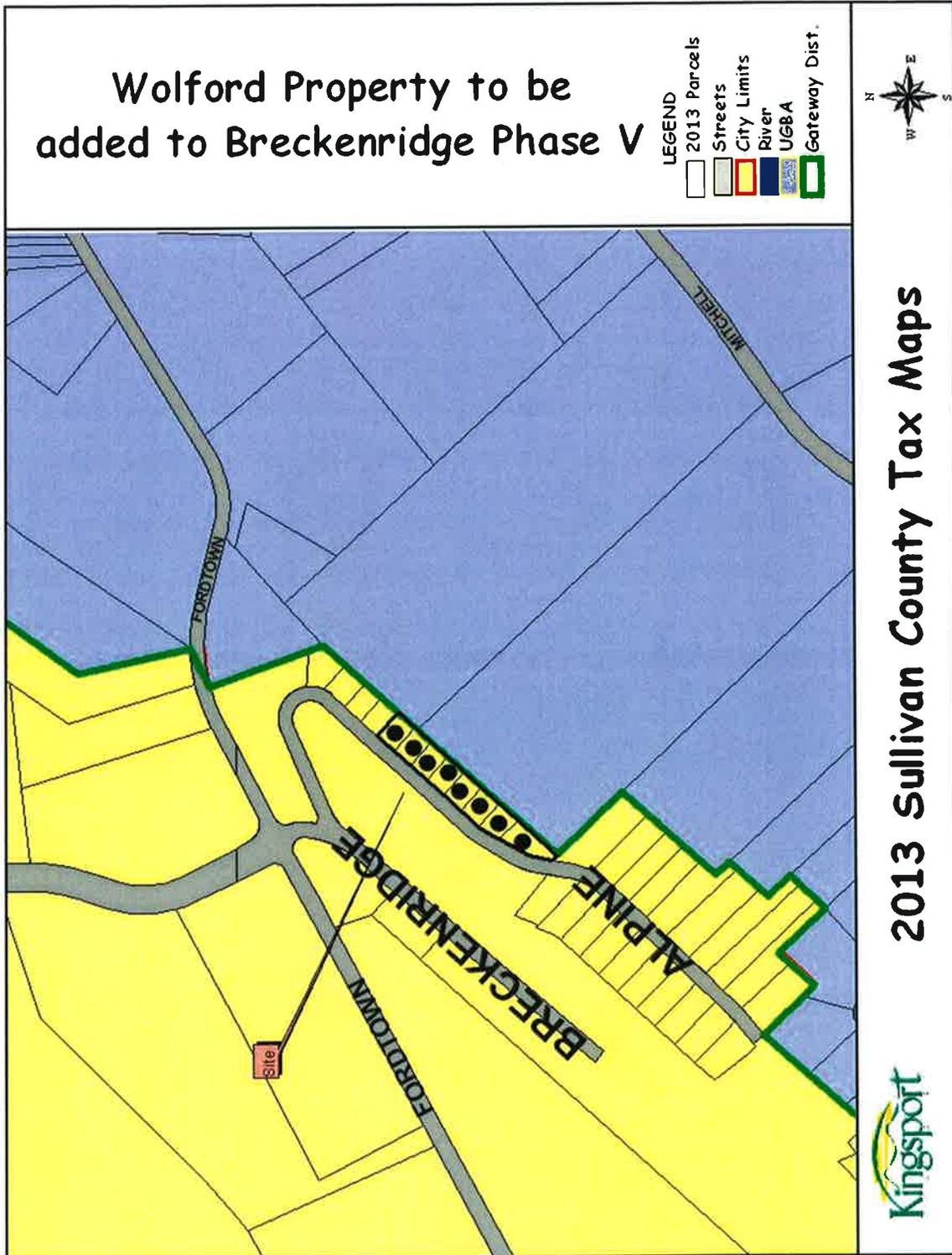
INTENT

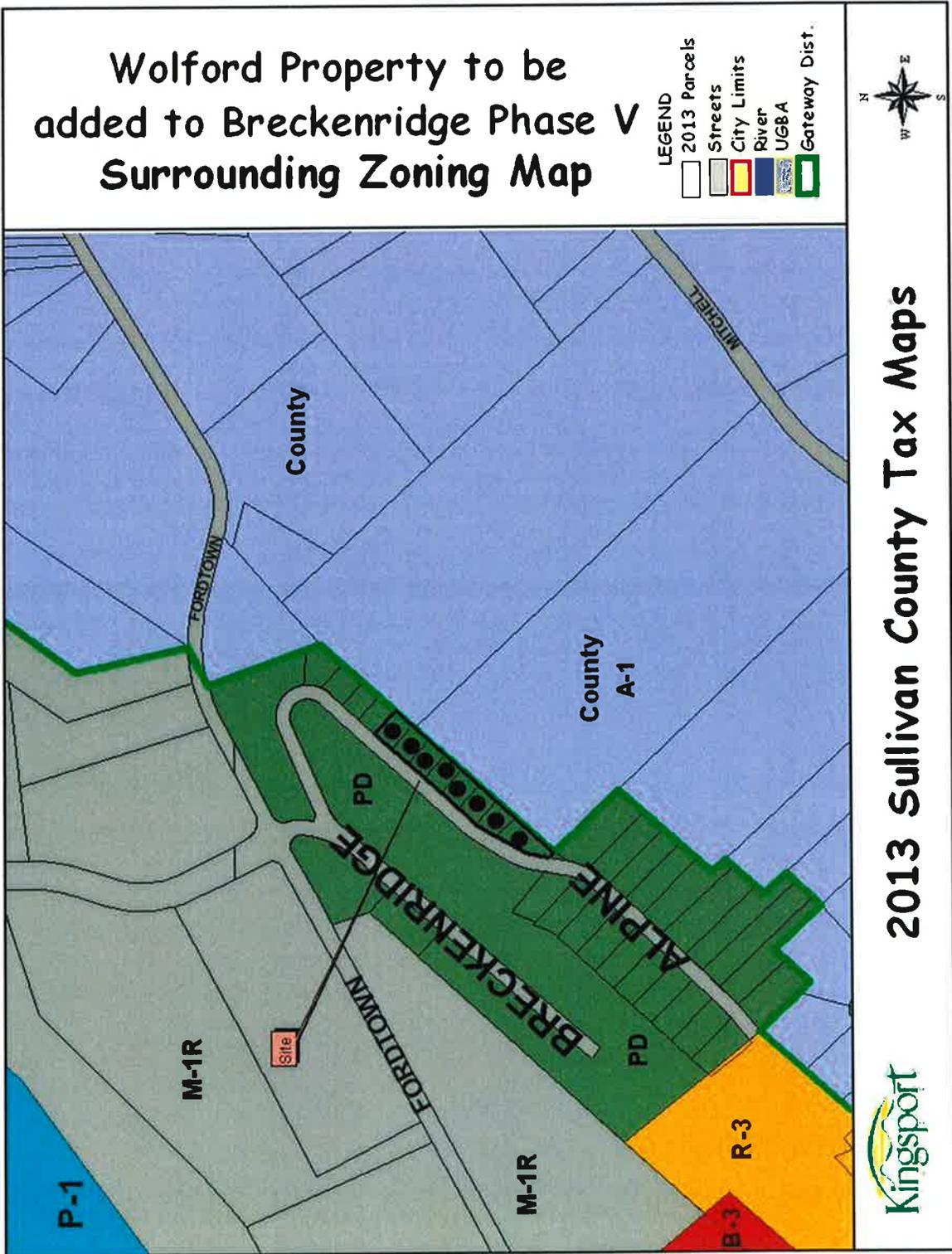
The applicants are requesting final plat for a replat of eight lots in Breckenridge Subdivision, Phase V. The current residential property is City zoned PD while the property behind each parcel is located in the County and is zoned A-1, Agricultural. Each homeowner is requesting a resubdivision of their respective properties in order to add additional land to their respective lots. The average addition is 2,500 square feet in area with the largest being 5,973 square feet added to Lot 137 and the smallest increase belongs to lot 144 with 701 square feet. All lots currently have City utilities in the form of water and sanitary sewer.

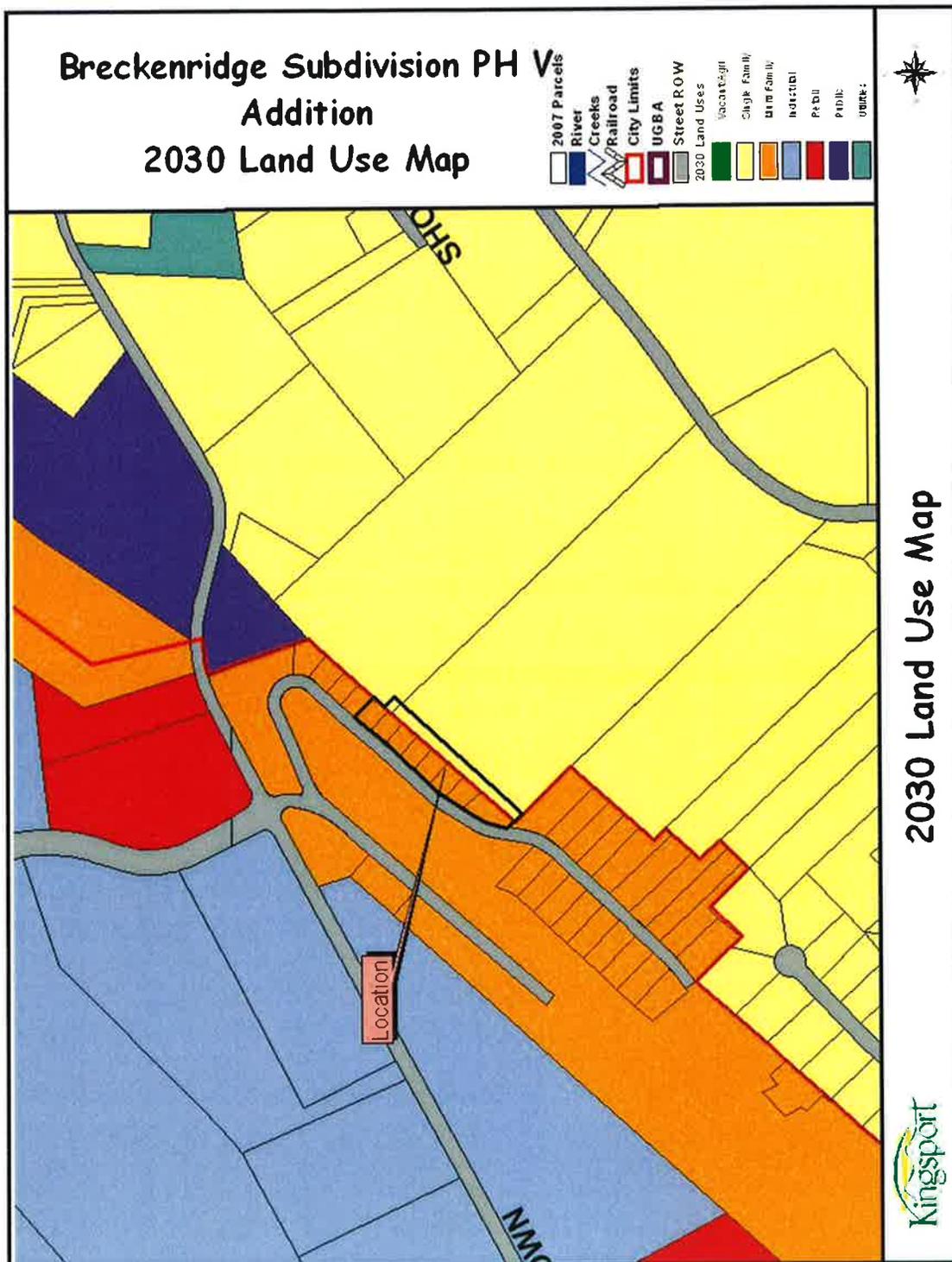
Staff does also highly recommend the annexation and zoning to a PD, Planned Development status by the City to be consistent with the current zoning of the parent parcels.

The plat meets the minimum subdivision and zoning regulations and no variances have been requested for this replat.

Staff recommends Final Plat approval for the eight lots in Breckenridge Subdivision, Phase V.









Looking East into backyards



Looking South



Looking East



Looking Southeast

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	1	Remaining portions of Breckenridge Subdivision that is zoned PD, Planned Development and in the City.
Further North and Northwest	2	Western most portions of Breckenridge Subdivision, again zoned PD and located in the City. Further northwest is City restricted industrial off Fordtown road.
East	3	Large tracts zoned A-1, agricultural in the County. All territory surrounding these lots is in the City's UGBA.
Further East	4	More large vacant parcels and occupied parcels with residential housing and zoned R-1 in the County.
Southeast and South	5	More large vacant parcels zoned A-1 in the County including the parcel the addition comes from.
Further South	6	Large tract in the County zoned A-1 all part of the Wolford Tract.
West	7	Mostly portions of Breckenridge Subdivision, again zoned PD and located in the City.
West Further	8	Residential housing located in the County and zoned both A-1 and R-1.
Southwest	9	Residential housing located in the County and zoned both A-1 and R-1 and has access from Mitchell Road.

EXISTING USES AND LOCATION

ALL PARCELS TO THE NORTH OF THE SUBJECT PARCELS ARE LOCATED IN THE CITY LIMITS WHILE THE PARCELS TO THE SOUTH, SOUTHWEST AND SOUTHEAST OF THE SUBJECT PARCELS ARE LOCATED IN SULLIVAN COUNTY AND WITHIN THE UGBA. ALL PARCELS IN THE CITY RECEIVE WATER AND SANITARY SEWER. ACCESS TO THE SUBJECT PARCELS IS VIA FORDTOWN ROAD TO ALPINE TRAIL WHILE TO THE SOUTH ACCESS IS VIA A COUNTY ROAD KNOWN AS MITCHELL ROAD. THE PROPERTY TO THE NORTH IS MOSTLY RESTRICTED INDUSTRIAL ZONING AND USES WHILE THAT TO THE SOUTH OF THE SUBJECT PARCELS IS AGRICULTURAL AND RESIDENTIAL IN ITS USES. THIS RESUBDIVISION WOULD CREATE LOTS WITH A DIVISION LINE ACROSS THE REAR WITH THE REAR PORTION BEING IN THE COUNTY WHILE THE HOUSE AND FRONT PORTION WOULD BE IN THE CITY. STAFF HIGHLY RECOMMENDS ANNEXING THE REAR PORTION TO KEEP THE ZONING AND USES CONSISTENT WITH CITY CODE.

EXISTING USES LOCATION MAP



CONCLUSION

Staff recommends Final Plat approval for the eight lots in Breckenridge Subdivision, Phase V.

Definitions to be added to Article I., Sec. 114-1.:

Buffer – any land maintained in either a natural or landscaped state and used to screen or mitigate the impacts of development on surrounding areas, properties, or rights-of-ways.

Cluster (or Clustering) – a site planning technique that concentrates building and structures in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space or preservation of features or structures with environmental, historical or cultural significance.

Open space – the portion of a site set aside for the enjoyment of the residents and owners of the development. The only structures allowed to be constructed inside open space are those specific to the use of open space as shown on the plan.

Planned Development – a project area consisting primarily of residential uses in mixed densities with opportunities for commercial development

Site plan – the development plan for one or more lots on which is shown the existing and the proposed conditions of the lot.

DIVISION 6. - PLANNED DEVELOPMENT DISTRICT

Sec. 114-298. - Intent.

Sec. 114-299. - Establishment of districts.

Sec. 114-300. - Qualifying requirements for development.

Sec. 114-301. - Application for development.

Sec. 114-302. - Preliminary development plan.

Sec. 114-303. - Final development plan.

Sec. 114-304. - Development standards.

Sec. 114-305. - Procedure for development plans.

Sec. 114-306. - Development control following the approval of final development plan.

Sec. 114-307. - Amendments to development plans.

Secs. 114-308--114-315 Reserved.

Sec. 114-298. - Intent.

The intent of this division is to allow flexibility and provide performance criteria for planned developments. This division permits design innovation, encourages a maximum choice of types of environment and living areas available to the public, provides open space and recreational areas, and optional methods of land development which encourage imaginative solutions to environmental design problems. The goal is a development in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through an overall design. The total parcel, rather than a single lot, is the unit into which the public control is directed. Public regulation through a system of overall site plan review permits flexibility in building siting, a mixture of housing types and uses and the grouping of units to create more usable open spaces

for the preservation of significant natural features. The planned development allows for placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional subdivisions. Such concerns as density are determined on a project basis utilizing the physical characteristics of the location allowing for the clustering of buildings which not only may create more useful open spaces but also reduce public facility cost.

(Code 1981, app. A, art. VIII, § 1)

Sec. 114-299. - Establishment of districts.

Planned development districts may be established, as provided in section 114-358, prior to submission of development plans by a property owner.

(Code 1981, app. A, art. VIII, § 2)

Sec. 114-300. - Qualifying requirements for development.

The following qualifying requirements for a planned development shall be met:

- (1) The planned development shall be consistent with the adopted land use plan.
- (2) The planned development shall include at a minimum ~~one~~ ~~acre~~ two acres of contiguous land.
- (3) The planned development's demand on public facilities and services shall not exceed the capabilities of such facilities and services available.

(Code 1981, app. A, art. VIII, § 3)

Sec. 114-301. - Application for development.

A zoning application for a planned development shall include the following items:

- (1) A statement that the applicant holds title to the entire parcel of land proposed for development or has a legally recognized option to the entire parcel of land proposed for development.
- (2) A pre-application conference held by the planning department to provide for a mutual understanding of the planned development regulations and to discuss the proposed plans of the applicant.
- (3) A written statement outlining the main features of the proposed enterprise, including goals and objectives.
- (4) A survey of the total site requested for approval.

(Code 1981, app. A, art. VIII, § 4)

Sec. 114-302. - Preliminary development plan.

A preliminary development plan for a planned development shall contain the following:

- (1) Location, size and shape of the subject property with distances and bearings of the boundary of the site.
- (2) Pedestrian and vehicular circulation patterns including common parking areas, access to major streets and street layouts, proposed right-of-way, types of streets, and street cross sections.
- (3) Location of structures/units and open spaces for the district and calculations for the permitted number of dwelling units and calculation for the total amount of open space derived from Section 114-304.
- (4) Landscape drainage calculations and erosion control plans, storm water plans and drainage calculations, grading with topography shown at five foot intervals for existing and proposed contours. These calculations and plans must be stamped by a licensed Engineer stating that all calculations and plan meets the City's requirements for public infrastructure.
- (5) A development schedule indicating the sequential order for stages of development within the district.
- (6) A plan showing acreage of open spaces, locations and sizes of utilities and easements, density, and housing characteristics. A utility plan must be stamped by a licensed engineer stating that the infrastructure meets or exceeds the standards required by the City for public infrastructure.
- (7) A drawing of the entire planned development area, including materials and techniques utilized such as plantings, screens, fences and walls.
- (8) Legend stating the owner's name, address, and contact information, total acreage of the site and total acreage of the proposed open spaces, density and housing characteristics with a note indicating how/who is expected to maintain the open space.

(Code 1981, app. A, art. VIII, § 5)

Sec. 114-303. - Final development plan.

A final development plan for a planned development shall:

- (1) Be drawn to a scale of not less than one inch equals 50 feet using black ink containing information as described for the preliminary development plan and including all revisions required by the planning commission. Property lines shall carry accurate bearings, distances and other pertinent physical features. Easements shall carry accurate dimensions.

- (2) Be prepared and signed (with seal) by a **qualified licensed design professional such as an** architect or engineer or land surveyor.
- (3) Meet all the applicable federal, state and city regulations.
- (4) Contain quantitative data for the total amount of open space **and a statement indicating perpetual maintenance responsibility.**
- (5) Contain the treatment of the periphery of the planned development, including materials and techniques utilized such as screens, fences and walls.

(Code 1981, app. A, art. VIII, § 6)

Sec. 114-304. –Development standards. **These standards apply to all Planned Developments using the cluster development technique. No Planned Development shall be approved that does not follow these minimum standards.**

(a) For the entire development, a minimum yard of at least 25 feet in depth shall be provided as measured from all public streets and from the side and rear lot lines of the entire development.

(b) More than one principal building or structure may be placed on one lot.

(c) No minimum width or depth of a lot shall apply.

(d) Each lot shall have a minimum access of 12 feet from either a private or public street.

(e) Not less than 20% of the site shall be conveyed as open space.

(f) *Density.* The number of dwelling units on a site shall be calculated in the following manner:

4 units/acre with 20% open space

5 units/acre with 25% open space

6 units/acre with 30% open space

7 units/acre with 35% open space

8 units/acre with 40% open space

9 units/acre with 45% open space

10 units/acre with 50% open space

(g) *Frontage.* Every dwelling unit shall adjoin a public or private street or common open

space providing access to a public street.

(h) *Parking.* Adequate parking spaces shall be provided at a minimum ratio of 2.0 spaces per unit. All required parking shall be off the street **and maybe provided via garages or appropriately sized driveways**. Parking located within the periphery yard of the development district shall be provided with screening from neighboring districts.

(i) *Open spaces.* **Open spaces must be designated no less than 25 feet from any and all principal and accessory structures. This does not include amenity structures specific to the development as designated on the plan.**

(j) *Commercial uses within residential planned development.* In a planned residential district of 20 acres or more, commercial uses may be permitted. Such commercial uses shall be governed by the following:

(1) Commercial facilities may be permitted in developments of 200 dwelling units or more.

(2) A ratio of one acre of commercial use, including parking, drive and landscaping, is allowed for each 200 residential units.

(3) All access to commercial facilities shall be from internal streets or drives.

(4) Construction of such facilities may begin after 25 percent of the residential units have been **constructed**.

(5) Commercial areas shall have architectural designs compatible with surrounding residential development as determined by the planning commission.

(k) *Screening.* Screening (fencing, walls, or vegetation) shall be provided as required by the planning commission.

(l) *Street development.* The planning commission may approve private streets as follows:

(1) No present or future impediment exists to through traffic movement in the general area.

(2) The adjoining properties in the general area have or are capable of providing an efficient and safe street system that will in no way depend upon the private street network.

(3) For private streets, **whether they are** to be submitted for public dedication at a later date **or remain private**, additional space **will** be devoted for the development of street rights-of-way. **Construction plans of private streets must contain a licensed engineer's stamp stating that the design and construction of the private streets meets or exceeds the City of Kingsport's standards for street construction.**

(m) *Responsibilities for private streets, utility access, open space.* The following

certificate shall be signed, dated and placed on the final development plan:

(1) *Private street responsibilities of owners.* The owners of this property agree to assume full liability and responsibility for maintenance, reconstruction, drainage, and other needs relative to the private streets so designated on this plan, and hereby relieve the local government from any such responsibility. Should the private streets be dedicated for public use at a later date, the owners will bear full expense of reconstruction or other action necessary to make the streets and drainage facilities fully conform to the current public street standards. The owners also agree that the streets shall be dedicated to public use without compensation. (Signed and dated by owners.)

(2) *Government and utility access.* The owners of this property hereby agree to grant full rights of access to this property over the designated street utilities, and other easements for governmental and utility agencies to perform their normal responsibilities. (Signed and dated by owners.)

(3) *Maintenance of common open space.*

The owners of this property agree to assume full liability and responsibility for maintenance, reconstruction, drainage, and other needs relative to the common open space so designated on this plan, and hereby relieve the local government from any such responsibility. Should the common open space be dedicated for public use at a later date, the owners will bear full expense of reconstruction or other action necessary to make the common open space and drainage facilities fully conform to the current standards adopted by the City of Kingsport. The owners also agree that the common open space shall be dedicated to public use without compensation. (Signed and dated by owners.)

(n) *Amenities.* Any amenities shown on the Master Plan for a Planned Development shall be built within the first phase of the development. The Planning Commission will not accept any bonding instruments as a guarantee for said amenities. However the Planning Commission may grant a variance to the time line of this requirement if constructing said amenity in the first phase creates a substantial hardship, other than financial, to the developer due to the location of an amenity in a Master plan.

(Code 1981, app. A, art. VIII, § 7)

Sec. 114-305. - Procedure for development plans.

(a) *Preliminary development plan.* Approval of the preliminary plan of a planned development shall be for a period of 24 months, during which time a final development plan shall be filed. If the development plan and zoning map amendment are disapproved by the commission and the zoning map amendment is subsequently approved by the board of mayor and aldermen, the commission shall take timely action to consider a preliminary development plan for the subject property.

(b) *Final development plan.* The final development plan required in this division shall be submitted to the planning commission within ~~two-years~~ 24 months of the approval of the zoning map amendment by the board of mayor and aldermen, and the commission shall approve a final development plan for the subject property with such conditions as are found necessary. If construction plans have not been submitted in accordance with requirements of this division, the planning commission may institute action for rezoning the property to its previous classification or any other appropriate classification.

(Code 1981, app. A, art. VIII, § 8)

Sec. 114-306. - Development control following the approval of final development plan.

(a) No permit shall be issued until the Director of Planning or designee has reviewed/approved the permit application and received a stamped house location plan from a qualified design professional stating that the location plan coincides with the approved development plan.

(b) No Certificate of Occupancy (CO) will be issued and no sale of property will take place prior to final development plan approval. This will ensure that changes will not occur in that phase of development after property has been sold.

(c) The building official shall periodically inspect the site and review all building permits issued to ensure that the development schedule and approved plan are followed.

(d) The provision and construction of the open space and recreational facilities shown on the final development plan must proceed at the same rate as the construction of the dwelling units. If the building official finds that the development schedule or approved plan has not been followed, no additional permits shall be issued until the owner or developer complies with the development schedule/plan or unless a performance bond or other similar instrument has been accepted by the planning commission to guarantee that such open space and recreational facilities will be provided at a specific date.

(e) The planning commission may require a bond, corporate surety, irrevocable letter of credit or other acceptable financial guarantee in a form and amount sufficient to complete the development of a common open space or recreational facilities.

(Code 1981, app. A, art. VIII, § 9)

Sec. 114-307. - Amendments to development plans.

(a) Under this division, amendments may be made to a development plan only by official action of the planning commission, except those amendments which fully meet the requirements set forth in this section may be approved when signed by the director of planning without further action by the commission. If any question arises as to compliance with this section, the director shall refer the plan to the commission for action.

(b) Action by the director of planning is intended to expedite approval in those situations where amendments are of minor significance and generally related to the shifting of previously approved spaces. Such amendments shall not:

- (1) Decrease the overall land area in yards, parking or other open spaces;
- (2) Increase building ground area coverage, floor area or height;
- (3) Increase the number or change the location of street access points; and
- (4) Increase the density of the district.

(c) Such amended plans shall also have written on them the exact change made and the director's signature, signifying his approval under this section for the amendments as noted. Any plans approved by the director shall be fully described to the commission at its next meeting and properly entered into the minutes of the meeting.

(Code 1981, app. A, art. VIII, § 10)

Secs. 114-308—114-315. - Reserved.

CONCLUSION

Staff recommends APPROVAL to amend Kingsport's Planned Development District zoning district as presented.

PROPERTY INFORMATION

City-wide

INTENT

To remove barriers to economic development pertaining to breweries, wineries and distilleries while defining terms and appropriate zoning districts for these uses.

Changes to the Current Zoning Code:

Sec. 114-1. – Definitions

Add the following:

Brewpub - A type of eating or drinking establishment that includes as an accessory use the production of malt liquors, regardless of alcohol content by volume, for consumption on the premises; except that sales for off-premises consumption, if not prohibited by other local ordinance or state or federal law, shall be allowed in specialty containers holding no more than one U.S. gallon (128 U.S. fluid ounces), commonly referred to as growlers. The area of the establishment devoted to the production of malt liquors shall not exceed (5,000) square feet.

Brewery - A facility where malt liquors, regardless of alcohol content by volume, are produced in accordance with any manufacturing or wholesaling license required by Tennessee Code Annotated

Winery - A facility where vinous liquors are produced in accordance with any manufacturing or wholesaling license required by Tennessee Code Annotated.

Distillery - A facility where distilled liquors are produced in accordance with any manufacturing or wholesaling license required by Tennessee Code Annotated.

Craft brewery, winery and distillery - A type of brewery, winery or distillery wherein the area of the establishment devoted to the production of malts and liquors may not exceed (10,000) square feet in commercial zone districts or twenty thousand (20,000) square feet in industrial zone districts. The establishment shall include a tasting room and may also include office, retail, eating and drinking establishment or event facility components in addition to the area devoted to the production of malts and liquors.

Tasting room – A facility, or portion of a facility, accessory to a brewery, winery or distillery at which guests may sample the manufacturer's products and consume other nonalcoholic beverages.

Change the following:

Sec. 114-192. - TA, Tourist Accommodation District

(9) ~~Micro-brewery & Winery~~ brewpubs, craft breweries, distilleries, wineries

Sec. 114-194. – B-2 Central Business District

(a) (4) Establishments for the sale or provision of personal appearance or care, finance, insurance, real estate, clothing and goods repair, offices, printing, parking, entertainment, recreation, hotels, motels, educational institutions, food and drink, brewpubs, craft breweries, distilleries, wineries

Sec. 114-195. - B-3, Highway Oriented Business District

(1) Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and interment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses (garden supplies, lawn furniture, plant nurseries, playground equipment); pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; restaurants; retail sales; shopping centers; wineries.

Sec. 114-196. - B-4P, Planned Business District

brewpubs, craft breweries, distilleries, wineries

Sec. 114-197. - M-1, Light Manufacturing District

(3) Other industrial and manufacturing such as auto parts rebuilding, battery manufacturing; nondairy and nonfood product bottling plants; box and crate assembly; building materials sales; rental and storage yards; bag, carpet and rug cleaning and dyeing; cabinet shops; canneries; caterers; cooperages; crematories; dextrine and starch manufacturing; enameling, lacquering and japanning; felt manufacturing; electric foundry; furniture manufacturing; inflammable underground liquid storage; iron works (ornamental); laboratories (experimental, film or testing); lumber sales and lumberyard; nut and bolt manufacturing and wire drawing; parcel delivery stations; phonograph record manufacturing; public utility service yard; radium extraction; railway or truck terminal; stone monument works; tool manufacturing; vehicle storage yard; welding, other metal working shops, wholesaling, warehousing; breweries, craft breweries, wineries, distilleries

Sec. 114-198. - M-1R, Light Manufacturing Restricted District

(b) uses permitted in the M-1R district are the same as for the M-1 district.
 (breweries, craft breweries, distilleries, wineries)

Sec. 114-199. - M-2, General Manufacturing District

General Manufacturing District are as follows (1) The same as for the M-1
 (breweries, craft breweries, distilleries, wineries)

Sec. 114-353 – MX, Mixed-Use District

Permitted uses

(5) Manufacturing, assembling, processing, packaging or similar treatment of such products as: appliances, automobiles (including rebuilding and reconditioning), bolt or screw thread rolling or cutting, bottle making, box and crate assembly, **breweries**, bronze casting, canvas, carpets, rugs, celluloid and pyroxyline, ceramics, china or figurines, cosmetics, **craft breweries**, die casting and making, **distilleries**, drafting instruments, electrical parts, electronic instruments, fiberglass, forge, foundry, furniture, heating equipment, laboratories (experimental), medical and dental instruments, musical instruments, parcel delivery stations, pharmaceuticals, phonograph records, pottery, radios, record players, rubber and metal stamps, scientific instruments and equipment, shoes, television receivers, textiles, toiletries, tools, toys, watches, clocks, **wineries**, woven wire.

Sec. 114-380 – BC, Business Conference District

Permitted Uses

(4) Hotels, full-service restaurants, provided that drive-in or drive-through windows are excluded, **brewpubs, craft breweries, wineries, and distilleries**.

Sec. 114-383

Prohibited Uses

Industrial, manufacturing, processing and assembly of any kind, except as incidental and accessory to a research and development facilities or **brewpubs, craft breweries, wineries, and distilleries**.

Sec. 114-487 – Planned Village District

(5) Commercial and office uses;

(**Brewpubs, craft breweries, wineries, distilleries** would fall under “commercial” uses)

CONCLUSION

Staff recommends **APPROVAL** to amend changes Kingsport’s zoning code pertaining to breweries, wineries, and distilleries as presented.

PROPERTY INFORMATION

ADDRESS **City-wide**

DISTRICT, LAND LOT

OVERLAY DISTRICT

EXISTING ZONING

PROPOSED ZONING

ACRES

EXISTING USE

PROPOSED USE

PETITIONER **Kingsport Regional Planning Commission**

INTENT

To amend Sec. 114-133. *Accessory building location and height.* to allow for larger accessory building sizes on lots that far exceed their minimum lot size requirement

Size requirements for accessory structures in residential zones in the City of Kingsport are currently set to a maximum of 1,100 sq. ft. or 30% of the floor area of the principal structure, whichever is greater. At times this requirement can impose undue hardship for large lots. For consideration, please find the requirements of neighboring entities:

Johnson City: Maximum of 850 sq. ft. or 30% of the floor area of the principal structure, whichever is greater

Bristol, TN: No larger than the principal structure and no more than 30% ground coverage of both the principal and accessory structure combined

Sullivan County: Maximum 2,000 sq. ft. or 10% of total parcel area, whichever is less

Historically, primary concern is concentrated on larger rural lots that have been annexed in the last decade. In general, lots over two acres in size have a greater need for accessory structures size to accommodate the required vehicles and equipment necessary to maintain property of such size. In the context of the current zoning requirements, this can result in an overabundance of variance requests to the City. A potential compromise to the existing regulations is to implement a zoning text amendment change to allow larger accessory structures on larger than average lots as follows:

Maintain the current configuration of a maximum of 1,100 sq. ft. or 30% of the floor area of the principal structure, whichever is greater. In addition, provide an exception for lots over two acres in size:

Recommended amendment to be added to Sec 114-133(2): *“Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of 2% of total parcel area but never more than 5,000 sq. ft.”*

This provision would allow for the following, encompassing of recent multiple BZA requests for larger accessory structures:

2 acre lot: 1,742 sq ft max accessory structure

3 acre lot: 2,613 sq ft max accessory structure

4 acre lot: 3,484 sq ft max accessory structure

5 acre lot: 4,356 sq ft max accessory structure

CONCLUSION

Staff recommends APPROVAL to amend Kingsport’s accessory structure size allowances as presented.

transitioning sign approval authority from the planning commission to staff level approval.

Current wording of the zoning text: *Sec. 114-533. On-premise signs, (9) Planned Shopping Center District (B-4P)(a.) All signs within the B-4P district shall be reviewed by the ~~planning commission~~ as part of the site plan approval process.*

Recommended wording of the zoning text: *Sec. 114-533. On-premise signs, (9) Planned Shopping Center District (B-4P)(a.) All signs within the B-4P district shall be reviewed by the **Planning & Community Development Director or designee** as part of the site plan approval process.*

CONCLUSION

Staff recommends APPROVAL to amend Kingsport's sign code to replace the current requirement of Planning Commission approval with staff level approval as it pertains to on-premise signs in a B-4P Planned Business District.

PROPERTY INFORMATION

ADDRESS	116 Kendrick Street, Kingsport, TN 37663
DISTRICT	134
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-1
PROPOSED ZONING	B-1
ACRES	1.1+/-
EXISTING USE	Residential (contains 1 single family home)
PROPOSED USE	Commercial (dentist/doctor office)

PETITIONER

ADDRESS 108 Colonial Heights Rd., Kingsport, TN 37664

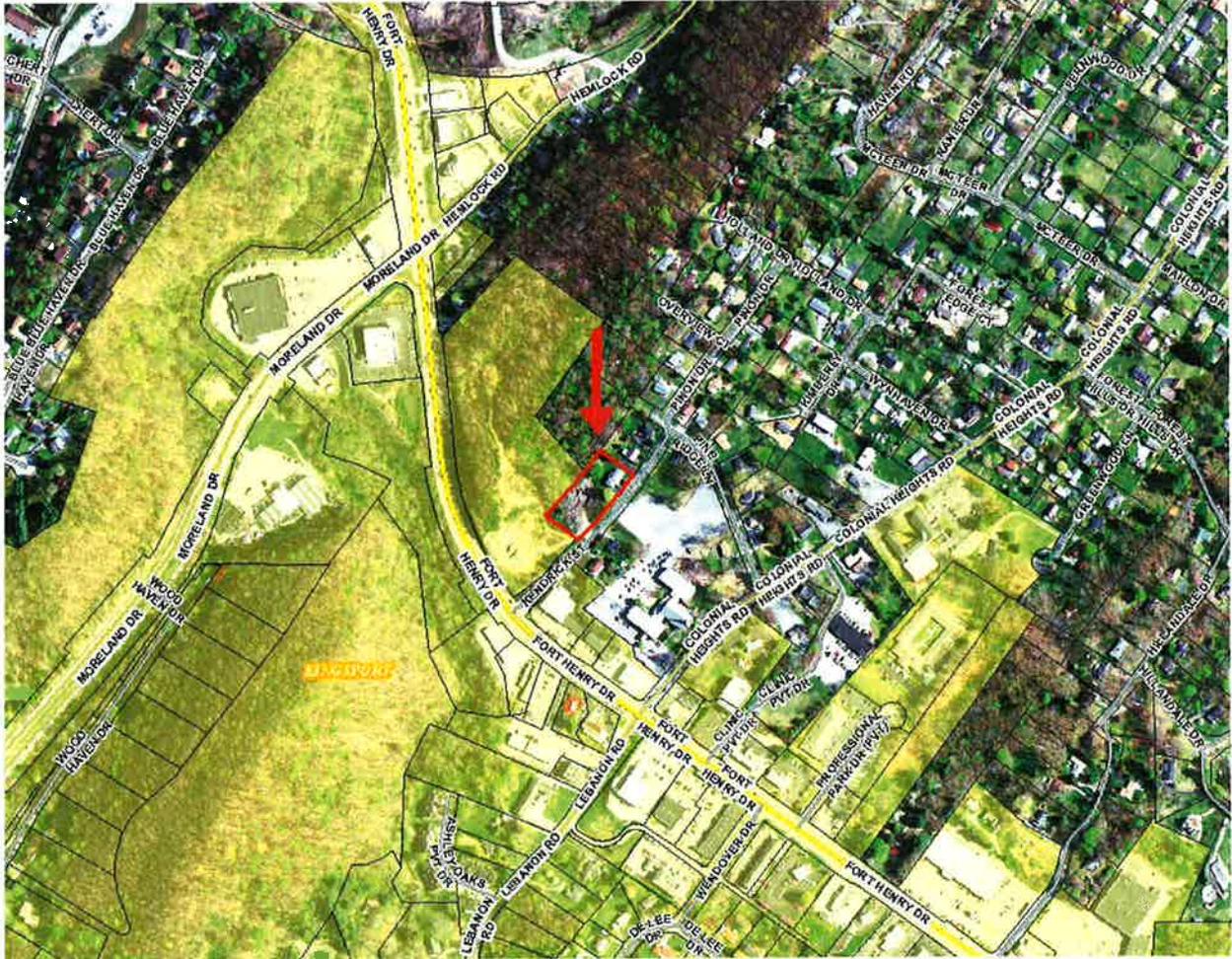
REPRESENTATIVE

PHONE (423) 239-3200

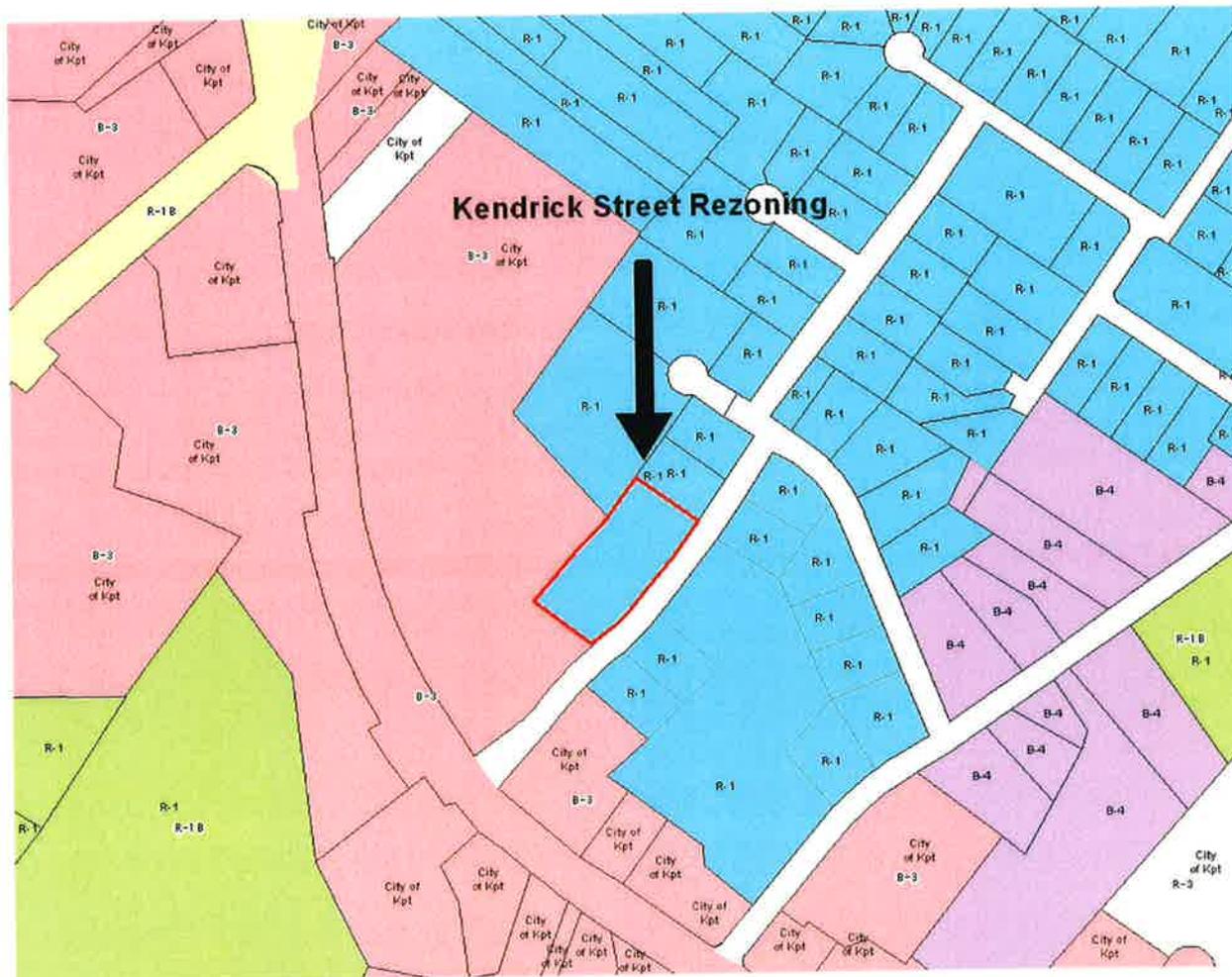
INTENT

To rezone from R-1 to B-1 to allow for a dental/doctor office.

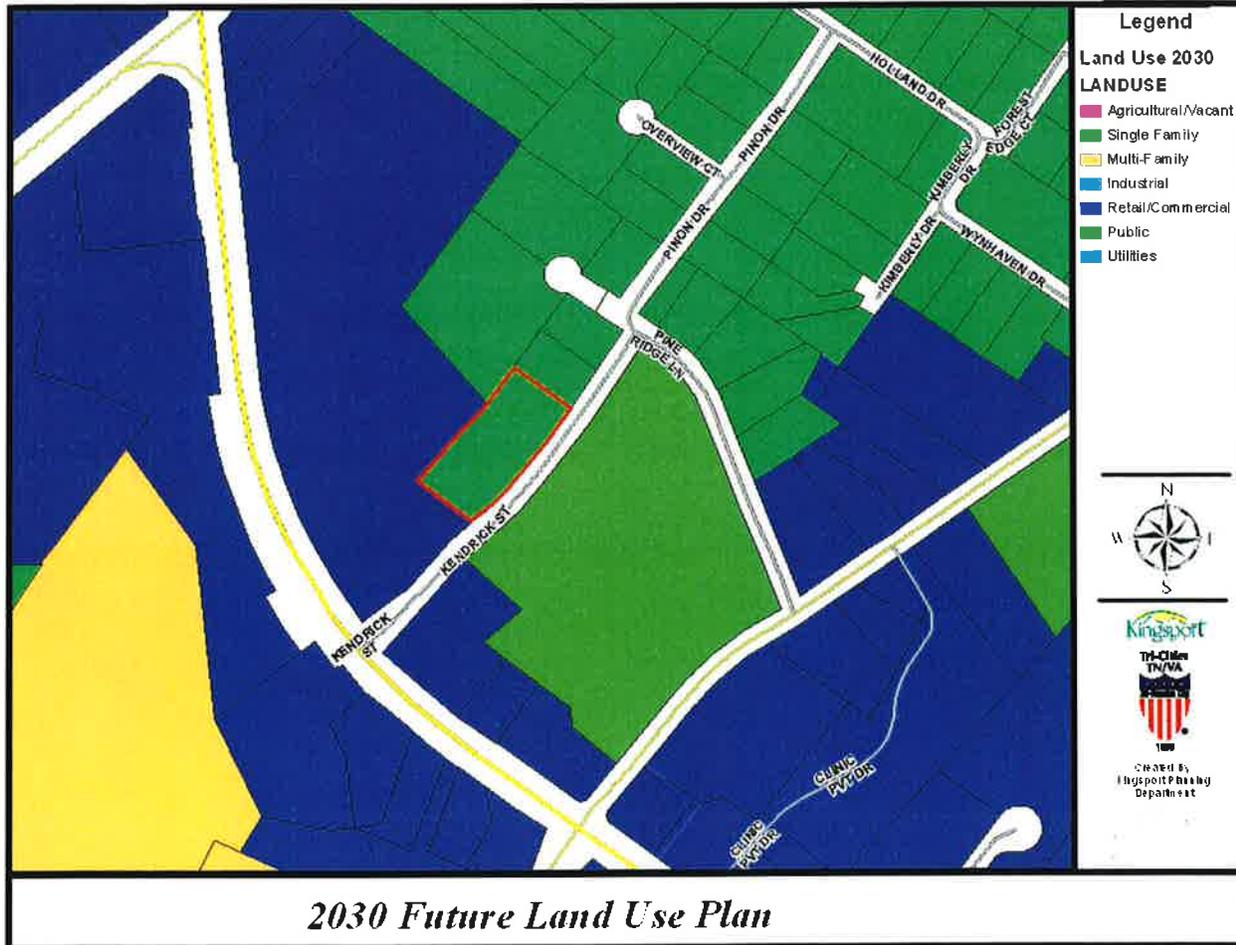
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



North View



East View



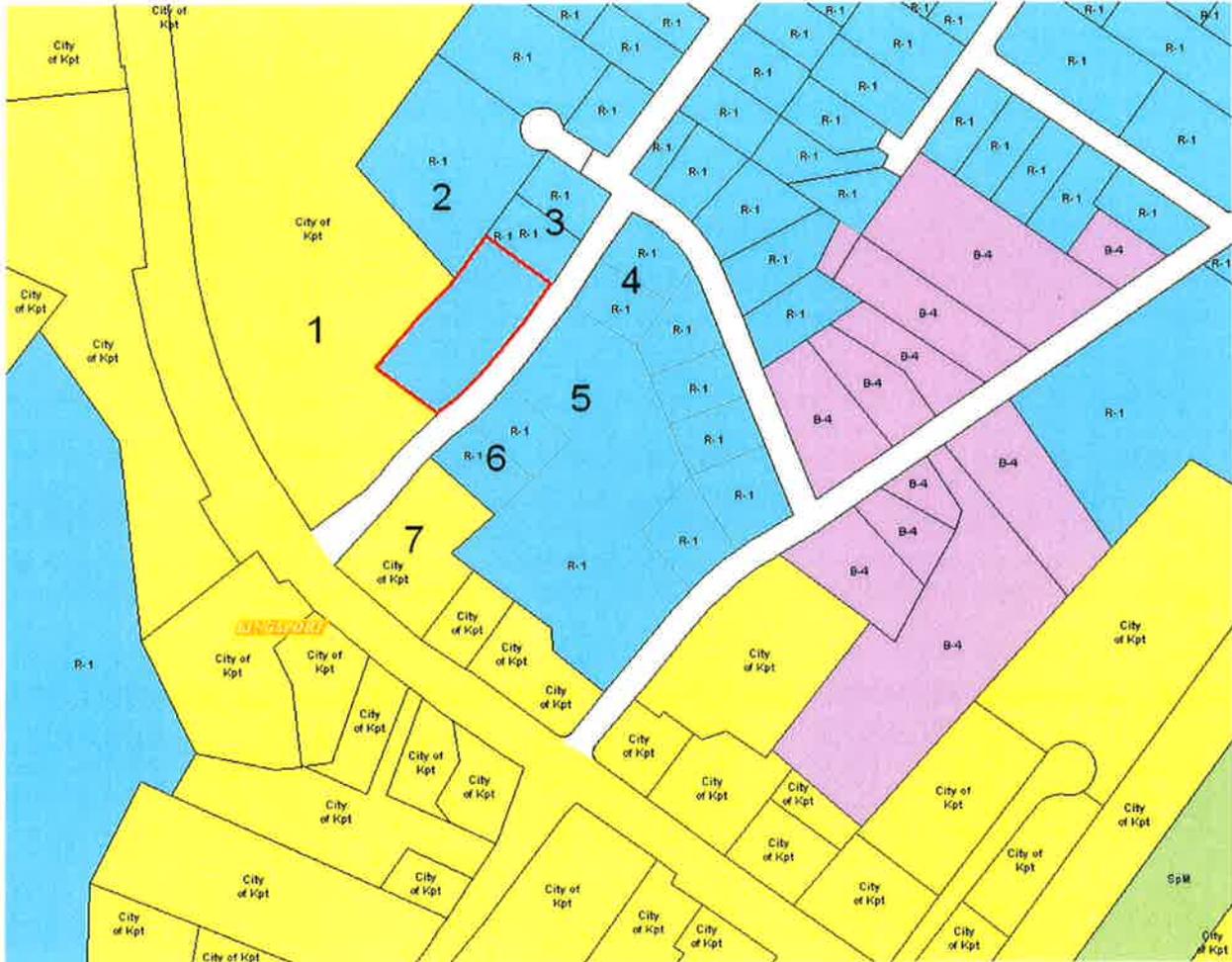
West View



South View



EXISTING USES LOCATION MAP



Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
West	1	<u>Zone: City B-3</u> Use: Undeveloped commercial	Property annexed in 2004
North	2	<u>Zone: County R-1</u> Use: Undeveloped residential	No prior action known
Northeast	3	<u>Zone: County R-1</u> Use: Single-family residential	No prior action known
East	4	<u>Zone: County R-1</u> Use: Two single-family residential owned by Colonial Heights Baptist Church	No prior action known
East	5	<u>Zone: County R-1</u> Use: Colonial Heights Baptist Church	No prior action known
Southeast	6	<u>Zone: County R-1</u> Use: Two single-family residential owned by Colonial Heights Baptist Church	No prior action known
South	7	<u>Zone: City B-3</u> Use: Commercial development containing Prendergast Construction, consignment shop, and dry cleaners	Property annexed in 2004

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will permit a use that is semi-suitable for the use and development of adjacent property. The property is located on the boundary of an established neighborhood and behind property that is zoned City B-3. The adjacent neighborhood is stable single family residential with some penetration of church related use into the area.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** Without appropriate buffering and with the additional commercial traffic this proposal could adversely affect the existing use or usability of the adjacent or nearby property, given the strong residential presence in the area.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will increase the use of existing streets, transportation facilities, and utilities. Based on the proposed use this impact may become burdensome to the current roadway as designed although is more likely to be cumbersome to neighbors who are not expecting commercial traffic on the residential roadway. This county B-1 use being neighborhood business accounts for fewer trips per day than a general commercial zone.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Future Land Use Plan Map: The proposal does not conform to the city's future land use plan. The proposal does not conform to the county's future land use as well.

Proposed use/density: one doctor/dentist office

The Future Land Use Plan Map recommends: City future land use plan recommends single family use. The Sullivan County Land Use Plan indicates low density residential use.

- 6. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** There are no existing or changed conditions affecting the use of the property with the exception of the topography of the southern vicinity of the parcel which acts as a natural buffer from future development of any kind.

- 7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.

- 8. Whether the change will create an isolated district unrelated to similar districts:** The proposal will, as stated by the Sullivan County Zoning Resolution, be an appropriate transitional zone between a residential area and an existing higher commercial zone.

- 9. Whether the present district boundaries are illogically drawn in relation to existing conditions?** The current district boundaries are logically drawn for a single family subdivision.

- 10. Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to the individual, as it will adequately adhere to the guidelines for establishment as described in the Sullivan County Zoning Resolution as a transition zone.

CONCLUSION

Staff recommends sending a NEGATIVE recommendation to rezone from R-1 to B-1 to make a doctor/dentist office available to the property owner. Separate Planning Commission review and approval will be required for the plans prior to final development.



02-08

CITY OF KINGSPORT, TENNESSEE

January 22, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Kit McGlothlin Property, Lot 1 on East Carters Valley Road, surveyed by Larry M. Culbertson, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 324 with the Sullivan County Recorder.

Sincerely,

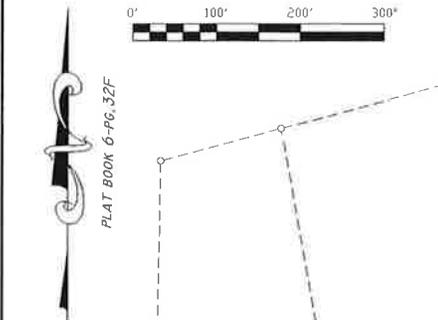

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



City Hall 225 West Center Street Kingsport, TN 37660-4237 (423) 229-9400
Kingsport — *The Best Place To Be*





PLAT BOOK 6-PG. 32F

ZONING SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS. PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-1

FLOOD CERTIFICATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. FIRM MAP # 47163C0030D SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS EFFECTIVE DATE 09-29-2006

NOTE: LOTS 1, 2, AND REMAINING LAND LOCATED IN VIRGINIA WILL HAVE CROSS ACCESS OVER THE DRIVEWAY BETWEEN EACH OTHER TO ACCESS HIS/HER PROPERTY

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS
 I HEREBY CERTIFY:
 1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED
 2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS.
 3. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
 DATE: _____
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL FOR 911 SERVICE
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 DATE: _____
 CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON.
 DATE: _____
 REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE: _____
 AUTHORIZING AGENT

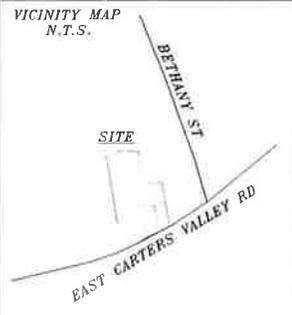
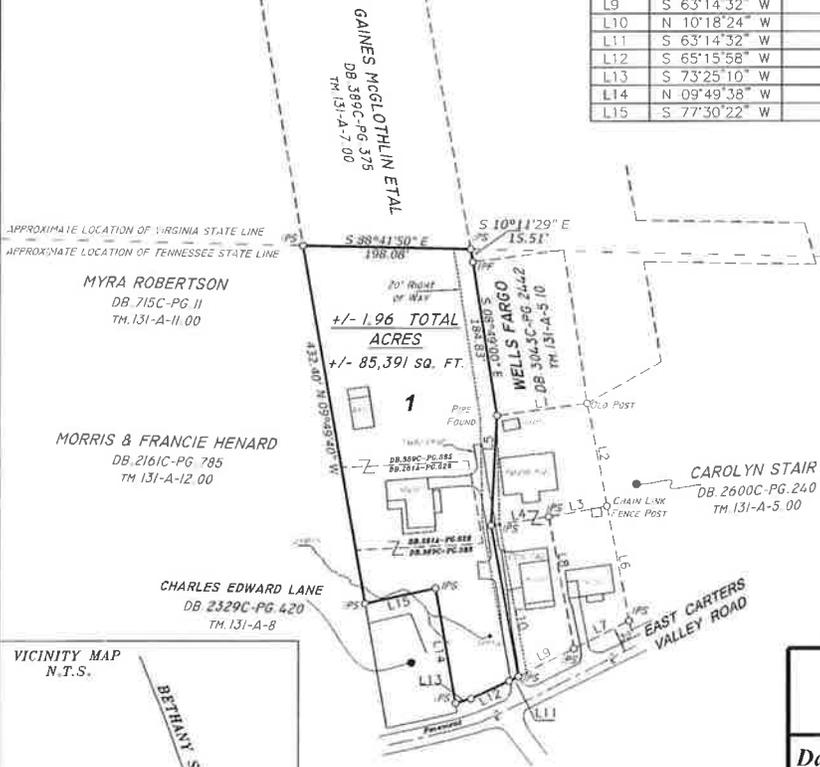
CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
 DATE: _____
 TRAFFIC ENGINEERING MANAGER

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

LINE	BEARING	DISTANCE
L1	N 82°12'14" E	107.96'
L2	S 10°45'39" E	123.98'
L3	S 79°14'22" W	70.00'
L4	S 81°17'50" W	69.11'
L5	N 03°03'18" E	130.86'
L6	S 10°45'39" E	139.57'
L7	S 63°11'31" W	72.84'
L8	N 10°45'38" W	159.71'
L9	S 63°14'32" W	73.35'
L10	N 10°18'24" W	182.41'
L11	S 63°14'32" W	12.29'
L12	S 65°15'58" W	49.91'
L13	S 73°25'10" W	18.79'
L14	N 09°49'38" W	138.70'
L15	S 77°30'22" W	85.00'

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
 DATE: _____
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
 (OR)
 KINGSPORT AUTHORIZING AGENT

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



- NOTES**
- Deed Reference: DB. 389C-PG. 385 DB. 261A-PG. 628
 - Tax Map: 131 -A- 7.00 & 131 -A-9.00
 - Land Owner: Gaines Kit McGlothlin

**SURVEY FOR GAINES KIT MCGLOTHLIN
 KINGSPORT REGIONAL PLANNING COMMISSION**

**RESUBDIVISION OF
 GAINES KIT MCGLOTHLIN PROPERTY**

Date: 10-08-2013	FILE: MCGLOTHLIN KIT.DWG Drawn By: David Wallace	Scale: 1" = 100'	12th Civil District Sullivan County, TN
Total Acres: +/- 1.96		Total Lots: 1	Surveyor: Culbertson Surveying
Acres New Road: 0		Miles New Road: 0	Owner: Gaines K, McGlothlin
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093			Closure Error: 1:10,125 Drawing Number 5905-A



CITY OF KINGSPORT, TENNESSEE

January 22, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Kit McGlothlin Property, Lots 2 & 3 on East Carters Valley Road, surveyed by Larry M. Culbertson, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 324 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



Land Owner: Gaines Kit
McGlothlin, Phillip G. & Eddie
Denise McGlothlin & Philip & Gale
McGlothlin



PLAT BOOK 6-PG. 32F

ZONING
SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE
ZONING RESTRICTIONS.
PROPERTY IS CURRENTLY ZONED SULLIVAN COUNTY R-1

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND
FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA.
FIRM MAP # 471630030D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

NOTE:
LOTS 1,2, AND REMAINING LAND LOCATED IN VIRGINIA WILL HAVE
CROSS ACCESS OVER THE DRIVEWAY BETWEEN EACH OTHER TO ACCESS
HIS/HER PROPERTY

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED
2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN
ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS.
3. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD
SHALL SERVE THESE LOTS AS PROPOSED.

DATE: _____ 20____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF ACCURACY

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

DATE: _____ 20____
REGISTERED LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED
FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF
KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE
CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE
PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: _____ 20____
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL FOR UTILITIES

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

DATE: _____ 20____
CITY G.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE: _____ 20____
AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: _____ 20____
OWNER
OWNER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE: _____ 20____
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ 20____
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

LINE	BEARING	DISTANCE
L1	N 82°12'14" E	107.96'
L2	S 10°45'39" E	123.98'
L3	S 79°14'22" W	70.00'
L4	S 81°17'50" W	69.11'
L5	N 03°03'18" E	130.86'
L6	S 10°45'39" E	139.57'
L7	S 63°11'31" W	72.84'
L8	N 10°45'38" W	159.71'
L9	S 63°14'32" W	73.35'
L10	N 10°18'24" W	182.41'
L11	S 63°14'32" W	12.29'
L12	S 65°15'58" W	49.91'
L13	S 73°25'10" W	18.79'
L14	N 09°49'38" W	138.70'
L15	S 77°30'22" W	85.00'

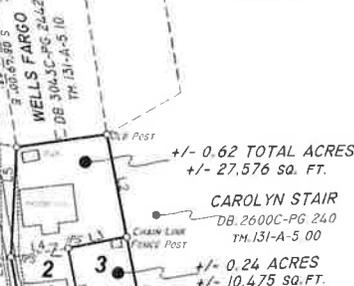
APPROXIMATE LOCATION OF VIRGINIA STATE LINE
APPROXIMATE LOCATION OF TENNESSEE STATE LINE

MYRA ROBERTSON
DB 715C-PG 11
TM 131-A-11.00

MORRIS & FRANCIE HENARD
DB 2161C-PG. 785
TM 131-A-12.00

CHARLES EDWARD LANE
DB 2329C-PG. 420
TM 131-A-8

GAINES MCGLOTHLIN ET AL
DB 389C-PG 375
TM 131-A-7.00



+/- 0.62 TOTAL ACRES
+/- 27,576 SQ. FT.

CAROLYN STAIR
DB 2600C-PG 240
TM 131-A-5.00

+/- 0.24 ACRES
+/- 10,475 SQ. FT.

**SURVEY FOR GAINES KIT MCGLOTHLIN
KINGSPORT REGIONAL PLANNING COMMISSION**

**RESUBDIVISION OF
GAINES KIT MCGLOTHLIN PROPERTY**

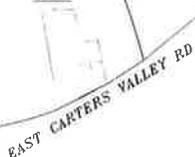
Date: 10-08-2013	FILE: MCGLOTHLIN KIT.DWG Drawn By: David Wallace	Scale: 1" = 100'	12th Civil District Sullivan County, TN
Total Acres: +/- 0.86	Total Lots: 2	Surveyor: Culbertson Surveying Owner: Gaines K, McGlothlin	
Acres New Road: 0	Miles New Road: 0	Closure Error: 1:10,125	
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093			Drawing Number 5905-B

NOTES

1. Deed Reference: LOT 2-DB. 1817C-PG. 740
LOT 3- DB. 229A-PG. 551 & DB. AND A PORTION OF DB. 389C-PG. 375
2. Tax Map: 131 -A- 6.00 & 131 -A-6.10 & A PORTION OF TAX MAP 131-A-7.00

VICINITY MAP
N.T.S.

SITE





CITY OF KINGSPORT, TENNESSEE

January 22, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Pamela Chase Property on Rock Springs Road, surveyed by Danny Carr, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 322 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

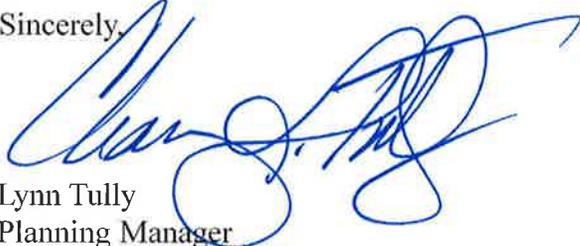
January 22, 2014

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

Dear Mr. Ward:

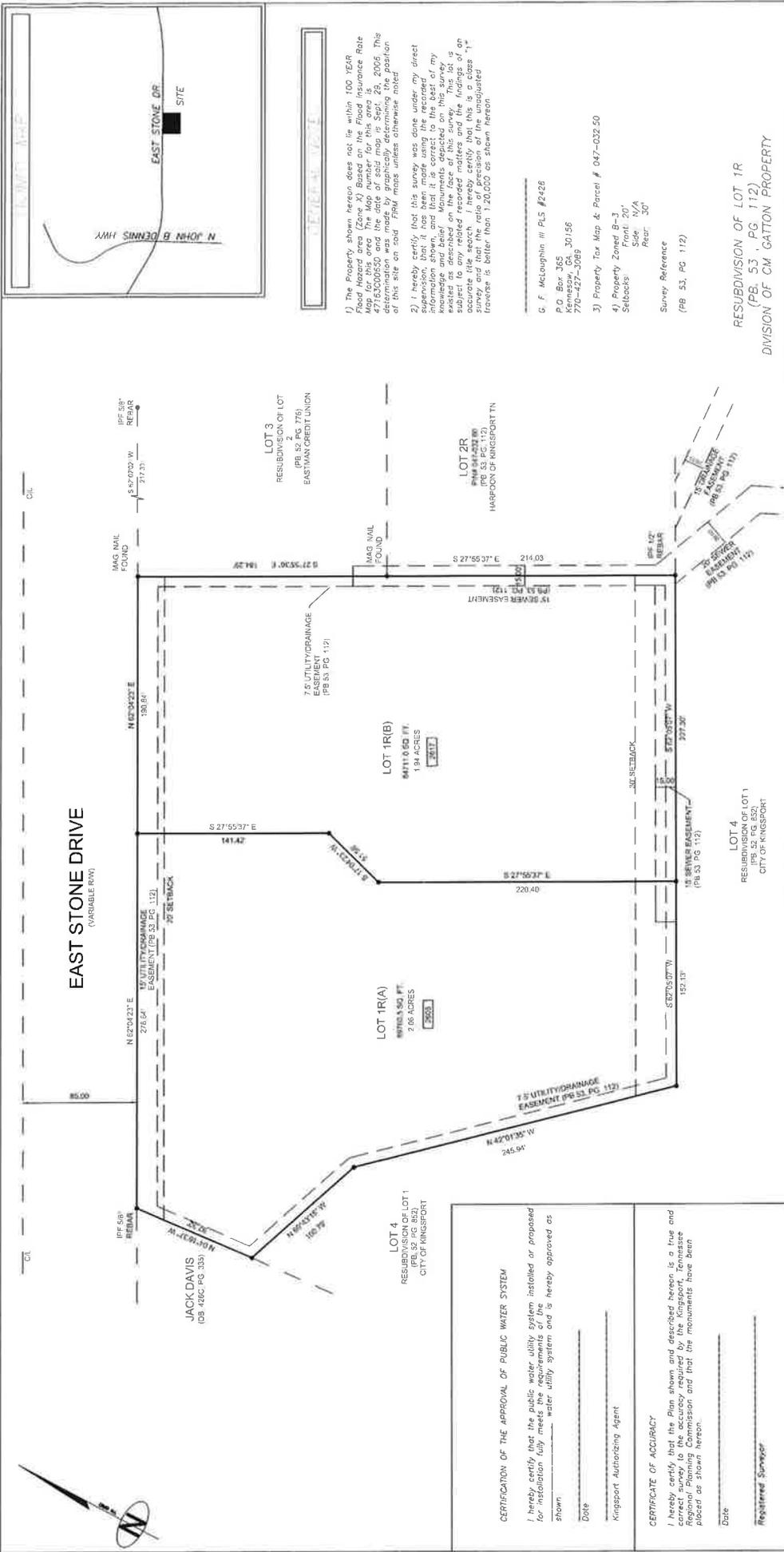
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the CM Gatton Property on East Stone Drive, surveyed by George McLaughlin, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 325 with the Sullivan County Recorder.

Sincerely,


Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





RESUBDIVISION OF LOT 1R
(PB 53 PG 112)
DIVISION OF CM GATTON PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION
TOT. AREA 4.0 ac TOT. LOTS 2
AREA NEW ROADS 0 MILES NEW ROAD: 0
OWNER: CM GATTON, et al. CIVIL DISTRICT 11th
SURVEYOR MSP & ASSOCIATES CLOSURE ERROR 1: 3499327
SCALE 1" = 50'

- The Property shown hereon does not lie within 100 FEET Road Hazard Area (Zone 4) Based on the Flood Insurance Rate Map for this area. The Map number for this area is 4718300052D and the date of said map is Sept. 28, 2005. This information is hereby certified to be correct to the best of my knowledge and belief. I hereby certify that this is a class "1" survey and that the ratio of precision of the unadjusted traverse is better than 1:250,000 as shown hereon.
- I hereby certify that this survey was done under my direct supervision and that it is correct to the best of my knowledge and belief. I hereby certify that this is a class "1" survey and that the ratio of precision of the unadjusted traverse is better than 1:250,000 as shown hereon.

G. F. McLoughlin III PLS #2428
P.O. Box 365
Kingsport, TN 37688
776-427-3085

3) Property Tax Map & Parcel # 047-032-50
4) Property Zoned B-3
Side N/A
Front 20'
Rear 30'

Survey Reference
(PB 53, PG 112)

MSP
& ASSOCIATES
LAND SURVEYING, INC.
5055 W. HILL STREET SUITE 2000
BIRMINGHAM, AL 35209
864-370-2233
WWW.MSPSURVIVEINC.COM

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the State of Tennessee, as amended, and that the same have been approved for recording in the Office of the County Register. If required, a copy of this certificate shall be filed with the County Register in the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Date _____
Secretary, Kingsport Municipal/Regional Planning Commission

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation and is hereby approved as shown.

Date _____
Kingsport Authorizing Agent or
Tennessee Department of Environment & Conservation

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I hereby certify that the street light system designed for this subdivision complies with the City of Kingsport's policies on roadway lighting within the City of Kingsport, and any required changes for the purchase and installation have been met.

Date _____
Traffic Engineering Manager

CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS
I hereby certify that the streets and stormwater systems shown on this plan are approved and that streets and storm water systems have been installed in an acceptable manner and according to the specifications. Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

Date _____
City Engineer or County Road Commissioner

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM
I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the City of Kingsport and is hereby approved as shown.

Date _____
Kingsport Authorizing Agent

CERTIFICATE OF ACCURACY
I hereby certify that the Plan shown and described herein is a true and correct copy of the original as shown and that the monuments have been placed as shown hereon.

Date _____
Registered Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent, establish the building lines, and dedicate to the public use, walks, parks and other open spaces to public or private use as noted.

Date _____
Owner

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
I hereby certify that the Addresses as noted on this plan are approved as assigned.

Date _____
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING



CITY OF KINGSPORT, TENNESSEE

January 8, 2014

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

Dear Mr. Ward:

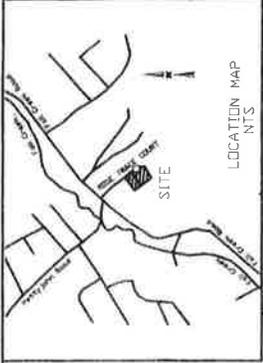
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Rose Property on Rose Trace Court, surveyed by John Mize, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 318 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





01072014 - 0403:27 PM
 14000396
 TENSILE TESTING MACHINE
 PLAT BOOK: P54
 PAGE: 318-318

REC FEE	15.00
OFF FEE	2.00
AGC FEE	0.00
TOTAL	17.00

BAR T LONG
 DIVISION OF TENNESSEE, BARTON COUNTY
 MUNICIPALITY OF NILES

CURVE F
 R = 75.00'
 L = 45.519'47" E 47.86'
 CH = 519'47" E 47.86'

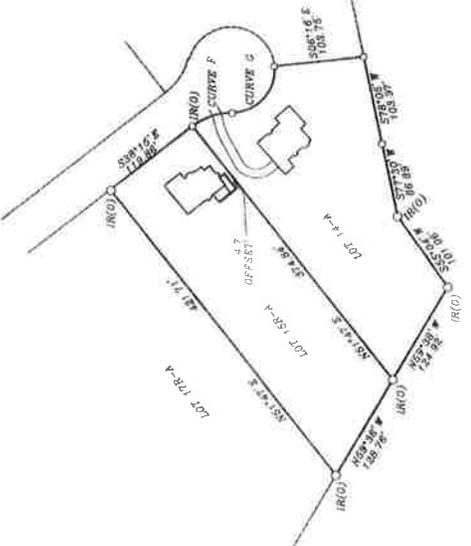
CURVE C
 R = 50.00'
 L = 32.73'
 CH = 548'34" E 73.81'

A 538'29" E 7.41'
 B 438'29" W 25.00'
 C 438'29" W 25.00'
 D 135'27" E 64.25'
 E 551'47" W 26.70'



CURVE F
 R = 75.00'
 L = 45.519'47" E 47.86'
 CH = 519'47" E 47.86'

CURVE C
 R = 50.00'
 L = 32.73'
 CH = 548'34" E 73.81'



NOTES

- 1) BEARINGS ARE BASED ON SUBDIVISION NORTH PLAT BOOK 53, PAGE 279
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17150D000 AND THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
- 3) REFERENCE DEED: LOT 14-A - DB 22490 PC 203, DB 2471C PC 617, LOT 15R-A - DB 22490 PC 203, DB 2471C PC 106 AND LOT 14-A - DB 2471C PC 520.
- 4) TAX MAP 0635 E LOT 14-A PARCEL 011.00
- 5) TAX MAP 0635 E LOT 15R-A PARCEL 011.00
- 6) BUILDING SETBACKS LIMITS: FRONT YARD = 30' REAR YARD = 30'
- 7) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION
- 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND ALL CITY ORDINANCES AND CHANGES IN LINE BEARINGS ARE IRON ROD (OLD) UNLESS OTHERWISE NOTED ALL IRON ROD (OLD) ARE IRON ROD (OLD) UNLESS OTHERWISE NOTED
- 9) * DENOTES THAT THE BEARING IS NOT RADIAL TO THE CURVE
- 10) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE
- 11) 911 ADDRESSES: 120 ROSE TRACE CT
- 12) FIELD BOOK: 179 Pg 57
- 13) ACAD. TITLE NAME: 518-6562.dwg
- 14) OWNER: LEMING, TRAVIS D. et ux SHERRI L. LEMING 144 ROSS TRACE CT LOT 15R-A, BLOOMVILLE, TN 37617
- 15) DATE: NOVEMBER 6, 2013
- 16) IR(M) PLACED AT FOUR ENDS OF LINES A, B, AND C
- 17) PURPOSE OF THIS MAP IS TO TRANSFER ENOUGH PROPERTY TO BRING THE PROPERTY INTO CONFORMANCE WITH SULLIVAN COUNTY ZONING SIDE YARD SETBACK REGULATIONS

BEFORE

AFTER

LEGEND
 IR(O) EXISTING IRON ROD
 IR(N) NEW IRON ROD
 WITH SURVEYORS CAP - RLS 891"

MIKE & ASSOCIATES SURVEYORS
 P.O. Box 465
 Bloomsdale, Tennessee 37617
 423-384-4562



CERTIFICATION OF THE APPROVAL OF THE REVENUE DEPARTMENT OF ENVIRONMENT & CONSERVATION I HEREBY CERTIFY THAT THE REVENUE DEPARTMENT HAS REVIEWED THE PLANS AND FOUND THAT THEY ARE APPROVED AS ASSURED. DATE: 11/10/13 BY: [Signature]	CERTIFICATION OF THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION I HEREBY CERTIFY THAT THE REVENUE DEPARTMENT HAS REVIEWED THE PLANS AND FOUND THAT THEY ARE APPROVED AS ASSURED. DATE: 11/10/13 BY: [Signature]
CERTIFICATION OF THE APPROVAL OF THE PUBLIC WORKS SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WORKS SYSTEM HAS REVIEWED THE PLANS AND FOUND THAT THEY ARE APPROVED AS ASSURED. DATE: 11/10/13 BY: [Signature]	CERTIFICATION OF THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION I HEREBY CERTIFY THAT THE REVENUE DEPARTMENT HAS REVIEWED THE PLANS AND FOUND THAT THEY ARE APPROVED AS ASSURED. DATE: 11/10/13 BY: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS NO OTHER ENCUMBRANCES AND THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE REVENUE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND THE TENNESSEE DEPARTMENT OF REVENUE AND IS HEREBY APPROVED AS SHOWN.
 DATE: 11/10/13
 BY: [Signature]

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I HEREBY CERTIFY THAT I AM AN OWNER AND DESIGNATOR OF THE PROPERTY DESCRIBED IN THESE PLANS AND I HEREBY DESIGNATE THE PROPERTY AS SHOWN FOR THE PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 11/10/13
 BY: [Signature]

CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I HEREBY CERTIFY THAT I AM AN OWNER AND DESIGNATOR OF THE PROPERTY DESCRIBED IN THESE PLANS AND I HEREBY DESIGNATE THE PROPERTY AS SHOWN FOR THE PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 11/10/13
 BY: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS NO OTHER ENCUMBRANCES AND THAT THE SUBDIVISION IS IN CONFORMANCE WITH THE REVENUE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND THE TENNESSEE DEPARTMENT OF REVENUE AND IS HEREBY APPROVED AS SHOWN.
 DATE: 11/10/13
 BY: [Signature]

02-12

RECONFIGURATION OF LOT 15R-A AND LOT 1	
ROSEFIELD	
KINGSBORO	REGIONAL PLANNING COMMISSION
TOTAL ACRES	2,249 ACRES
TOTAL LOTS	2
ACRES NEW ROAD	0.0 ACRES ±
MILES NEW ROAD	0.0
OWNER LEMING AND SHELL	CIVIL DISTRICT 77A
SURVEYOR MIKE & ASSOCIATES	CLOSURE ERROR 7.10/000
SCALE 1" = 100'	100 50 0 100 200



CITY OF KINGSPORT, TENNESSEE

January 6, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Weiss Property on Vine Street, surveyed by Robert C. Leonard, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 309 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





02-14

CITY OF KINGSPORT, TENNESSEE

January 8, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the City of Kingsport Subdivision on East Sullivan and East Main Streets respectively and surveyed by Tim Lingerfelt, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes. The Plat was recorded in Platbook 54, Page 317 with the Sullivan County Recorder.

Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission





02-15

CITY OF KINGSPORT, TENNESSEE

February 6, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Fonda Mowdy Property, on Pond Springs Road, surveyed by Steven C. Lyons RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Planning Director
Secretary to the Kingsport Regional Planning Commission

C: Kingsport Regional Planning Commission



PROPERTY LINE CALLS

COORDES	BEARING	DISTANCE
1	N 89° 17' 42" W	106.31
2	N 89° 17' 42" W	85.95
3	N 23° 23' 37" E	81.95
4	S 89° 17' 42" W	106.31
5	S 89° 17' 42" W	85.95
6	N 23° 23' 37" E	81.95

EASEMENT CALLS

COORDES	BEARING	DISTANCE
1	N 89° 17' 42" W	106.31
2	N 89° 17' 42" W	85.95
3	N 23° 23' 37" E	81.95
4	S 89° 17' 42" W	106.31
5	S 89° 17' 42" W	85.95
6	N 23° 23' 37" E	81.95



REFERENCED TO
PAGE 6 PD. 15



LOT 2, 1101.7 ACRES--
(NOT SUBJECT TO PLANNING APPROVAL)



NOTES

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST AVAILABLE SURVEYING TECHNIQUES AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP 4765050356B, EFFECTIVE DATE: SEPTEMBER 30, 2008.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVICES EITHER WRITTEN OR UNWRITTEN & IS SUBJECT TO THE FINDINGS THEREOF.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE (CURRENT ZONING: R-1)

OWNERS HEREBY DEDICATE A 7.5' DRAINAGE & UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES FOR PUBLIC USE.

THIS PROPERTY IS ALSO SHOWN AS BEING A PORTION OF TRACTS 30-32 & 53 OF THE DL EADS FARM AS SHOWN IN PLAT BOOK 2 PAGE 170

DEED REFERENCE WILL BOOK 96 PAGE 510, DEED BOOK 143A PAGE 587, DEED BOOK 294C PAGE 658, DEED BOOK 119A PAGE 288

TAX REFERENCE: MAP 91 PARCEL 47.00 & 47.10

PROPERTY ADDRESS: LOT 1: POND SPRINGS ROAD
LOT 2: POND SPRINGS ROAD

LOT 1 OF THE FONDA WODDY PROPERTY

TOTAL ACRES	1.1017
TOTAL LOTS	1
ACRES PER LOT	1.1017
DATE	02-15-2015
OWNER	LYONS SURVEYING COMPANY
DATE	02-15-2015
FILE NUMBER	2015-0000000000
SCALE	1" = 200'

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE APPROVAL CALLS SHOWN HEREON ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE TENNESSEE PLANNING COMMISSION AND THAT THE PROPOSED WATER SYSTEMS RETAINED OR PROPOSED FOR INSTALLATION ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPAL, COUNTY OR STATE AGENCIES AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____ BY: _____

CITY ENGINEER OF COUNTY ROAD COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEMS OR SYSTEMS RETAINED OR PROPOSED FOR INSTALLATION ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL MUNICIPAL, COUNTY OR STATE AGENCIES AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____ BY: _____

CITY ENGINEER OF COUNTY ROAD COMMISSION

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN SHOWN IN AN APPROPRIATE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LOCAL MUNICIPAL, COUNTY OR STATE AGENCIES AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____ BY: _____

CITY ENGINEER OF COUNTY ROAD COMMISSION

CERTIFICATE OF THE APPROVAL FOR BEST ADJACENT ADJACENT

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

DATE: _____ BY: _____

CITY ENGINEER OF COUNTY ROAD COMMISSION

CERTIFICATE OF ADOPTION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TITLE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE PLANNING COMMISSION AND THAT THE LOCAL MUNICIPAL, COUNTY OR STATE AGENCIES HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE SURVEYING REGULATIONS.

DATE: _____ BY: _____

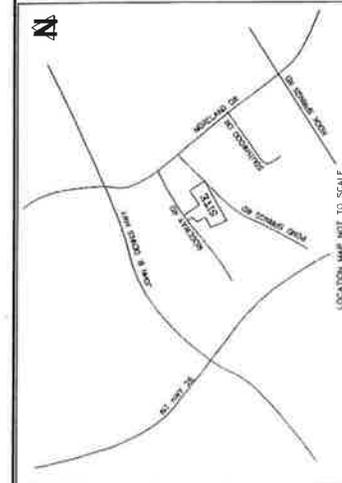
CITY ENGINEER OF COUNTY ROAD COMMISSION

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWER DISPOSAL SYSTEM OR SYSTEMS RETAINED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE PLANNING COMMISSION AND THE LOCAL MUNICIPAL, COUNTY OR STATE AGENCIES AND ARE HEREBY APPROVED AS SHOWN.

DATE: _____ BY: _____

CITY ENGINEER OF COUNTY ROAD COMMISSION





CITY OF KINGSPORT, TENNESSEE

February 6, 2014

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the City of Kingsport replat, on Clinchfield Street, surveyed by Glen Allen Shelnuttt RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Planning Director
Secretary to the Kingsport Regional Planning Commission

C: Kingsport Regional Planning Commission



16113



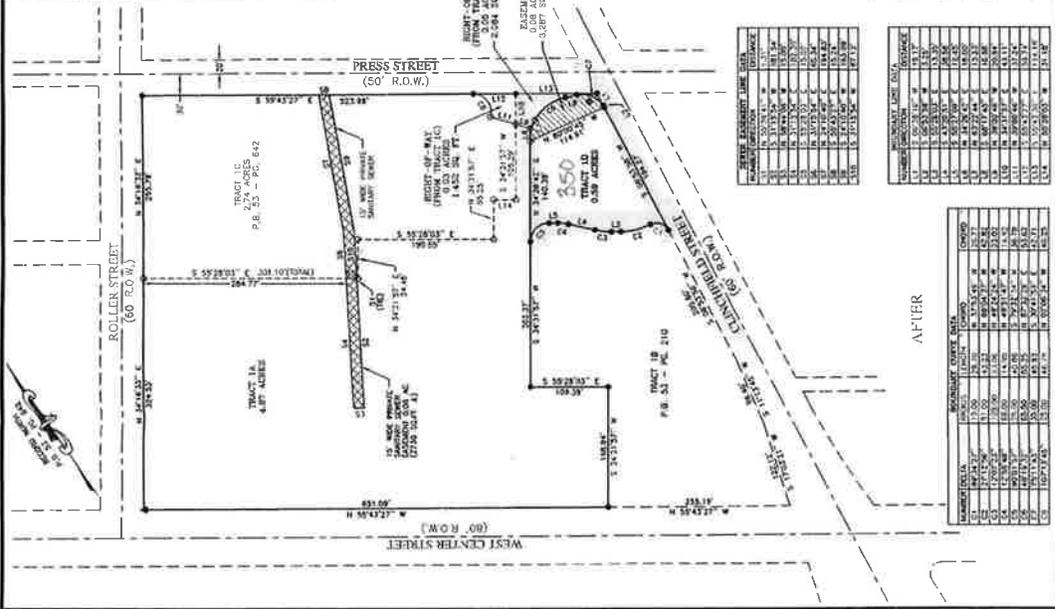
NOTES
 THE SUBJECT PROPERTY OWNERS OF TRACTS A, AND LIC (PLOT COMMUNITY GROUP) IN SULLYVA COUNTY, TENNESSEE, HAVE BEEN ADVISED BY THE SURVEYOR THAT THE SUBJECT PROPERTY IS SUBJECT TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
 SURVEY IS SUBJECT TO ANY DOCUMENTS, EITHER WRITTEN OR UNWRITTEN, THAT MAY AFFECT THE PROPERTY.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 THE SUBJECT PROPERTY DOES NOT LIE IN AN UNDEVELOPED AREA AS DEFINED BY THE STATE OF TENNESSEE.
 EFFECTIVE DATE: SEPTEMBER 29, 2008



RESUBDIVISION OF TRACT 1A, CITY OF KINGSFORD PROPERTY

TOTAL ACRES	5.31	TOTAL LOTS	2
ACRES NEW ROAD	0.00	ACRES OLD ROAD	0.00
OWNER	SEE NOTES	CIVIL DISTRICT	111A
SURVEYOR	GLENN ALLEN SHELHUTT	CLOSURE ERROR	1:10,000

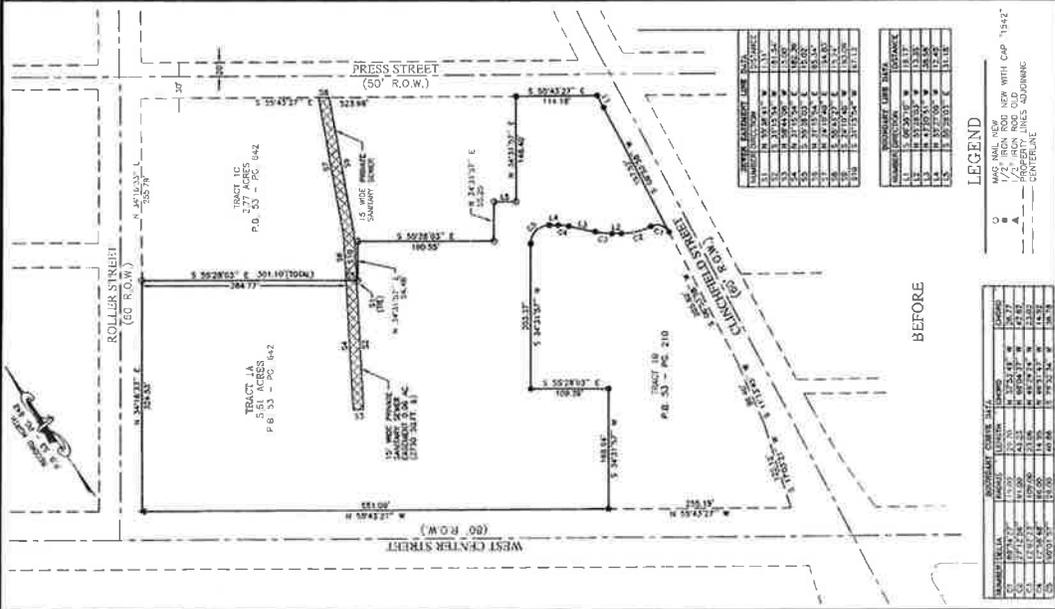
SCALE 1" = 100'



CERTIFICATE OF APPROVAL FOR 111-ADDRESSING ASSIGNMENT

111-ADDRESSING ASSIGNMENT

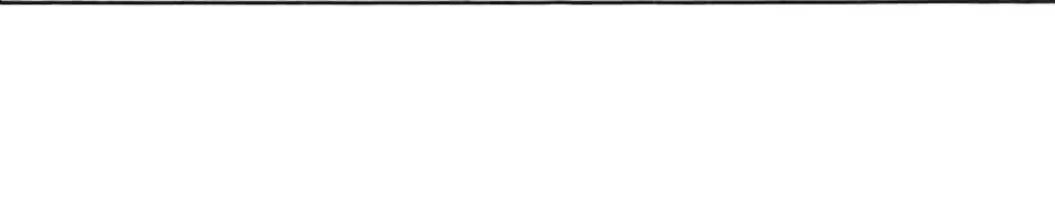
DATE: _____



CERTIFICATE OF APPROVAL OF PUBLIC ROAD SYSTEM

111-ROADWAY ASSIGNMENT

DATE: _____



CERTIFICATE OF ACCURACY

111-ACCURACY

DATE: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

111-OWNERSHIP AND DEDICATION

DATE: _____

Building Division Monthly Report

January-14	Count	Value
ACCESSORY BUILDINGS-CARPORT	1	\$2,450
ACCESSORY-DECK		
ACCESSORY-GARAGE	2	\$52,500
ACCESSORY-POOL		
ACCESSORY PATIO		
ACCESSORY-PORCH		
ACCESSORY UTILITY BLDG	1	\$2,300
ADDITION-RESIDENTIAL	1	\$33,000
ALTERATIONS-RESIDENTIAL	6	\$156,000
NEW CONDO		
ROOF RESIDENTIAL	3	\$12,100
NEW SINGLE-FAMILY DWELLING	8	\$1,500,654
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL	1	\$4,000
ALTERATIONS-COMMERCIAL	8	\$6,251,350
FOUNDATION (ONLY)		
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/		
NEW RETAIL/RESTAURANTS/MALL/WA		
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL		
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL		
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER	1	\$26,885
GRADING	1	\$800,000
TOTAL	33	\$8,841,239
OTHER NON-STRUCTURAL PERMITS		
Banners		
Demolitions		
Signs	6	
Tents		
TOTAL PERMITS ISSUED	39	
ESTIMATED CONSTRUCTION COST *		\$8,841,239
Calendar Y-T-D		