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.

March 19, 2015 7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

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

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

03-01 Riverbend North B-4P Preliminary Zoning Development Plan – (15-102-00003)
The Planning Commission is requested 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. (Weems)

03-02 Resubdivision of First Southeast Development- (15-201-00011)
The Planning Commission is requested to consider preliminary plat approval for the resubdivision of the First Southeast Development. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Shepherd)

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. (Shepherd)

03-04 Rock Springs Road Vacation/Surplus Request – (15-401-00003)
The Planning Commission is requested 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. (Shepherd)

03-05 Article IV, Zoning Text Amendment – (15-801-00002)
The Planning Commission is requested 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-1R, M-2, M-X, BC and PVD zones. (Weems)

03-06 B-2 Zone Changes – (15-801-00003)
The Planning Commission is requested 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. (Steinmann)

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

VIII. 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.

IX. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Improvement Building
201 W Market Street, Kingsport, TN 37660

February 19, 2015 2:00 p.m.

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

Members Absent
Dr. Heather Cook
Buzzy Breeding

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

Visitor's List
Dave Clark
Nelson Elam
Michael Heck
Brian Newman
Darren Webb

At 2:00 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 Vice Mayor Mike McIntire seconded by Commissioner Dave Stauffer to approve the agenda as presented. The motion was approved unanimously 6-0. Chairman Ward asked for any changes to the minutes of the work session held January 12, 2015 and the regular meeting held January 15, 2015. A motion was made by Vice Chairman Hoyt Denton seconded by Commissioner John Moody to approve the minutes as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA
None

UNFINISHED BUSINESS
None

NEW BUSINESS

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

The Planning Commission considered a request for final subdivision approval for 1721 Osage Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the two lot subdivision is west of Meadowview on Osage Drive. The property is zoned B-3 and the request includes a variance of 11' to the right-of-way dedication. Reservoir Rd. is classified as a minor arterial and requires 40' of ROW from centerline. TDOT has classified the road as a collector vs. minor arterial which is a lower classification. Staff stated the topography does limit future expansion of the roadway. Staff recommends the subdivision and variance

as presented. The public hearing was opened and Dave Clark spoke in favor asking to keep the property large enough for business use in the future. There being no other speakers the public hearing was closed. There being no additional discussion, a motion was made by Hoyt Denton seconded by Mike McIntire to approve with variance. The motion was approved unanimously 6-0. Dave Clark spoke in regards to the potential issue of taking of a property without compensation via the use of the regulations of the Major Street and Road Plan.

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

The Planning Commission considered a request of annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating it was submitted by Danny and Sonja McCann and includes 5 residents and one parcel with a short amount of roadway. The property is currently zoned R-1 in County and requesting R-1B for City zoning. This property is near to another recent annexation along Ridgecrest Road. Staff proactively approached other property owners near the route of the proposed sewer line extension. All POS items will be included for the annexation area. Mike McIntire questioned the high cost of the road maintenance and asked to go back to the affected department for road maintenance costs review. Hoyt Denton asked about the location in reference to the previous annexation. The sewer is not currently extended but is planned to extend past this property. The property is expected to have sewer fast tracked and will serve approximately 7 additional parcels. Mark Selby asked how do the costs represent as zero in some cases? Staff answered many can be absorbed in current practice and personnel. The public hearing was opened but with no speakers it was closed. Mark Selby stated the resolution should reflect the appropriate dates. There being no additional questions, a motion was made by Mike McIntire seconded by Dave Stauffer to approve the item. The motion was approved unanimously 6-0.

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

The Planning Commission considered a request for the preliminary zoning development plan approval in a B-4P zone for a new Bojangles' Restaurant. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the property is being set aside to prepare for future commercial development. The property abuts the Cliffside neighborhood. The New PD standards are included on the adjoining property. This is the first of a series of updates for the commercial area and future subdivision updates will also be forthcoming. No variances are included and it meets all requirements for preliminary approval. Staff recommended the plan. Hoyt Denton asked will there be other lots created at this site. Staff answered yes in fact one will be presented in March to PC. Mike McIntire asked if the TDOT study was to be updated? Staff stated it has been recently reviewed but no changes were made. What

about the buffer at the adjacent neighborhood? Staff stated landscape and fencing buffers are proposed for the property line adjoining the Cliffside development. Ken Weems stated installation will be required with the development of each parcel. Beverley Perdue stated we need to assure that the buffer is consistent throughout and make sure that each plan includes the requirements from concept plan. Brian Newman was present representing developer. Darren Webb was present representing Bojangles'. No other speakers were present. There being no additional discussion, a motion was made by Hoyt Denton seconded by Mike McIntire to approve the item. The item was approved unanimously 6-0.

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

The Planning Commission considered a request for final zoning development plan approval in a B-4P zone for a new Bojangles' Restaurant. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating all requirements of B-4P district are included. Landscaping plan has been reviewed and new sidewalks will be required. Signage shown is not in approval at this time however meets the requirements of the district. Staff stated no variances are required. Staff recommended the final ZDP. Mark Selby questioned sign measurements? Ken Weems answered it would be similar to signage shown for approval on the out parcels at the Pavilion. Mike McIntire stated he had concern about the inter-parcel connection to the adjoining site. Staff noted some consideration for the ingress/egress easement for the lot or an internal driveway. No new driveway will be allowed by TDOT on Ft. Henry. The public hearing was opened. Brian Newman spoke noting that there are considerations, however no specific plan for additional egress. There was a question about previous lot lines shown on the plat. All the property in that development will need to be re-subdivided to accommodate new construction. John Moody asked if the next submittal will include any new private driveways? It should be shown one way or the other. Hoyt Denton asked if there a single owner or multiple developers? Staff answered that there is a single owner who is the bank with developer representing as Dan Elcan. The public hearing was then closed. There being no additional discussion, a motion was made by Hoyt Denton seconded by Mike McIntire to approve the request. The motion was approved unanimously 6-0.

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

The Planning Commission considered a request to amending Sec. 114-104(3), Legends, notes, tables, to require all preliminary development plans to be prepared and signed (with seal) by a registered engineer, architect or land surveyor, as licensed by state law. Curtis Montgomery presented the item stating this came as a recommendation of the planning commission in previous meetings. It is similar to what is currently required for final plan development. Dennis Ward noted this is something that provides additional protection for the public on a proposed plan. Only a minimal additional cost will be required if any and most other municipalities already have this requirement. Bristol has confirmed that they

have the same requirements. Dave Stauffer confirmed it is only applicable to commercial not to single family residential. There being no additional questions, a motion was made by Mike McIntire seconded by John Moody to approve the request. The motion was approve unanimously 6-0.

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

VIII. OTHER BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IX. ADJOURNMENT

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

IX ADJOURNMENT

There being no further business, a motion was made by Mike McIntire and seconded by Dave Stauffer to adjourn the meeting at approximately 2:50 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,

_____

Chanya Lynn Tully, AICP, Planning Commission Secretary

File Number 15-102-00003

Riverbend North B-4P Preliminary Zoning Development Plan

Property Information			
Address	3048 Fort Henry Drive		
Tax Map, Group, Parcel	77H, C, 1, 1.1, & a portion of 2		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Retail		
Acres	+/- 13.8 acres		
Existing Use	Murphy Oil and vacant property	Existing Zoning	B-4P
Proposed Use	Addition of a Dollar Tree Store to the District	Proposed Zoning	Same

Owner /Applicant Information

Name: Dan Elcan, Elcan and Associates, Inc.

Address: 3601 Spring Hill Business Park

City: Mobile

State: AL **Zip Code: 36608**

Email: delcan@elcaninc.com

Phone Number: (251) 460-0069

Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new Dollar Tree Store.

Planning Department Recommendation

The Kingsport Planning Division recommends APPROVAL for the following reasons:

- The submitted preliminary zoning development plan meets the development standards of the B-4P zone without need for a variance.
- The future land use plan supports retail development for the parcel.

Staff Field Notes and General Comments:

- This B-4P District currently only contains a Murphy Oil fueling station and preliminary/final approval for a Bojangles' Restaurant yet to be constructed. This proposal adds a Dollar Tree retail store.
- This B-4P District is currently bisected by a private drive that is proposed as a non-residential street with right-of-way to be dedicated for such in the future.

Planner:	Ken Weems	Date:	22 January 2015
Planning Commission Action		**Meeting Date:**	**19 February 2015**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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

PROPERTY INFORMATION

ADDRESS: 3048 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 13.8

EXISTING USE: Murphy Oil and vacant property. A Bojangles' Restaurant currently has both preliminary and final approval to build on proposed lot 1.

PROPOSED USE: Addition of a Dollar Tree retail store.

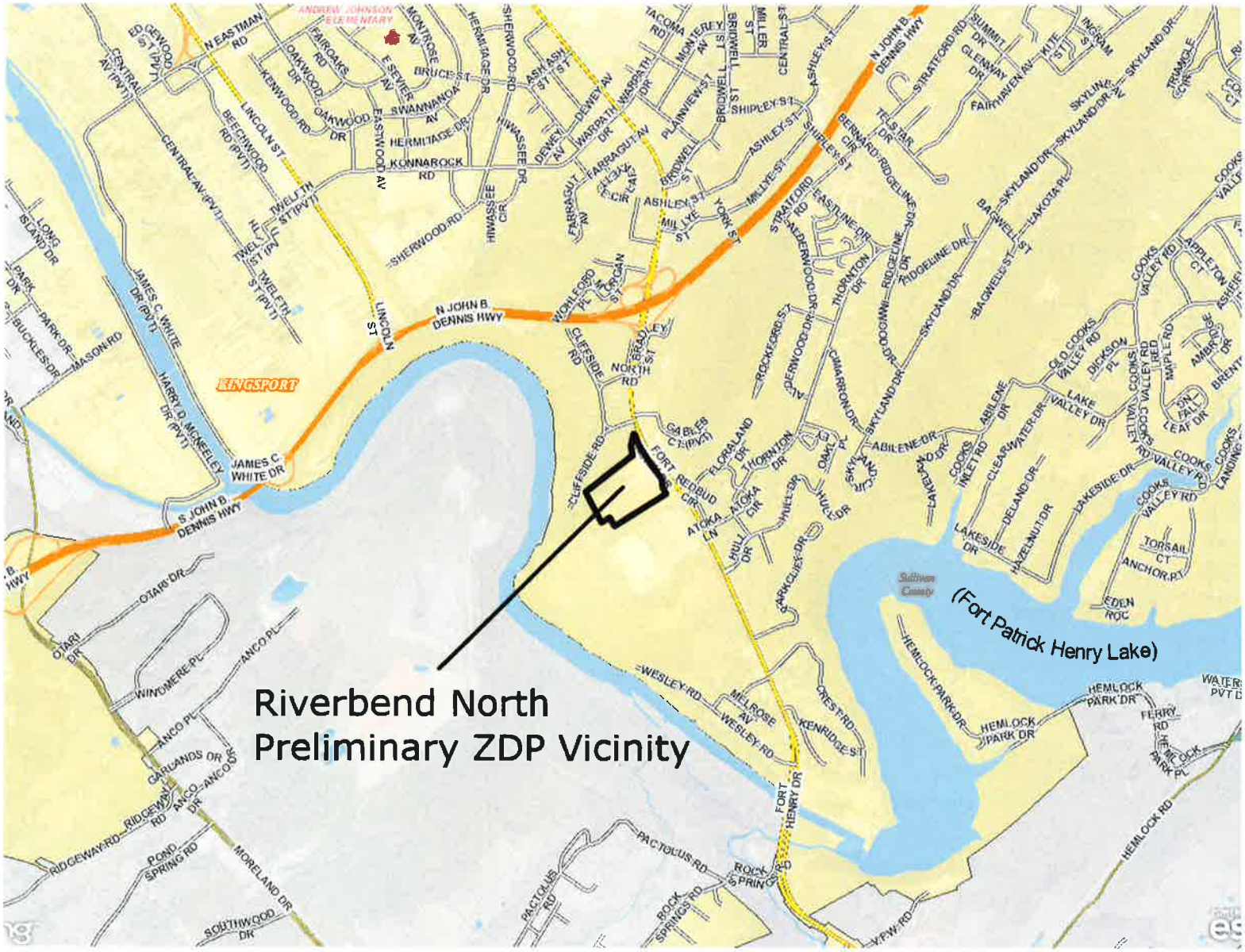
PETITIONER ADDRESS 3601 Spring Hill Business Park, Mobile, AL 36608

REPRESENTATIVE PHONE (251) 460-0069

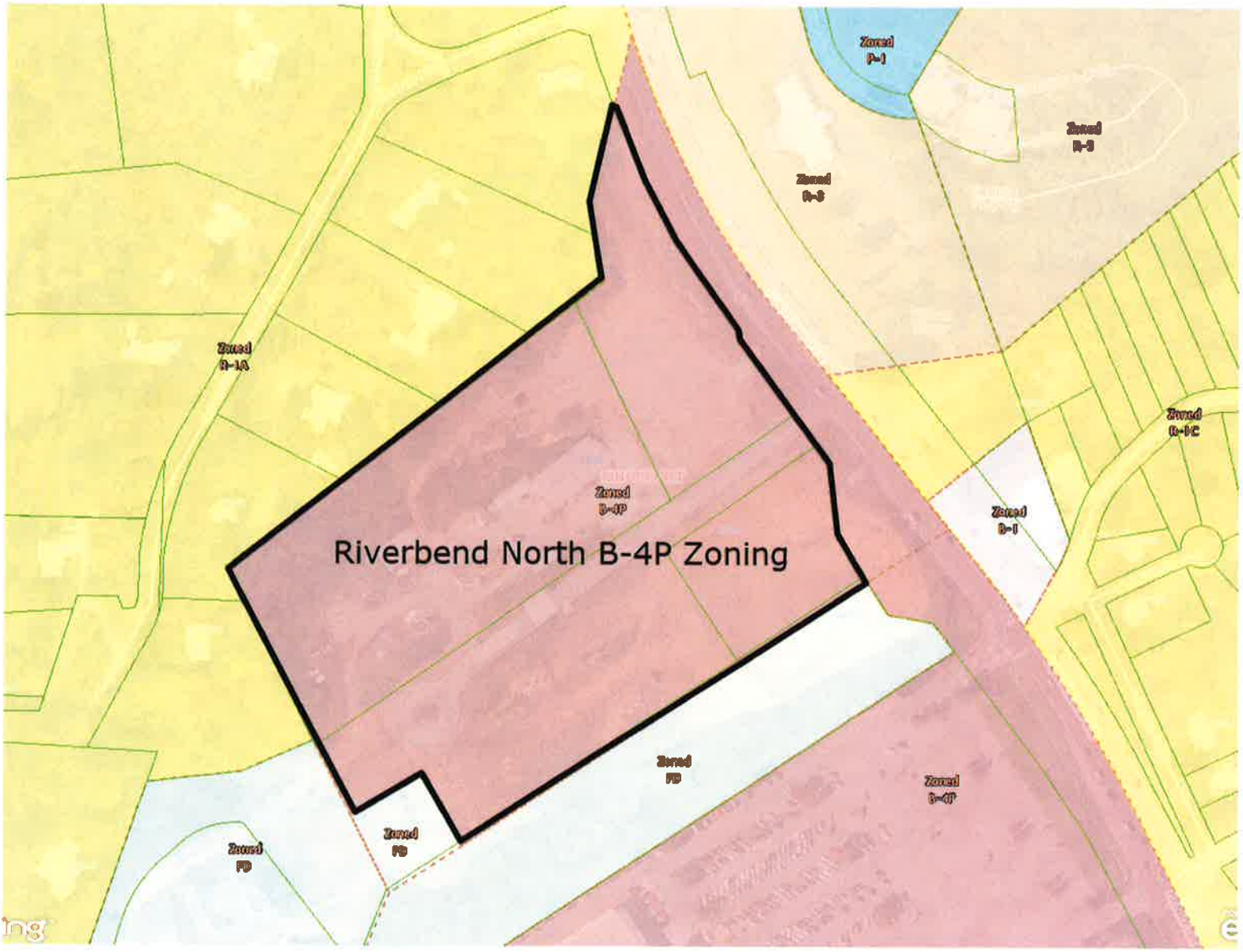
INTENT

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

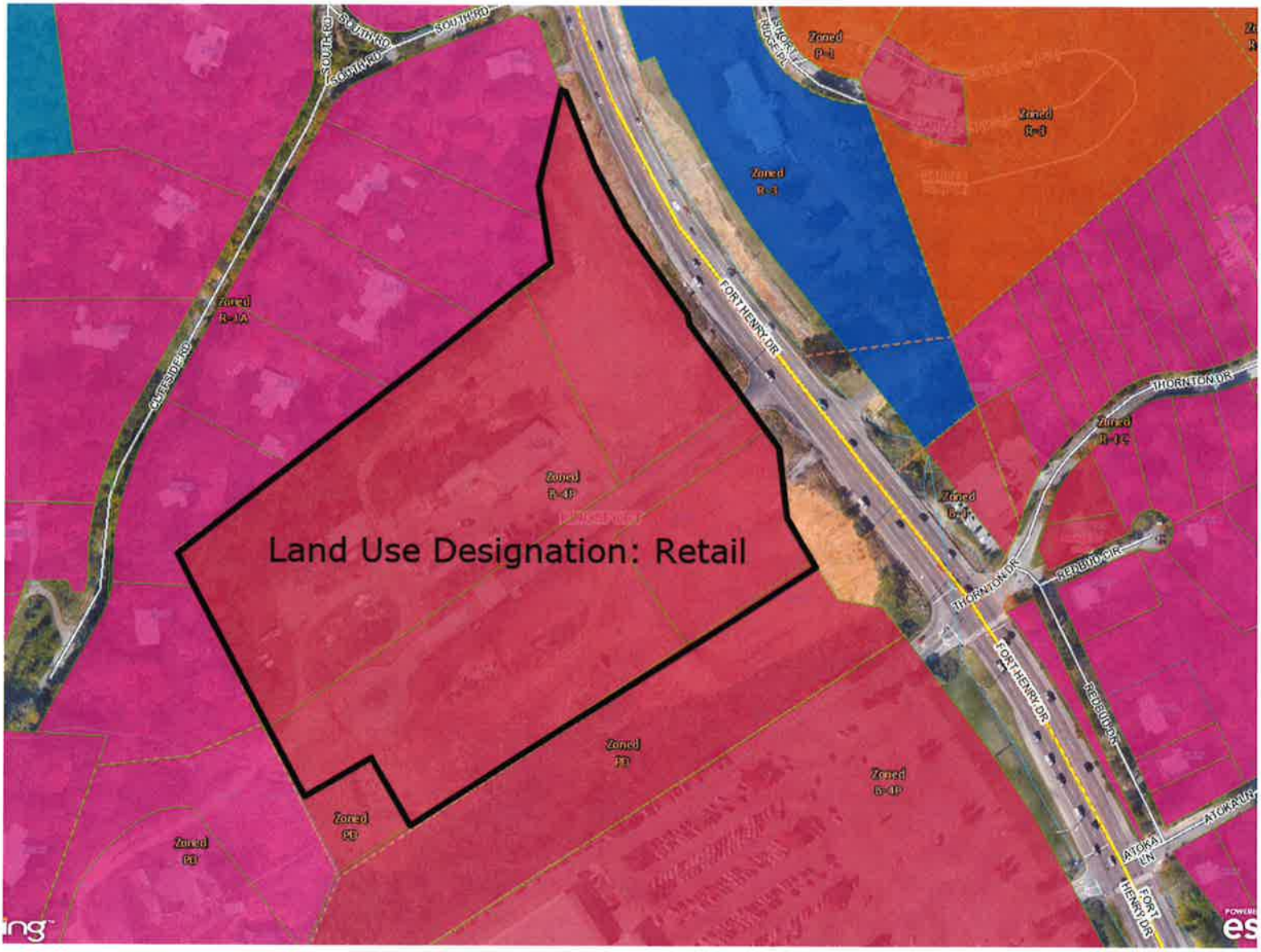
LOCATION MAP



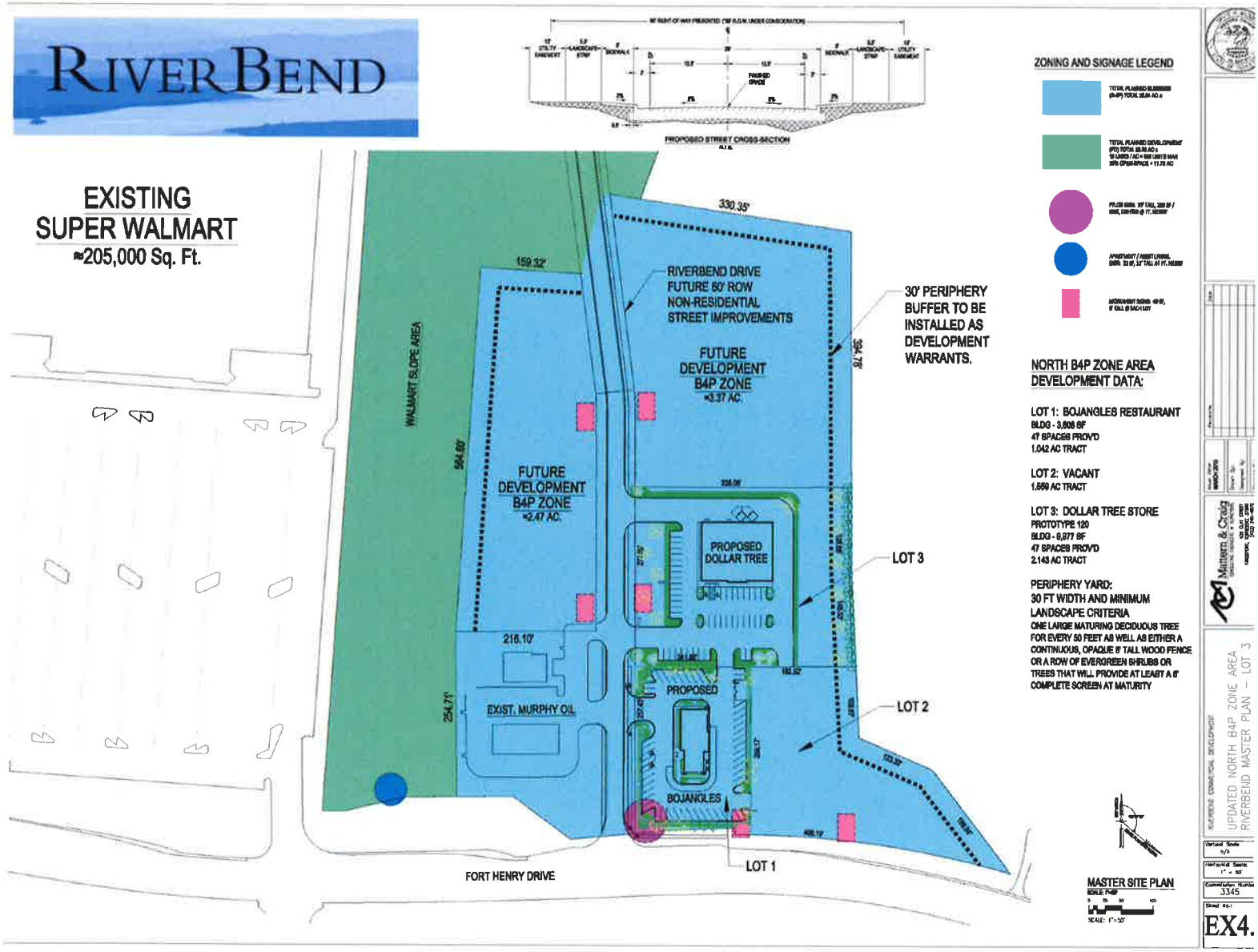
CURRENT ZONING MAP



FUTURE LAND USE PLAN MAP (RETAIL USE)



PRELIMINARY ZONING DEVELOPMENT PLAN



Pictures of site and surrounding area

North

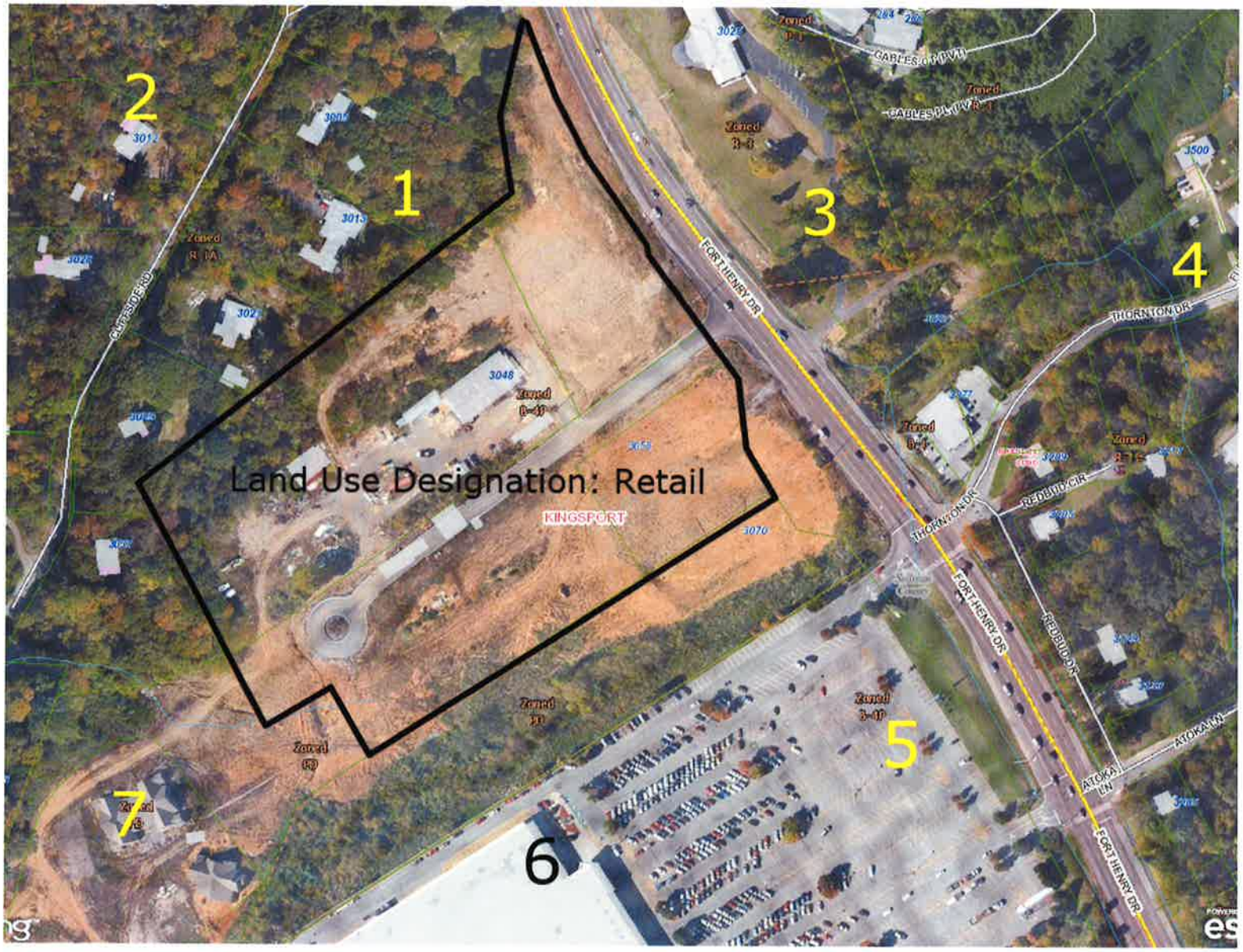
South

East

West

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

EXISTING USES AND LOCATION



DOLLAR TREE ELEVATION DRAWINGS

RIGHT ELEVATION
SCALE: 1/16" = 1'- 0"

FRONT ELEVATION
SCALE: 1/16" = 1'- 0"

REAR ELEVATION
SCALE: 1/16" = 1'- 0"

LEFT SIDE ELEVATION
SCALE: 1/16" = 1'- 0"

ROTOTYPE

ollar Tree - Freestander

PRELIMINARY ZDP ANALYSIS

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

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

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

The ZDP indicates compliance with the development standards.

Streetscape and Landscape Strips-

Side adjacent to proposed non-residential street (future): 10'
Periphery along all non-street sides: 30'

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

Parking Requirements

Parking requirements for the proposed Dollar Tree retail store:
Required: 47/ Provided: 47

DESCRIPTION OF PROPERTY FEATURES & DEVELOPMENT SEQUENCE

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

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

Kingsport Regional Planning Commission

Subdivision Report
File Number 15-201-00011

Property Information	Resubdivision of First Southeast Development		
Address	Riverbend Road		
Tax Map, Group, Parcel	Part of parcel: 077H, C, 1.00		
Civil District	11th Civil District		
Overlay District	N/A		
Land Use Designation	Commercial		
Acres	1.04 +/-		
Major or Minor / #lots	Minor – 1 lot	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Preliminary

Owner /Applicant Information	**Surveyor Information**
Name: First Southeast Development	**Name: BWSC – Land Surveyor-Brian Hill**
Address: 18528 Lee Hwy	**Address: Four Sheridan Sq., Suite 100**
City: Abingdon	**City: Kingsport**
State: VA **Zip Code: 24212**	**State: TN** **Zip Code: 37660**
Email: BIsrael@elcaninc.com	**Email: bargewaggoner.com**
Phone Number: N/A	Phone Number: **423-247-5525**

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons:

- **The plat meets the City's minimum regulations for subdivisions and updated Concept Plan.**
- **No variances have been requested.**

Staff Field Notes and General Comments: This preliminary, one-lot plat will facilitate the future development of a Bojangles' restaurant within the Riverbend development. Currently, all public utilities are not available to the property. The approval of this preliminary subdivision will be contingent upon approval of the final construction documents.

Utilities: All public utilities are not available to the property at present. City of Kingsport sewer service does not adequately serve the property at this time.

Planner:	Shepherd	Date: 3/2/15	
Planning Commission Action		**Meeting Date:**	**March 19, 2015**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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

PROPERTY INFORMATION	**Resubdivision of First Southeast Development**
ADDRESS	**Riverbend Road**
DISTRICT, LAND LOT	**11th Civil District, part of Parcel 77H, C, 1.00**
	Preliminary Plat Request
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**B-4P**
PROPOSED ZONING	**No Change**

ACRES 1.04 –1 lot- .151 miles of new streets

EXISTING USE Commercial

PROPOSED USE Commercial

PETITIONER First Southeast Development
ADDRESS BIsrael@elcaninc.com

REPRESENTATIVE
PHONE

INTENT

The applicant is requesting preliminary plat approval for the resubdivision of First Southeast Development which is located in the 11th civil district and more fully described as part of parcel: 77H, C, 1

This preliminary plat request signals the beginning of what is likely to be many preliminary and final subdivision requests for the Riverbend development. This is a new phase for this development and requires the construction document submittal at the time of submittal of the preliminary plat. The intent of subdivision request is to facilitate the future development of a Bojangles' restaurant. The Engineering Department has received these documents and is in the process of reviewing said documents.

No variances have been requested for this phase of the development and phase 7 meets the minimum subdivision requirements.

Staff recommends Preliminary Plat approval for the resubdivision of First Southeast Development contingent upon approval of the construction documents.

Area Map

Surrounding Zoning

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

North

West

East

Location	Parcel / Zoning Petition	Zoning / Name
West	1	Future Riverbend Development. Zoned: B-4P
North	2	Future Riverbend Development. Zoned: B-4P
Northeast	3	Seventh Day Adventist Church. Zoned: R-3
South	4	Murphy Oil gas station. Zoned: B-4P
Further South	5	Walmart. Zoned: B-4P
Southwest	6	Future Riverbend Development. Zoned: B-4P

Proximity Map

CONCLUSION

Staff recommends approval of the resubdivision of First Southeast Development contingent upon approval of the construction documents.

ZONING INFORMATION
AS PER CITY OF KINGSPORT PLANNING

(c) *Periphery yard.* The B-4P district shall have a 30-foot landscaped development-free periphery yard. The periphery yard shall be measured from the property lines around the district. Structures including parking areas shall not be permitted within the periphery yard. However, transit stops, transit shelters, and other public uses may be located in the periphery yard.

(d) *Building setback.* The following minimum setbacks shall be observed:

(1) *Front yard.* Minimum front yard setback from a public street or right-of-way for vehicular traffic shall be not less than 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height. Transit stops, transit shelters and other public uses may be located in the front yard setback.

(2) *Side yard.* Minimum side yard setback from a public street or right-of-way for vehicular traffic shall be 15 feet. Zero lot lines in lieu of side yard setback may be permitted on one side only when complementary joint uses are approved by the planning commission. The opposite side yard should have a minimum setback of 30 feet. A 2:1 height-to-yard ratio shall be utilized for structures in excess of 60 feet height.

(3) *Rear yard.* Minimum rear yard setback shall be 30 feet. A 2:1 height to yard ratio shall be utilized for structures in excess of 60 feet height.

(e) *Building height.* There shall be no maximum building height.

(f) *Building ground coverage.* The building ground coverage for each use and accessory use in the B-4P district shall not exceed 30 percent. This may be the total area of the lot or the average area of several lots when an integrated complex is developed. It shall include all buildings and parking structures.

NOTES:

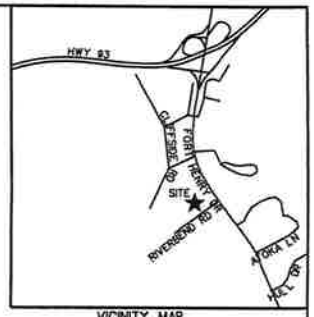
1. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
2. **UTILITIES THAT ARE VISIBLE** (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. **UNDERGROUND UTILITIES ARE NOT VISIBLE.** THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE. HOWEVER THE **SURVEYOR MAKES NO WARRANTY OR GUARANTEE** THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION. THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
3. CLT TAX MAP 77H GROUP "C" PARCEL 1.00
4. DEED REFERENCE: DEED BK. 3080, PG. 1853 AND DEED BK. 2217C, PG. 713
5. ELEVATIONS SHOWN ARE RELATIVE TO NGVD29 DATUM AND RELATIVE TO CITY OF KINGSPORT CONTROL MONUMENT 53 AND 253.
6. GRID COORDINATES SHOWN ARE STATE PLANE WITH NO SCALE FACTOR APPLIED. GEODETIC AND GRID COORDINATES ARE RELATIVE TO NAD83 DATUM AND RELATIVE TO CITY OF KINGSPORT CONTROL MONUMENT 53 AND 253.
7. FLOOD MAP: 47163C0045D EFFECTIVE DATE SEPT. 29, 2006 ZONE X- AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
8. 1104 - 911 ADDRESS

EXISTING LEGEND

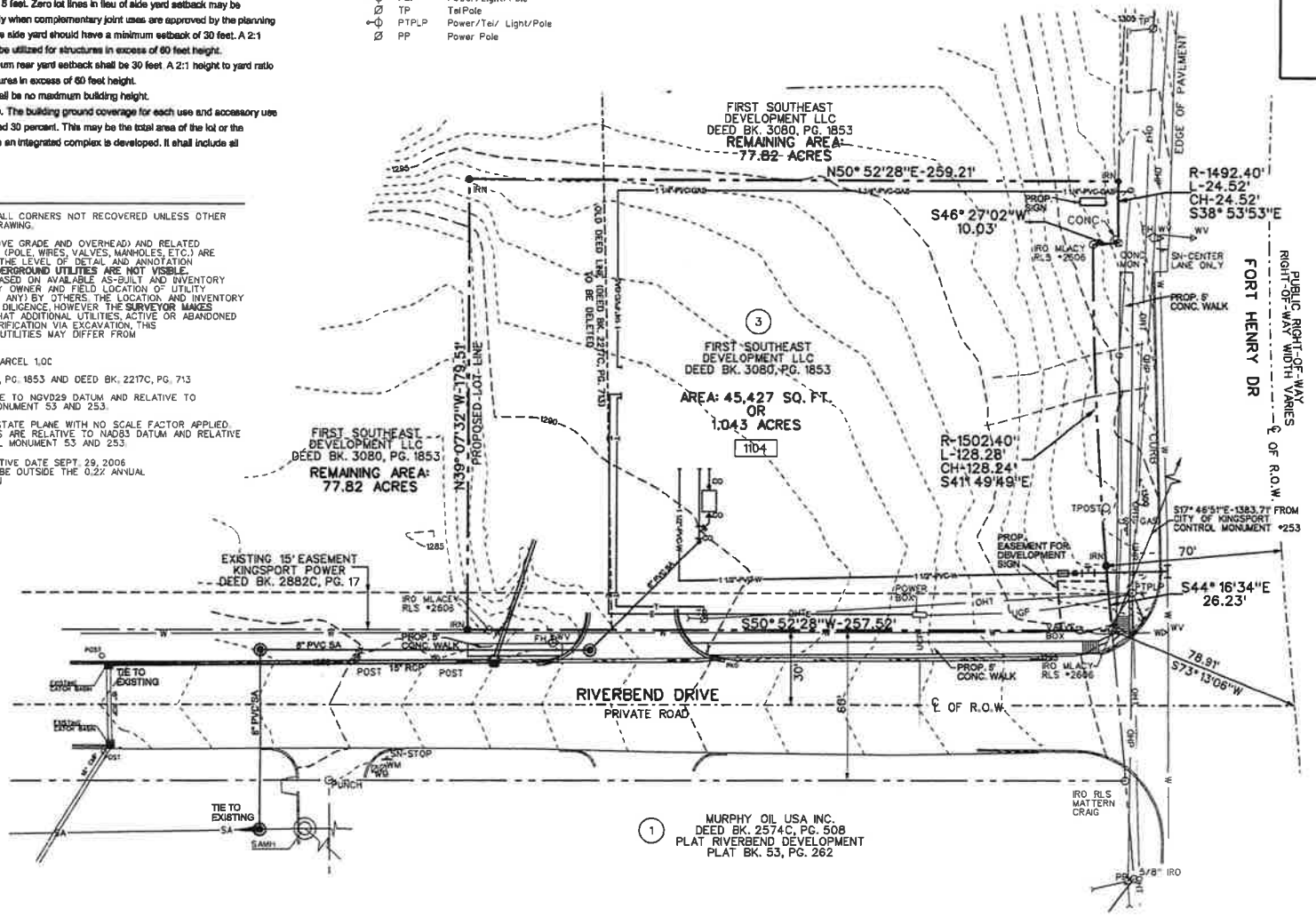
IRN	Iron Rod New	W	Water Line
IRO	Iron Rod Found	OHT	Overhead Telephone
MON	Monument	UGP	Underground Power
PUNCH	PunchPoint	OHP	Overhead Power
WV	Water Valve	G	Gas Lines
WM	Water Meter	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant		Ditch Center Line
SN	Sign	G	Gas Line
CB	Catch Basin		
SAMH	Sanitary ManHole		
PLP	Power/Light/Pole		
TP	TelPole		
PTPLP	Power/Tel/ Light/Pole		
PP	Power Pole		

PROPOSED LEGEND

E	PROPOSED ELECTRIC CONDUIT
1 1/4"-PVC-GAS	PROPOSED GAS CONDUIT
T	PROPOSED TELEPHONE CONDUIT
1 1/2"-PVC-W	PROPOSED WATER LINE
SA	PROPOSED SANITARY SEWER LINE
RCP	PROPOSED SANITARY SEWER LINE



VICINITY MAP
NOT TO SCALE



PREPARED FOR:
BOJANGLES'
LEE BAKELY
9432 SOUTHERN PINE RD
CHARLOTTE, NC 28273

03-02

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
Four Sheridan Square, Suite 110, Kingsport, Tennessee 37660
PHONE (423) 247-1525 FAX (423) 247-9233

811 Know what's below Call before you dig. 811 www.call811.com

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.	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.	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 _____ 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.
3-10 20 15	_____ 20____	_____ 20____
DATE	DATE	DATE
David B. Hill 2634		SECRETARY
SURVEYOR TN. REG. NO.	OWNER	KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

PRELIMINARY PLAT - FIRST SOUTHEAST DEVELOPMENT
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.043	TOTAL LOTS 1
ACRES NEW ROAD/ALLEYS 0	MILES NEW ROAD 0
OWNER FIRST SOUTHEAST DEVELOPMENT, LLC	CIVIL DISTRICT 11th
SURVEYOR DAVID HILL	CLOSURE ERROR 1:10,000
SCALE: 1" = 30'	

03-10-2015 35616-07

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: March 2, 2015

SUBJECT: Cleek Road Vacation/Surplus Request

PROJECT #: 15-401-00002

INTRODUCTION

The Commission is requested 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. This property is located within the 10th Civil District.

PRESENTATION

Over the last several years Cleek Road has an undergone an expansive improvement process. This improvement project required a change in the layout of Cleek Road to improve the safety of the road. As a result, there is a portion of the former Cleek Road right-of-way that has been left over. The applicant and adjacent property owner, Steven Spotten on behalf of Ronald Miller, has requested that the city vacate this section of the former right-of-way of Cleek Road so he can purchase the right-of-way to adjoin his property. All City departments reviewed the surplus request and staff sees no future use for this property. Staff recommends that this right-of-way be vacated and declared as surplus 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. Vacate the former Cleek Road public right-of-way and 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.

MEMORANDUM

TO: Kingsport Regional Planning Commission

FROM: Corey Shepherd, Planner

DATE: March 2, 2015

SUBJECT: Rock Springs Road Vacation/Surplus Request

PROJECT #: 15-401-00003

INTRODUCTION

The Commission is requested 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. This property is located within the 13th Civil District.

PRESENTATION

The owner of Lots 2 & 3 (below) has requested that the City of Kingsport abandon a portion of the right-of-way along Rock Springs Road to facilitate the future expansion of his business on Lot 2. The City originally acquired this right-of-way to facilitate any future road improvements along Rock Springs Road. However, the state and city transportation road plans have changed their designation of this road to a lower-volume traffic volume road. Staff wishes to keep the right-of-way in front of the corner parcel on Moreland Drive and Colonial Heights Road for any future road projects. 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.

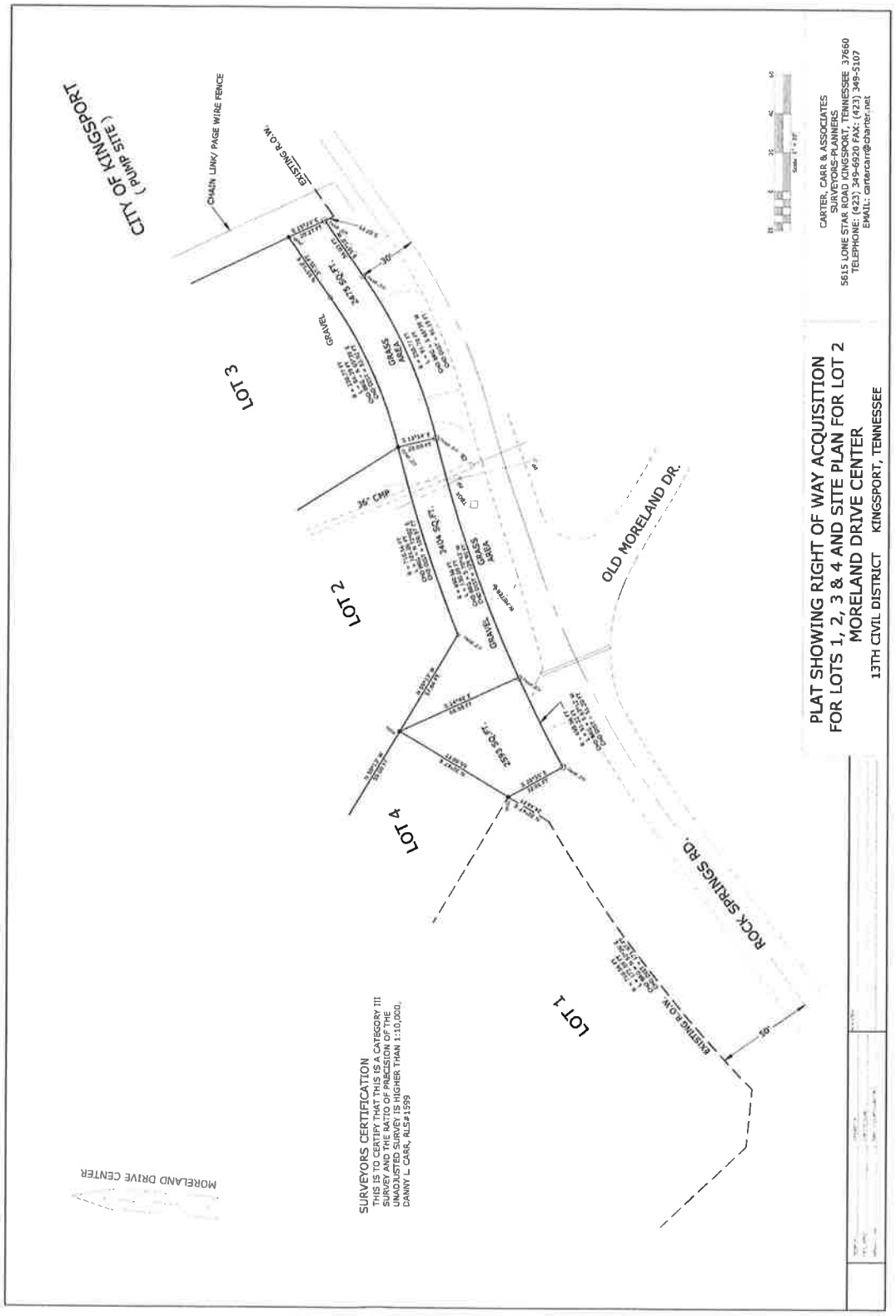
OPTIONS

The Planning Commission's Options are as follows:

1. Vacate the right-of-way presented and 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.


CITY OF KINGSPORT
(PUMP SITE)
CHAIN LINK/ PAGE WIRE FENCE
EXISTING R.O.W.
LOT 3
LOT 2
LOT 4
LOT 1
GRAVEL
GRASS AREA
36" CMP
OLD MORELAND DR.
ROCK SPRINGS RD.
EXISTING R.O.W.
MORELAND DRIVE CENTER
SURVEYORS CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS HIGHER THAN 1:10,000.
DANNY L. CARR, RLS#1599
PLAT SHOWING RIGHT OF WAY ACQUISITION
FOR LOTS 1, 2, 3 & 4 AND SITE PLAN FOR LOT 2
MORELAND DRIVE CENTER
13TH CIVIL DISTRICT KINGSPORT, TENNESSEE
CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920 FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 15-801-00002

Article IV. Signs, Zoning Text Amendment

Property Information	City-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		**Existing Zoning**	
Proposed Use		**Proposed Zoning**	

Owner /Applicant Information	
Name: Kingsport Regional Planning Commission **Address:** **City:** **State:** **Zip Code:** **Email:** **Phone Number:**	**Intent:** To amend 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.

Planning Department Recommendation
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL

Planner:	Ken Weems	Date:	2/26/15
Planning Commission Action		**Meeting Date:**	**3/19/15**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Article 4 of Kingsport's 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.

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

Introduction:

This zoning text amendment will prevent an emerging lighting technique that has been noticed in several bordering states. This lighting trend accents the borders of windows and doors to businesses to enhance visibility from the road.

Window and door border lighting examples from towns outside Tennessee:

Presentation:

The proposed code change will only apply to buildings in commercial zones. Lighting arrangements to include neon and light strings will still be displays available to commercial developments. This text change proposal will only restrict their location away from window and door borders.

Staff recommends the following change in the form of an addition to Article IV Signs of the zoning code:

Sec. 114-536. 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.

It is an offense to have lighting that is attached to or outlines all or a portion of the border of any window or door 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.

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 15-801-00003

B-2 Zone Changes

Property Information	City-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		**Existing Zoning**	
Proposed Use		**Proposed Zoning**	

Owner /Applicant Information

Name: Kingsport Regional Planning Commission

Address:

City:

State: **Zip Code:**

Email:

Phone Number:

Intent: To amend 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.

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends APPROVAL

Planner:	Justin Steinmann	Date:	3/9/15
Planning Commission Action		**Meeting Date:**	**3/19/15**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend 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.

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

Introduction:

In an effort to adapt the city zoning code to better serve the evolving needs of downtown, the Kingsport Planning Division has commenced work on a downtown master plan. As part of the planning process, staff have been evaluating the B-2 zone, which covers downtown. After a preliminary evaluation it was determined that the existing B-2 zone as written is extremely flexible, with very little language that dictates what form buildings or parking should take on a site. Traditionally many downtowns, including Kingsport's, were constructed with a built form that is considerably different than what one might experience driving down a newer commercial corridor. Buildings are typically multi-story and mixed-use, built to the street with little to no on-site parking. Adjacent buildings are connected. Signage is typically on the building. Cladding materials are masonry or other durable materials. Wide sidewalks with trees, street furniture and other amenities are typically present. These and other elements help to provide downtown the heart of the City, with a unique character that differentiates it from much of the rest of the Kingsport.

One planned outcome of the downtown master plan would be a series of recommendations for changes to zoning. In the interim, however, staff felt that it was important to make interim changes to the B-2 zone that would help to protect the traditional character of downtown by examining some of the characteristics that make downtown distinctive and then codifying those characteristics to the extent possible. A summary of the proposed changes is below. It is important to note that staff recognizes that portions of downtown further from the core (Food City and vicinity, areas east of Cumberland Avenue) do have a different character than the heart of downtown. Staff plans to return at a subsequent Planning Commission meeting with a stepped-down version of these proposed changes that would apply to some of the aforementioned outlying areas of downtown.

The text provided below is still awaiting final review by the city attorney. If changes are made to the text as provided staff will provide an updated copy of the proposed changes at the work session.

Presentation:

The wording proposed for modifications to the B-2 zone is below.

Key points:

1. Single-family detached dwellings, animal boarding facilities and car dealerships will be prohibited.
2. Food and beverage facilities with drive-throughs will be more closely regulated.
3. Maximum setbacks and building heights will be established.
4. Design requirements for windows, cladding, equipment concealment and sidewalks will be added.

5. Signage requirements will be changed to encourage building signage over freestanding signage.
6. Residential parking requirements will become more flexible.
7. Commercial parking requirements will be eliminated.
8. Requirements for location of parking lots on individual sites and screening of parking ots will be established

Changes to Article III, Section 114-194:

(a) *Principal uses.* Principal uses permitted in the B-2, Central Business District are as follows:

(1) Establishments retailing goods and merchandise such as food, groceries, clothing, hardware, toiletries, furniture and furnishings, gasoline, meals, vehicles, boats, trailers, jewelry, appliances and similar items.

(2) Financial offices.

(3) Residential, except single-family detached dwellings.

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

(5) On-premises and off-premises alcoholic beverage sales.

(b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the B-2 district as follows: wholesaling, warehousing and light industry when accessory and incidental to a retailing or service activity. Storage is permitted when accessory and incidental to a residential use.

Special exceptions. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the B-2 district as follows: communication facilities and food and beverage facilities with drive-throughs.

(d) *Prohibited uses.* Uses prohibited in the B-2 district are as follows:

(1) Land intensive uses, as opposed to people intensive uses, such as industry and manufacturing.

(2) Truck terminals and freight yards.

(3) Outdoor and land intensive recreation such as drive-in theaters, car dealerships, racetracks, scrap yards or junkyards, lumberyards, animal hospitals and boarding facilities, stockyards and flour mills, and ministorage facilities.

(e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the B-2 district are as follows:

(1) *Minimum requirements.* No requirements are applicable to this district.

(2) *Maximum permitted.*

(a) *Setbacks.* Structures housing principal uses shall be built to the front property line for at least 75% of the building frontage. For structures on corner lots, both street frontages

shall be considered front property lines for purposes of these requirements. Buildings must provide a primary building entry at the front property line.

(b) *Building Height.* Building height shall not exceed 74 feet as measured from grade to the top of the roof structure, excluding parapet walls or cornices.

(f) *Design Requirements.*

(1) *Fenestration.* The percentage of openings for glass fenestration on the first floor is required to be a minimum of 30% of the total façade area from finish floor line to finish floor line. Institutional uses may reduce this requirement upon demonstrating that a hardship exists due to programming or structural uses that would preclude meeting the requirement.

(2) *Cladding.* Building materials for areas visible from street ROW shall consist of brick, architectural block, plate glass, and precast concrete panels. Accent materials may include stucco or EIFS, stone, wood, and architectural metal. Pre-engineered metal, painted or natural concrete block, composite building materials, and vinyl siding are prohibited.

(3) *Concealed Equipment.* The following shall be located or screened so as not to visible from any public ROW, excluding alleys: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.

(4) *Drive-throughs.* Food and beverage facilities with drive-throughts are permitted only as special exceptions by the board of zoning appeals. Drive-throughs must be accessed via alleys or side streets. Drive-throughs shall not take their access from the following streets: Center Street, Main Street, Market Street, Broad Street, Sullivan Street, and Clinchfield Street. Drive-through financial institutions are exempt from these requirements

(5) *Sidewalks and Streetscapes.* If a master plan containing sidewalk and/or streetscape recommendations has been adopted by the Board of Mayor and Aldermen for an area, sidewalk or streetscape improvements proposed as part of new development or redevelopment shall be required to comply with said recommendations.

(f) *Signs.* ~~See article IV of this chapter for sign provisions.~~

(1) *Freestanding Signs.* Freestanding signs are permitted only for existing buildings with a setback from the front property line of ten feet or greater. Freestanding signs must be monument signs, not to exceed eight feet in height, including the sign base. Maximum sign square footage shall not exceed 25 square feet per side. Sign bases should be constructed of brick, stone, or other durable materials.

(2) *Wall Signs.* Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 100 square feet total signage. Businesses having less than 5,000 square feet area may utilize up to 50 square feet of signage.

(3) Murals and banners shall not be permitted in the B-2 district, except as approved by the board of mayor and aldermen.

(4) Electronic message boards are prohibited in the B-2 district.

(5) *Blade Signs.* Blade signs are encouraged and a blade sign not exceed six (6) square feet can be provided in addition to wall signage on any façade that has a sidewalk or entrance. One blade sign per exterior wall is permitted. A blade sign is an ornamental rod extending

perpendicular from the building with a hanging sign suspended from it at a 90 degree angle from building face and street ROW. Blade signs shall be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.

(g) *Parking.* ~~See article VI of this chapter for parking and loading provisions.~~

(1) *Non-residential uses.* No parking is required for non-residential uses. Any parking lot with ten (10) or more spaces must meet the landscape requirements of Section 114-600(D). Parking lot landscaping requirements may be reduced if enhancements to sidewalks, streetscapes, or parking lot screening are proposed by the property owners.

(2) *Residential uses.* Residential uses in the B-2 of less than 25 units are not required to provide parking. New construction or renovation of an existing building that results in the construction of 25 or more residential units shall provide 1.5 spaces per unit, either:

(a) Onsite.

(b) Within 1250 feet of the development site through a written arrangement with the external site's property owner or lessee, a copy of which must be filed with the Planning Division and verified annually; this may include shared parking arrangements;

(3) *Screening.* Parking at grade must be located behind a building and screened from view by the building wherever feasible. In cases where it is determined by the Planning Division that this requirement can not be met, parking may be located to the side of the building. In no case excepting existing surface parking for existing buildings shall surface parking be located between the front of the building and the street. Surface parking adjacent to any street ROW must be screened with a wrought iron style fence with a minimum height of four feet or a planted buffer at least five feet wide. Support piers for the fence must be constructed of brick or other masonry materials; painted or natural concrete block is prohibited. The planted buffer shall be planted with a minimum of one canopy tree and six shrubs per 25 feet of ROW frontage. Reductions in planting requirements and buffer width may be requested due to site conditions, including limited space on site or screening being available through other means. Alleys are not required to be screened.

Changes to Article IV, Sec 114-533:

See Section 114-194.

~~a. Single-tenant businesses are permitted either of the following:~~

~~1. One freestanding sign, provided:~~

~~(i) The sign surface area does not exceed one square foot per linear foot of frontage not to exceed a maximum of 50 square feet per side or 100 square feet total of all sides;~~

~~(ii) A lot with a multiple-street frontage, including a corner lot, uses only one frontage in computing the surface area; and~~

~~(iii) The maximum height of signs shall be 20 feet or shall not exceed the height of the building, whichever is less; or~~

~~2. Wall signs, as provided.~~

~~b. Multitenant centers are permitted one freestanding sign, provided:~~

~~1. The sign surface area shall not exceed one square foot per linear foot of frontage, and no such sign shall exceed 64 square feet per side or 100 square feet total of all sides;~~

~~2. A lot with a multiple-street frontage, including a corner lot, uses only one street frontage for computing the sign surface area; and~~

~~3. The height of the sign shall not exceed 20 feet.~~

~~c. Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 100 square feet total signage. Businesses having less than 5,000 square feet area may utilize up to 50 square feet of signage.~~

~~d. Murals and banners shall not be permitted in the B-2 district, except as approved by the board of mayor and aldermen.~~

Changes to Article IV, Sec 114-535:

Except as otherwise provided in this section, electronic message boards are allowed only in the following zoning districts: ~~B-2, Central Business District~~, B-3, General Business District, BC, Business Conference Center Districts, B-4P, Planned Business Districts, and TA, Tourist Accommodation Districts as follows:

(1) Only one freestanding electronic message board to convey information by words, letters, or still pictures shall be permitted for each development, provided that at least one parcel within the development has a minimum frontage of 150 feet and the electronic message board sign is mounted along the parcel front.

Changes to Article VI, Sec 114-533:

Under this chapter, the following general standards shall apply for parking.

(1) *Location of spaces on same lot.* All required off-street parking spaces shall be located on the same lot as the structure or use to which they are accessory or on a lot contiguous thereto which has the same zoning classification and is under the same ownership. However, where there are practical difficulties or if the public safety and public convenience would be better served by the location other than on the same lot or on a contiguous lot with the use to which it is accessory, the building official, acting upon a specific application, may authorize such alternative location subject to the conditions that the required space shall be located:

a. On land in the same ownership as that of the land on which is located the use to which such space is accessory or, in the case of cooperative parking as provided in subsection (2) of this section, in the ownership of at least one of the participants in the combination; and

b. Within 500 feet walking distance of a building entrance to the use that such space serves.

(2) *Cooperative parking*. Required off-street parking facilities may be provided cooperatively for two or more uses, subject to arrangements that will ensure the permanent availability of such spaces to the satisfaction of the building official.

(3) ~~*Central business district parking*. Within the central business district, the board of zoning appeals may waive the requirements for on-site or contiguous parking and loading, provided it finds that sufficient space is provided in the immediate area, under public or private ownership, or other compelling reasons exist.~~

CITY OF KINGSPORT, TENNESSEE

February 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 Reedy Creek Terrace, on N Eastman Rd, 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

03-07

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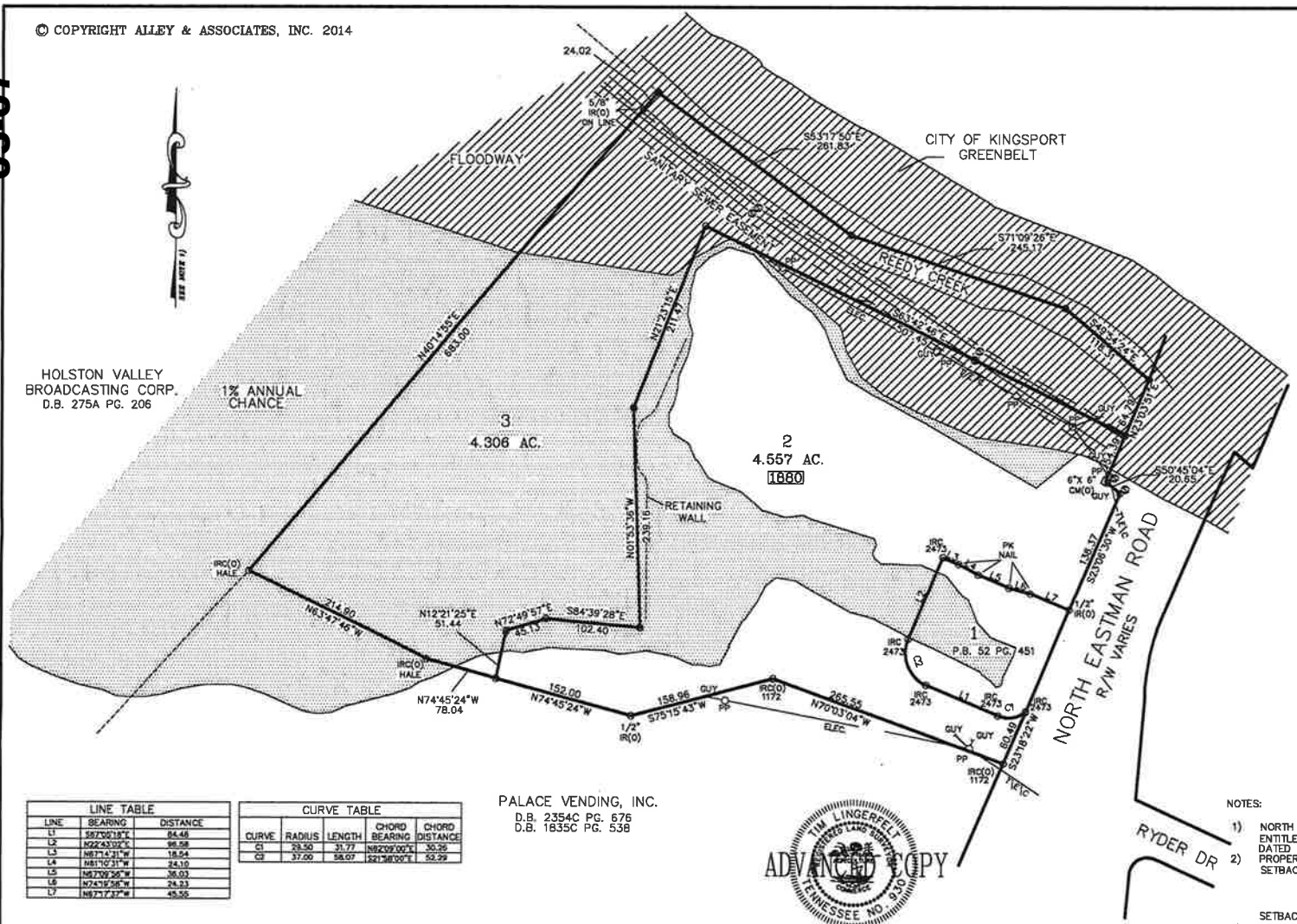

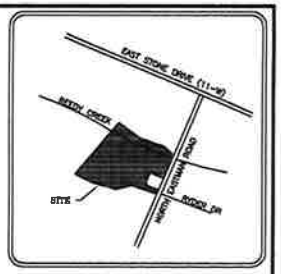

LOCATION MAP
N.T.S.

LEGEND

IR(O)	IRON ROD, OLD
IRC(O)	IRON ROD CAP, OLD
●	UNMARKED POINT
CM(O)	CONCRETE MONUMENT (OLD)
D.B.	DEED BOOK
PG.	PAGE
P.B.	PLAT BOOK
MH	MANHOLE
PP	POWER POLE
AC.	ACRES
R/W	RIGHT OF WAY
123	911 ADDRESS
Ⓢ	SANITARY SEWER MANHOLE
T/E/C	TELEPHONE/ELECTRIC/ CABLE
ELEC	ELECTRIC

LINE TABLE

LINE	BEARING	DISTANCE
L1	S87°02'13"E	84.46
L2	N22°43'02"E	96.58
L3	N87°14'31"W	18.54
L4	N81°10'31"W	24.10
L5	N57°09'56"W	36.03
L6	N74°19'56"W	24.23
L7	N87°17'37"W	45.55

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	29.50	31.77	N62°09'00"E	30.26
C2	37.00	58.07	S21°38'00"E	52.29

NOTES:

1) NORTH BASED ON N 40°15'30" E AS SHOWN ON UNRECORDED PLAT ENTITLED "MODERN BAKERY, INCORPORATED" BY HALE LAND SURVEYING DATED MARCH 25, 1996
2) PROPERTY IS ZONED B-3
SETBACKS:
FRONT 20'
REAR 30'
SIDE 0'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
4) JOB NO. 14-9870
5) ACAD FILE 14-9870 CITY OF KPT (REEDY CREEK TERRACE).DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 46-M "D" PART OF PARCEL 8
8) DEED REFERENCE: D.B. 2554C, PAGE 721
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

ADVANCED COPY

TIM LINGERFELT REGISTERED LAND SURVEYOR TENNESSEE NO. 1330

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX: (423) 392-8696
E-MAIL: tlingerfelt@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ 20____
OWNER

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____
REGISTERED 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.

DATE _____ 20____
TRAFFIC ENGINEERING MANAGER

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 GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE 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.

DATE _____ 20____
CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE _____ 20____
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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE _____ 20____
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ 20____
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

LOT 2 AND LOT 3

REEDY CREEK TERRACE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 8.863 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER HRG INVESTMENTS CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=80' 80 40 0 80 160

CITY OF KINGSPORT, TENNESSEE

February 19, 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 Gateway Park Property, on Commerce Park Place, 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

03-08

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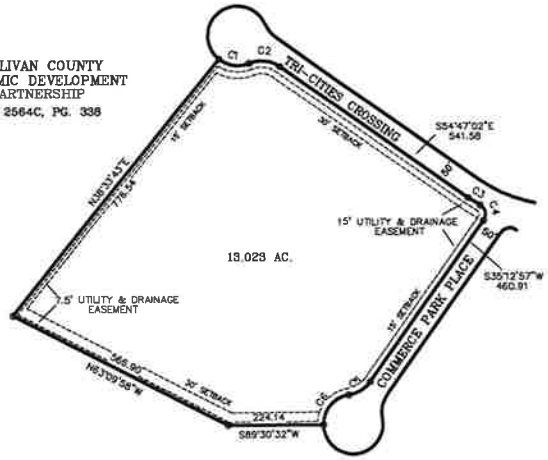
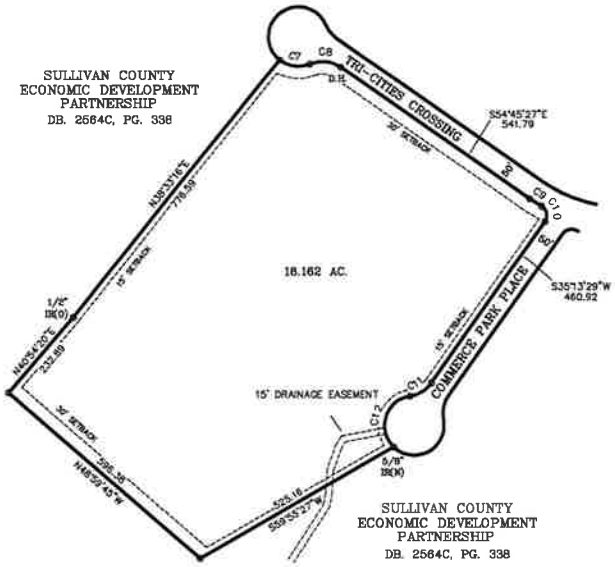
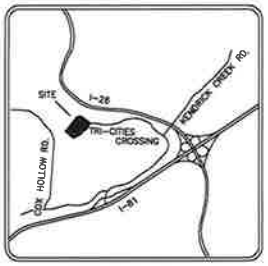






LOCATION MAP
N.T.S.

BEFORE

NOTES:

1) *BEARINGS ARE BASED ON TENNESSEE STATE PLANE.*
2) *THIS IS TO CERTIFY THAT I CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0235D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.*
3) *TAX MAP 105 PART OF PARCEL 74.20.*
4) *REFERENCE DEED: D.B. 625C, PG. 238*
5) *PROPERTY ZONED: M-X*
6) *BUILDING SETBACKS LIMITS: FRONT YARD= 30'*
   REAR YARD = 30'
   SIDE YARD = 15'
   ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
7) *PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.*
8) *THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.*
9) *HORIZONTAL DATUM (N.A.D. 86) AND VERTICAL DATUM (N.A.V.D. 88/99) ESTABLISHED FOR PROJECT BY G.P.S. OBSERVATIONS. LEAST SQUARES ADJUSTMENT PERFORMED TO CONFORM TO THE NATIONAL SPATIAL REFERENCE SYSTEM.*

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	70.00	75.03	S82°08'47"E	71.49
C2	75.00	76.01	N83°49'10"W	72.80
C3	327.00	33.16	S57°41'30"E	33.15
C4	25.00	41.80	N12°41'29"W	37.10
C5	75.00	60.33	N58°15'46"E	58.72
C6	70.01	100.71	S42°43'32"W	92.25
C7	70.68	74.96	S82°10'06"E	71.49
C8	74.37	76.13	N83°48'06"W	72.85
C9	794.13	32.98	S38°05'16"E	32.98
C10	24.93	41.86	N12°40'25"W	37.12
C11	75.49	60.66	N58°28'10"E	59.04
C12	69.96	156.66	S17°25'05"W	125.93

AFTER

NOTES:

1) *NORTH BASED ON PRIOR RECORDED PLAT.*
2) *PROPERTY IS ZONED M-X*
   SETBACKS:
   FRONT 30'
   REAR 30'
   SIDE 15'
   SETBACKS TO CONFORM TO ZONING DESIGNATION
3) *THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.*
4) *JOB NO. 15-9966*
5) *ACAD FILE 15-9966 GRC FEDEX GROUND.DWG*
6) *FIELD INFORMATION ELECTRONIC DATA COLLECTED.*
7) *TAX MAP 105 , PARCEL 74.50 AND PART OF PARCEL 74.20*
8) *DEED REFERENCE: D.B. 2818C , PAGE 390*
9) *IRON ROD (OLD) WITH CAP ON ALL CORNERS, UNLESS OTHERWISE NOTED.*
10) *PRIOR PLAT REFERENCE: P.B. 52, PG. 496-500*
11) *THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.*
12) *I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.*

LEGEND

IR(N)	*IRON ROD NEW*
IR(O)	*IRON ROD OLD*
D.H.	*DRILL HOLE*
D.B.	*DEED BOOK*
PG.	*PAGE*
N.T.S.	*NOT TO SCALE*

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 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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

20

DATE

REGISTERED 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.

20

DATE

TRAFFIC ENGINEERING MANAGER

ALLEY & ASSOCIATES, INC.
• SURVEYORS •
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX : (423) 392-8686
E-MAIL: tlingerfelt@alleyassociates.com

ADVANCED COPY

TIM LINGERFELT REGISTERED LAND SURVEYOR TENNESSEE NO. 2120

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

DATE

CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

20

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE 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

20

DATE

CITY ENGINEER

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

20

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

20

DATE

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

LOT 1R

GATEWAY COMMERCE PARK

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 18.162 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER SCEDP, et al CIVIL DISTRICT 13TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000

SCALE 1"= 200' 200 100 0 200 600

CITY OF KINGSPORT, TENNESSEE

February 23, 2015,

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

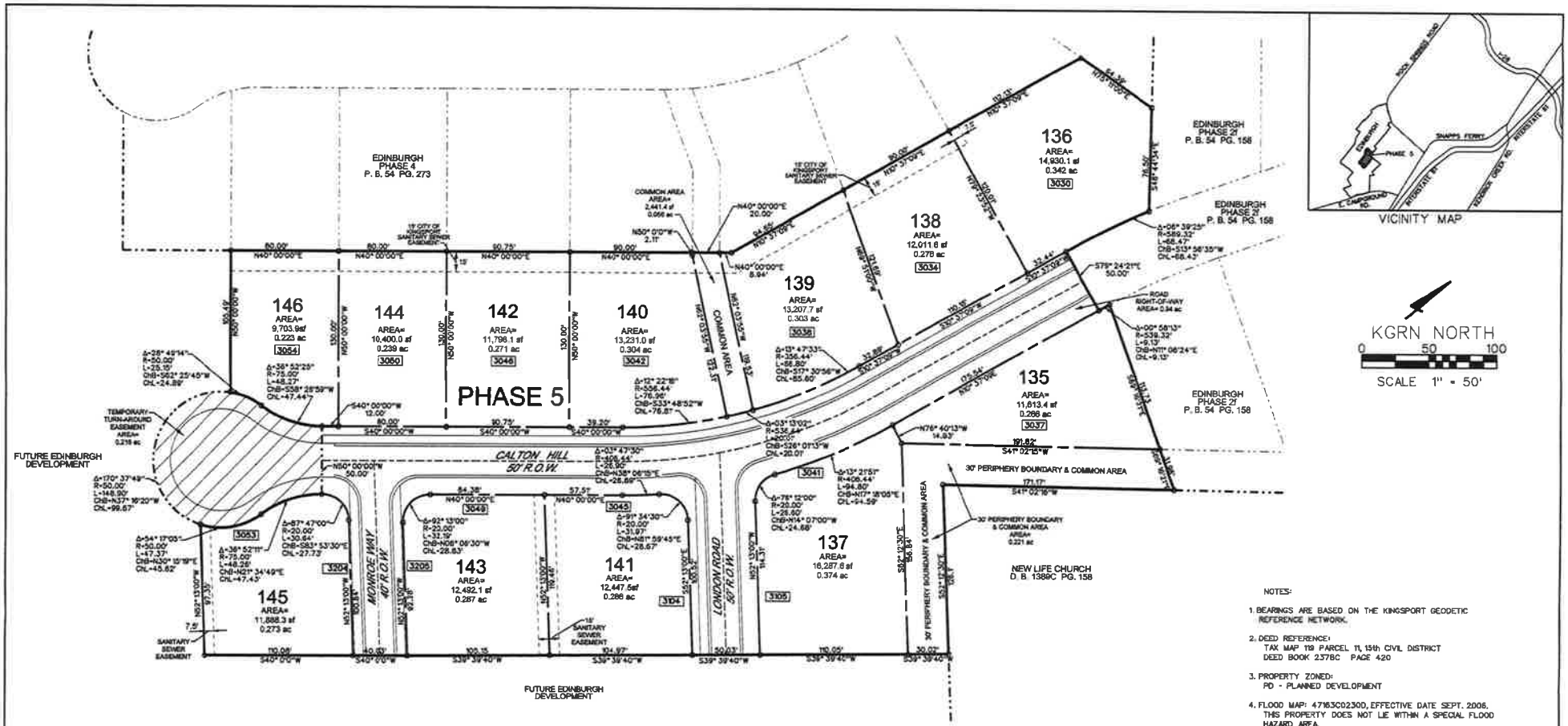
Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the final subdivision plat for Edinburgh Phase 5 major subdivision, on Calton Hill, surveyed by Barge, Waggoner, Sumner & Cannon, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission



NOTES:

1. BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
2. DEED REFERENCE: TAX MAP 119 PARCEL 11, 15th CIVIL DISTRICT DEED BOOK 2378C PAGE 420
3. PROPERTY ZONED: PD - PLANNED DEVELOPMENT
4. FLOOD MAP: 47163C0230D, EFFECTIVE DATE SEPT. 2006. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. UTILITY PROVIDERS:
   WATER: CITY OF KINGSPORT
   SANITARY SEWER: CITY OF KINGSPORT
   TELEPHONE: CENTURYLINK
   ELECTRIC: AMERICAN ELECTRIC POWER, KINGSPORT POWER COMPANY
   CABLE: CHARTER COMMUNICATIONS
6. 3037 - 911 ADDRESS
7. UTILITY EASEMENTS:
   - 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
   - SANITARY SEWER EASEMENT AS SHOWN
8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DAVID B. HILL 1-14-15

BWSC BARGE WAGGONER SUMNER & CANNON, INC

FOUR BRIDGEAN SQUARE, SUITE 100, KINGSPORT, TENNESSEE 37660
PHONE: 423-247-8126 FAX: 423-247-0233
www.bwscgroup.com

ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

DEVELOPER:

THE EDINBURGH GROUP, LLC
1562 CRESCENT DRIVE
KINGSPORT, TN 37664

03-09

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

MAINTENANCE OF COMMON OPEN SPACE

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

DATE 20____

OWNERS

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

DATE 20____

OWNER

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____

SURVEYOR

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

1-14 20 15
DATE

David B Hill 2634
SURVEYOR TN REG. NO.

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20____

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET'S THE REQUIREMENTS OF THE _____WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 20____

AUTHORIZING AGENT

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 RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE 20____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 20____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

FINAL PLAT - EDINBURGH - PHASE 5

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.66	TOTAL LOTS	12
ACRES NEW ROAD/ALLEYS	0.94	MILES NEW ROAD	0.168
OWNER	The Edinburgh Group, LLC	CIVIL DISTRICT	15th
SURVEYOR	DAVID HILL	CLOSURE ERROR	1:10,000

SCALE: 1" = 50'

01-14-2015

35556-00

Building Division Monthly Report
FEBRUARY 2015

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	4	$40,500
ADDITIONS		
ALTERATIONS	1	$134,000
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	1	$750,000
RESIDENTIAL ROOF	16	$183,221
COMMERCIAL PERMITS		
ADDITIONS		
ALTERATIONS	5	$461,950
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	1	$1,245,170
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	$950,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	1	$1,008,800
GRADING		
FOUNDATION ONLY		
COMMERCIAL ROOF	3	$21,700
TOTAL	**33**	**$4,795,341**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	6	
MOVE STRUCTURE		
SIGNS	6	
TENTS		
TOTAL PERMITS ISSUED	**45**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		