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.

April 16, 2015 7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

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

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

04-01 3101 E Stone Drive Surplus Request – (15-401-00004)
The Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 3101 E Stone Drive be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Shepherd)

04-02 101 Lee Street Surplus Request - (15-401-00005)
The Planning Commission is requested to recommend to the Kingsport Board of Mayor and Alderman that the property located at 101 Lee Street be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

04-03 Borden Alley Dedication– (15-401-00006)
The Planning Commission is requested to consider accepting the 19 foot right-of-way, located between Borden Street and Hale Street. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Shepherd)

04-04 Bond Chase Meadows Phase 3 – (15-201-00019)
The Planning Commission is requested to consider granting Final Subdivision Approval for Chase Meadows Phase 3 and accept an Irrevocable Letter of Credit for the remaining improvements associated with Chase Meadows Phase 3. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Shepherd)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

04-05 2015 Community Development Annual Action Plan

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

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

VIII. OTHER BUSINESS

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

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

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

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

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

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

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

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

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

March 16, 2015 12:00 p.m.

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

Members Absent
Dennis Ward, Chairman
Dave Stauffer

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

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted the agenda will be set for the March 19, 2015 meeting. She then asked for any changes for the minutes of the regular meeting held February 19, 2015.With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No speakers present for public comment.

OTHER BUSINESS

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

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

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

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

ADJOURNMENT

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

Respectfully Submitted,

_____

Lynn Tully, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Improvement Building
201 W Market Street, Kingsport, TN 37660

March 19, 2015 7:00 p.m.

Members Present
Dr. Mike McIntire, Vice Mayor, Acting Chairman
Buzzy Breeding
Dr. Heather Cook
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer

Members Absent
Dennis Ward, Chairman
Hoyt Denton, Vice-Chairman

Staff Present
Lynn Tully
Corey Shepherd
Justin Steinmann
Jacob Grieb

Visitor's List
Danny Carr
Dan Elcan
Jerry Petzoldt

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

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VIII. OTHER BUSINESS

03-08 Receive a letter of resubdivision of the Reedy Creek Terrace, on N. Eastman Road.

03-09 Receive a letter of resubdivision of the Gateway Park Property, on Commerce Park Place.

03-10 Receive a letter of the final subdivision plat for Edinburgh Phase 5 major subdivision, on Calton Hill.

03-11 Receive, for informational purposes only, the February 2015 report from the Building Division.

03-12 Receive, for informational purposes only, the February 2015 New Business report.

IX ADJOURNMENT

Mark Selby complimented the designs of new facilities.

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

Respectfully Submitted,

_____

Chanya Lynn Tully, AICP, Planning Commission Secretary

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: April 2, 2015

SUBJECT: 3101 E Stone Drive Surplus Request

PROJECT #: 15-401-00004

INTRODUCTION

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

PRESENTATION

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

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

OPTIONS

The Planning Commission's Options are as follows:

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

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

E STONE DR
ORE BANK RD

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: April 2, 2015

SUBJECT: Lee Street Surplus Request

PROJECT #: 13-401-00005

INTRODUCTION

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

PRESENTATION

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

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

OPTIONS

The Planning Commission's Options are as follows:

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

RECOMMENDATION

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

W STONE DR
E STONE DR
GIBSON MILL RD
CEDAR ST
W MILLPOND ST
E MILLPOND ST
W GIBSON ST
E GIBSON ST

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: April 2, 2015

SUBJECT: Borden Alley Dedication

PROJECT #: 15-401-00006

INTRODUCTION

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

PRESENTATION

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

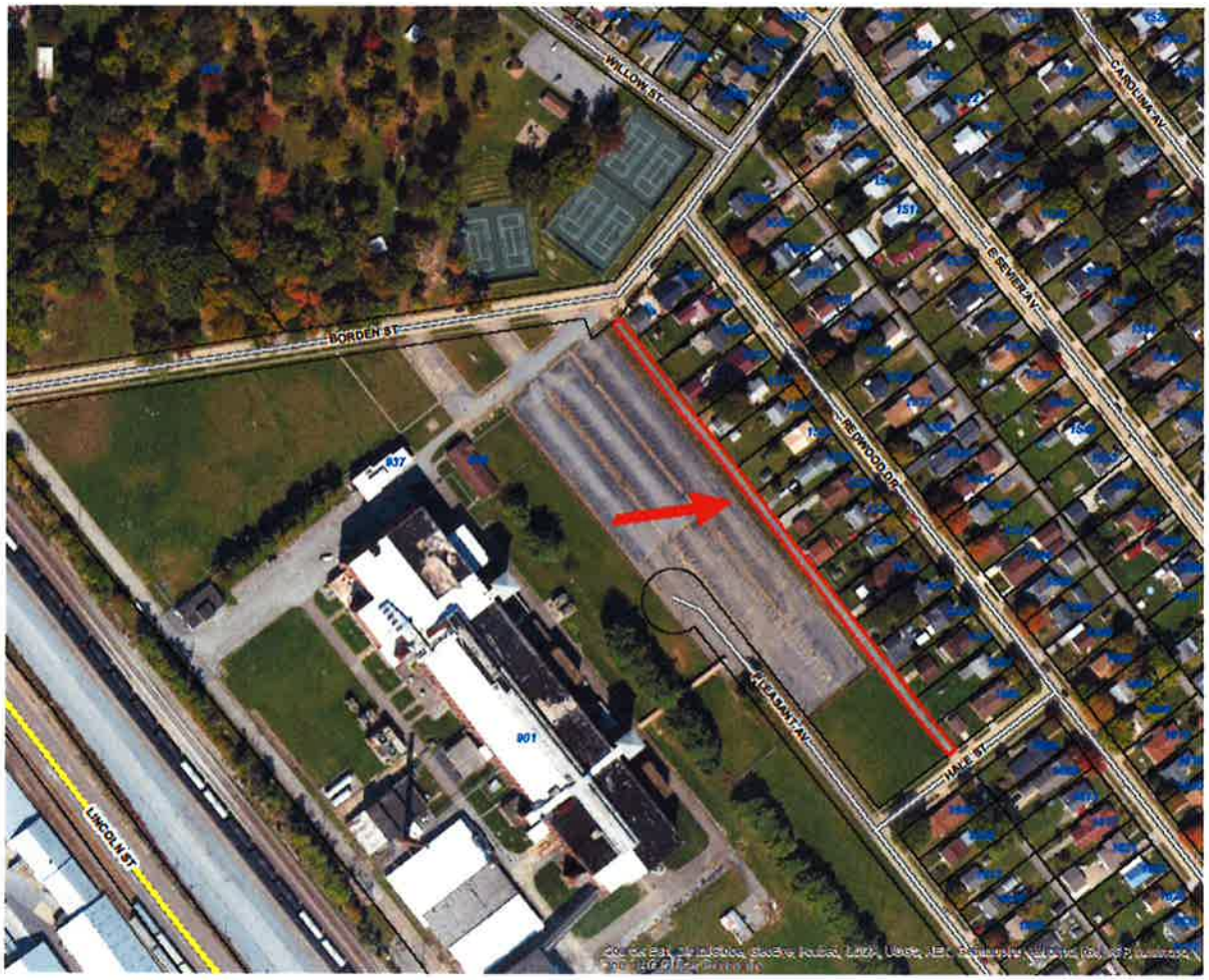
Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to private ownership.

OPTIONS

The Planning Commission's Options are as follows:

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

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



MEMORANDUM 3 **04-03**

4/8/2015

PROPERTY DESCRIPTION

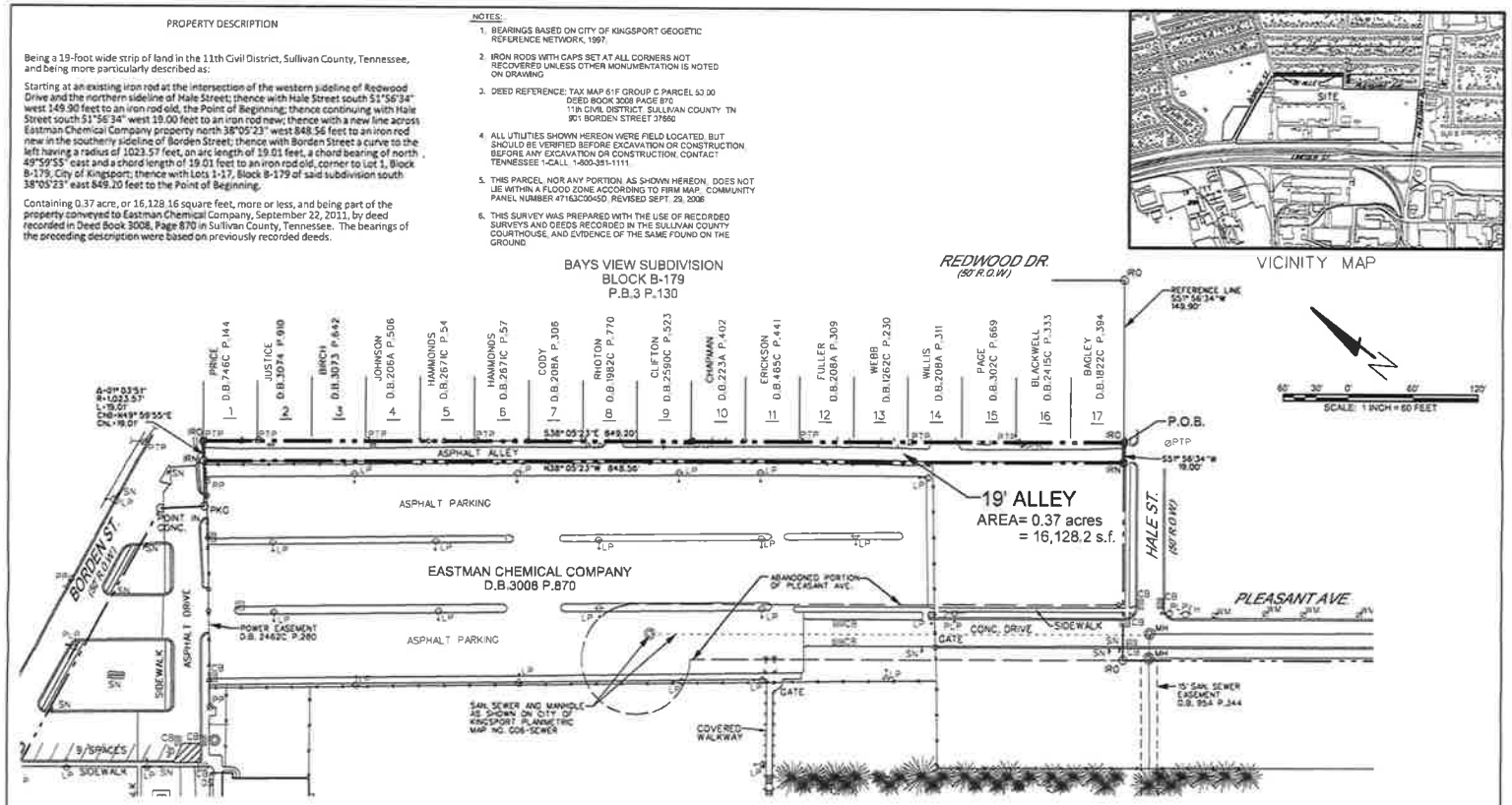
Being a 19-foot wide strip of land in the 11th Civil District, Sullivan County, Tennessee, and being more particularly described as:

Starting at an existing iron rod at the intersection of the western sideline of Redwood Drive and the northern sideline of Hale Street; thence with Hale Street south 51°56'34" west 149.90 feet to an iron rod old, the Point of Beginning; thence continuing with Hale Street south 51°56'34" west 19.00 feet to an iron rod new; thence with a new line across Eastman Chemical Company property north 38°05'23" west 848.56 feet to an iron rod new in the southerly sideline of Borden Street; thence with Borden Street a curve to the left having a radius of 1023.57 feet, an arc length of 19.01 feet, a chord bearing of north 49°59'55" east and a chord length of 19.01 feet to an iron rod old, corner to Lot 1, Block B-179, City of Kingsport; thence with Lots 1-17, Block B-179 of said subdivision south 38°05'23" east 849.20 feet to the Point of Beginning.

Containing 0.37 acre, or 16,128.16 square feet, more or less, and being part of the property conveyed to Eastman Chemical Company, September 22, 2011, by deed recorded in Deed Book 3008, Page 870 in Sullivan County, Tennessee. The bearings of the preceding description were based on previously recorded deeds.

NOTES:

1. BEARINGS BASED ON CITY OF KINGSPORT GEODETIC REFERENCE NETWORK, 1997.
2. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING
3. DEED REFERENCE: TAX MAP 61F GROUP C PARCEL 53.00 DEED BOOK 3008 PAGE 870 11th CIVIL DISTRICT, SULLIVAN COUNTY TN 901 BORDEN STREET 37660
4. ALL UTILITIES SHOWN HEREON WERE FIELD LOCATED, BUT SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION. BEFORE ANY EXCAVATION OR CONSTRUCTION, CONTACT TENNESSEE 1-CALL 1-800-351-1111
5. THIS PARCEL, NOR ANY PORTION AS SHOWN HEREON, DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP, COMMUNITY PANEL NUMBER 47163C0045D, REVISED SEPT. 29, 2006
6. THIS SURVEY WAS PREPARED WITH THE USE OF RECORDED SURVEYS AND DEEDS RECORDED IN THE SULLIVAN COUNTY COURTHOUSE, AND EVIDENCE OF THE SAME FOUND ON THE GROUND



BWSC BARGE WAGGONER SUMNER & CANNON, INC

PREPARED FOR:
EASTMAN CHEMICAL COMPANY
KINGSPORT, TN 37660

PREPARED BY:
BARGE WAGGONER SUMNER & CANNON
FOUR SHERIDAN SQUARE SUITE 100
KINGSPORT, TENNESSEE 37660
423-247-5525

DEDICATION AND UTILITY ACCESS

MAINTENANCE OF COMMON OPEN SPACE

DATE 20____

OWNERS

CERTIFICATE OF OWNERSHIP AND DEDICATION

DATE 20____

OWNER

CERTIFICATE OF ACCURACY

DATE 20____

SURVEYOR

(OR)

DATE 20____

SURVEYOR TN REG. NO.

CERTIFICATION OF THE APPROVAL OF STREETS

DATE 20____

DTY ENGINEER OF COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

DATE 20____

AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

DATE 20____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

DATE 20____

SECRETARY

KINGSPORT REGIONAL PLANNING COMMISSION

19' ALLEY - PUBLIC STREET DEDICATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.37 TOTAL LOTS 0

ACRES NEW ROAD/ALLEYS 0.37 MILES NEW ROAD 0.161

OWNER EASTMAN CHEMICAL COMPANY CIVIL DISTRICT 11th

SURVEYOR Jon Stout CLOSURE ERROR 1:10,000

SCALE: 1" = 60'

03-20-2015 36027-06

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Corey Shepherd

DATE: April 10, 2015

SUBJECT: Bond Chase Meadows Phase 3

PROJECT NO: 15-201-00019

INTRODUCTION

Consider granting Final Subdivision Approval for Chase Meadows Phase 3 and accept an Irrevocable Letter of Credit for the remaining improvements associated with Chase Meadows Phase 3.

HISTORY

In 2012, the Planning Commission granted preliminary subdivision approval. The final approval was to be contingent upon the completion of the remaining infrastructure of the sidewalk, asphalt topping, and some other minor improvements. Estimates for the cost of these improvements were completed by the Engineering Department but the bond was never finalized by the developer.

PRESENTATION

Chase Meadows Phase 3 is located off of Fall Creek Road. Phase three consists of a portion of Lydia Lane, Covent Garden Court, Maple Ridge Court, and Ethans Court. The developer (Mr. Kenneth Bates) is ready to move forward the sale of several lots in the development. However, the sale of these lots cannot be finalized until the remaining infrastructure is completed. Mr. Bates requests that the Planning Commission accept an Irrevocable Letter of Credit (ILOC) so the final subdivision plat can be recorded. Thus, allowing him to finalize the sale of the lots he has under contact.

The ILOC will be for the completion of the concrete sidewalk, asphalt topping and some other minor improvements. The total cost ILOC estimate generated by our Engineering Department for this project totals: $82,896.24. The bond will have an expiration date of one year.

OPTIONS

The Planning Commission's options are as follows:

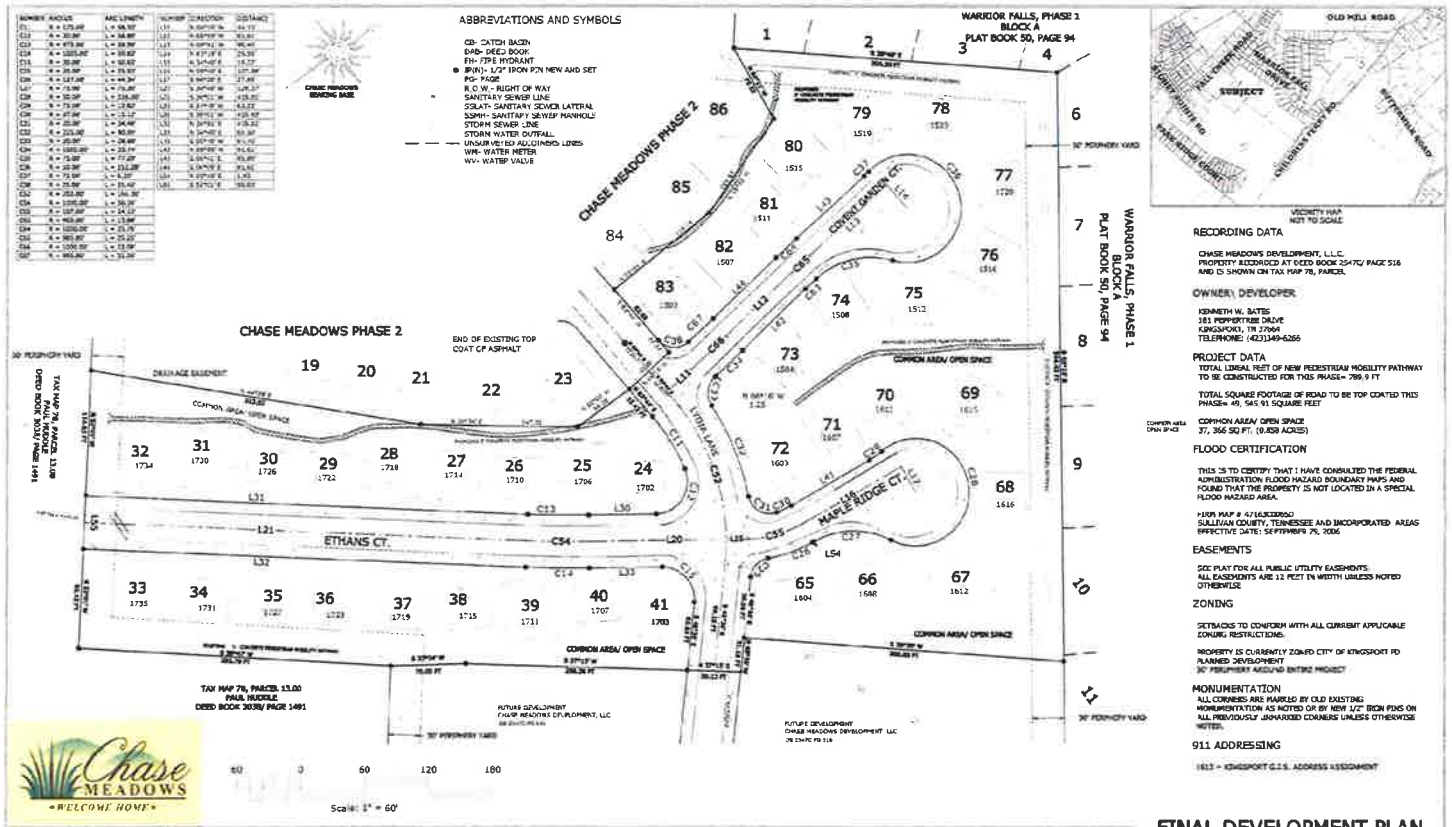
1. Grant Final Subdivision approval for Chase Meadows Phase 3 and accept an Irrevocable Letter of Credit in the amount of $82,896.24 contingent upon a receipt of the Irrevocable Letter of Credit from the developer and review of the City Attorney as to form.

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

RECOMMENDATION

Option 1. Accept the Irrevocable Letter of Credit in the amount of $82,896.24 contingent upon a receipt of the Irrevocable Letter of Credit from the developer and review of the City Attorney as to form.

04-04



RECORDING DATA

CHASE MEADOWS DEVELOPMENT, L.L.C.
PROPERTY RECORDED AT DEED BOOK 2547C/ PAGE 516
AND IS SHOWN ON TAX MAP 78, PARCEL

OWNER\ DEVELOPER

KENNETH W. BATES
181 PEPPERTREE DRIVE
KINGSPORT, TN 37664
TELEPHONE: (423)349-6266

PROJECT DATA

TOTAL LINEAL FEET OF NEW PEDESTRIAN MOBILITY PATHWAY TO BE CONSTRUCTED FOR THIS PHASE= 789.9 FT

TOTAL SQUARE FOOTAGE OF ROAD TO BE TOP COATED THIS PHASE= 49, 545.91 SQUARE FEET

COMMON AREA/ OPEN SPACE
37, 366 SQ FT. (0.858 ACRES)

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 # 47163XXXXXX
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

EASEMENTS

SEE PLAT FOR ALL PUBLIC UTILITY EASEMENTS.
ALL EASEMENTS ARE 12 FEET IN WIDTH UNLESS NOTED OTHERWISE

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT PD
PLANNED DEVELOPMENT
30' PERIMETER AROUND ENTIRE PROJECT

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

1613 - KINGSPORT G.I.S. ADDRESS ASSIGNMENT

MAINTENANCE OF COMMON OPEN SPACE	GOVERNMENT AND UTILITY ACCESS	CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM	CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME ALL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE. DATE ____ 20__ OWNER	THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL FUNCTIONS. DATE ____ 20__ OWNER	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON NONOWNED LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REDUCED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE ____ 20__ TRAFFIC ENGINEERING MANAGER	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	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE ____ 20__ CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR 911 WEB AUTHORIZED REPRESENTATIVE
CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS	CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I (WE) HEREBY CERTIFY THAT I (WE)AM (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 ____ 20__ OWNER	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	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 SPECIFICATIONS; 3. ADEQUATE SURETY OF ANY DEDICATION WITHIN AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AUTHORIZED. DATE ____ 20__ CITY ENGINEER OR COUNTY ROAD COMMISSIONER	I HEREBY CERTIFY THAT THE SUBMERGED 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	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT BEARING HEREON HAS BEEN FILED 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

FINAL DEVELOPMENT PLAN
CHASE MEADOWS-PHASE 3

UNITS 24-41, 65-83
7th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	7.432 Acres±	TOTAL UNITS	37
ACRES NEW ROAD	1.718 Acres	MILES NEW ROAD	0.27
OWNER CHASE MEADOWS DEVELOPMENT, LLC		CIVIL DISTRICT	7TH
SURVEYOR CARTER, CARR & ASSOC.		CLOSURE ERROR	1:10000

SCALE: 1"=60'

CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
3615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

MEMORANDUM

To: **Kingsport Regional Planning Commission**

From: **Mark A. Haga, Community Development**

Date: **April 9, 2015**

Subject: **2015 Community Development Annual Action Plan**

Introduction

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

Presentation

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

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

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

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

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

Options

The Planning Commission's options are as follows:

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

Recommendation

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

Community Development Action Plan
FY 2015/2016

Proposed Project Descriptions

Housing

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

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

Public Services (15% Cap)

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

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

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

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

2015 COMMUNITY DEVELOPMENT BLOCK GRANT

Housing	
KAHR Program	$110,603
Public Services	
Learning Centers of KHRA	$ 26,945
CASA of Sullivan County	$ 11,825
HOPE, Inc.	$ 2,500
South Central Kpt. CDC	$ 32,000
HOPE VI Project	$ 70,100
Administration	$ 63,493
TOTAL	$317,466

2015 HOME CONSORTIUM GRANT

Rehab/Reconstruction	**$131,268**

COMMUNITY DEVELOPMENT BLOCK GRANT

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

HOME CONSORTIUM GRANT

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

CITY OF KINGSPORT, TENNESSEE

March 10, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Osage Drive property, on Osage Drive, surveyed by Rick Davies of Davies Land Surveying, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

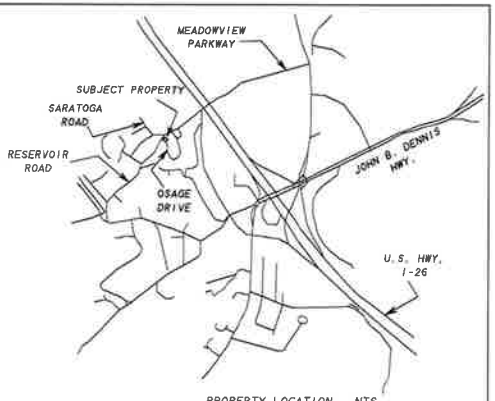
04-03

NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2: THESE LOTS ARE NOT IN A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47163C0040D - EFFECTIVE DATE SEPTEMBER 29, 2006.

NOTE #3: ANY FUTURE DEVELOPMENT MUST CONFORM TO THE STANDARDS OF THE KINGSPORT ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4 : 10' UTILITY AND DRAINAGE EASEMENT ALONG INTERIOR SIDE OF ALL LOT LINES.



PROPERTY LOCATION - NTS

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

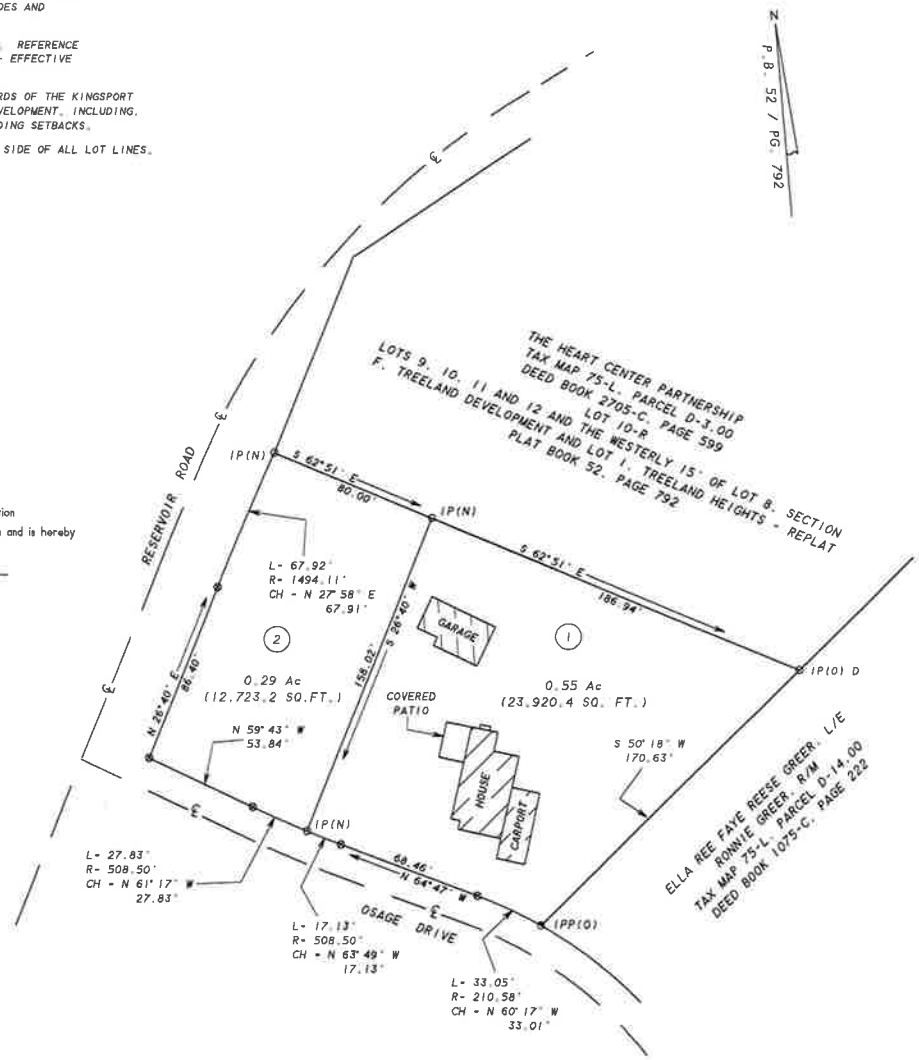
I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation and is hereby approved as shown.

Tennessee Department of Environment & Conservation
OR
Kingsport Authorizing Agent

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 _____ Water Utility System and is hereby approved as shown

Kingsport Authorizing Agent



"I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' - 15,600' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MININUM STANDARDS OF PRACTICE."

RICK A. DAVIES - SURVEYOR
TENN. REG. NO. 1573

RICK A. DAVIES
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE No. 1573

LOT ADDRESSES
1 - 1721 OSAGE DRIVE
2 - 2135 RESERVOIR ROAD

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE _____ 20 _____

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE _____ 20 _____
OWNER

DATE _____ 20 _____
OWNER

DAVIES LAND SURVEYING
P.O. BOX 152
BLUFF CITY, TN 37618
423-538-8855

LEGEND

- IPP(O) - 3/4 INCH IRON PIPE (OLD)
- IP(N) - 1/2 INCH REBAR (NEW) - CAP "DAVIES SURVEYING"
- IP(O) D - 1/2 INCH REBAR (OLD) - CAP "DAVIES SURVEYING"
- CALCULATED POINT

1 AND 2 - TAX MAP 75-L, PARCEL D-1.00
DEED BOOK 2693-C, PAGE 346
LOT 1-R OF THE SUBDIVISION TITLED
LOTS 9, 10, 11 AND 12 AND THE WESTERLY 15' OF
LOT 8, SECTION F, TREELAND DEVELOPMENT AND LOT 1,
TREELAND HEIGHTS - REPLAT
PLAY BOOK 52, PAGE 792

C-2040 / A9113A0

CERTIFICATE OF ACCURACY

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

DATE _____ 20 _____
REGISTERED ENG. OR SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND _____ HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ 20 _____
CITY ENGINEER OR COUNTY ROAD COMM

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE _____ 20 _____
CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP.

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.

DATE _____ 20 _____
SECRETARY, REGIONAL PLANNING COMMISSION

KATHARINE SQUARE PROPERTY - OSAGE DRIVE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.84	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER KATHARINE SQUARE	CIVIL DISTRICT 13
SURVEYOR RICK A. DAVIES	CLOSURE ERROR: 15,600'
SCALE 1" = 40'	40' 0 40' 80'

CITY OF KINGSPORT, TENNESSEE

March 11, 2015

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

Dear Mr. Ward:

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

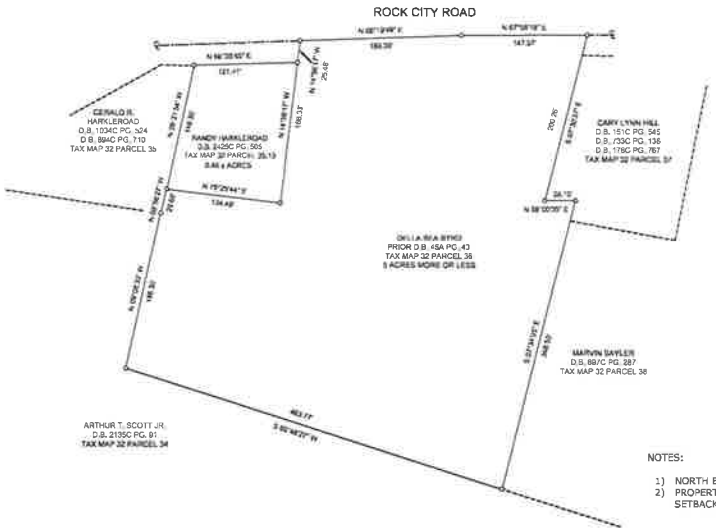
Sincerely,

Lynn Tully
Development Services Director

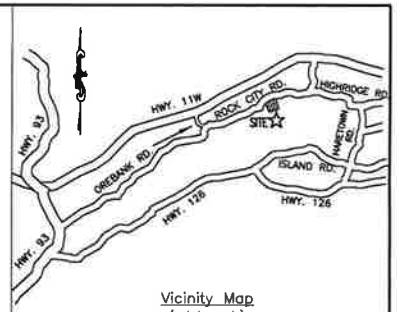
C: Kingsport Regional Planning Commission

©COPYRIGHT ALLEY & ASSOCIATES, INC. 2015

BEFORE



AFTER



Vicinity Map
(not to scale)

Legend

- Iron Rod Found (as described)
- No. 5 Rebar with Cap Set (IRN)
- Water Meter
- D.B. — Deed Book
- PG. — Page
- C/O — Clean Out
- Deed Line Not Surveyed
- Property Boundary Line
- SS — Approximate Location of Septic Drain Field
- ℄ — Centerline of Road
- Wire Fence
- Paved Area
- Gravel Area

NOTES:

1) NORTH BASED ON DEED BOOK 2425C PAGE 505.
2) PROPERTY IS ZONED R-1
   SETBACKS:
   FRONT 30'
   REAR 30'
   SIDE 12'
   SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0060D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 15012
5) ACAD FILE 15012 SAYLOR SURVEY.DWG
6) TAX MAP 032 PARCEL 036.00 AND TAX MAP 032 PARCEL 035.10
7) DEED REFERENCE: DEED BOOK 2425C PAGE 505 AND WILL BOOK 69 PAGE 665.
8) 5/8" IRON RODS SET WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
9) SEPTIC DRAIN FIELD LINES SHOWN ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY OWNERS.
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS GREATER THAN 1:10,000.

911 ADDRESS

LOT 1: 570 ROCK CITY RD., KINGSPORT, TN

LOT 2: 576 ROCK CITY RD., KINGSPORT, TN

EASEMENT FOR STORM WATER DRAINAGE NOTE:
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

TIM LINGERFELT — REGISTERED LAND SURVEYOR — TENNESSEE

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX : (423) 392-8898
E-MAIL: tlingerfelt@alleyassociates.com

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

(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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

DATE 20

TENNESSEE REGISTERED LAND SURVEYOR

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 CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

20

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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.

20

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY:

1. THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR
3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

COMMISSIONER OF HIGHWAYS DATE 20

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

LOTS 1 HAVE NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE:

DATE:

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

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

DIVISION OF BYRD AND HARKLEROAD PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.66	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HARKLEROAD & BYRD	CIVIL DISTRICT	10th
SURVEYOR	ALLEY & ASSOCIATES	CLOSURE ERROR	1:10,000

SCALE 1"=100' — 0' 100' 200' 300'

CITY OF KINGSPORT, TENNESSEE

March 15, 2015,

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

Dear Mr. Ward:

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

Sincerely,

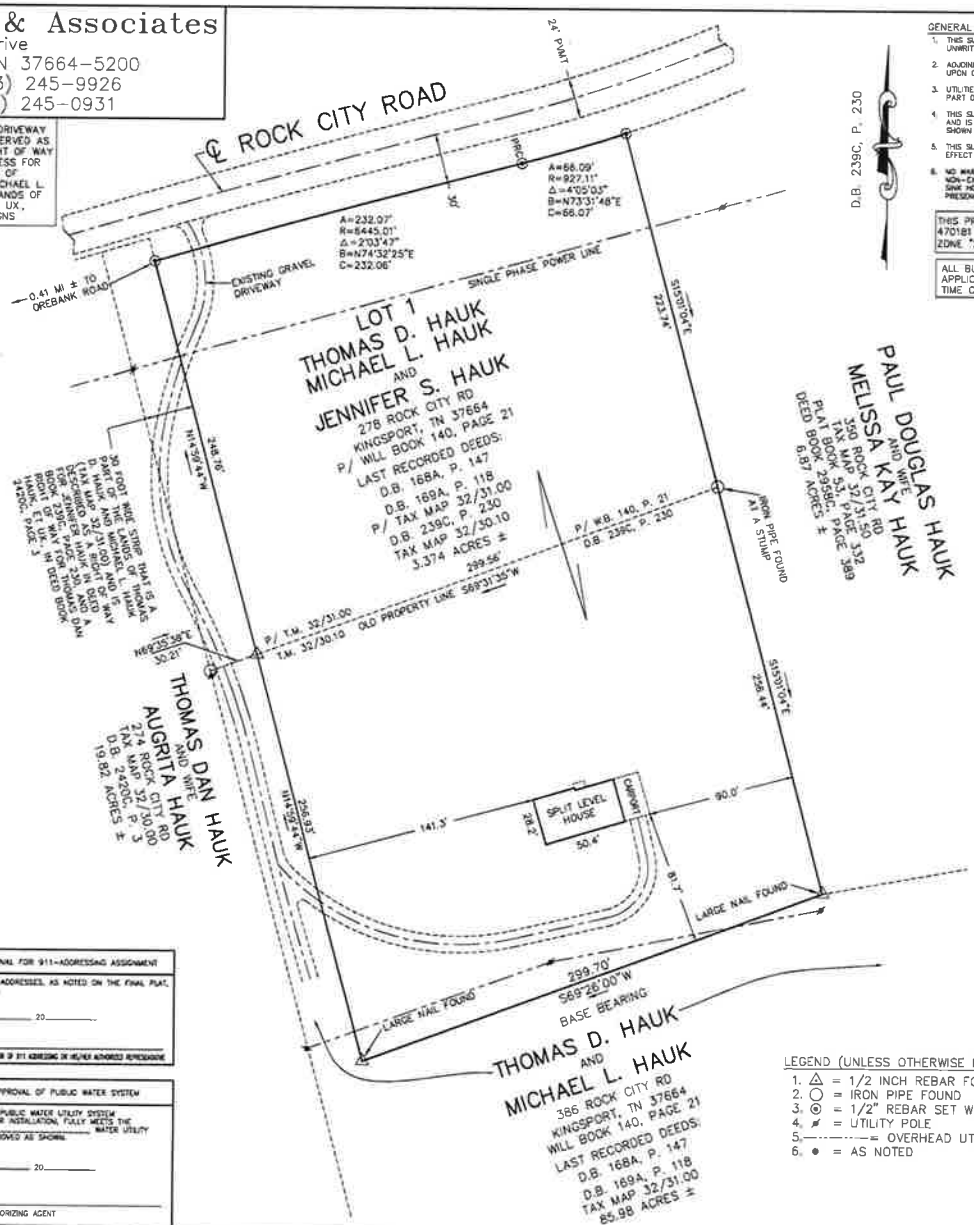
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

04-08

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

THE EXISTING GRAVEL DRIVEWAY SHOWN HEREON IS RESERVED AS A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS FOR LOT 1, FOR THE LANDS OF THOMAS D. HAUK & MICHAEL L. HAUK, AND FOR THE LANDS OF THOMAS DAN HAUK, ET UX, THEIR HEIRS AND ASSIGNS

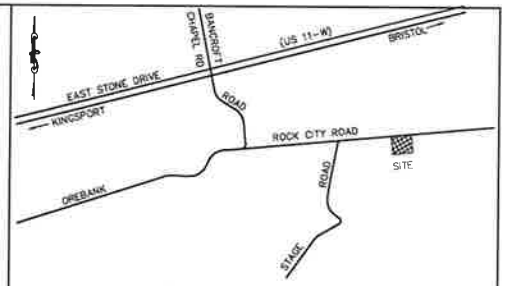


GENERAL NOTES:

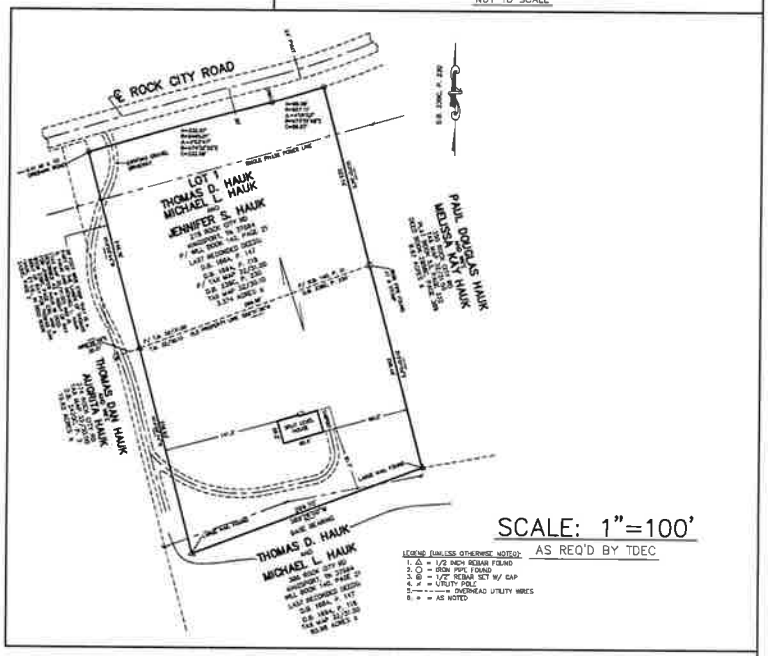
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION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

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL 470181 00550, DATED 29 SEP 2006, AND IS LOCATED IN A ZONE "X" (OUTSIDE 500 YEAR FLOOD)

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



LOCATION MAP
NOT TO SCALE



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

LEGEND (UNLESS OTHERWISE NOTED):
1. △ = 1/2 INCH REBAR FOUND
2. ○ = IRON PIPE FOUND
3. ⊙ = 1/2" REBAR SET W/ CAP
4. ✓ = UTILITY POLE
5. —·····— = OVERHEAD UTILITY WIRES
6. ● = AS NOTED

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE _____ 20_____

CITY 911 DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE _____ 20_____

_____
AUTHORIZING AGENT

LEGEND (UNLESS OTHERWISE NOTED):
1. △ = 1/2 INCH REBAR FOUND
2. ○ = IRON PIPE FOUND
3. ⊙ = 1/2" REBAR SET W/ CAP
4. ✓ = UTILITY POLE
5. —·····— = OVERHEAD UTILITY WIRES
6. ● = AS NOTED

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

DANIEL I. SAXON
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 334

1-898

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.

_____ THOMAS D. HAUK _____ DATE

_____ MICHAEL L. HAUK _____ DATE

_____ JENNIFER S. HAUK _____ DATE

CERTIFICATE OF ACCURACY

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

DATE _____ 20_____

_____
DANIEL I. SAXON, RLS #334

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE: _____ ,20_____

_____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS:

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

DATE: _____ 20_____

_____
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
_____
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____ 20_____

_____
SECRETARY KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

DIVISION OF HAUK HEIRS' PROPERTY

PART OF TAX MAP 32, PARCEL 31.00 & ALL OF PARCEL 30.10

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.374	TOTAL LOTS 1
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNER THOMAS D. HAUK, ET AL	CIVIL DISTRICT 10th
SURVEYOR DANIEL I. SAXON, RLS #334	CLOSURE ERROR 1:>10,000

SCALE 1" = 50' 0' 50' 100' 150'

AUTOCAD FILE: 1-898.DWG, COORDINATE FILE: 1-898.CRD

CITY OF KINGSPORT, TENNESSEE

March 16, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Fort Robinson Addition on Bent Court, surveyed by Todd C. Johnson, of Todd Johnson, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

CITY OF KINGSPORT, TENNESSEE

March 26, 2015,

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

Dear Mr. Ward:

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

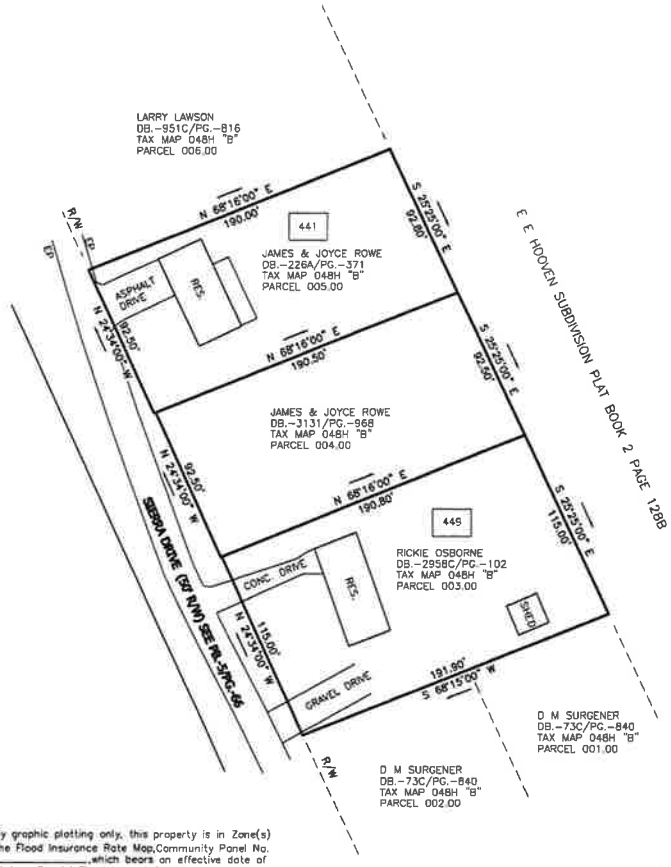
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

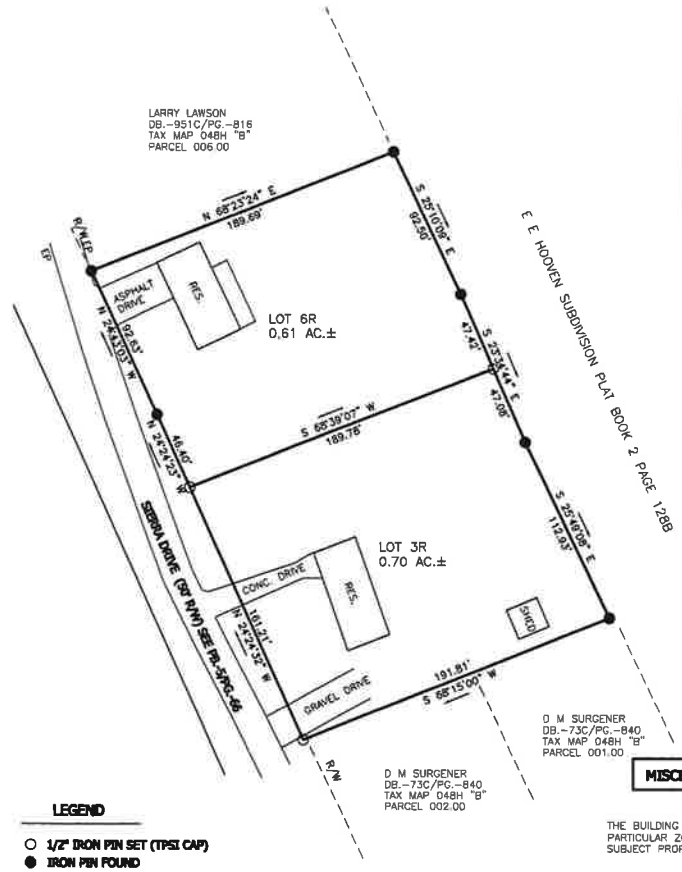
04-10

NORTH DEED



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map,Community Panel No. 47163C0065D, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

BEFORE REPLAT



LOCATION MAP
NOT TO SCALE

LEGEND

- ○ 1/2" IRON PIN SET (TPSI CAP)
- ● IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THE SEPTIC PERMIT WAS ISSUED TO _____ DATED _____.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

AFTER REPLAT

CHARLES T. JOHNSON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1555

SURVEY BY: CHARLES T. JOHNSON
NUMBER: 1555
PROJECT: 14255
DATE: 11-12-2014

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON.

TPSI TN. PROFESSIONAL SURVEYING INC.

1169 HWY 107 JONESBOROUGH, TN. (423)753-8857

PROPERTY REFERENCE:

JAMES & JOYCE ROWE DB.-226A/PG.-371 TAX MAP 048H "B" PARCEL 005.00	JAMES & JOYCE ROWE DB.-3131/PG.-968 TAX MAP 048H "B" PARCEL 004.00	RICKIE OSBORNE DB.-2958C/PG.-102 TAX MAP 048H "B" PARCEL 003.00

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: _____

_____

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATED: _____

_____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

KINGSPORT AUTHORIZING AGENT

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 CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATED: _____

_____

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 THE 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.

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

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 IN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: _____

_____

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER 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.

DATED: _____

_____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: _____

_____

AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. 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.

SECRETARY: _____

_____

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 3-6 MYRA HEIGHTS SUB. PB.-5/PG.-66

TOTAL ACRES	1.31	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
COUNTY	SULLIVAN	CIVIL DISTRICT	10TH
SURVEYOR	CHARLES T. JOHNSON	CLOSURE ERROR	1-10000

SCALE 1" = 50' (50' 0' 50' 100')

Building Division Monthly Report
MARCH 2015

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

New Businesses - City of Kingsport, Tennessee

31-Mar-15

Business Name	Location	Owner Name	Owner Address 1	Owner Address 2	City	State	Zip	Area Code	Phone #	Open Date
DAY & ZIMMERMAN INTERNATIONAL	BTA OUT OF TOWN ADDRESS	DAY & ZIMMERMAN GROUP, THE	1500 SPRING GARDEN ST		PHILADELPHIA	PA	19130	215	2992372	150331
L & F REMODELING	141 BARNES ST	KNIGHT, LINDA	141 BARNES ST		FALL BRANCH	TN	37656	423	3494802	150331
D & C HEATING & AIR	CONTR OUT OF TOWN ADDRESS	COOK, ROBY C	381 COOK HOLLOW ROAD		BRISTOL	TN	37620	0	0	150330
K.A.R.E. CONSTRUCTION	5633 MEMORIAL BLVD	EDWARDS, ERNEST RICHARD	5633 MEMORIAL BLVD		KINGSPORT	TN	37664	423	5304024	150327
KAM HEATING & AIR CONDITIONING	217 ALVIN ST	MANNION, KYLE	217 ALVIN ST		KINGSPORT	TN	37660	423	9633627	150327
PERFECT TANS	804 CARLISLE DR	ELLIOTT, JANICE	804 CARLISLE DR		KINGSPORT	TN	37660	423	3350138	150327
JONATHAN B WILSON CONTRACTING	BTA OUT OF TOWN ADDRESS	WILSON, JONATHAN B	427 ARLINGTON AV		BRISTOL	VA	24201	423	6123861	150326
ELLIOTT'S MOWING AND LANDSCAPI	1361 WARPATH DR	ELLIOTT, RYAN	%RYAN ELLIOTT	1361 WARPATH DR	KINGSPORT	TN	37664	423	3273025	150325
CAIN & COMPANY	1500 LINVILLE ST	CAIN, ROBERT	316 MCFARLAND DR		KINGSPORT	TN	37664	423	4260779	150324
AUSTIN ENTERPRISES	BTA OUT OF TOWN ADDRESS	AUSTIN, WILLIAM	% WILLIAM AUSTIN	2225 RED HILL VALLEY RD	CLEVELAND	TN	37323	423	2848260	150323
BODIES BY DESIGN WEIGHT LOSS C	1901 BROOKSIDE DR	HATLEY, STEVEN SHANE	1901 BROOKSIDE DR	SUITE 101	KINGSPORT	TN	37660	423	3985273	150320
DINO EXPEDITION LLC	2101 FORT HENRY DR	ISSA, WASSIM	DBA T-REX PLANET	2101 FORT HENRY DR	KINGSPORT	TN	37664	313	3848844	150320
JARED'S LAWNCARE	489 LAKERIDGE ST	PIERCE, JARED	489 LAKERIDGE ST		KINGSPORT	TN	37663	423	5713138	150320
BABOO'S CLOSET	2718 N JOHN B DENNIS HWY STE C	CRIGGER, LORIE	%LORIE CRIGGER	480 OLD HICKORY CIRCLE	MOUNT CARMEL	TN	37645	423	4835682	150316
ALLTRADE CONSTRUCTION	1189 N EASTMAN RD	SHRADER, JAMES B	% JAMES B SHRADER	5972 DAYTON BLVD	CHATTANOOGA	TN	37415	423	3628460	150315
AQUA-MAN POOL TECHNICIAN	2718 N JOHN B DENNIS HWY STE B	JONES, DONALD	1820 HUTCHINSON DR		KINGSPORT	TN	37660	423	2882782	150315
OLSON'S MARTIAL ARTS OF KINGSP	1225 N EASTMAN RD STE 110	OLSON, GLENN	1900 N ROAN ST SUITE 101		JOHNSON CITY	TN	37601	423	3920584	150315
ROYAL MASONRY	413 WILMA ST	PINON, HERIBERTO	413 WILMA ST		KINGSPORT	TN	37665	423	5799473	150313
PRO-ELECTRIC	4104 LINDENWOOD DR	ECKER, ADAM CRAIG	4104 LINDENWOOD DR		KINGSPORT	TN	37663	423	8178757	150312
MENYA'S	1038 S WILCOX DR STE 105	MENYA, WILLIAM	1038 S WILCOX DR STE 105		KINGSPORT	TN	37660	423	5303876	150311
ORVILLE DAVID WEXLER	251 SHORT LN	WEXLER, ORVILLE DAVID	251 SHORT LN		KINGSPORT	TN	37663	423	4166185	150311
DETAIL SHOP, THE	3611 E STONE DR	NEAL, MEAGAN	2501 LOUISE STREET		JOHNSON CITY	TN	37601	423	4837631	150309
FINISHING TOUCH	1000 STONEGATE RD	HULSE, JOE	1000 STONEGATE RD APT M-07		KINGSPORT	TN	37660	423	4296131	150309
ABSTRACT ATHLETICS	214 BROAD ST	GIBSON, WENDY	214 BROAD ST		KINGSPORT	TN	37660	423	2315274	150307
HAMMOND'S HEATING AIR CONDITIO	909 FEDERAL PL	HAMMONDS, ROGER C	909 FEDERAL PL		KINGSPORT	TN	37664	423	9672513	150306
LEWIS JEWELRY AND ACCESSORIES	2745 E STONE DR	LEWIS, MELANIE	% MELANIE LEWIS	246 LEGION ST	WEBER CITY	VA	24290	423	5671880	150306
DORCEAN MINISTRIES INTERNATION	2309 LOUITA AV	DORCEAN, RICARDO FRANCOIS	P.O. BOX 7222		KINGSPORT	TN	37660	423	9637925	150304
GALAXY GROUP AUTO SALES	3805 3815 FORT HENRY DR	ACKLEY, KENNY	3805 FORT HENRY DR		KINGSPORT	TN	37664	423	4061103	150303
TWIN ENTERPRISES INC	BTA OUT OF TOWN ADDRESS	HACKWORTH, TRAVIS	1053 CEDAR VALLEY DR	P.O. BOX 1129	CEDAR BLUFF	VA	24609	276	9638946	150303
JOHN GREER BUILDERS	BTA OUT OF TOWN ADDRESS	GREER, JOHNNY	220 PINET FLATS RD #3		PINEY FLATS	TN	37686	423	5380263	150302
BORG, ROBERT PETER	1109 DEVONSHIRE CT	BORG, ROBERT PETER	1109 DEVONSHIRE CT		KINGSPORT	TN	37660	423	9675761	150301
HERTZ CAR RENTAL	2637 E STONE DR STE E	SCHOEPFEL, JEFFREY	%GSP TRANSPORTATION INC	2429 S HWY 14	GREER	SC	29650	864	8790854	150301
MR. PAPA'S & BEER, LLC	330 BROAD ST		% DEMETRIO D.IBARRA	236 GOVERNORS VIEW RD	ASHEVILLE	NC	28805	919	5387659	150301
PIE FIVE	1708 E STONE DR		% SLICE OF THE PIE LLC	601 VESTAVIA PKWY STE 100	BIRMINGHAM	AL	35216	205	8245060	150301
THE KT'S BOUTIQUE	2724 ROCK SPRINGS RD	FRANKLIN, KALEY B	2724 ROCK SPRINGS RD		KINGSPORT	TN	37664	423	6771976	150301

04-12