

KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

January 15, 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 DECEMBER 15, 2014 AND THE REGULAR MEETING DECEMBER 18, 2014.**
- IV. CONSENT AGENDA** – Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.
- V. UNFINISHED BUSINESS**
None
- VI. NEW BUSINESS**
 - 01-01 Rock Springs Road South Rezoning – (14-101-00015)**

The Planning Commission is requested to consider rezoning from R-1B to B-4P to allow a commercial showroom use on the property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County.
 - 01-02 Edinburgh Concept Plan Amendment - (14-103-00001)**

The Planning Commission is requested to consider approval of an amended concept plan for the remaining portion of the Edinburgh property. The previously approved concept plan was July 2014. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)
 - 01-03 Edinburgh Subdivision Phase 7 Preliminary Plan – (14-201-00094)**

The Planning Commission is requested to consider preliminary plat approval for Phase 7 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

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

The Planning Commission is requested to consider final plat approval for Phase 5 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. (Shepherd)

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

The Planning Commission is requested to consider preliminary subdivision approval for the Christ Fellowship Church Subdivision located on Victory Lane. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Shepherd)

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

The Planning Commission is requested to consider amended final plat approval for Polo Fields Phase One, Section B contingent upon the purchase of street lights. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County.

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

VIII. OTHER BUSINESS

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

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

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

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

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

IX. ADJOURNMENT

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

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

December 15, 2014

12:00 p.m.

Members Present

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

Members Absent

Dr. Heather Cook

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
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 December 18, 2014 meeting. She then asked for any changes for the minutes of the work session held November 17, 2014 and the regular meeting held November 20, 2014. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

12-01 720 & 728 Lynn Garden Drive Preliminary Zoning Development Plan - (14-102-00001)

The Planning Commission heard a presentation to consider approval of the Preliminary Zoning Development Plan in a B-4P zone for new commercial/retail center. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated the property is approximately a 6 acre site currently zoned B-4P with B-3 surrounding except R-1B to the north. The proposal is for 43,000 square foot retail center. Buffering will be used appropriately for residential uses nearby. Current topography differences of more than 30 feet contributes to the buffer. They will use the existing sidewalk on Lynn Garden and there will be new construction of sidewalks at Tranbarger. Staff recommends approval for the preliminary

plan. The Site plan conforms to standards without variances. The plan calls for a single floor construction with some scraping and evening of the land for grading with potential fill in the southernmost corner. Staff stated there are grade differences to Lynn Garden from rear and there may be some possible reroute of the truck entrance. All existing buildings will be razed and this would be new redevelopment. The entry turning left onto Tranbarger will be revisited with final approval. Final approval will be stamped by a professional engineer. Staff will be looking at requiring stamps for preliminary approval as a future text amendment. Potentially we could base the change or requirement on size or scope of project. There being no further discussion, no official action was taken.

12-02 Morin Right-Of-Way Dedication– (14-201-00084)

The Planning Commission heard a presentation to consider final approval for a right-of-way dedication for an area staff refers to as “Morin right-of-way” off of Clinchfield Street. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Mr. Corey Shepherd presented the item located at the intersection of Lovedale and Clinchfield. The location is near the greenbelt and will facilitate a connector for the Jackson Safe Routes to School project. Staff recommends the dedication. It’s been surveyed and designed already to work and will connect existing sidewalk and greenbelt to school. It is almost a one mile walk area. 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

ADJOURNMENT

- 12-03** Receive a letter of resubdivision of the Cookenhour Property, on Darnell Drive.
- 12-04** Receive a letter of resubdivision of The Islands at Old Island, on Golf Ridge Drive.
- 12-05** Receive a letter of resubdivision of the Flanary Property, on East Stone Drive.
- 12-06** Receive a letter of resubdivision of the Jericho Property, on Jericho Drive.
- 12-07** Receive a letter of resubdivision of the E Stone Drive City-owned Property, on East Stone Drive.
- 12-08** Receive a letter of resubdivision of the Shekinah Church Property, on Rocky Branch Road.
- 12-09** Receive a letter of resubdivision of the Childress Property, on Russell Street.
- 12-10** Receive a letter of resubdivision of the Thacker Property, on Spurgeon Road.

- 12-11** Receive a letter of resubdivision of the Ava Gammon Slaughter Property, on Colonial Heights Road.
- 12-12** Receive, for informational purposes only, the New Business Report for November 2014 from Lynn Tully.
- 12-13** Receive, for informational purposes only, the November 2014 report from the Building Division.
- 12-14** Receive for informational purposes only, the October 2014 Development Services Focus.

Staff presented the draft meeting schedule for 2015.

There being no further business, the meeting was adjourned at approximately 12:30 pm.

Respectfully Submitted,

Lynn Tully, AICP, Planning Commission Secretary

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

City Hall
225 W Center Street, Kingsport, TN 37660

December 18, 2014

7:00 p.m.

Members Present

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

Staff Present

Lynn Tully
Corey Shepherd
Ken Weems
Justin Steinmann

Members Absent

Buzzy Breeding
Heather Cook
Beverley Perdue

Visitor's List

David Buckel

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Mark Selby seconded by Vice Mayor Mike McIntire to approve the agenda as presented. The motion was approved unanimously 5-0. Chairman Ward asked for any changes to the minutes of the work session held November 17, 2014 and the regular meeting held November 20, 2014. A motion was made by Vice Chairman Hoyt Denton seconded by Vice Mayor McIntire to approve the minutes as presented. The motion was approved unanimously 5-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

12-01 720 & 728 Lynn Garden Drive Preliminary Zoning Development Plan - (14-102-00001)

The Planning Commission considered a request to consider approval of the Preliminary Zoning Development Plan in a B-4P zone for new commercial/retail center. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the request is to approve a new 43,000 sq. ft. retail facility. Most property adjoining is zoned B-3 with residential to the rear. The property will have two egress points with one at Lynn Garden and one a Tranbarger. Staff stated truck access is shown to the rear. The sidewalk is included for construction on Tranbarger with use of the existing sidewalk at Lynn Garden. A new fueling facility will also be included in the corner nearest the intersection. Staff noted landscaping as proposed meets current requirements. Hoyt Denton asked if the landscaping requirement is different at this site than from the West Stone Drive Wal-Mart?

Staff answered not significantly because the zoning is B-3 at that site. There is a detailed presentation of the landscaping at this site. The type of zoning determines the amount of landscaping. Mark Selby question if there are bike parking spaces? Staff noted they are not required for this development. However, they could install bike parking and take advantage of the reduction if they so choose. The Public Hearing was opened. David Buckel spoke in favor and was representing the development. He stated they would be reducing the overall building footprint. There is also a planned bicycle rack at the front of the building. There was no opposition so the Public Hearing was closed. There being no additional questions, a motion was made by Hoyt Denton seconded by Mike McIntire to approve the request. The motion was unanimously approved, 5-0.

12-02 Morin Right-Of-Way Dedication– (14-201-00084)

The Planning Commission considered a request for final approval for a right-of-way dedication for an area staff refers to as “Morin right-of-way” off of Clinchfield Street. 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 request is to accept property near the intersection of Clinchfield and Lovedale. Currently the parcel contains Clinch Family Medicine and is adjacent to the Greenbelt. It will provide a pedestrian connector as a segment of the “Safe Routes to School” Project. Staff stated it includes 0.12 acres. It was asked as to why we have to go through this process? Staff answered to complete the subdivision and dedication process. There being no additional questions, a motion was made by Mark Selby seconded by Mike McIntire to approve the request. The motion was unanimously approved, 5-0.

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

VIII. OTHER BUSINESS

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The Planning Commission calendar for 2015 was discussed. There being no questions about the calendar a motion was made by John Moody seconded by Mike McIntire to approve the calendar. The motion was unanimously approved, 5-0.

IX ADJOURNMENT

There being no further business, a motion was made by John Moody and seconded by Mike McIntire to adjourn the meeting at approximately 7:17 pm. This motion passed unanimously, 5-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00015

Rock Springs Road South Rezoning

Property Information			
Address		2705 Rock Springs Road, Kingsport, TN 37664	
Tax Map, Group, Parcel		119I, B, parcels 1, 1.05, 1.10, 1.15, 1.25, and 1.50	
Civil District		14	
Overlay District		Not applicable	
Land Use Designation		Retail	
Acres		4.6 acres +/-	
Existing Use		Existing Zoning	R-1B
Proposed Use		Proposed Zoning	B-4P
Owner /Applicant Information			
Name: Carla Karst Address: PO Box 5607 City: Kingsport State: TN Zip Code: 37664 Email: wendy@trulifehomes.com Phone Number: (423) 765-2663		Intent: <i>To rezone from R-1B to B-4P to allow a commercial showroom use on the property.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The Future Land Use Plan recommends retail use on the property proposed for rezoning.</i> • <i>The rezoning site was originally zoned B-4P by the City when it was annexed by the City in August of 2009.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning area was rezoned from B-4P to R-1B in July of 2013. At the time, the owner was planning to develop the site as single family.</i> • <i>A successful rezoning back to B-4P will effectively reverse the rezoning that occurred in July of 2013, changing the zoning back to what the property was zoned upon annexation.</i> • <i>The developer wants to build a single building that will accommodate a commercial showroom for cabinets. The developer performs local work in the Kingsport area. This commercial aspect will be accompanied by subordinate office and storage uses in the same building.</i> 			
Planner:	Ken Weems	Date:	December 22, 2014
Planning Commission Action		Meeting Date:	January 15, 2015
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	2705 Rock Springs Road, Kingsport, TN 37664
DISTRICT	14
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-1B (Residential)
PROPOSED ZONING	B-4P (Planned Business District)
ACRES	4.6 +/-
EXISTING USE	vacant land
PROPOSED USE	commercial showroom

PETITIONER

ADDRESS PO Box 5607, Kingsport, TN 37664

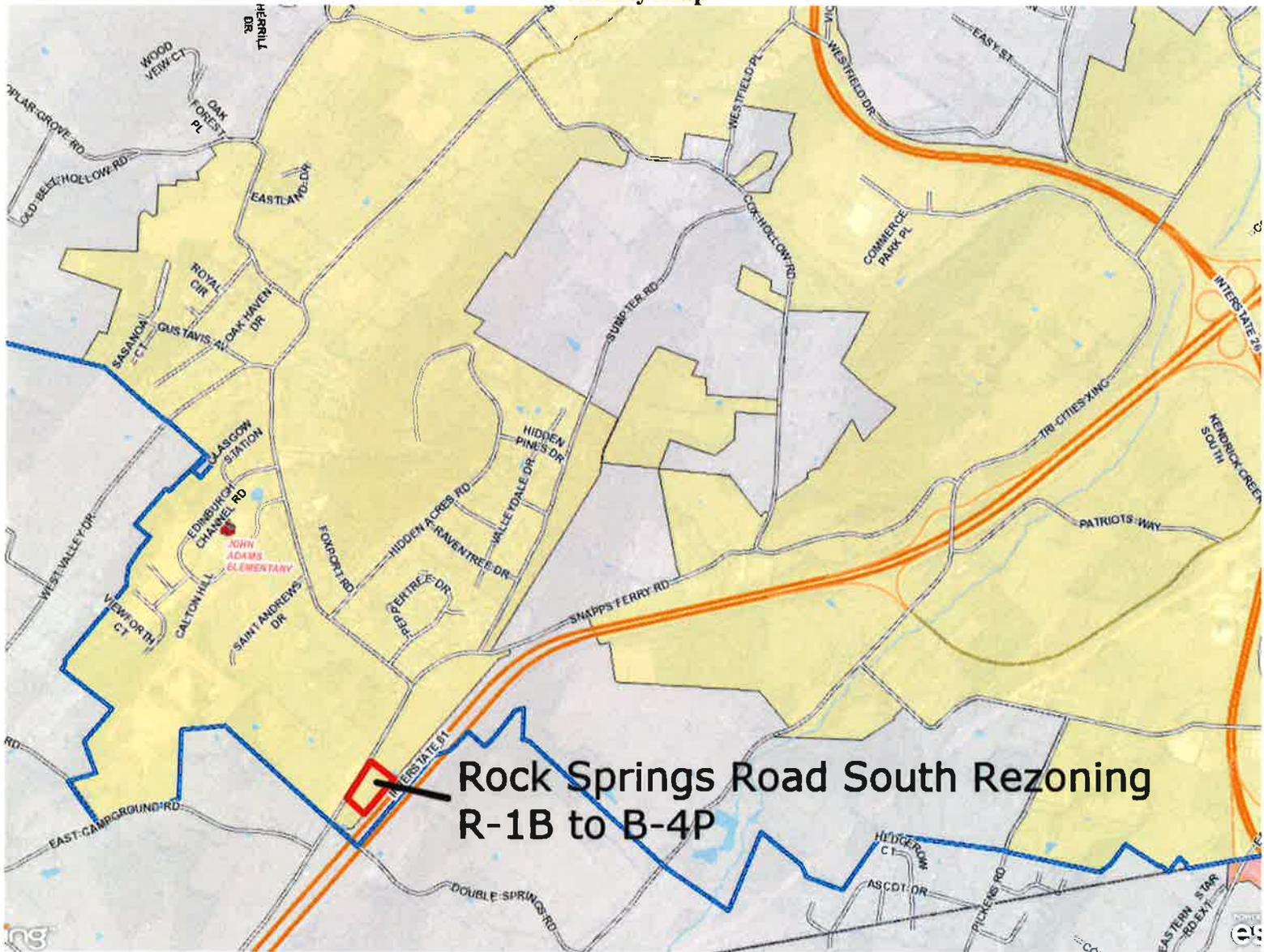
REPRESENTATIVE

PHONE (423) 765-2663

INTENT

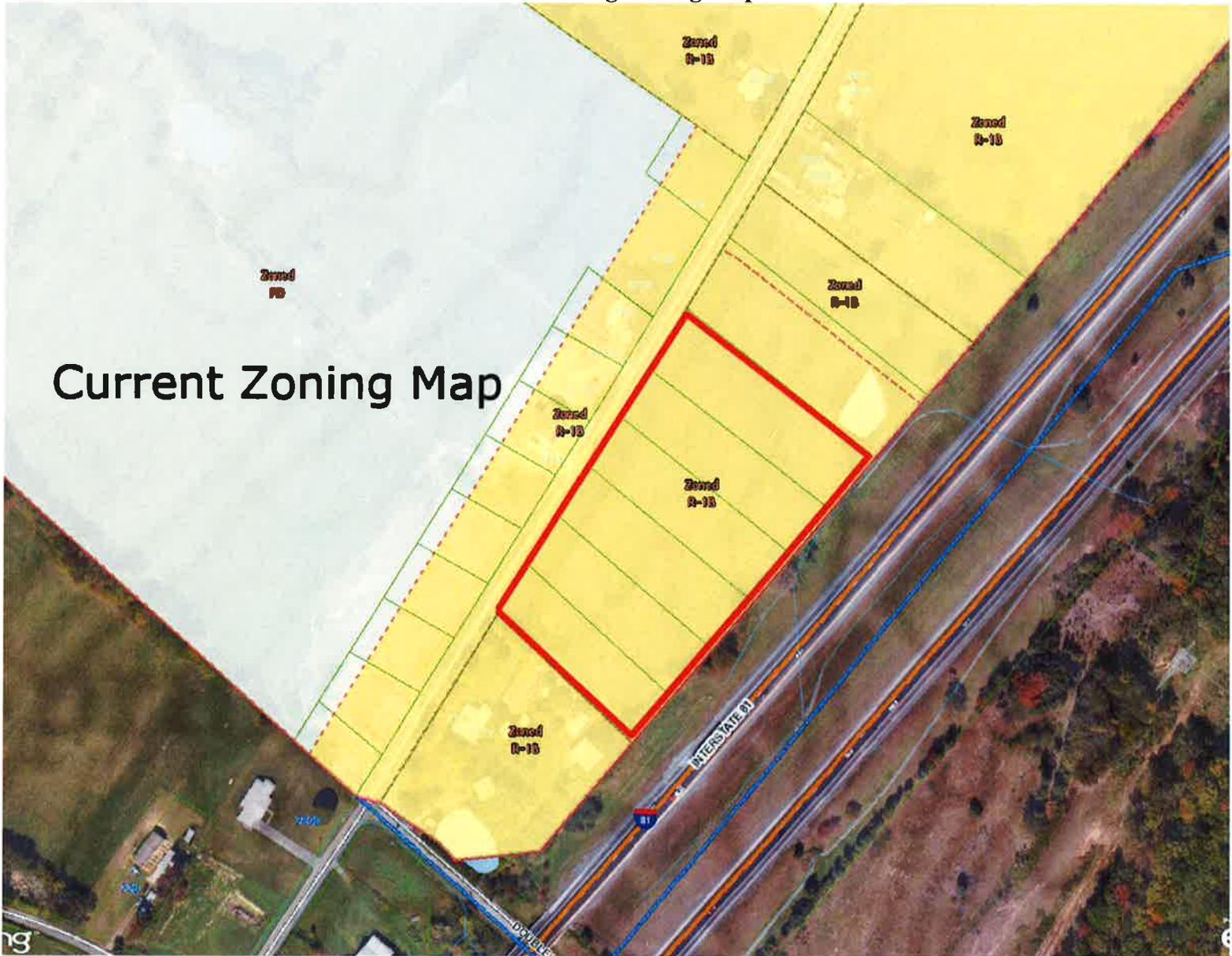
To rezone from R-1B to B-4P to allow a commercial showroom use on the property.

Vicinity Map

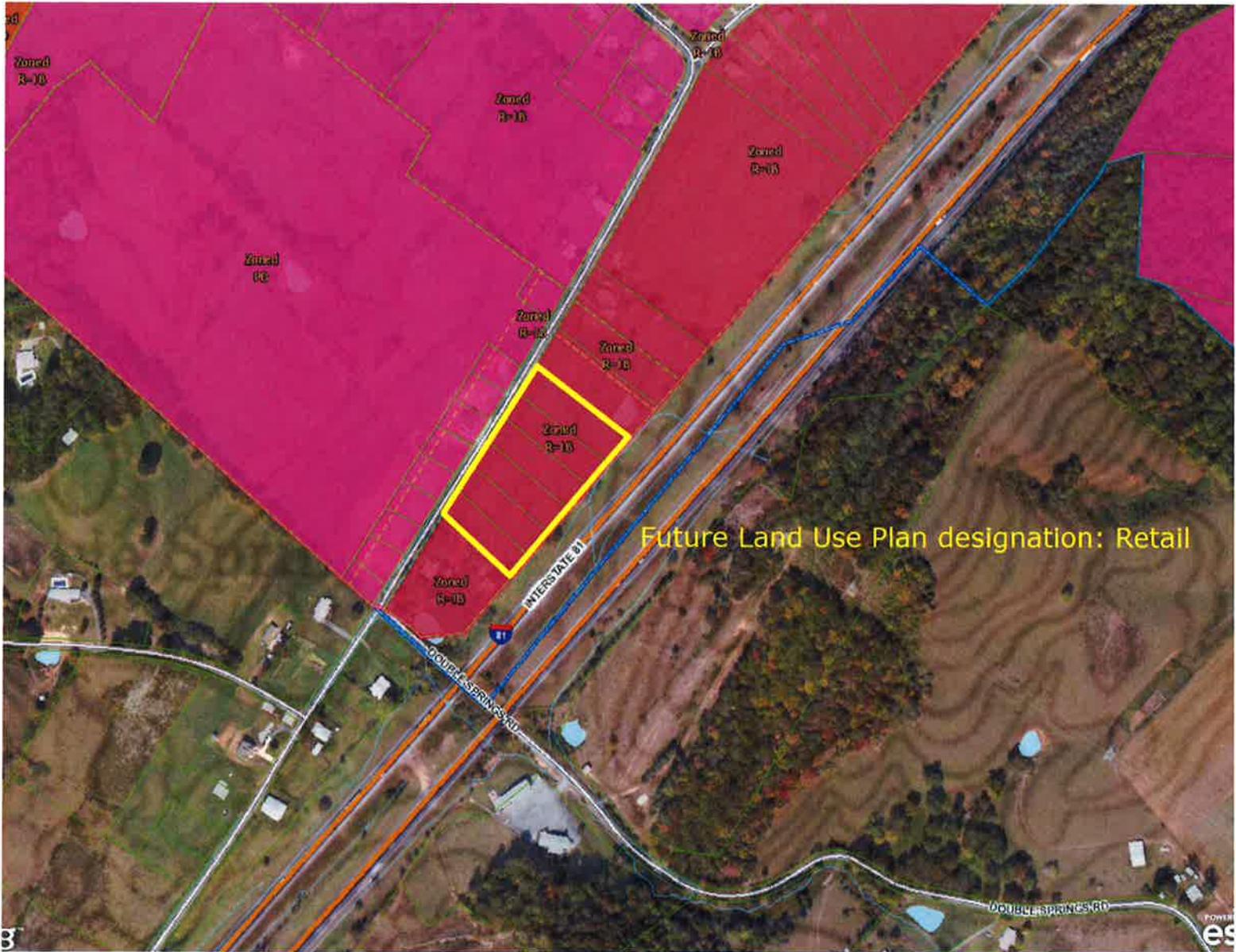


Rock Springs Road South Rezoning
R-1B to B-4P

Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



West View



South View (Towards I-81)



North View (Towards John Adams Elementary)



East View



Kingsport Regional Planning Commission

Rezoning Report

File Number 14-101-00015

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City R-1B</u> Use: single family residential	Property annexed in 2009
Further North and Northwest	2	<u>Zone: City PD</u> Use: vacant property	Property annexed in 2009
East	3	<u>Zone: City R-1B</u> Use: single family	Property annexed in 2009
Further East	4	<u>Zone: County A-1</u> Use: I-81 right-of-way	n/a
Southeast and South	5	<u>Zone: County A-1</u> Use: I-81 right-of-way	n/a
Further South	6	<u>Zone: County A-1</u> Use: I-81 right-of-way	n/a
West	7	<u>Zone: City R-1B</u> Use: single family residential	Property annexed in 2009

EXISTING USES LOCATION MAP



Site Plan

SUMMARY

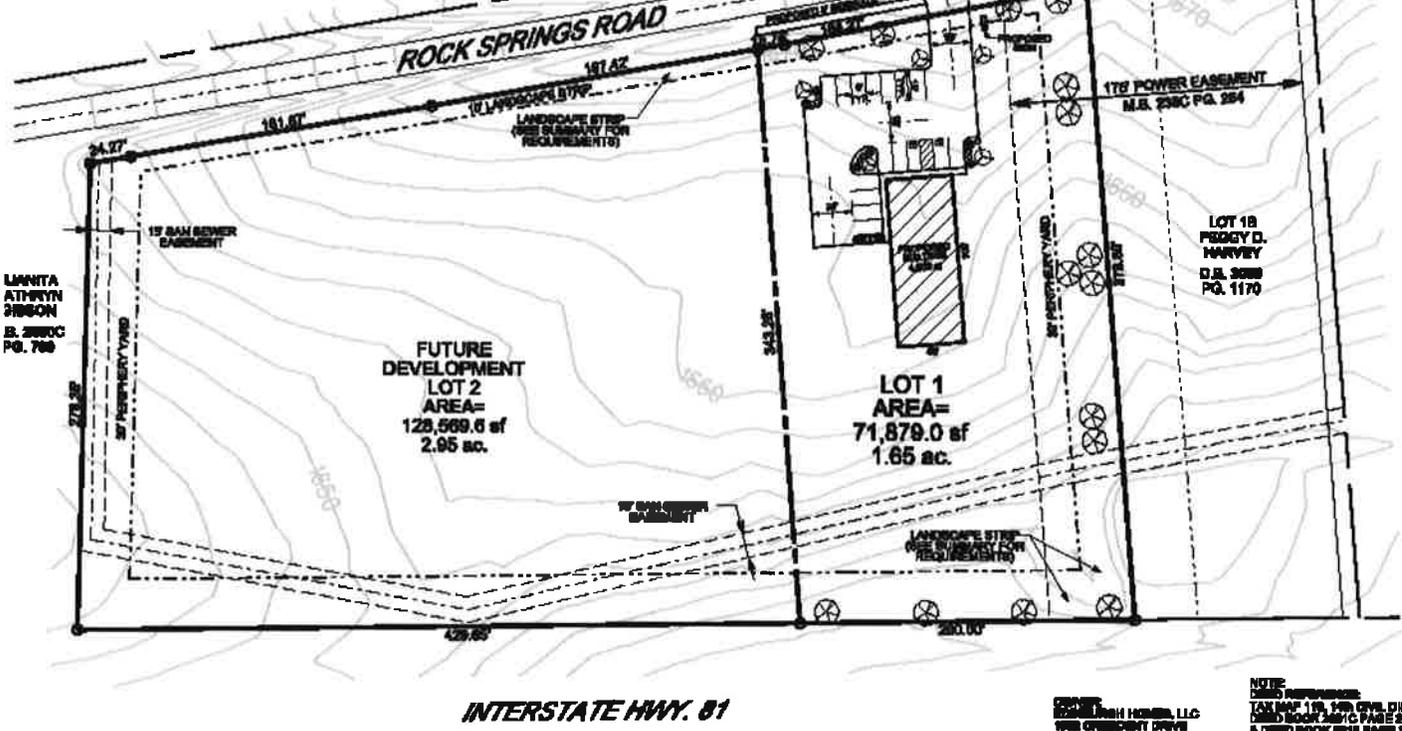
ZONING: B-4P (PLANNED BUSINESS DISTRICT)

LOT 1 1.65 ac
 BUILDING 150' x 60' BUILDING HEIGHT - 30'
 - SHOWROOM = 700 sf
 - OFFICES = 700 sf
 - RETAIL/WAREHOUSE = 1,000 sf
 TOTAL = 2,400 sf
 BUILDING SETBACKS: FRONT & REAR - 30 R
 SIDE - 10' 30 R
PARKING REQUIREMENTS:
 SHOWROOM - 1 SPACE PER 500 sf OF DISPLAY AREA
 PLUS ONE PER EMPLOYEE - 4
 OFFICES - 4 SPACES PER 1,000 sf NET OFFICE SPACES - 3
 PLUS 1 SPACE PER COMPANY VEHICLE - 2
 WAREHOUSE - 1 SPACE PER 1,000 sf STORAGE FLOOR AREA - 2.0
 PROVIDED: 14 SPACES

LANDSCAPE REQUIREMENTS:
 - THE B-4P DISTRICT SHALL HAVE A 30' LANDSCAPED PERIPHERY YARD AROUND PERIMETER
 - A PLANTING STRIP SHALL BE PLACED BETWEEN THE PROPERTY AND AN ADJOINING RESIDENTIAL ZONE. THE PLANTING AREA SHALL CONTAIN ONE LARGE TREE FOR EACH 60 LINEAR FEET OF BOUNDARY. THE REMAINDER OF PLANTING AREA SHALL BE A SCREENING OF EVERGREEN TREES OR SHRUBS.
 - OF THE REQUIRED LANDSCAPING AREA, A MINIMUM OF 20% WILL BE BUILDING PERIMETER PLANTING.
 - PROPERTIES WITH MORE THAN 5,000 sf OF PAVED AREA MUST HAVE INTERIOR TREE PLANTINGS TO TOTAL AT LEAST 6% OF THE TOTAL PAVED AREA.
 LOT 1 TOTAL IMPERVIOUS PAVEMENTS = 6,077 sf 6% OF 8,917.4 sf = 495.0 sf
 - EACH PLANTING AREA IN PARKING LOT SHALL CONTAIN AT LEAST ONE TREE AND THE FACILITY AS A WHOLE SHALL CONTAIN AT LEAST ONE TREE FOR EVERY 5 PARKING SPACES.



LOT 2 2.95 ac (FUTURE DEVELOPMENT)



LANITA ATHLETIC CENTER
 B. 2880C
 PG. 768

BWSC
 BROWNWOOD SURVEYING & CONSULTING, INC.
 1000 W. 10TH ST. SUITE 100
 BROWNWOOD, TX 76801
 TEL: 817-533-1111
 FAX: 817-533-1112
 WWW.BWSC-INC.COM

PRELIMINARY ZONING DEVELOPMENT PLAN
 SULLIVAN COUNTY
 EDINBURGH HOMES LLC

1

Based on the applicant's site plan submitted to the Planning Department on December 15, 2014, Staff offers the following considerations:

DEVELOPMENT STANDARDS – B-4P

District

- Lot area: 25,000 sq. ft.
- Lot frontage: 50ft
- Front yard: 30 ft.
- Side yard: 15 ft.

- Rear yard: 30 feet
- Lot coverage: 30% maximum
- Parking for showroom, office, and accessory storage: 12 (14 supplied)

The ZDP indicates compliance with the development standards in a B-4P District

Parking Requirements

The site plan indicates a total of 14 regular parking spaces. The minimum requirement for the development is 12 parking spaces.

Property Features

The rezoning/development site lies on the southern side of Rock Springs Road, between the existing residential site to the north and Interstate 81 to the south. The topography of the site gently slopes to the southwestern corner of the rezoning area.

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 commercial development that will be suitable in regards to abutting residential zones and uses. The B-4P requirements offer a more aesthetically pleasing environment than generally found in other business zones.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The Future Land Use Plan designates this property as favorable for retail use.
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. There is also a reasonable economic use for the proposed zone.
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 not cause a burdensome use of existing streets, transportation facilities, or schools.

5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

Proposed use: The use of the rezoning site as a commercial showroom is compliant with the land use plan as a retail use.

The Future Land Use Plan Map recommends retail 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?** The existing conditions support approval of the proposed rezoning. The property, when originally annexed in 2009, was found to be a suitable site for B-4P zoning.
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 create an isolated commercial district. The rezoning will be an initial step towards realizing a continuous retail district between Rocks Springs Road, Shipley Ferry Road, and I-81. The Future Land Use Plan recommends retail use for this area from the current Urban Growth Boundary to Tri-Cities Crossing.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is.
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 an individual as contrasted to the general welfare. A rezoning to a B-4P district will further the realization of the Future Land Use Plan.

CONCLUSION

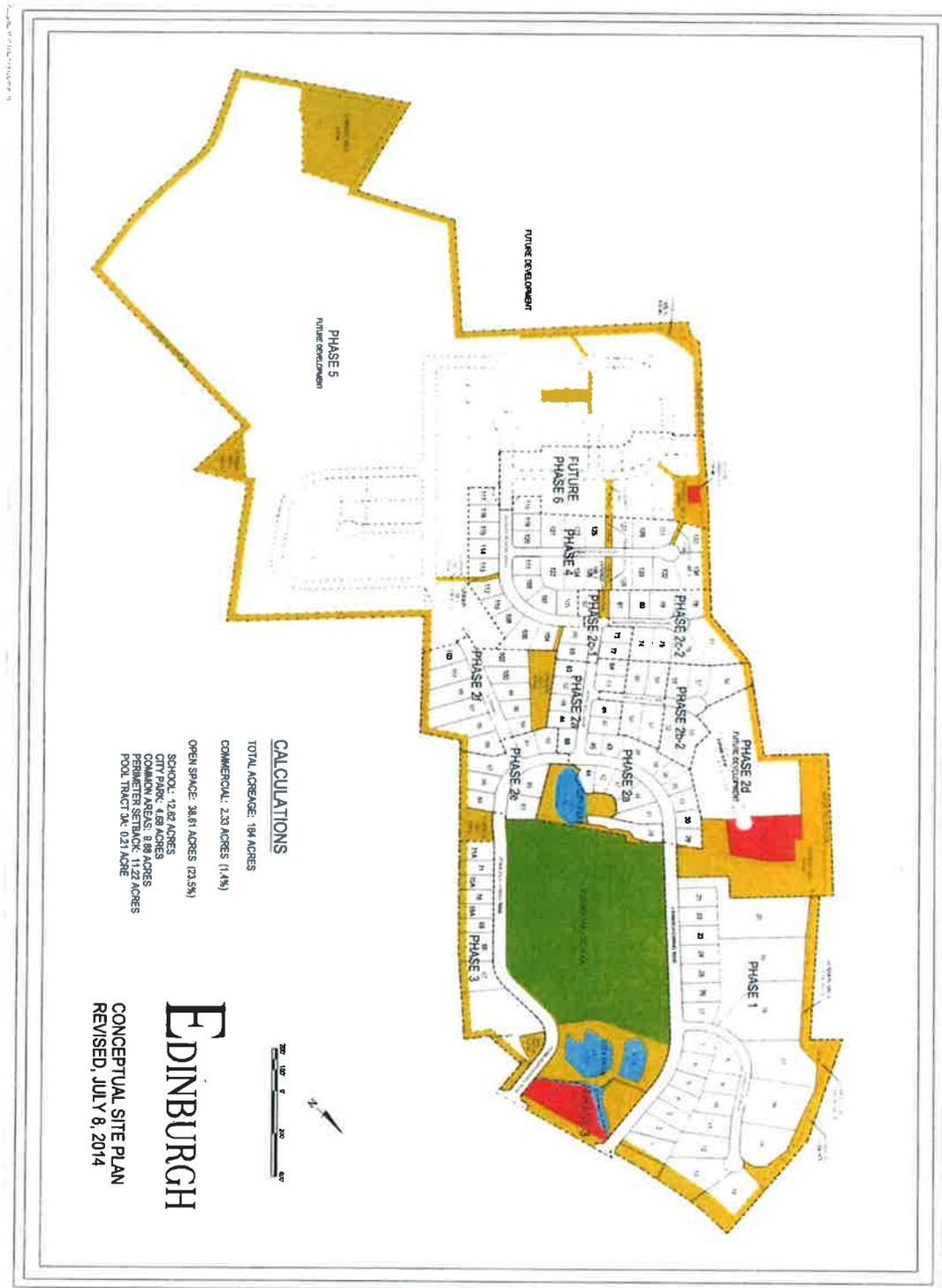
Staff recommends APPROVAL to rezone from R-1B to B-4P. The rezoning request is compliant with the 2030 Future Land Use Plan as a retail use.

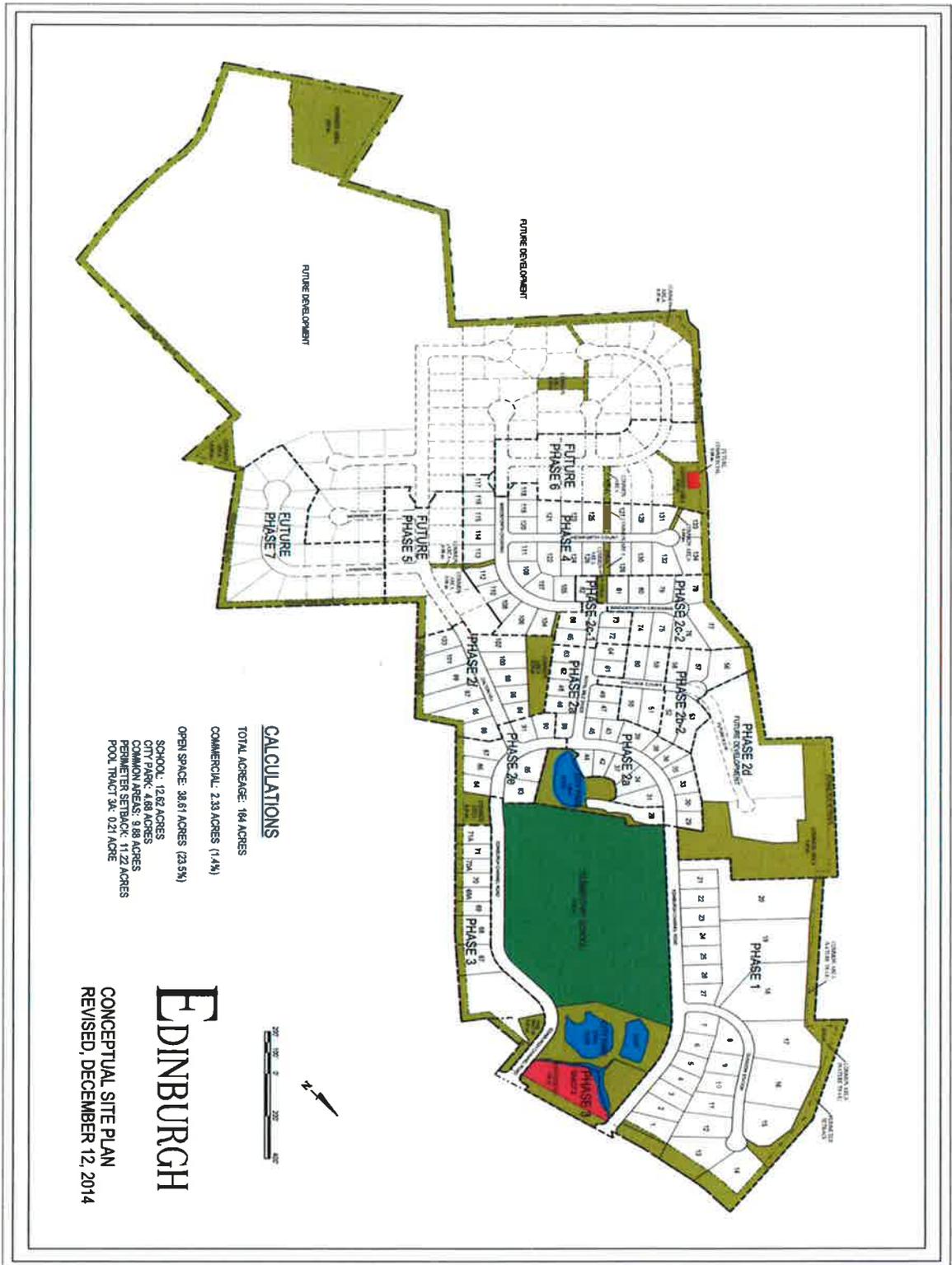
PROPERTY INFORMATION	Edinburgh Concept Plan Amendment
ADDRESS	Rock Springs Road
DISTRICT, LAND LOT OVERLAY DISTRICT	15th Civil District, Tax Map 119, Parcel 11.00 Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	164 acres
EXISTING USE	Single Family Residential & Mixed use
PROPOSED USE	Single family Residential & Mixed use

PETITIONER Mr. Danny Karst (Owner)
ADDRESS

REPRESENTATIVE Mr. John Rose
PHONE 423-817-7308

INTENT	
<p>The applicant is requesting an amended concept plan for the remaining portion of the Edinburgh property. The Edinburgh Development Group is requesting Planning Commission approval to amend the previously approved concept plan of July 2014. The reason for this request is to accommodate the inclusion of the Phase 7 cul-de-sac that represents a slight deviation from the prior concept plan. The developers feel the steep topography was an issue that would be best addressed by building a cul-de-sac instead of the original loop that was proposed for London Road. It is important to note, the open space (and open space breakdowns) do not change as part of the Edinburgh Concept Plan Amendment.</p>	
<p>Previously Approved Concept Plan</p> <p>Commercial Area: 2.33 Acres Open Space: 38.61 Acres Open Space breakdown: School Site: 12.62 Acres City Parks: 4.68 Acres Common Areas: 9.88 Acres Periphery Yard: 11.22 Acres Pool Tract 3A: 0.21 Acres</p>	<p>Proposed Concept Plan</p> <p>Commercial Area: 2.33 Acres Open Space: 38.61 Acres Open Space breakdown: School Site: 12.62 Acres City Parks: 4.68 Acres Common Areas: 9.88 Acres Periphery Yard: 11.22 Acres Pool Tract 3A: 0.21 Acres</p>





CONCLUSION

STAFF RECOMMENDS APPROVAL OF THE AMENDED CONCEPT PLAN FOR THE EDINBURGH SUBDIVISION.

PROPERTY INFORMATION	Edinburgh Subdivision Phase 7 Preliminary
ADDRESS	Calton Hill
DISTRICT, LAND LOT	15th Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 5
OVERLAY DISTRICT	Preliminary Plat Request Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	6.99 – 20 lots - .151 miles of new streets
EXISTING USE	Single Family Residential
PROPOSED USE	Single family Residential

PETITIONER Edinburgh Group represented by John Rose
ADDRESS John – jhnrose8@gmail.com

REPRESENTATIVE
PHONE

INTENT

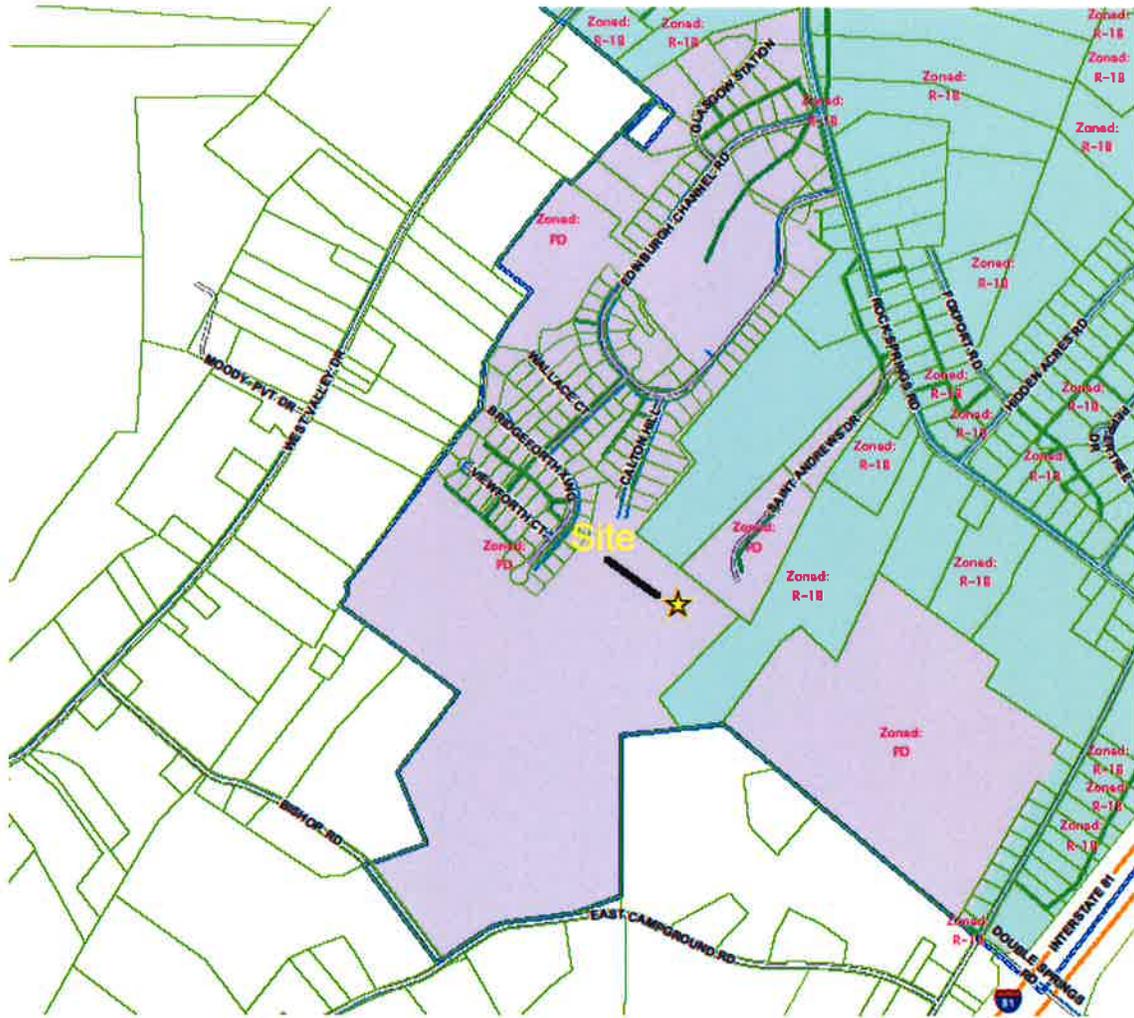
The applicant is requesting preliminary plat approval for Phase 7 of the Edinburgh Subdivision which is located in the 15th civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps for 2011.

This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. The Engineering Department has received these documents and is in the process of reviewing said documents. Edinburgh Phase 7 is a major subdivision request that will facilitate twenty (20) new lots. The preliminary plat approval differs slightly from the Edinburgh Master Concept Plan. London Road was originally proposed to be a connected loop off of Calton Hill. However, due to the steep topography found within this portion of the property the developer has decided to cul-de-sac Phase 7. This slight change precipitated the previously presented concept plan amendment. A 50 foot right-of-way will accommodate the houses along London Road.

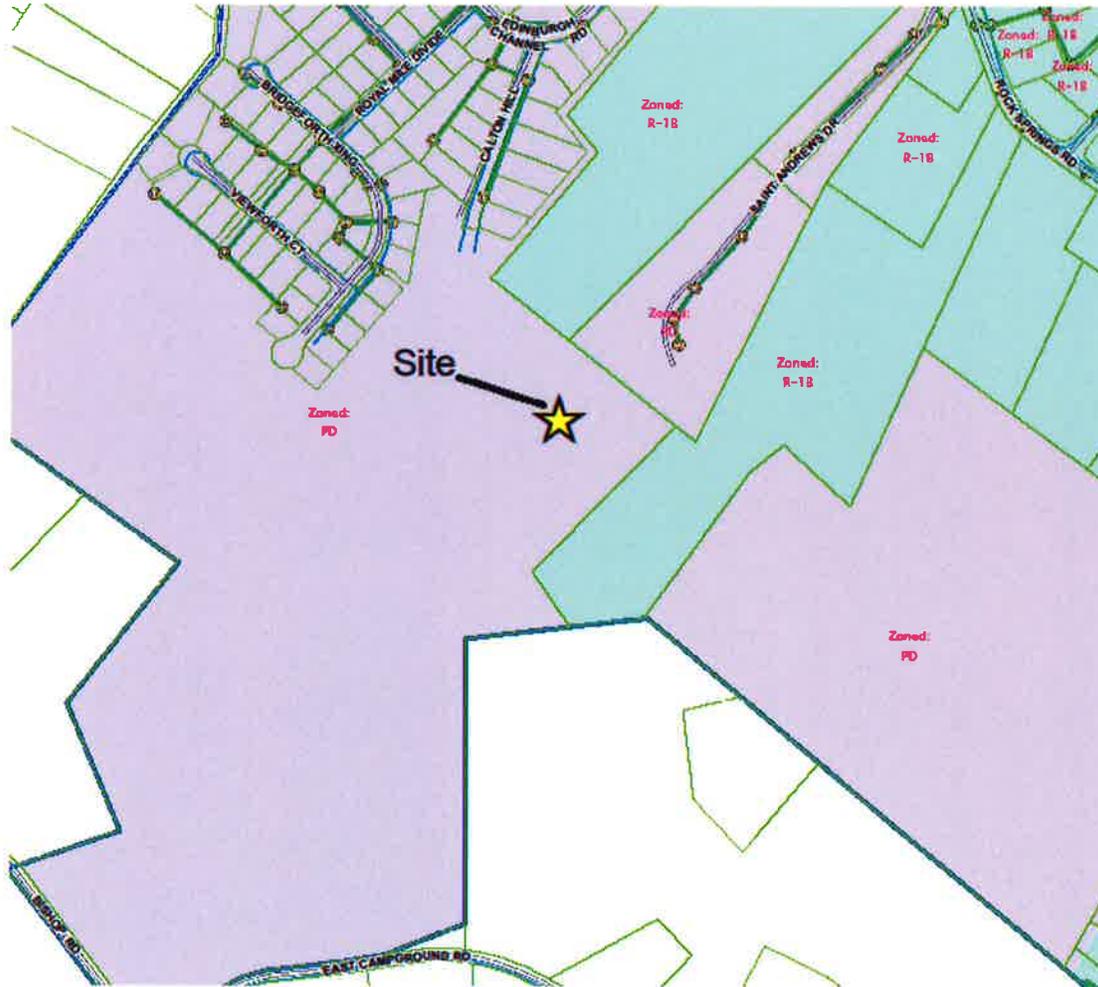
No variances have been requested for this phase of the development and phase 5 meets the minimum subdivision requirements.

Staff recommends Preliminary Plat approval for Edinburgh Subdivision Phase 7.

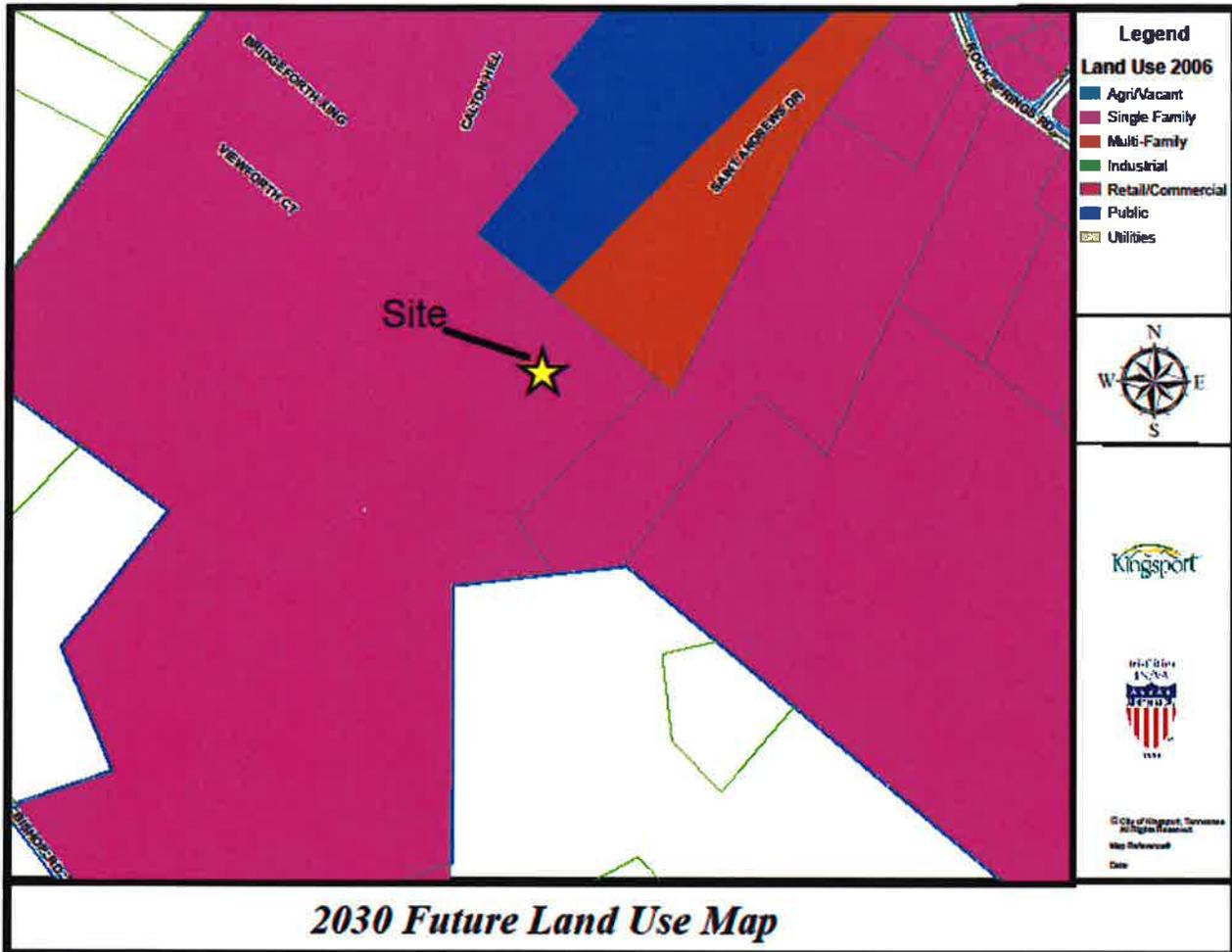
Area Map



Surrounding Zoning



Future Land Use Map



South



West



East



Location	Parcel / Zoning Petition	Zoning / Name
Northeast	1	New Life Church. Zoned: City R-1B
East	2	Lot 2 of St. Andrew's Garth. Zoned: City PD
Southeast	3	Vacant back portion of single family property. Zoned: City R-1B
West	4	Future Edinburgh Development
Northwest	5	Phase 5 Edinburgh. Zoned: City PD
North, Northeast	6	Phase 2f Edinburgh. Zoned: City PD.

EXISTING USES AND LOCATION

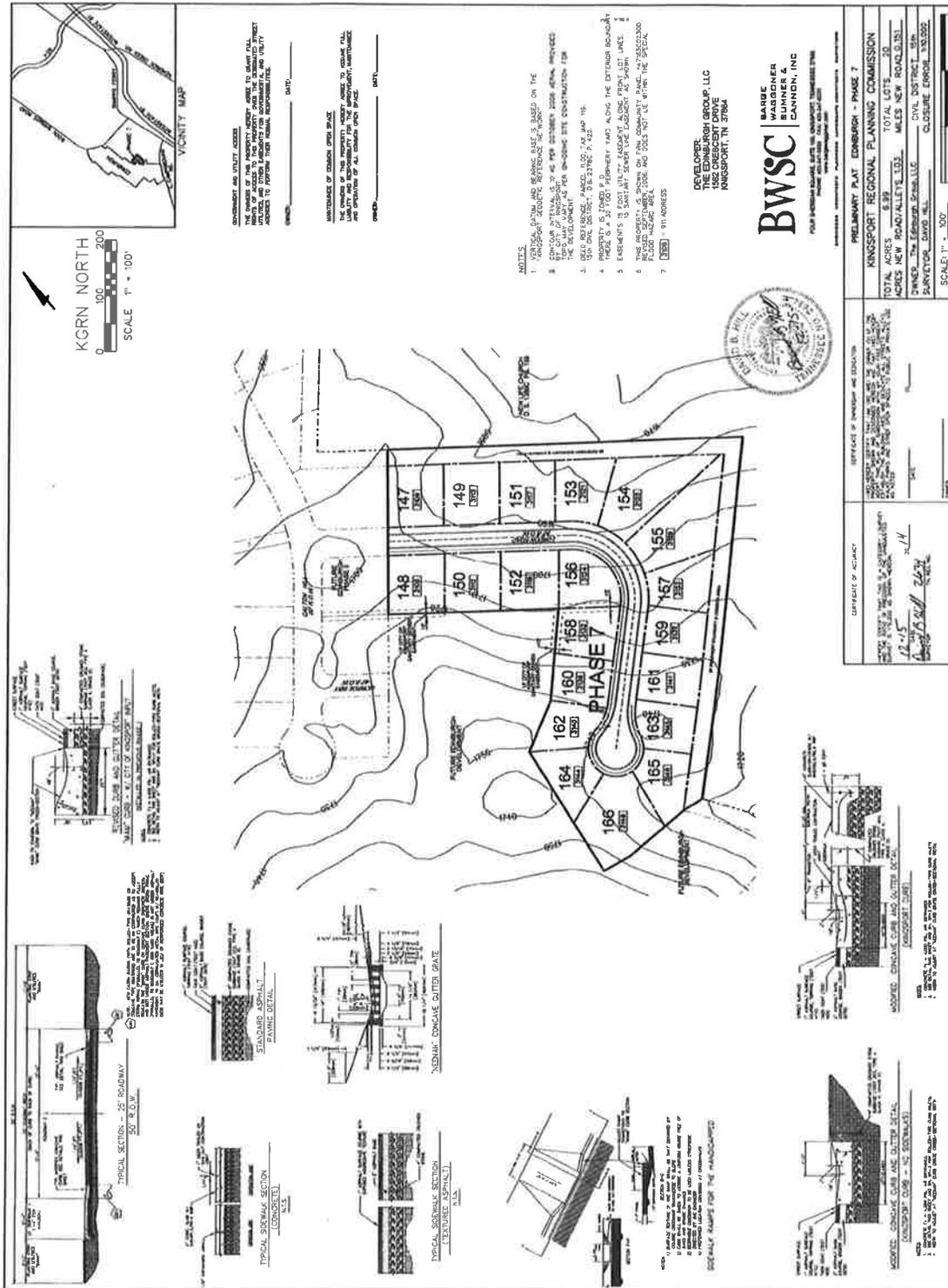
ALL PARCELS SURROUNDING THE EDINBURGH SUBDIVISION ARE ZONED EITHER COUNTY A-1 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG WEST VALLEY RD ZONED COUNTY B-3. IT SHOULD BE NOTED THAT THE EDINBURGH SUBDIVISION BOUNDARY IS ALSO THE LIMITS OF THE CITIES URBAN GROWTH BOUNDARY LIMIT AND NO ANNEXATIONS MAY OCCUR PAST THIS BOUNDARY UNLESS THE UGB IS AMENDED AND ADOPTED BY ALL PARTICIPATING PARTIES. ACCESS IS VIA ROCK SPRINGS ROAD WHICH HAS ACCESS TO BOTH INTERSTATE SYSTEMS. UTILITIES ARE BEING CONSTRUCTED BY THE DEVELOPER AND WILL BE PART OF THE CITY'S MATERIALS AGREEMENT.

Proximity Map



CONCLUSION

Staff recommends Preliminary Plat approval for Edinburgh Subdivision Phase 7.



PROPERTY INFORMATION	Edinburgh Subdivision Phase 5 Preliminary
ADDRESS	Calton Hill, London Road, & Monroe Way
DISTRICT, LAND LOT	15th Civil District, part of Parcel 11 of TM 119, Edinburgh Phase 5 Preliminary Plat Request
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	4.66 – 12 lots - .94 miles of new streets
EXISTING USE	Single Family Residential
PROPOSED USE	Single family Residential

PETITIONER Edinburgh Group represented by John Rose

ADDRESS John – jhnrose8@gmail.com

REPRESENTATIVE

PHONE

INTENT

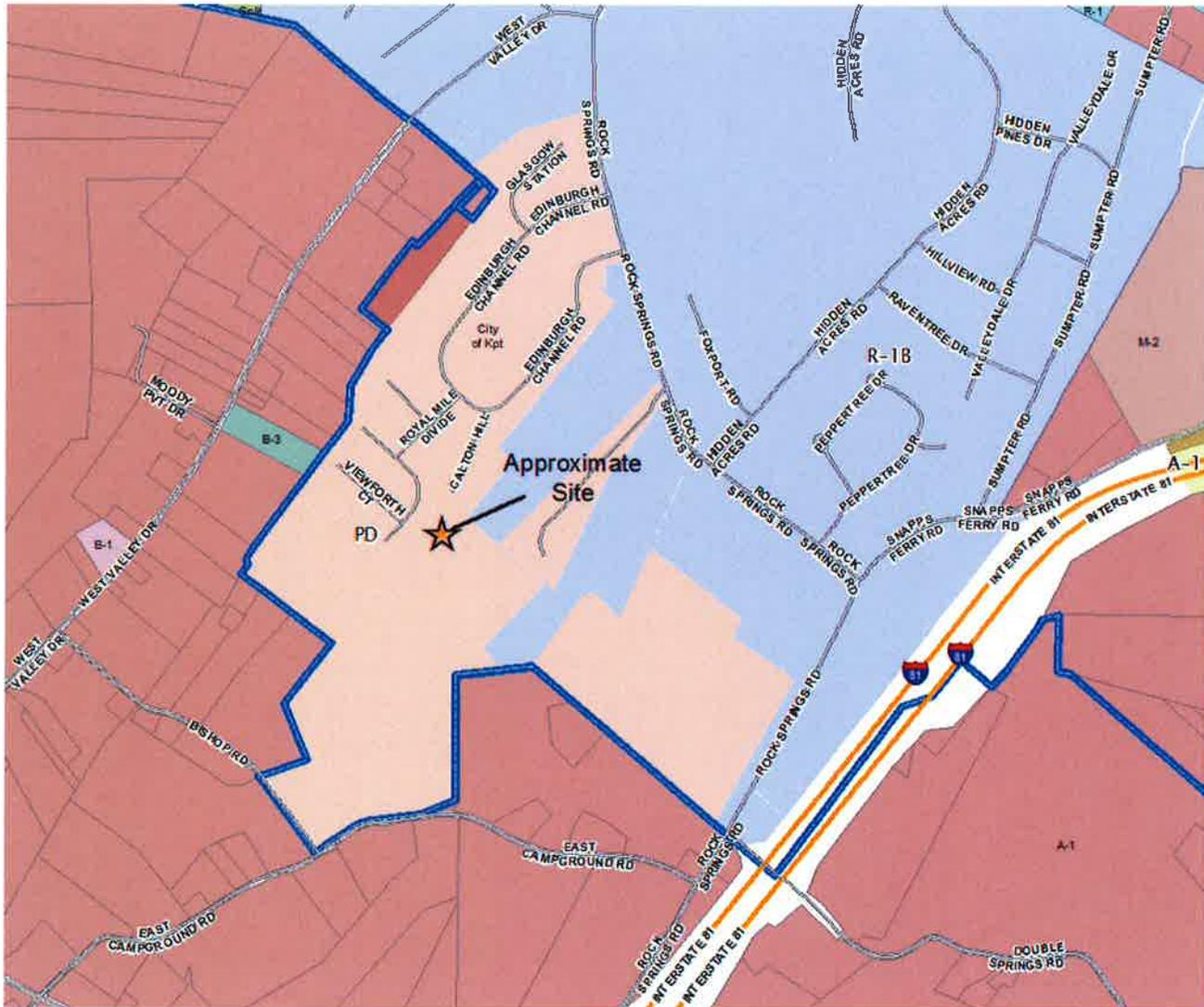
The applicant is requesting final plat approval for Phase 5 of the Edinburgh Subdivision which is located in the 15th civil district and more fully described as part of Parcel 11 Tax Map 119 of the Sullivan County Tax Maps for 2011.

This is a request for final plat approval for Edinburgh Phase 5 consisting of twelve (12) new lots. All infrastructure has been installed and meets the minimum subdivision regulations for the City of Kingsport. The developer has confirmed that the top asphalt coat, the last portion of Phase 5, will be paved by the Planning Commission meeting.

No variances were requested for this phase of the development and phase 5 meets the minimum subdivision requirements.

Staff recommends Final Plat approval for Edinburgh Subdivision Phase 5.

Area Map



South



West



Further West



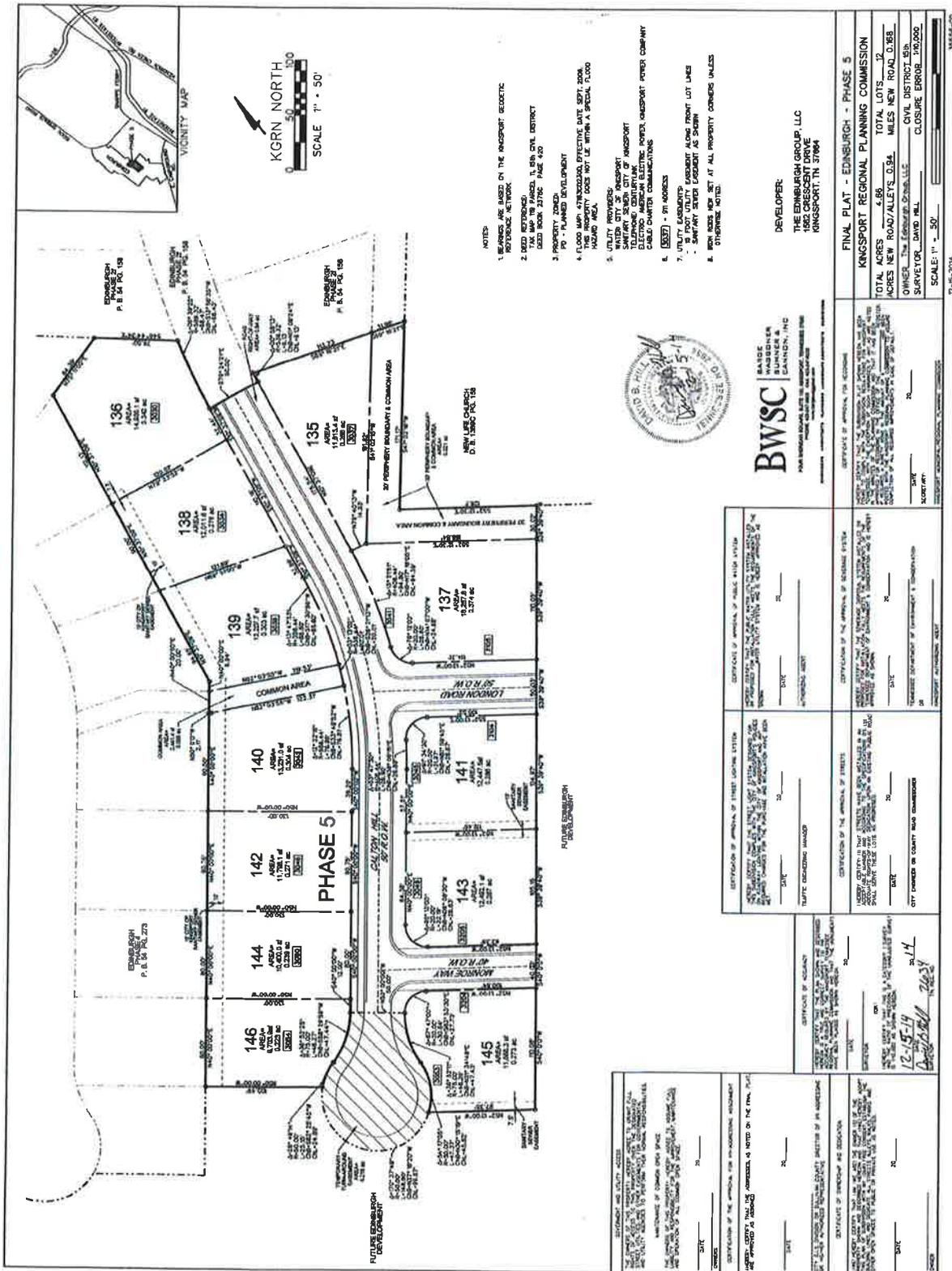
East



Location	Parcel / Zoning Petition	Zoning / Name
Northwest	1	Edinburgh subdivision Phase 4, zoned PD.
North, Northeast	2	Edinburgh subdivision Phase 2f
East	3	New Life Church
Southeast, South	4	Future Edinburgh Development
Southwest, West	5	Future Edinburgh Development

EXISTING USES AND LOCATION

ALL PARCELS SURROUNDING THE EDINBURGH SUBDIVISION ARE ZONED EITHER COUNTY A-1 FOR AGRICULTURAL USES, CITY R-1B FOR RESIDENTIAL USES, OR ONE LOT ALONG WEST VALLEY RD ZONED COUNTY B-3. IT SHOULD BE NOTED THAT THE EDINBURGH SUBDIVISION BOUNDARY IS ALSO THE LIMITS OF THE CITY'S URBAN GROWTH BOUNDARY LIMIT AND NO ANNEXATIONS MAY OCCUR PAST THIS BOUNDARY UNLESS THE UGB IS AMENDED AND ADOPTED BY ALL PARTICIPATING PARTIES. ACCESS IS VIA ROCK SPRINGS ROAD WHICH HAS ACCESS TO BOTH INTERSTATE SYSTEMS. UTILITIES ARE BEING CONSTRUCTED BY THE DEVELOPER AND WILL BE PART OF THE CITY'S MATERIALS AGREEMENT.



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on January 15, 2015

Proximity Map



CONCLUSION

Staff recommends Final Plat approval for Edinburgh Subdivision Phase 5.

PROPERTY INFORMATION Christ Fellowship Church Subdivision

ADDRESS 260 Victory Lane

DISTRICT 13th Civil District

OVERLAY DISTRICT Not Applicable

EXISTING ZONING R-1A

PROPOSED ZONING No Change

ACRES 7.65+/- – 2 lots

EXISTING USE Residential

PROPOSED USE Residential

PETITIONER Christ Fellowship Church
ADDRESS 260 Victory Lane Kingsport, TN 37664

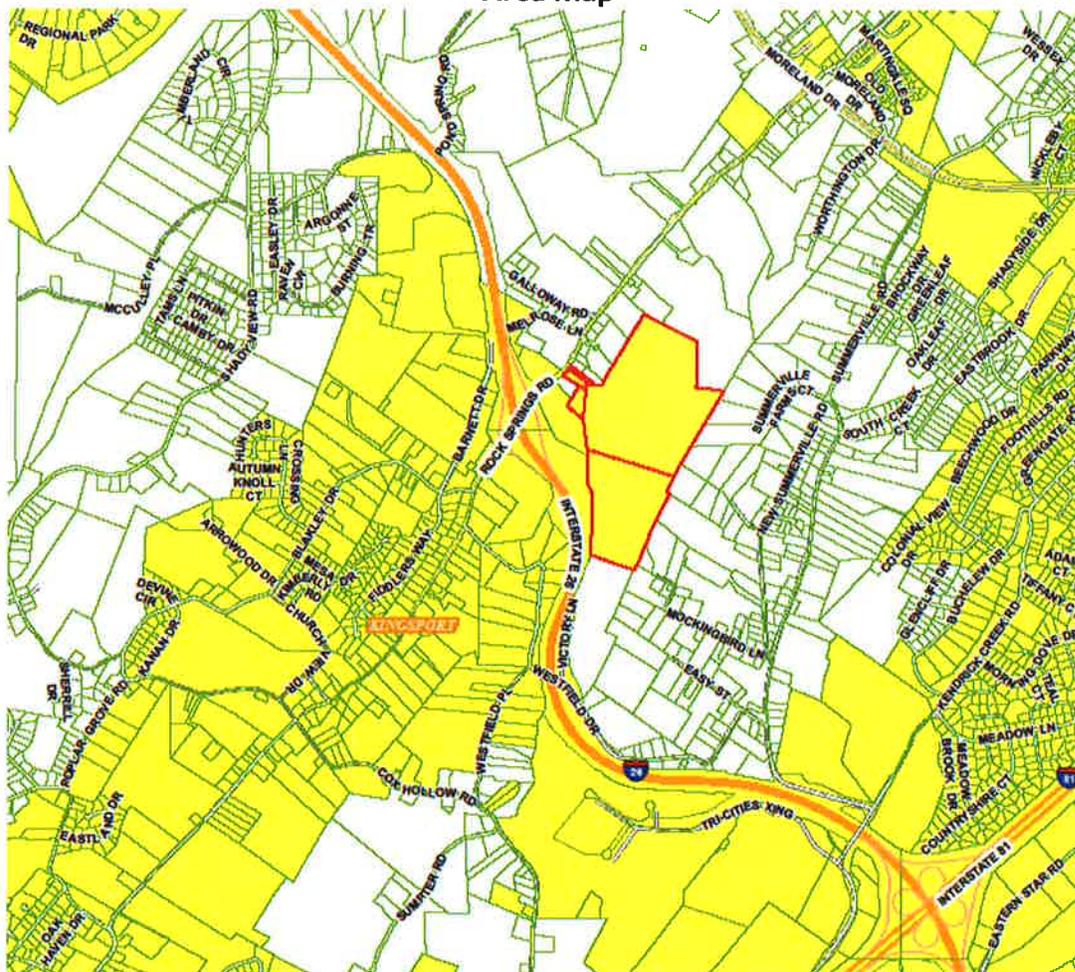
REPRESENTATIVE Greg DePriest
PHONE

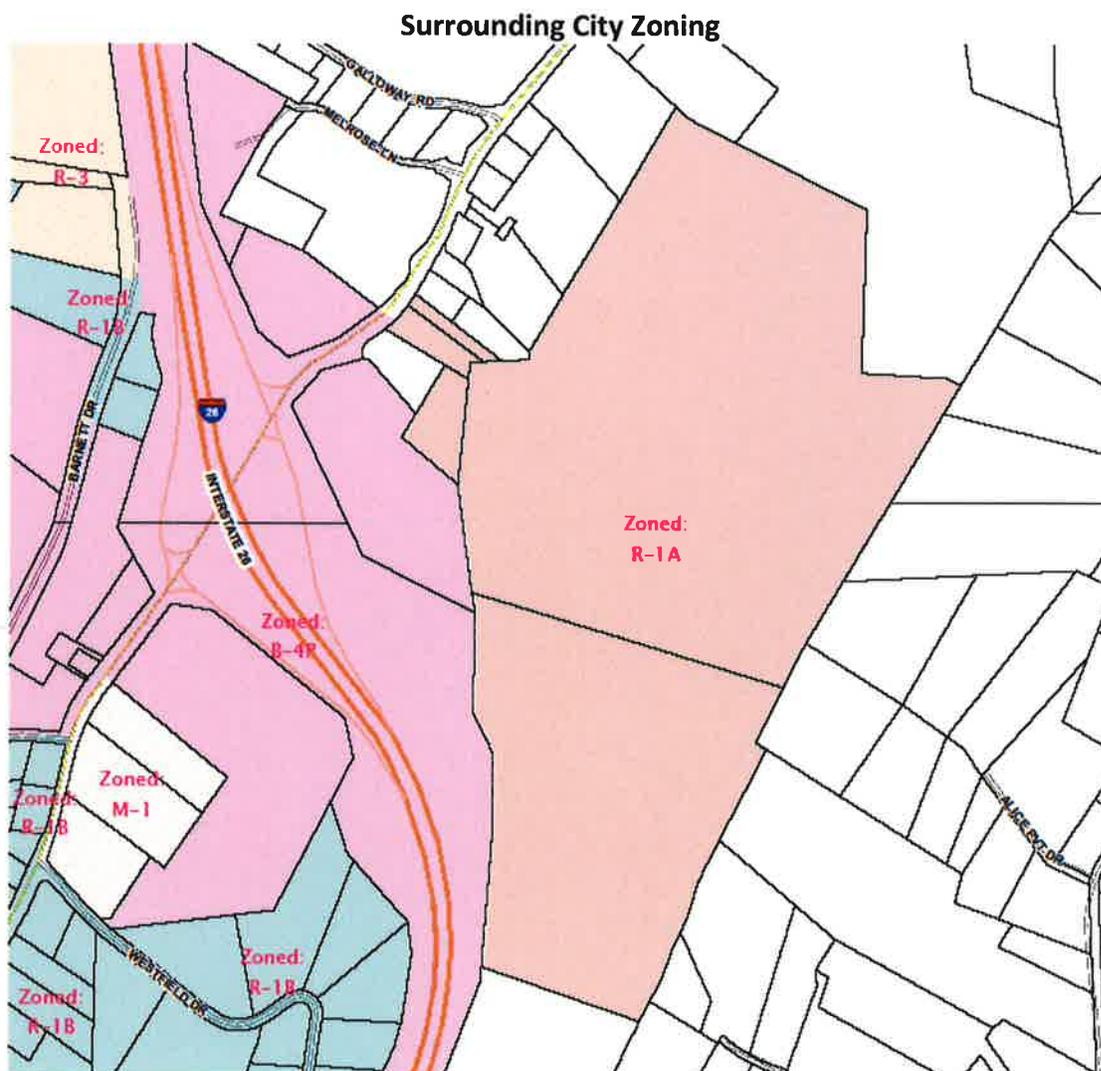
INTENT

The intent of the proposed Inspiration Drive is to gain access to Christ Fellowship Church from Rock Springs Road and to develop 75 acres ± for future residential subdivision. Christ Fellowship Church is considering connecting Inspiration Drive to Victory Lane sometime in the future.

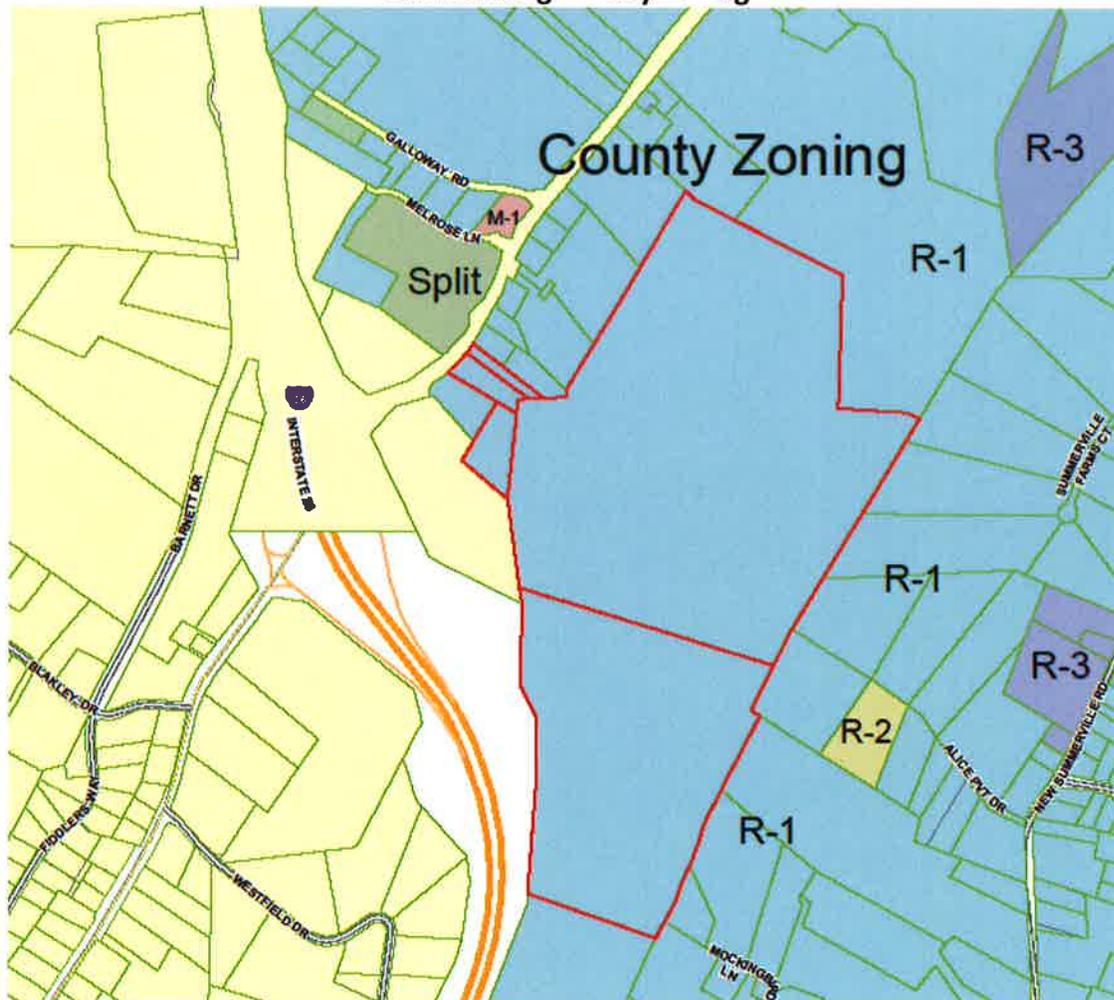
There are some topographical challenges with the proposed site that will serve as the impetus for a request of a total of four (4) subdivision variances to be granted by the Planning Commission. The first is for a variance of 84.3 feet for Inspiration Drive as the maximum length for a cul-de-sac per City of Kingsport Minimum Subdivision Regulations is 1,250 feet. Secondly, due to the steep topography, there is a request to eliminate the grass strip that is required to accompany sidewalks as part of new subdivisions. Thirdly, the applicant wishes to request a variance to allow for sidewalks only on one side of the street as opposed to both sides as the regulations state. Lastly, the slope will be at a 1:1 ratio at some places on the south side of the right-of-way due to topography. Lastly, there will be a retaining wall within the right-of-way. This retaining wall will be built to city standards by the developer and will be maintained by the City. Depending on the height of this wall, there may need to be a permanent slope easement secured.

Area Map

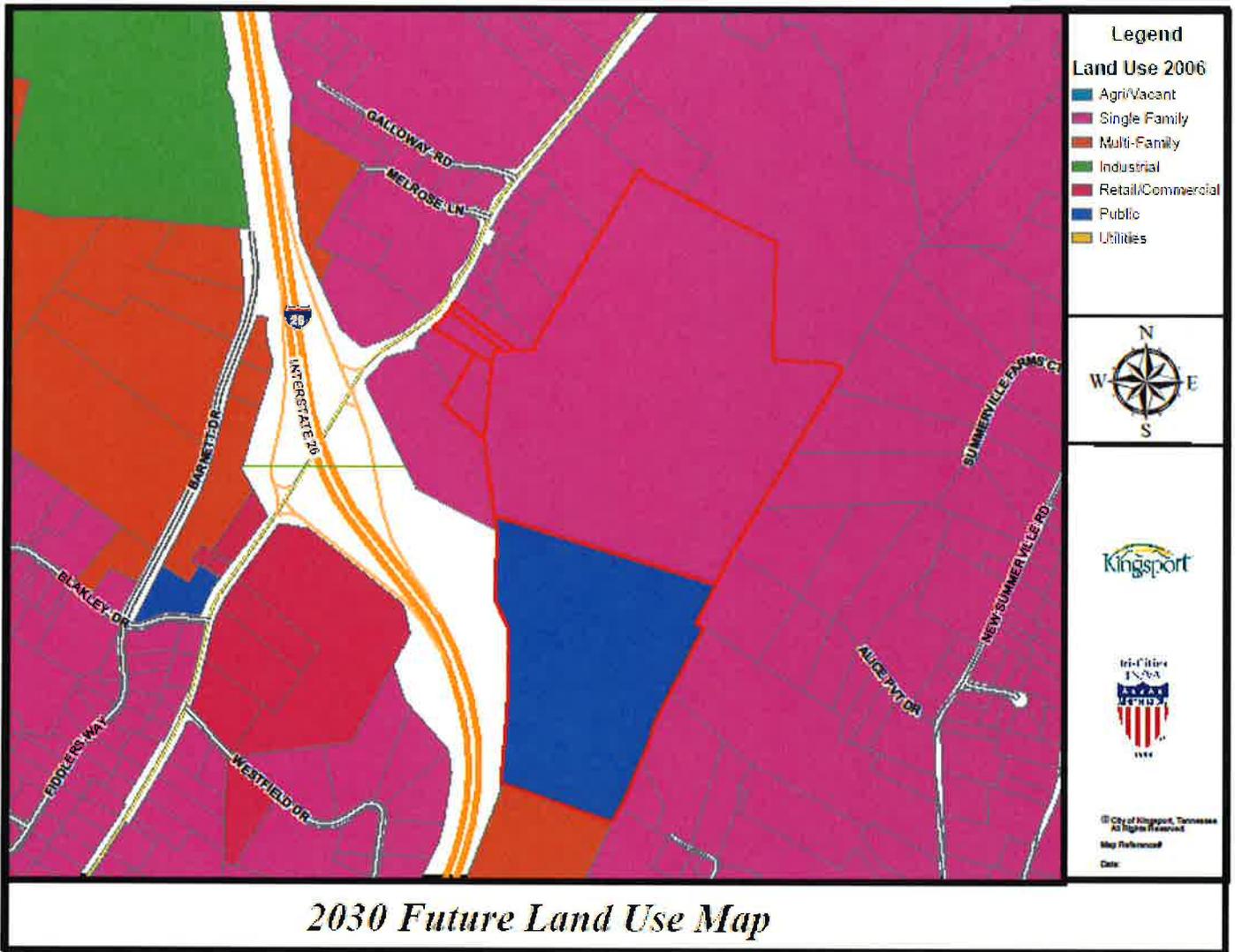




Surrounding County Zoning



Future Land Use Map



2030 Future Land Use Map

Appalachia Design Services, Inc.

P.O. Box 725
Blountville, Tennessee 37617

Phone: 423/323-1206
Fax: 423/323-1732



December 23, 2014

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

**RE: VARIANCE REQUEST FOR CHRIST FELLOWSHIP SUBDIVISION
- SEC. 4-1 (1.3/J) DEAD END STREETS, 5-1 (1.3) Grading, & 5-1 (1-8) Sidewalks -
KINGSPORT SUBDIVISION REGULATIONS**

Dear Mr. Shepherd:

We are respectfully requesting a variance on behalf of Christ Fellowship (Developer) for the above mentioned project. After meeting with various City staff, we are requesting that Inspiration Drive be granted a variance for the maximum allowable length of a dead end street for 84.3 feet, grading, as there will be areas that will be at a 1:1 ratio instead of 2:1, sidewalks to be constructed only on one side of Inspiration Drive, removal of the required grassy strip, and a retaining wall within the right-of-way. We believe that these variances adhere to the criteria set forth by the City in regard to physical surroundings, conditions unique to the property, and these changes will not be detrimental to public safety. Our rationale is as follows:

- 1) In order to facilitate the future development of the property and future extension of a road to connect the entire property behind the church, we are requesting a variance for 84.3 feet to allow for a permanent cul-de-sac at the end of Inspiration Drive.
- 2) Due to the steep topography of the property there are areas that will not meet the 2:1 slope requirement.
- 3) Due to the steep topography of the property it will not be possible to install sidewalks on both sides of Inspiration drive.
- 4) Due to the steep topography of the property it will not be possible to install the required grass strip between the sidewalk and the curb.
- 5) We will need to install a retaining wall that will be within the right-of-way. The installation of this retaining wall will not be a detriment to public safety.

We thank you for your consideration.

Sincerely:

Jeremy S. Fields, P.E. | LEED AP
Vice President

South



West



North



East



Location	Parcel / Zoning Petition	Zoning / Name
West	1	Undeveloped. Zoned: City B-4P
West	2	Single-Family residential property. Zoned: County R-1
West, Northwest	3	Single-Family residential property. Zoned: County R-1
Northwest, North	4	Single-Family residential property. Zoned: County R-1
Northwest	5	Vacant. Zoned: County R-1
South	6	Parcel owned by Christ Fellowship Church containing the church itself. Zoned: R-1A

Proximity Map



CONCLUSION

Staff recommends preliminary plat approval of the Christ Fellowship Subdivision including the four variances presented.

PROPERTY INFORMATION	Polo Fields – McMurray Phase - Amended
ADDRESS	Martingale Square, Downing Place, & Carrberry Court
DISTRICT, LAND LOT OVERLAY DISTRICT	13th Civil District, Tax Map 91E, Group A, Parcel 5.00 Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	3.36 – 21 units - 0 miles of new road.
EXISTING USE	Single Family Residential
PROPOSED USE	Single family Residential

PETITIONER Mr. Jack McMurray
ADDRESS

REPRESENTATIVE Danny Carr – Carter Carr and Associates
PHONE 423-349-6920

INTENT

The applicant is requesting an amended final approval for twenty-one (21) of the units previously approved as part of the overall development to allow single-family lots for individual ownership rather than all in common from the previously approved plat. The original plat indicated a total of 29 units or patio homes all on common ground. This is a change that is similar to the Polo Fields-McMurray Phase major subdivision request (approved September 2011) in the fact that it facilitated a similar change to the final approval by allowing for eight (8) single-family lots fronting Rock Springs Road; seven fronting on Rock Springs Road and one with frontage on Martingale Square. This is the same approach taken on the rear portion by the State of Franklin Bank. Since the property is zoned PD, Planned Development, this is allowable as long as the remaining requirements such as common open space, road system and sidewalk system have not changed. Nothing other than the establishment of an additional twenty-one (21) lots has changed. The Planning Commission was made aware of this potential modification during the McMurray Phase presentation in September 2011.

All infrastructure improvements are in place with the exception of street lights. Six street lights will need to be purchased before the final plat can be signed.

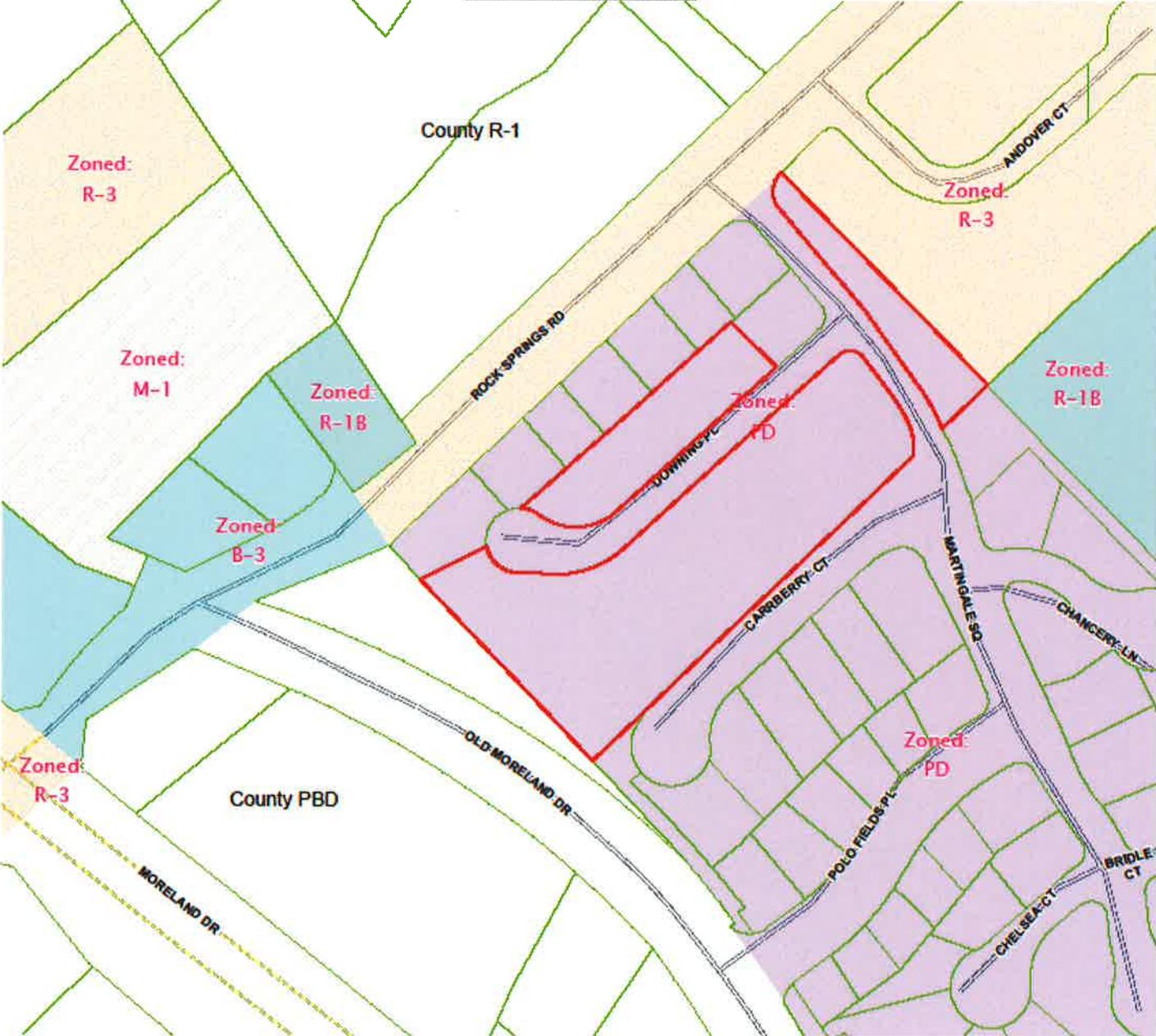
No variances have been requested for this change in the development and it meets the planned development and minimum subdivision requirements.

Staff recommends approval of the amended Final Planned Development Plat for Polo Fields contingent upon the purchase of street lights.

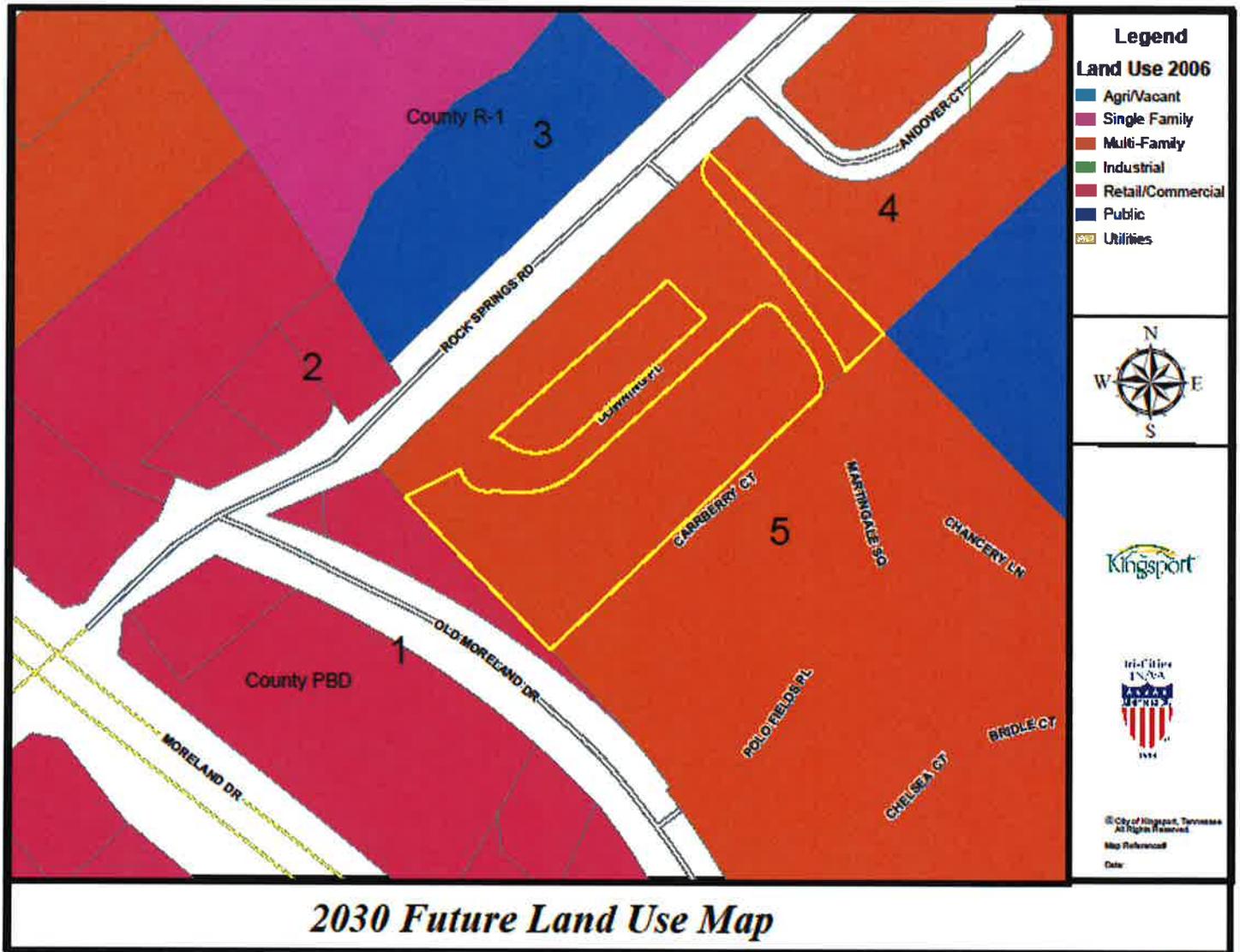
Area



Surrounding Zoning

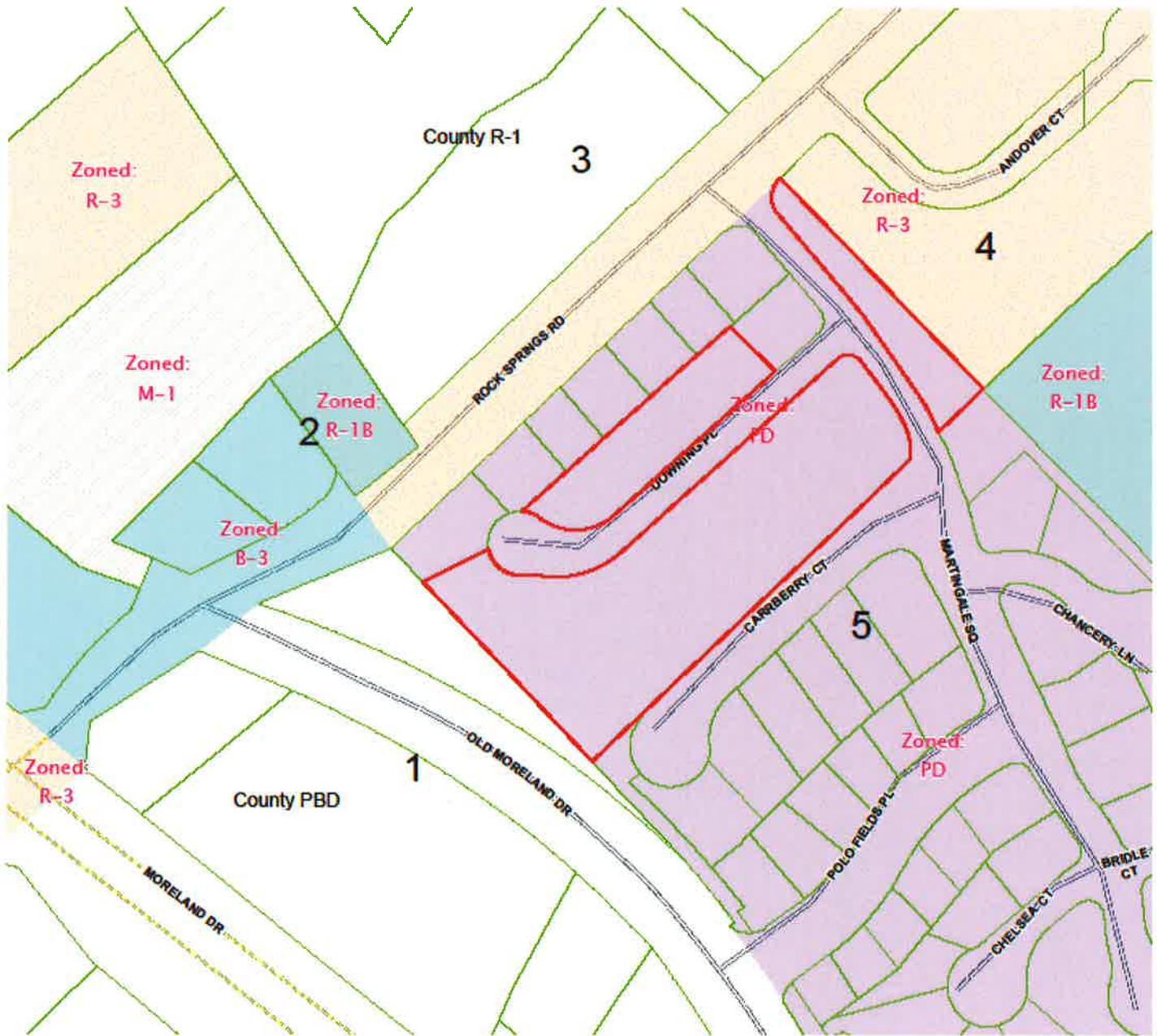


Future Land Use Map



2030 Future Land Use Map

Proximity Map

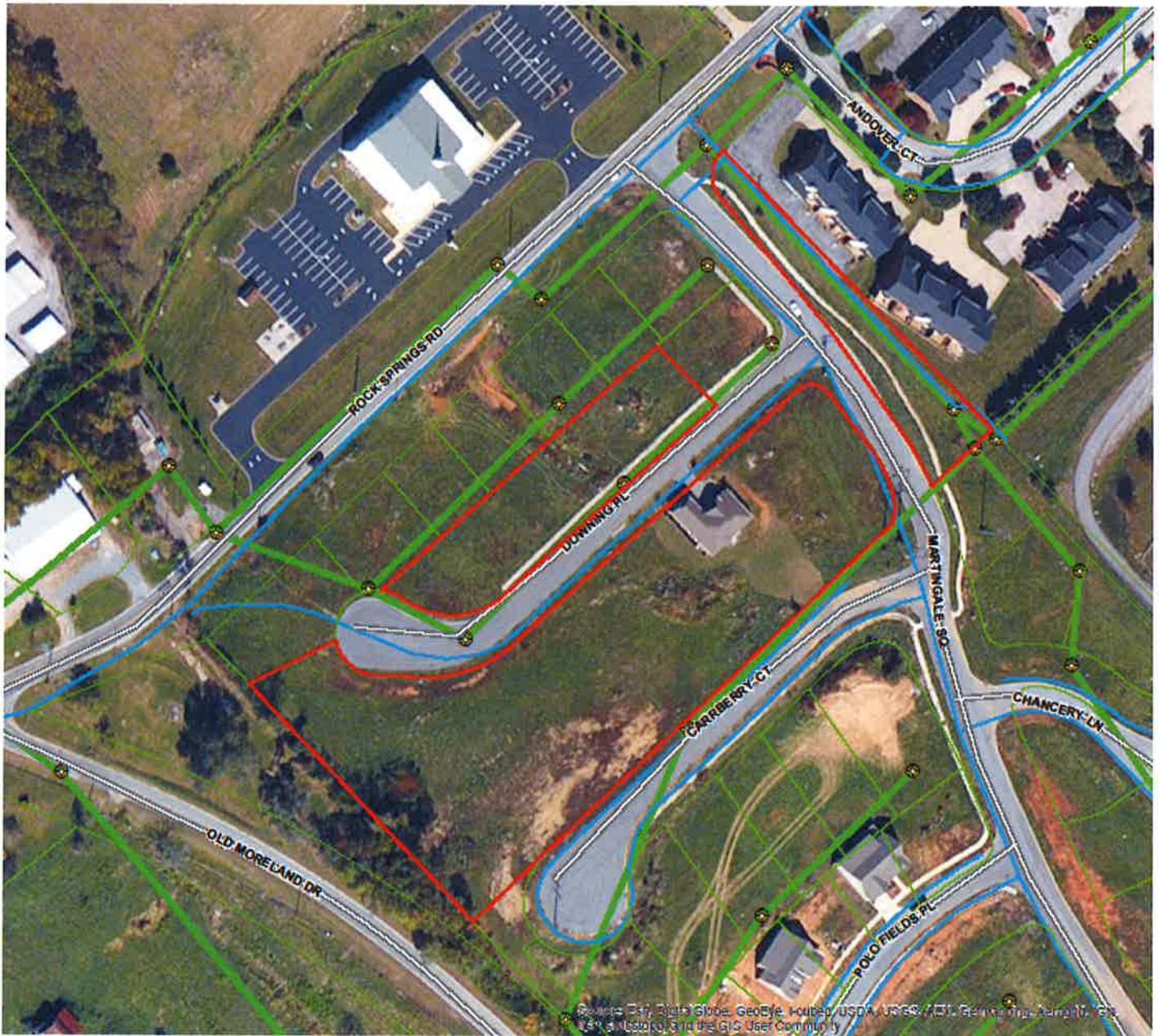


Location	Parcel / Zoning Petition	Zoning / Name
West	1	Undeveloped county property front Moreland Dr zone County Planned Business District
Northwest	2	Commercial development including "A Place For Everything". City Zoned B-3
North	3	County Single Family Residential. Zoned R-1
Northeast	4	City R-1B zoning and land uses in single family residential housing.
South	5	Polo Fields Phase 3. City Zone PD. Final approval: 11/2/12

EXISTING USES AND LOCATION

THE MAJORITY OF THE PARCELS SURROUNDING POLO FIELDS SUBDIVISION ARE LOCATED IN SULLIVAN COUNTY WITH THE EXCEPTION OF MOCASSIN RIDGE SUBDIVISION WHICH IS DIRECTLY EAST OF THIS SUBDIVISION. THE MAJORITY OF THE PROPERTY IN THE COUNTY IS ZONED EITHER A-1 OR R-1 WHICH ALLOWS SINGLE FAMILY AND AGRICULTURE. POLO FIELDS IS ZONED PD, PLANNED DEVELOPMENT, WHILE MOCASSIN RIDGE IS ZONED R-1B, SINGLE FAMILY RESIDENTIAL. ALL OF THIS AREA AND SURROUNDING AREA IS ZONED FOR ARGICULTURE AND SF HOUSING AND HAS COMPATIBLE USES.

Aerial



North



South



East



West



CONCLUSION

Staff recommends APPROVAL of the Amended Final Plat for Polo Fields Phase One, Section B.



CITY OF KINGSPORT, TENNESSEE

December 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 resubdivision of the Norwood Lucas Lots, on State Highway 126, 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.

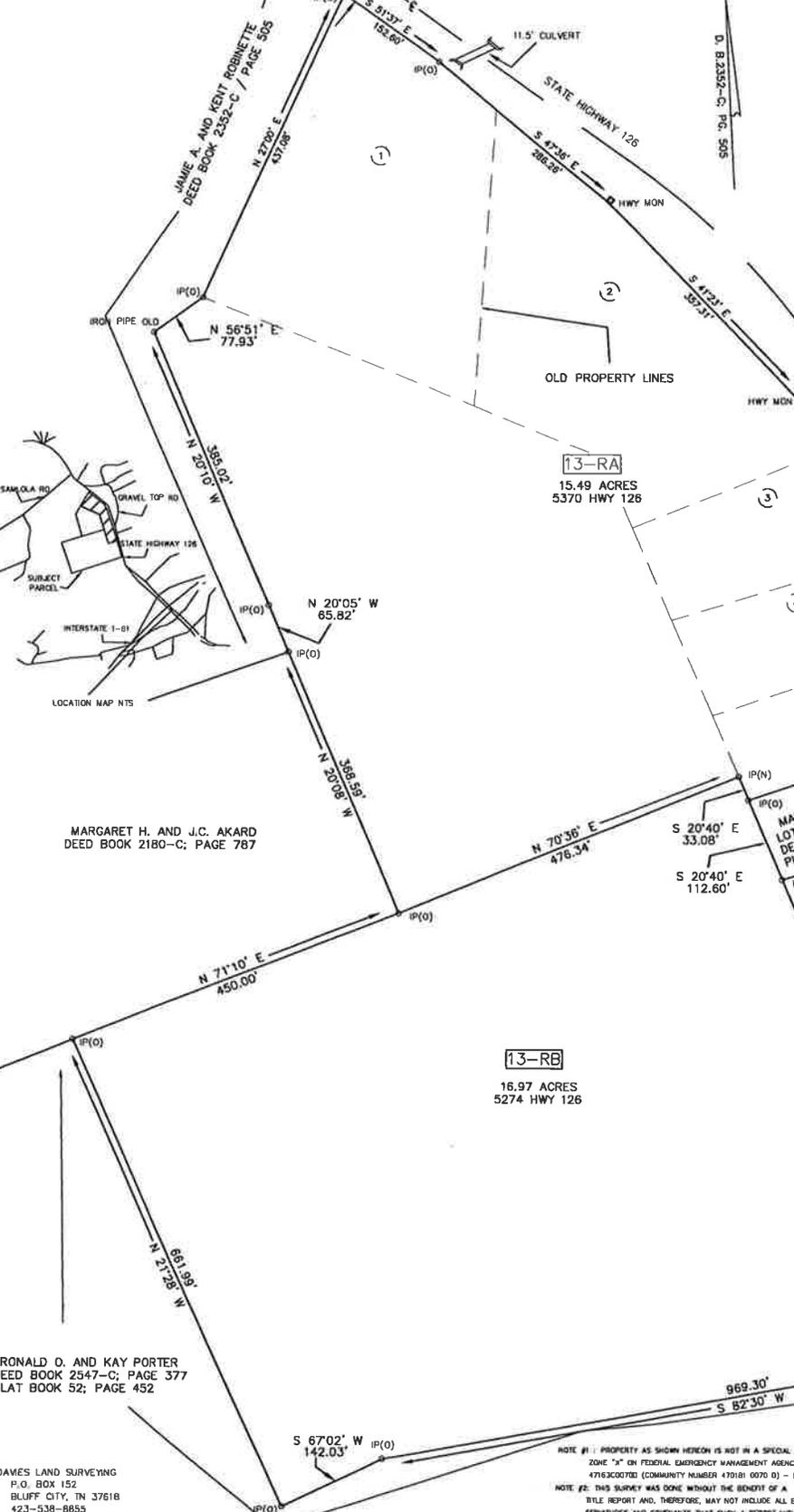
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission



IP(N)-IRON PIN NEW
IP(O)-IRON PIN OLD
□ HIGHWAY MONUMENT



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: _____

01107

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

DATE: _____ 20____
REGISTERED ENG. OR SURVEYOR: _____

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify:

(1) Adequate right-of-way dedication upon an existing public road sees these lots as proposed.
(2) The streets have been installed in an acceptable manner and according to the specifications.
(3) Plot has been approved with a performance guarantee set by the Sullivan County Planning Commission.

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.

DATE: _____ 20____

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

OWNERS: VICTOR NEAL NORWOOD, DEED BOOK 2897-C; PAGE 389; DEED BOOK 3127, PAGE 1787
MARK EDWARD AND MELODY JOY LUCAS, DEED BOOK 2547-C; PAGE 898

TAX MAP 49, PARCELS 47.25 AND 47.35; LOT 13-R, HOLT ESTATE-RECOMBINATION; PLAT BOOK 53, PAGE 300
TAXMAP 49-H, PARCELS C-1.00,C-2.00, C-3.00, C-4.00, C-5.00, C-6.00 AND C-7.00 NORWOOD-LUCAS LOTS-SUBDIVISION PLAT BOOK 53, PAGE 301
DEED BOOK 2547-C, PAGE 696
DEED BOOK 2897-C, PAGE 389
DEED BOOK 3127, PAGE 1787

13-RA
15.49 ACRES
5370 HWY 126

13-RB
16.97 ACRES
5274 HWY 126

MARGARET H. AND J.C. AKARD
DEED BOOK 2180-C; PAGE 787

RONALD D. AND KAY PORTER
DEED BOOK 2547-C; PAGE 377
PLAT BOOK 52; PAGE 452

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

NOTE #1: PROPERTY AS SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "X" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 471630070D (COMMUNITY NUMBER 470181 0070 D) - EFFECTIVE DATE: SEPTEMBER 29, 2006
NOTE #2: 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 #3: ANY FUTURE DEVELOPMENT MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.
NOTE #4: AN 8" WATERLINE LIES ON THE EASTERLY SIDE OF HIGHWAY 126 MAINTAINED BY THE CITY OF KINGSPOINT, TENNESSEE.
NOTE #5: LOTS 13-RA AND 13-RB HAVE NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW FOR A 500 SYSTEM AND PLAT APPROVAL, DOES NOT CONSTITUTE APPROVAL OF THESE LOTS ON AN EXISTING SYSTEM BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT OR CONSERVATION.

C-2039/NORWOOD 11-23-14B

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 COM.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR _____ 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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR _____ 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

NORWOOD-LUCAS LOTS-RECOMBINATION

KINGSPOINT REGIONAL PLANNING COMMISSION

TOTAL ACRES	32.46	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	VICTOR NORWOOD AND MARK LUCAS	CIVIL DISTRICT	5
SURVEYOR	RICK A. DAMES	CLOSURE ERROR	1:10,500'

SCALE 1" = 100'



CITY OF KINGSPORT, TENNESSEE

December 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 resubdivision of the Anderson, Gatton, & King Property, on West Sullivan Street, surveyed by Danny Carr of Carter, Carr, 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



NORTH BASED ON T.L. NEWS ESTATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FLOOD HAZARD ZONES AE AND X LOCATED IN SULLIVAN COUNTY AND SULLIVAN COUNTY AND INCORPORATED ABBEY EFFECTIVE DATE SEPTEMBER 29, 2008

ASSESSMENTS

- IRON PIN OLD & FOUND
- IRON PIN NEW
- CONCRETE TYPY MONUMENT
- ELECTRIC POWER POLE
- SANITARY SEWER MANHOLE
- DEED BOOK
- DEED
- R.O.W. = RIGHT OF WAY

011 ADDRESSING

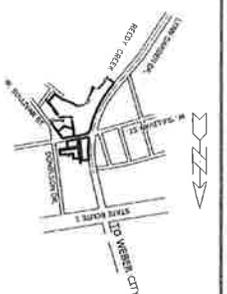
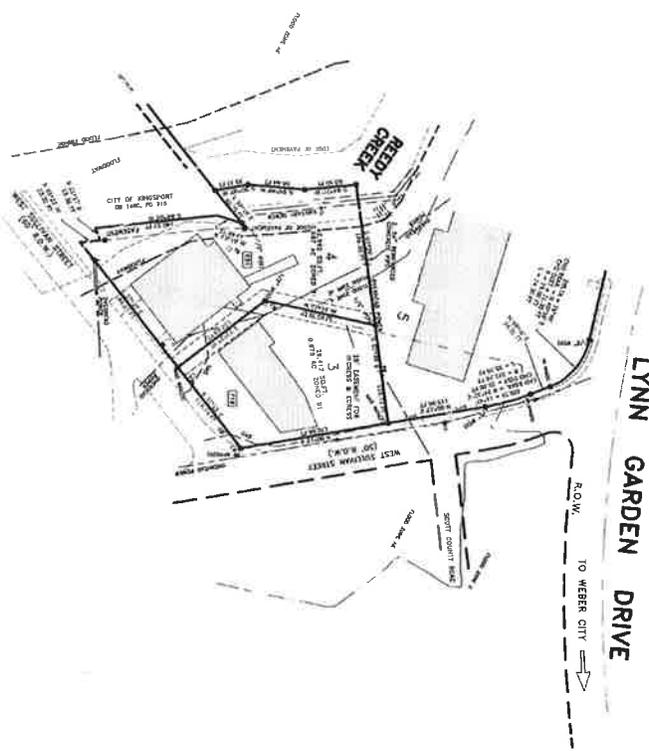
[23] = KINGSPORT GIS EXISTING ADDRESS ASSIGNMENT

RECORDING DATA

PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 458 GROUP A PARCELS 1.00
 APPROPRIATE RECORDS IN DEED BOOK 46254 PAGE 505
 TOTAL ACRES = 8.003
 ZONING = CITY OF KINGSPORT B1

THIS IS TO CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE METHOD OF RECORDING OF THIS SURVEY IS IN ACCORDANCE WITH SECTION 110.000

DANNY L. CARR, RLS#11599



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.

EASEMENT NOTE:
 LOTS 3, 4, AND 5 SHALL HAVE CROSS EGRESS, EGRESS, AND PARKING EASEMENTS.



12/18/2014 - 04:18:15 PM
 14021335
 14021335
 INSTRUMENT # 14021335
 PLAT BOOK: P4
 PAGE: 587-587

NET AREA	18.00
AREA TO BE EXCLUDED	2.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
 SHERMAN H. HINSHLEY

SUBDIVISION OF A PART OF
 ANDERSON, GATTON, AND KING PROPERTY
 PHASE 2A

KINGSPORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 1.662 ACRES
 TOTAL LOTS 2
 ACRES NEW ROAD 0.0
 MILES NEW ROAD 0

OWNERS ANDERSON, GATTON AND KING CIVIL DISTRICT 11TH
 SURVEYOR CARTER, GAIN & ASSOC. CLOSURE ERROR: 1:10000
 SCALE: 1" = 100'

CARTER, GAIN & ASSOCIATES
 SURVEYORS-PLANNERS
 5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37060
 TELEPHONE: (615) 299-3107
 EMAIL: cartergain@ctginc.net

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I HAVE (AND THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE CONSENT, APPROVAL AND DEDICATION OF THE CITY OF KINGSPORT, TENNESSEE, HAS BEEN OBTAINED AND THAT THE PUBLIC OR PRIVATE USE IS NOTED

DATE: November 18, 2014
 SIGNATURE: [Signature]
 NAME: [Name]

DATE: [Date]
 SIGNATURE: [Signature]
 NAME: [Name]

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS SURVEY IS TRUE AND CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I AM NOT PROVIDING ANY SERVICES TO THE PUBLIC OR PRIVATE USE AS NOTED

DATE: [Date]
 SIGNATURE: [Signature]
 NAME: [Name]

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 STREET LIGHTING SYSTEM REQUIREMENTS AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: [Date]
 SIGNATURE: [Signature]
 NAME: [Name]

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 TENNESSEE DEPARTMENT OF REVENUE AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: [Date]
 SIGNATURE: [Signature]
 NAME: [Name]

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: [Date]
 SIGNATURE: [Signature]
 NAME: [Name]

CERTIFICATION OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS SURVEY IS TRUE AND CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I AM NOT PROVIDING ANY SERVICES TO THE PUBLIC OR PRIVATE USE AS NOTED

DATE: [Date]
 SIGNATURE: [Signature]
 NAME: [Name]

New Businesses - City of Kingsport, Tennessee

31-Dec-14

Business Name	Business Location	Owner	Owner Address 1	Owner Address 2	Owner City	Owner St	Owner Zip	Area Code	Phone #	Open Date
BISHOP RICK	BTA OUT OF TOWN ADDRESS 1549 REDWOOD DR	BISHOP, RICK	118 MERCURY LN	1549 REDWOOD DR	HILTONS	VA	24258	423	3848182	141231
M.P. REMODELING	3020 N JOHN B DENNIS HWY	PICKEL, MICHAEL	%MICHAEL PICKEL	5305 SPINE RD, STE A	KINGSPORT	TN	37664	423	5795880	141231
HARDEE'S #1501859	255 BROAD ST		%RIVER VALLEY RESTAURANTS LLC		BOULDER	CO	80301	303	5302900	141221
JIM WILLIAMS & ASSOCIATES	255 BROAD ST		255 BROAD ST		KINGSPORT	TN	37660	423	2300006	141218
JIM WILLIAMS & ASSOCIATES	255 BROAD ST		255 BROAD ST		KINGSPORT	TN	37660	423	2300006	141218
JIM WILLIAMS & ASSOCIATES	255 BROAD ST		255 BROAD ST		KINGSPORT	TN	37660	423	2300006	141218
JIM WILLIAMS & ASSOCIATES	255 BROAD ST		255 BROAD ST		KINGSPORT	TN	37660	423	2300006	141218
NET ELITE BASEBALL	1805 BURGH HEATH DR		1805 BURGH HEATH DR		KINGSPORT	TN	37660	423	9482297	141214
REDPOINT LLC	BTA OUT OF TOWN ADDRESS	FERGUSON, WILLIAM BENJAMIN	2931 BROAD ST APT 105		BRISTOL	TN	37620	423	6120980	141212
M.A.C. CONSTRUCTION	BTA OUT OF TOWN ADDRESS	COLLINS, MARK	4310 ERWIN HWY		AFTON	TN	37616	423	5527744	141211
FRAVELL CONTRACTING	BTA OUT OF TOWN ADDRESS	LOPEZ, JOSE LUIS AGUILERA	2202 S GREENWOOD DR APT 2		JOHNSON CITY	TN	37604	423	3309090	141205
LUTIMATE SHINE 3 MINUTE EXPRES	2405 E STONE DR	WILD, DAVID	C/O WILD PARTNERS	1010 ST IVES CT	MORRISTOWN	TN	37814	423	3125659	141205
WILSON ELECTRICAL	BTA OUT OF TOWN ADDRESS	WILSON, GREG	2051 ECKLES DR		MARVILLE	TN	37804	865	7555294	141204
CHAMPION CONTRACTORS & SERVICE	BTA OUT OF TOWN ADDRESS		2300 GREENHILL DR STE 600		ROUND ROCK	TX	78664	877	2426748	141201
DREAMHOME RESTORATION LLC	702 C E SULLIVAN ST		660 LINTON BLVD STE 209		DELRAY BEACH	FL	33444	800	8804018	141201
SHACK BBQ & GRILL	4231 FORT HENRY DR	MANNING, PATRICK	4231 FORT HENRY DR		KINGSPORT	TN	37663	423	7262487	141201
SHIELDS, JNC.	BTA OUT OF TOWN ADDRESS		PO BOX 25327		WINSTON SALEM	NC	27114	336	7659040	141201

Building Division Monthly Report
December 2014

<u>RESIDENTIAL PERMITS</u>	<u>COUNT</u>	<u>CONSTRUCTION COST</u>
ACCESSORY STRUCTURES	7	\$468,300
ADDITIONS	1	\$60,000
ALTERATIONS	5	\$78,899
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY		
RESIDENTIAL ROOF	52	\$534,020
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	6	\$218,000
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARN		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK	2	\$1,350,000
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	\$158,000
GRADING		
FOUNDATION ONLY		
COMMERCIAL ROOF	1	\$15,000
TOTAL	76	\$2,882,219
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	1	
MOVE STRUCTURE		
SIGNS	18	
TENTS		
TOTAL PERMITS ISSUED	95	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$74,094,198



▶ RESIDENTIAL PERMITS
NUMBER.....124
TOTAL VALUE.\$4.07M
NEW HOMES.....10



▶ COMMERCIAL PERMITS
NUMBER.....9
TOTAL VALUE.....\$1.86M



▶ INSPECTIONS.....590
PERMITS TO NOTE:

- HOSPITAL PAIN CLINIC @SHERIDAN SQUARE
- NEW DISTILLERY/WINE BAR ON BROAD ST.
- 2 CAR DEALERSHIP RENOVATIONS
- HOME VALUED GREATER THAN \$450K

○ NOVEMBER | ○ BMA | ○ 2014

Development

Services

focus

ADDRESSING THE NEEDS OF DEVELOPMENT AND PLANTING THE SEEDS FOR A VIBRANT FUTURE.

Items of planning and development interest on the Legislative Agenda sometimes return to the local sector in unexpected ways. This vesting legislation has been discussed by various lobby groups for the last year.

What is Vesting?

On our recent Planning Commission agenda there were several zoning and subdivision text revisions related to Vesting. In layman's terms "vesting" grants one a grandfathered approval for a defined period of time. That approval cannot be rescinded and the conditions of the approval cannot be changed without significant involvement of both the developer and the city. Vesting is intended to protect the applicant from any harm should development regulations change during the course of routine completion of a project. State legislation has required a

few changes for January 2015. The vesting period must be specifically defined for each development. A tracking mechanism which relates each vested approval to the current development regulations must be in place.

There are more options for redress to a developer who may violate their vesting period. Those vesting periods will range from 10-15 years depending on the type of development project.

If you have any questions regarding the new provisions please contact Ken Weems at 229-9368



Sullivan Co. new home construction edges ahead of Washington Co. as permits decline

From Core Data: Washington Co, TN – the region's leading new home market – is down 28.9% this year. Sullivan Co. is down 18.5%. The trend line for these two counties is one of the report's surprises. For the first time since 2008 more new home permits are being pulled in Sullivan than Washington Co. The spread between the two counties has been narrowing since 2012 and Sullivan County edged ahead in Q3.

planning

economic
development

geographic
information
services

codes
enforcement

sustainability

cdbg funds

building
permits
and inspections

Development Services

focus

PLANNING & Zoning

Items of interest include:

- Bike parking Ordinance complete and headed to BMA for approval
- Vesting ordinances for subdivisions and zoning
- Clarifying zoning language
- 3 rezoning petitions
- 8-10 minor subdivisions
- CVS Replat Subdivision
- Revision research for Historic Districts
- Significant work in Retail Recruitment



UPCOMING Plans and Training

- Presentation of Downtown consolidated plan to
- Preparing metrics and follow up data for use with Move To Kingsport Program and others
- Attended Governor's Economic Development Conference which included specific highlights of Kingsport Downtown and NETWORKS programs

PARTNERSHIPS

- Working with DKA Design Committee on several improvements in Downtown:
 - Kingsport Keys (Piano Project)
 - Utility Box Beautification
 - Additional greening of unused areas of downtown
- Meetings with Healthy Kingsport to provide partnership opportunities
- Continued working with KHRA on CNI/CDBG Plans/other opportunities

Neighborhood Sustainability & CODES

- Held Neighborhood Community meeting at Jefferson School
- Year to Date we have received and processed **681** Complaints
- Processing Codes Enforcement complaints within the Development Services office – **22** new cases in November with **29** cases closed

Economic Dev.

▶ ACTIVE PROSPECTS	
NUMBER	14
LOCATED KPT BUSINESS YR. TO DATE.....	3
▶ BUSINESS RETENTION EXPANSION	
BUSINESS VISITS.....	0
ACTION ITEMS	0
REFERRAL ITEMS	6
▶ BUSINESS CONTACTS.....	76
▶ ATTENDED	
GOVERNOR'S ECONOMIC DEVELOPMENT CONFERENCE	
TN STATE DATA CENTER USERS CONFERENCE	

GIS Mapping

▶ WORK ORDERS	
NUMBER.....	45
DEPARTMENTS SERVED.....	12
▶ INTERDEPARTMENTAL USES	
SUPPORT TO POLICE FOR CRIME DATA	