

AGENDA FOR THE KINGSPORT REGIONAL PLANNING COMMISSION

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.

August 18, 2011

7:00 P.M.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. REPORT FROM NOMINATING COMMITTEE/ELECTION OF OFFICER FOR SECRETARY FOR 2011/2012

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON JULY 21, 2011

V. 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 not requiring any variances.

None

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

08-02 North Kingsport Area A Annexation (11-301-00004) – The Planning Commission is requested to consider annexation, zoning, and a plan of services for property located north of West Carters Valley Rd., North Kingsport Area A. The property is located in the 12th Civil District of Sullivan County. (Meredith)

08-03 North Kingsport Area B Annexation (11-301-00005) - The Planning Commission is requested to consider annexation, zoning, and a plan of services for property located north of West Carters Valley Rd., North Kingsport Area B. The property is located in the 12th Civil District of Sullivan County. (Meredith)

***08-01 Colonial Heights Area 4A Annexation (11-301-00001)** – The Planning Commission is requested to consider annexation, zoning, and a plan of services for property located east of Lebanon Road, Colonial Heights Area 4A. The property is located in the 14th Civil District of Sullivan County. (Weems)

08-04 Colonial Heights Area 4B Annexation (11-301-00006) – The Planning Commission is requested to consider annexation, zoning, and a plan of services for property located east of Lebanon Road, Colonial Heights Area 4B. The property is located in the 14th Civil District of Sullivan County. (Weems)

08-05 Colonial Heights Area 4C Annexation (11-301-00007) – The Planning Commission is requested to consider annexation, zoning, and a plan of services for property located off the northeast quadrant of the I-26/I-81 interchange, Colonial Heights Area 4C. The property is located in the 14th Civil District of Sullivan County. (Weems)

08-06 Colonial Heights 3 Piece Annexation (11-301-00009) – The Planning Commission is requested to consider annexation, zoning, and a plan of services for property located south of Kendrick Creek Road, Colonial Heights. The property is located in the 14th Civil District of Sullivan County. (Weems)

08-07 Edinburgh Phases 2b & 2c, Variance Request (11-201-00018) - The Planning Commission is requested to consider a request to allow a Nature Trail in lieu of the required sidewalks for the Edinburgh Subdivision, Phases 2b and 2c. (Koder)

08-08 Ft. Henry Drive Zoning Study (11-101-00004) – The Planning Commission is requested to consider adopting by Resolution the Ft. Henry Drive Zoning Study. (Koder)

VIII. OTHER BUSINESS

Receive, for informational purpose only, the minutes of the Regular Meeting of the Board of Zoning Appeals held July 7, 2011.

Receive, for informational purpose only, the minutes of the Regular Meeting of the Kingsport Historic Zoning Commission held July 11, 2011.

Receive, for informational purpose only, a report of the FY2011 Year-to-Date Relocation Report.

Receive, for informational purpose only, a report of permits issued by the Building Division for the period of July 1-30, 2011.

Receive, for informational purpose only, a report of New Businesses as provided by Jeff Fleming.

Receive minor subdivision letter and map for the Replat of Juanita Walton Property.

Receive minor subdivision letter and map for the Division of Riverbend Property Development Co. LLC and the property of Gary Alexander.

Receive minor subdivision letter and map for the Resubdivision of the Springdale Subdivision, Lot 13 on Jan Way Drive.

Receive minor subdivision letter and map for the Resubdivision of the Hillcrest Heights Subdivision on Stratford Road.

Receive report concerning items of interest.

IX. ADJOURNMENT

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

July 21, 2011

7:00 p.m.

Members Present

George Coleman, Chairman
Dennis Ward, Vice-Chairman
Mike McIntire, Alderman
Colette George
"Buzzy" Breeding
Jim Lewis
Andy Hall
Dave Stauffer
Hoyt Denton

Members Absent

None

Staff Present

Jeff Fleming
Chris Alley
Karen Combs
Jason Meredith
Ken Weems

Visitors List

John R. Mize
John M. Faiz

At 7:00 p.m., Chairman George Coleman called the meeting to order, welcomed the audience, introduced the Commissioners and staff, and summarized meeting procedures. Staff advised there had been no changes made to the Tentative Agenda. A motion was made by Colette George, seconded by Andy Hall, to approve the Agenda as presented. This motion was approved unanimously.

The Commission received a report from the Nominating Committee for Election of Officers for the 2011/2012 year. The Nominating Committee was composed of George Coleman, Mike McIntire, and Tom Parham. Dennis Ward was selected as Chairman; Collette George as Vice Chairman; and Jeff Fleming as Interim Secretary. The Commission approved the Nominees. Dennis Ward took over as Chairman of the meeting.

A motion was made by Andy Hall, seconded by Mike McIntire, to approve the minutes of the Regular Meeting held June 16, 2011. This motion was approved unanimously.

CONSENT AGENDA

Irrevocable Letter of Credit for Bays Meadow Extension Release (08-201-00038) – The Planning Commission considered a request to release the ILOC for Bays Meadow Extension.

Performance Bond Reduction-Autumn Woods Subdivision-Phase 2 (09-201-00088) – The Planning Commission considered a request to approve the reduction of the Performance Bond for Autumn Woods Subdivision –Phase 2.

Subdivision of John Faiz Property (11-201-00040) – The Planning Commission considered granting final subdivision plat approval for Lots 1-5 of the Subdivision of John Faiz property.

*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 not requiring any variances.

A motion was made by Mike McIntire, seconded by Colette George, to approve the Consent Agenda as submitted. This motion was approved unanimously.

UNFINISHED BUSINESS

None

NEW BUSINESS

ShIPLEY Ferry Road West Annexation (11-301-00002) – The Planning Commission considered annexation, zoning, and a plan of services for property located on ShIPLEY Ferry Rd., 14th Civil District of Sullivan County. Staff presented the details of the annexation to the Commission, which consisted of a total of 7 acres. The proposed City zoning for the annexation area is City B-3 (highway oriented business district), consistent with the current land use and county zoning in the annexation area. Staff outlined the required plan of services for the annexation, consisting of all state mandated services to be rendered upon the effective date of annexation. One upgrade was required of the water system, the installation of a fire hydrant. Staff noted that the property was currently vacant land and was currently for sale.

A motion was made by Colette George, seconded by Andy Hall, to approve the request as submitted. The motion passed unanimously.

Rose Gardens at Windridge Subdivision (11-201-00039) – The Planning Commission considered granting final plat approval for 1 lot and 3 tracts of the Rose Gardens at Windridge Subdivision (Windridge Phase IV); a road and utility easement dedication approval and the acceptance of a Letter of Credit (LOC) in the amount of \$64,100. Staff informed the Commission that all properties are zoned R-1B. The reason for the tracts is financial. The developer intends to develop the remaining property as approved preliminary but with the market as such it is not feasible at this time to develop the entire subdivision. The roads are built to or exceed our subdivision regulations but are lacking the top coat. Sidewalks are located on one side of the 40 foot ROW for internal traffic circulation with sidewalks located on both sides of the 50 foot main entrance. Staff informed the Commission that the plat needs the necessary approvals from City staff. The City will hold a Letter of Credit in the amount of \$ 64,100 for the construction of sewer, final topping and such as determined by the Engineering Department. Staff recommended approval contingent upon the developer providing the (LOC) Letter of Credit to staff.

A motion was made by Hoyt Denton, seconded by Mike McIntire, to approve the request as submitted. The motion passed unanimously.

Press Street Roadway Dedication & Resubdivision of Lots 1, 2, & 3 (11-201-00042) – The Planning Commission considered the resubdivision of lots 1, 2, & 3 and part of tract D, Block 34, into one lot and accept the rededication of Press Street with a fifty foot right-of-way. The property is located inside the

corporate limits of the City of Kingsport, 11th Civil District. Staff informed the Commission that Press Street was part of the original plat of Kingsport. At that time a sixty foot right of way was designated. When Quebecer was built this section of Press Street was closed to the public but never abandoned by the City. With the redevelopment of this site, it is requested that Press Street be reopened to the public with a fifty foot right of way. The ten feet of right of way would be taken from the north side of Press Street and reconfigured into those lots adjacent to the roadway. The property owner is requesting Planning Commission approval to approve the final subdivision of the property and accept as a public street contingent on staff's approval of the engineering drawings. Staff recommended approval with the variance to the Commission.

A motion was made by Colette George, seconded by "Buzzy" Breeding, to approve the request as submitted. The motion passed unanimously.

Surplus Property Request (11-401-00007) – The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Aldermen that the property located on Ridge Road in Washington County, TN, acquired from the Fall Branch Utility District, be officially designated as surplus property. Staff stated that under TCA 13-4-104, the Kingsport Regional Planning Commission must declare City owned property located along Ridge Road as surplus and before the City can sell the property. The Planning Commission is asked to deem this property surplus for the purpose of returning this property back to the private sector. No City Department has a future use for this property. This property was acquired by the City when the City took over the Fall Branch Utility District. Mr. Jeff Wilson has approached the City and would like to purchase this property. Staff recommended that the Planning Commission deem this property surplus and send a favorable recommendation to the Board of Mayor and Alderman to sell the property.

A motion was made by Hoyt Denton, seconded by Mike McIntire, to approve the request as submitted. The motion passed unanimously.

OTHER BUSINESS

The Planning Commission considered a request to recommend an addition to the City Zoning Code of the Golf Course Community District to the Kingsport Board of Mayor and Aldermen. Staff presented a draft ordinance for review by the Commission.

The Planning Commission received, for informational purpose only, the minutes of the Regular Meeting of the Board of Zoning Appeals held June 2, 2011.

The Planning Commission received, for informational purpose only, the minutes of the Regular Meeting of the Historic Zoning Commission held June 13, 2011.

The Planning Commission received, for informational purpose only, a report of Move to Kingsport Five Year and Annual Relocation Report.

The Planning Commission received, for informational purpose only, a report of permits issued by the Building Division for the period of June 1-30, 2011.

The Planning Commission received, for informational purpose only, a report of New Businesses as provided by Jeff Fleming.

The Planning Commission received the following minor subdivisions, letters, and maps approved in-house by the Planning Manager:

- Re-Subdivision of the Clearwater View Subdivision, Lots 1 & 2 on Hazelnut Drive
- Re-Subdivision of the Mabel Ford Todd Heirs Property, Lots 1 & 2 on Pactolus Rd.
- Re-Subdivision of the Mabel Ford Todd Heirs Property, Lots 2 & 3 on Pactolus Rd.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:03 p.m.

Respectfully Submitted,

Jeff Fleming, Interim Planning Commission Secretary

**ANNEXATION REPORT
NORTH KINGSPORT A ANNEXATION,
FILE: 11-301-00004**

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Jason Meredith, Planner

DATE: August 18, 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an R-1B, Residential District and B-3, Business District (Tax Map 12K, Group C, Parcel 11.20, located at 425 W. Carters Valley Road), and plan of services for approximately 24 acres, 39 parcels.

LOCATION: The proposed area is located north of West Carters Valley Road, in the 12th Civil District of Sullivan County.

EXISTING LAND USE: Single-Family Residential and Business

PROPOSED USE: same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-1 (Low Density Residential) and City R-1B (Residential)

The annexation area is currently zoned County R-1 (Low Density Residential) and County B-4 (Arterial Business Service)

LAND USE PLAN:

The 2030 Land Use Plan addresses this area as Single Family, Multi Family and Public.

UTILITIES:

The annexation area is currently served with both water and sanitary sewer. Minor water upgrades are necessary.

TRANSPORTATION:

The annexation area is located along the northern right of way of West Carters Valley Road. Portions of the following public streets are included in the annexation:

Tenneva Street (approximately 820 ft)

Gregory Road (approximately 560 ft)

POPULATION:

This annexation area contains approximately 83 residents.

SCHOOLS:

County

K-6: Cedar Grove/Kingsley/Brookside

Middle/High: North

City

Elementary: Kennedy/Roosevelt

Middle: Robinson/Sevier

High: Dobyms-Bennett

Students (Areas A & B)

Elementary- 8

Middle- 1

High- 2

Total- 11 students

OPTIONS: The Planning Commission’s options are the following:

1. Send a favorable recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen.
2. Recommend disapproving the annexation, stating the reasons in writing.
3. Postpone action until additional information is presented.

STAFF RECOMMENDATION:

The Planning Division recommends Option 1, recommendation for annexation of the parcels identified in this study to the Board of Mayor and Aldermen. The rationale for this recommendation is based on the following:

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.

3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.

4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.

5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

North Kingsport A Annexation Area
COST ANALYSIS/ tax records as of July 29, 2011

Revenues	One Time	Reoccurring (annual)
Property Taxes	X	\$10,421.00
State Shared	X	\$8,632.00
Sewer Tap Fees	\$37,050.00	\$0.00
Water & Sewer Rev (loss)	X	(\$12,088.40)
Total	\$37,050.00	\$6,964.60

~83 residents x \$104

Expenses	One Time	Reoccurring (annual)
Operating Budget		
Police & Fire Service	\$0.00	\$0.00
Street Lighting	\$8,140.00	\$1,140.00
Traffic Controls	\$1,050.00	\$0.00
Streets & Sanitation	\$10,219.73	\$8,562.68
Subtotal	\$19,409.73	\$9,702.68
Capital Budget		
Water	\$32,500.00	\$0.00
Sewer	\$0.00	\$0.00
Streets	\$0.00	\$0.00
Subtotal	\$32,500.00	\$0.00
Grand Total	\$51,909.73	\$9,702.68

North Kingsport A Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 7 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 94 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 15 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.

- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.
- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of AEP and is currently available. Street lighting will be provided generally within five years of the City of Kingsport's request for such service.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer currently serves the annexation area.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant will experience 20 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing city policy.

10. Zoning Services

- A. The area will be zoned R-1B (Residential District) and B-3 (General Business District).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.
- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

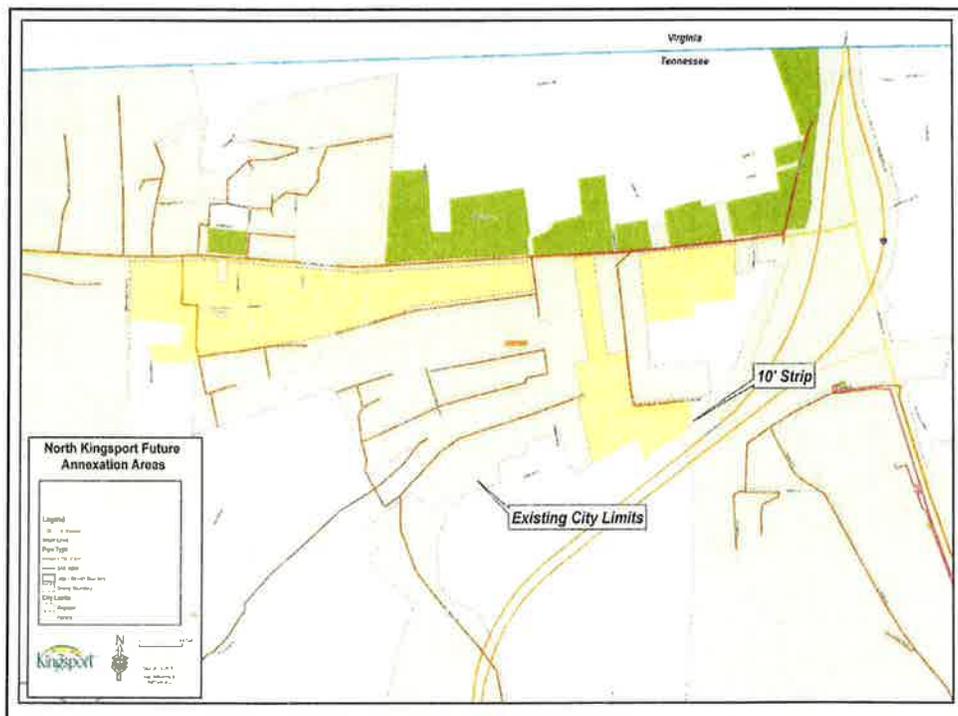
The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

North Kingsport A & B Annexations

Kingsport Board of Mayor & Aldermen
August 18, 2011



North Kingsport Annexation Maximum Possible School Impact

North Kingsport Areas A & B

Elementary-	8
Middle-	1
High-	<u>2</u>
Total-	11 students

Average Property Owner Impact

• Average city tax based on 2009 tax assessments:	\$ 297
• Average annual savings on water/sewer:	\$ 351
• Average annual garbage savings (at \$18/month):	\$ 216
• Annual saving on homeowners insurance (assuming a 25% savings) for a \$66K average home value (varies depending on provider)	<u>\$ 55</u>
• Total annual savings:	\$ 325

Example of City Tax Calculation:

\$306,760 (Total Market Appraisal) x 25% = Assessment of \$76,690
 City Tax Rate (1.939%) x Assessment (\$ 76,690)= \$1,487

Source: State Assessment Data (<http://www.assessment.state.tn.us/>)

Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

**ANNEXATION REPORT
NORTH KINGSPORT B ANNEXATION,
FILE: 11-301-00005**

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Jason Meredith, Planner

DATE: August 18, 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an R-1B, Residential District, and plan of services for approximately 39 acres, 56 parcels.

LOCATION: The proposed area is located north of West Carters Valley Road, in the 12th Civil District of Sullivan County.

EXISTING LAND USE: Single-Family Residential

PROPOSED USE: same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-1 (Low Density Residential), County B-4 (Arterial Business Service), and City R-1B (Residential)

The annexation area is currently zoned County R-1 (Low Density Residential) and County B-4 (Arterial Business Service)

LAND USE PLAN:

The 2030 Land Use Plan addresses this area as Single Family and Retail.

UTILITIES:

Minor water and sewer upgrades are necessary for the annexation area.

TRANSPORTATION:

The annexation area is located along the southern right of way of West Carters Valley Road. Portions of the following public streets are included in the annexation:

- Edison Street (approximately 720 ft)
- Fletcher Avenue (approximately 550 ft)
- Gleason Street (approximately 290 ft)
- Stella Street (approximately 255 ft)

POPULATION:

This annexation area contains approximately 128 residents.

SCHOOLS:

County

K-6: Cedar Grove/Kingsley/Brookside

Middle/High: North

City

Elementary: Kennedy/Roosevelt

Middle: Robinson/Sevier

High: Dobyms-Bennett

Students (Areas A & B)

Elementary- 8

Middle- 1

High- 2

Total- 11 students

OPTIONS: The Planning Commission's options are the following:

1. Send a favorable recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen.
2. Recommend disapproving the annexation, stating the reasons in writing.
3. Postpone action until additional information is presented.

STAFF RECOMMENDATION:

The Planning Division recommends Option 1, recommendation for annexation of the parcels identified in this study to the Board of Mayor and Aldermen. The rationale for this recommendation is based on the following:

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.

3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.

4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.

5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

North Kingsport B Annexation Area
COST ANALYSIS/ tax records as of July 29, 2011

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$18,912.00	
State Shared	X	\$13,312.00	~128 residents x \$104
Sewer Tap Fees	\$37,050.00	\$0.00	
Water & Sewer Rev (loss)	X	(\$17,132.56)	
Total	\$37,050.00	\$15,091.44	

Expenses	One Time	Reoccurring (annual)
Operating Budget		
Police & Fire Service	\$0.00	\$0.00
Street Lighting	\$13,765.00	\$1,765.00
Traffic Controls	\$750.00	\$0.00
Streets & Sanitation	\$15,642.18	\$15,162.78
Subtotal	\$30,157.18	\$16,927.78
Capital Budget		
Water	\$74,000.00	\$0.00
Sewer	\$265,000.00	\$0.00
Streets	\$0.00	\$0.00
Subtotal	\$339,000.00	\$0.00
Grand Total	\$369,157.18	\$16,927.78

North Kingsport B Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 7 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 94 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 15 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.

- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.
- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of AEP and is currently available. Street lighting will be provided generally within five years of the City of Kingsport's request for such service.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant will experience 20 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective

organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing city policy.

10. Zoning Services

- A. The area will be zoned R-1B (Residential District).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.

- D. Appeals the to Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.
- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City

policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

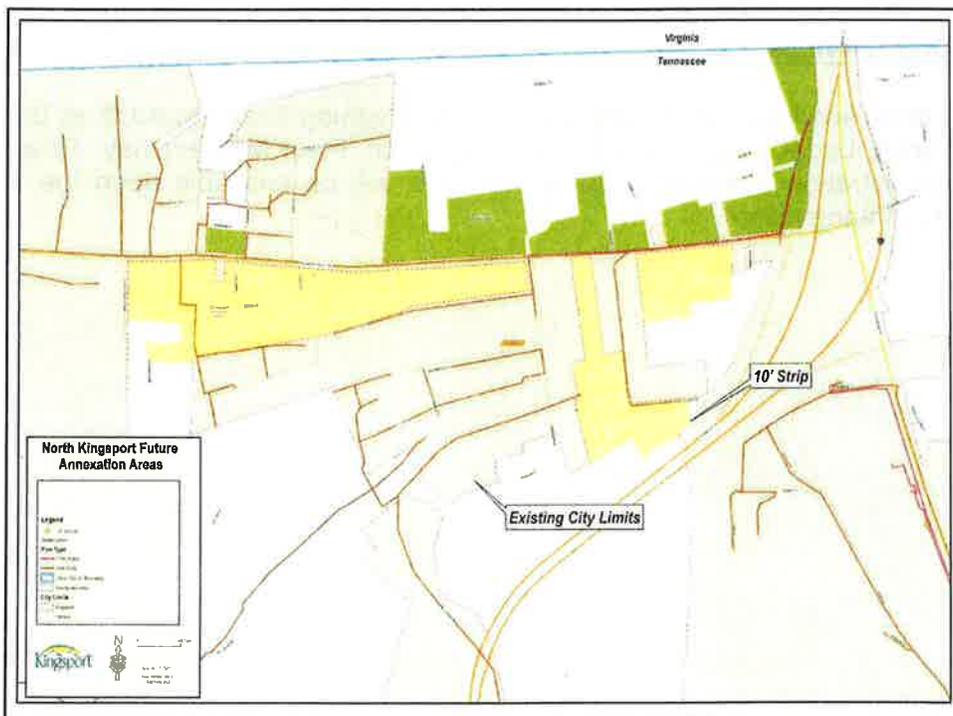
The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

North Kingsport A & B Annexations

Kingsport Board of Mayor & Aldermen
August 18, 2011



North Kingsport Annexation Maximum Possible School Impact

North Kingsport Areas A & B

Elementary-	8
Middle-	1
High-	<u>2</u>
Total-	11 students

Average Property Owner Impact

• Average city tax based on 2009 tax assessments:	\$ 297
• Average annual savings on water/sewer:	\$ 351
• Average annual garbage savings (at \$18/month):	\$ 216
• Annual saving on homeowners insurance (assuming a 25% savings) for a \$66K average home value (varies depending on provider)	\$ <u>55</u>
• Total annual savings:	\$ 325

Example of City Tax Calculation:

\$306,760 (Total Market Appraisal) x 25% = Assessment of \$76,690
 City Tax Rate (1.939%) x Assessment (\$ 76,690)= \$1,487

Source: State Assessment Data (<http://www.assessment.state.tn.us/>)

Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

**ANNEXATION REPORT
COLONIAL HEIGHTS AREA 4A ANNEXATION
FILE: 11-301-00001**

TO: KINGSFORT REGIONAL PLANNING COMMISSION

FROM: Ken Weems, Planner

DATE: 1 August 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an R-1B (Residential District) of approximately 34 acres/57 parcels.

LOCATION: The area proposed for annexation is located east of Lebanon Road, located in the 14th Civil District of Sullivan County.

EXISTING LAND USE: Single Family Residential

PROPOSED USE: same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-1 (Single Family), and City B-3 (Commercial) zoning with like uses.

The annexation area is currently zoned County R-1 (Low Density Residential District).

LAND USE PLAN (S): Both the Kingsport 2030 and County Land Use Plans address this area's use as single family/low density and multi-family use.

UTILITIES: The annexation area is currently served by City of Kingsport water and sanitary sewer.

TRANSPORTATION:

Public streets in this annexation area consist of (approximate ft):

- Ridgemont Dr: 830
- De Lee Dr: 2,300
- Wendover Dr: 40
- Montford Dr: 450
- Grove Dr: 350
- Fairlawn Dr: 900

Total feet (approximate): 4,870

POPULATION:

The annexation area contains approximately 127 residents (55 single family homes).

SCHOOLS:

Currently, the annexation area is zoned for the County Schools of:

Elementary: Miller Perry
Middle: Colonial Heights
High: South

The City School zone for the annexation area consists of the following:

Elementary: John Adams
Middle: Robinson
High: Dobyms-Bennett

The current amount of county school children residing in the annexation area consists of:

Elementary: 8
Middle: 2
High: 5

OPTIONS: The Planning Commission's options are the following:

1. Send a favorable recommendation for annexation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Colonial Heights Area 4A annexation area.
2. Recommend disapproving the annexation areas, stating the reasons in writing.
3. Postpone action until additional information is presented.

STAFF RECOMMENDATION:

The Planning Division recommends option #1, the annexation of the parcels identified in this study to the Board of Mayor and Aldermen. The rationale for this recommendation is based on the following:

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.

2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.

3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.

4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.

5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Colonial Heights Area 4A Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 7 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 94 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 15 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of Johnson City Power Board and is currently available. Street lighting will be provided generally within five years of the City of Kingsport's request for such service.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer currently serves the annexation area.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant will experience 20 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is

supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.

- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that Johnson City Power Board install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing city policy.

10. Zoning Services

- A. The area will be zoned R-1B (Residential District).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.
-

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

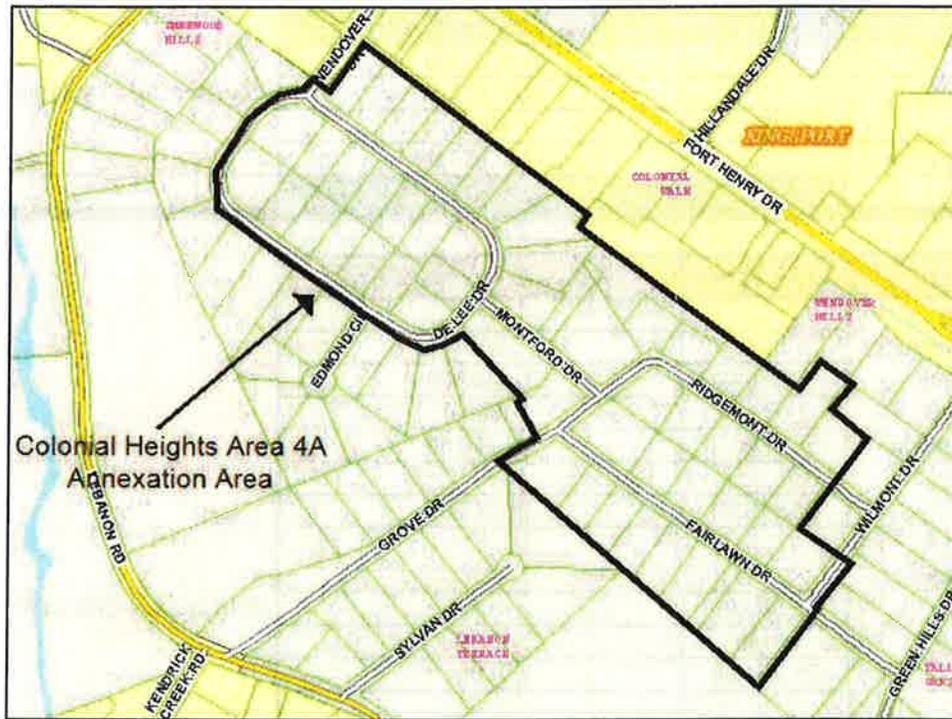
19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

Colonial Heights Area 4a Annexation Area
COST ANALYSIS/ tax records as of 15 Jul 11

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$31,327.00	138 res x 104 (estimated)
State Shared	X	\$14,352.00	
Sewer Tap Fees	X	\$0.00	
Water & Sewer Rev (loss)	X	-\$20,020.00	
Total	\$0.00	\$25,659.00	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Street Lighting	30,285.00	10,285.00	
Traffic Controls	3,633.00	483.00	
Streets & Sanitation	0.00	16,250.00	
Subtotal	33,918.00	27,018.00	
Capital Budget			
Water	22,000.00	0.00	six hydrants + 200' of 6" line
Sewer	0.00	0.00	
Streets	21,492.00	0.00	
Subtotal	43,492.00	0.00	
Grand Total	\$77,410.00	\$27,018.00	



Average Property Owner Impact	
average city tax based on 2009 tax assessments:	\$580
average annual savings on water/ sewer based on inside city rates:	\$396
average annual garbage savings based on \$18 per month:	\$216
annual savings on homeowners insurance (assuming a 25% savings) for a \$129K average home value (will vary dependant on insurance provider):	<u>\$100</u>
total annual savings based on the above criteria:	\$712

Colonial Heights Annexations 4A, 4B, & 4C School
Maximum Possible Impact

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
Area 4A	8	2	5	15
Area 4B	3	2	4	9
Area 4C	11	9	11	31
	22	13	20	55

Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

**ANNEXATION REPORT
COLONIAL HEIGHTS AREA 4B ANNEXATION
FILE: 11-301-00006**

TO: KINGSFORT REGIONAL PLANNING COMMISSION

FROM: Ken Weems, Planner

DATE: 1 August 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an R-1B (Residential District) of approximately 6 acres/14 parcels.

LOCATION: The area proposed for annexation is located east of Lebanon Road, located in the 14th Civil District of Sullivan County.

EXISTING LAND USE: Single Family Residential

PROPOSED USE: same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-1 (Single Family) zoning with like uses.

The annexation area is currently zoned County R-1 (Low Density Residential District).

LAND USE PLAN (S): Both the Kingsport 2030 and County Land Use Plans address this area's use as single family/ low density and multi-family use.

UTILITIES: The annexation area is currently served by City of Kingsport water and sanitary sewer.

TRANSPORTATION:

Public streets in this annexation area consist of (approximate ft):

Rose Haven Ct: 520
Lebanon Rd: 2,200

Total feet (approximate): 2,720

POPULATION:

The annexation area contains approximately 32 residents (14 single family homes).

SCHOOLS:

Currently, the annexation area is zoned for the County Schools of:

Elementary: Miller Perry
Middle: Colonial Heights
High: South

The City School zone for the annexation area consists of the following:

Elementary: John Adams
Middle: Robinson
High: Dobyns-Bennett

The current amount of county school children residing in the annexation area consists of:

Elementary: 3
Middle: 2
High: 4

OPTIONS: The Planning Commission's options are the following:

1. Send a favorable recommendation for annexation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Colonial Heights Area 4B annexation area.
2. Recommend disapproving the annexation areas, stating the reasons in writing.
3. Postpone action until additional information is presented.

STAFF RECOMMENDATION:

The Planning Division recommends option #1, the annexation of the parcels identified in this study to the Board of Mayor and Aldermen. The rationale for this recommendation is based on the following:

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.

3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.

4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.

5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Colonial Heights Area 4B Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 7 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 94 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 15 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of Johnson City Power Board and is currently available. Street lighting will be provided generally within five years of the City of Kingsport's request for such service.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer currently serves the annexation area.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant will experience 20 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is

supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.

- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that Johnson City Power Board install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation. Lighting on minor and major arterials will be installed per prevailing city policy.

10. Zoning Services

- A. The area will be zoned R-1B (Residential District).
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

- C. Children at all grade levels may attend City schools tuition-free. Transportation will be provided for students, whose homes are more than 1.5 miles from their designated school, beginning with the school year following annexation.
-

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

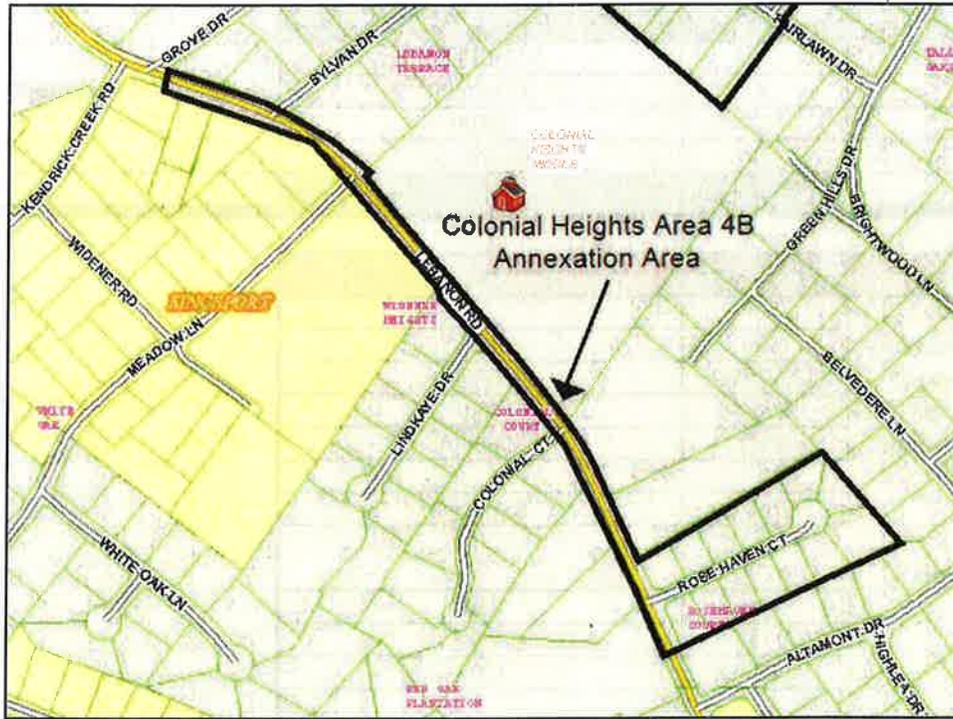
All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

Colonial Heights Area 4b Annexation Area
COST ANALYSIS/ tax records as of 15 Jul 11

Revenues	One Time	Reoccurring (annual)
Property Taxes	X	\$27,187.00
State Shared	X	\$3,640.00
Sewer Tap Fees	X	\$0.00
Water & Sewer Rev (loss)	X	-\$5,096.00
Total	\$0.00	\$25,731.00

35 res x 104 (estimated)

Expenses	One Time	Reoccurring (annual)
Operating Budget		
Police & Fire Service	0.00	0.00
Street Lighting	17,378.00	2,178.00
Traffic Controls	3,890.00	440.00
Streets & Sanitation	0.00	5,880.00
Subtotal	21,268.00	8,498.00
Capital Budget		
Water	0.00	0.00
Sewer	0.00	0.00
Streets	8,683.00	0.00
Subtotal	8,683.00	0.00
Grand Total	\$29,951.00	\$8,498.00



Average Property Owner Impact

average city tax based on 2009 tax assessments:	\$1,941
average annual savings on water/ sewer based on inside city rates:	\$425
average annual garbage savings based on \$18 per month:	\$216
annual savings on homeowners insurance (assuming a 25% savings) for a \$400K average home value (will vary dependant on insurance provider):	<u>\$310</u>
total annual savings based on the above criteria:	\$951

Colonial Heights Annexations 4A, 4B, & 4C School
Maximum Possible Impact

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
Area 4A	8	2	5	15
Area 4B	3	2	4	9
Area 4C	11	9	11	31
	22	13	20	55

Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

**ANNEXATION REPORT
COLONIAL HEIGHTS AREA 4C ANNEXATION
FILE: 11-301-00007**

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Ken Weems, Planner

DATE: 1 August 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an R-1B (Residential District) of approximately 60 acres/51 parcels.

LOCATION: The area proposed for annexation is located off the northeast quadrant of the I-26/I-81 interchange, located in the 14th Civil District of Sullivan County.

EXISTING LAND USE: Single Family Residential

PROPOSED USE: same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-1 (Single Family) zoning with like uses.

The annexation area is currently zoned County R-1 (Low Density Residential District).

LAND USE PLAN (S): Both the Kingsport 2030 and County Land Use Plans address this area's use as single family/low density and multi-family use.

UTILITIES: The annexation area is currently served by City of Kingsport water. A minor sanitary sewer upgrade is necessary to serve the entire annexation area.

TRANSPORTATION:

Public streets in this annexation area consist of (approximate ft):

- Meadowbrook Dr: 1,170
- Buchelew DR: 3,000
- Glencliff Dr: 360
- Kendrick Creek Rd: 900
- Quail Heights Ct: 365

Meadow Ln: 730

Total feet (approximate): 6,525

POPULATION:

The annexation area contains approximately 117 residents (51 single family homes).

SCHOOLS:

Currently, the annexation area is zoned for the County Schools of:

Elementary: Miller Perry
Middle: Colonial Heights
High: South

The City School zone for the annexation area consists of the following:

Elementary: John Adams
Middle: Robinson
High: Dobyns-Bennett

The current amount of county school children residing in the annexation area consists of:

Elementary: 11
Middle: 9
High: 11

OPTIONS: The Planning Commission's options are the following:

1. Send a favorable recommendation for annexation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Colonial Heights Area 4C annexation area.
2. Recommend disapproving the annexation areas, stating the reasons in writing.
3. Postpone action until additional information is presented.

STAFF RECOMMENDATION:

The Planning Division recommends option #1, the annexation of the parcels identified in this study to the Board of Mayor and Aldermen. The rationale for this recommendation is based on the following:

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.

2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.

3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.

4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.

5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Colonial Heights Area 4C Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 7 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 94 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 15 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of Johnson City Power Board and is currently available. Street lighting will be provided generally within five years of the City of Kingsport's request for such service.

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- A. City of Kingsport sanitary sewer upgrades will be completed within five (5) years after the effective date of annexation.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines in to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant will experience 20 million dollars of improvements to provide a reliable and dependable infrastructure.
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supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

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- D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.
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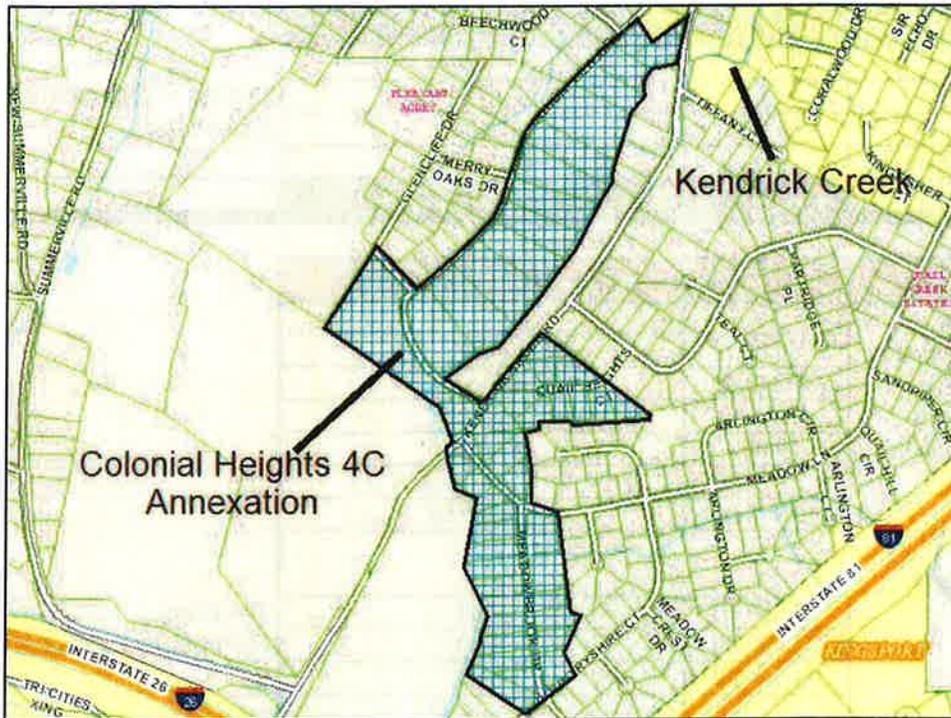
19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

Colonial Heights Area 4c Annexation Area
COST ANALYSIS/ tax records as of 15 Jul 11

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$55,940.00	
State Shared	X	\$13,312.00	128 res x 104 (estimated)
Sewer Tap Fees	\$5,850.00	\$0.00	3 new taps
Water & Sewer Rev (loss)	X	-\$18,564.00	
Total	\$5,850.00	\$50,688.00	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Street Lighting	34,845.00	4,845.00	
Traffic Controls	4,603.00	853.00	
Streets & Sanitation	0.00	18,087.00	
Subtotal	39,448.00	23,785.00	
Capital Budget			
Water	12,000.00	0.00	6 hydrants
Sewer	27,000.00	0.00	118' of 8" line/ extend 3 taps
Streets	24,344.00	0.00	
Subtotal	63,344.00	0.00	
Grand Total	\$102,792.00	\$23,785.00	



Average Property Owner Impact

average city tax based on 2009 tax assessments:	\$1,164
average annual savings on water/ sewer based on inside city rates:	\$396
average annual garbage savings based on \$18 per month:	\$216
annual savings on homeowners insurance (assuming a 25% savings) for a \$258K average home value (will vary dependant on insurance provider):	<u>\$200</u>
total annual savings based on the above criteria:	\$812

Colonial Heights Annexations 4A, 4B, & 4C School
Maximum Possible Impact

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Total</u>
Area 4A	8	2	5	15
Area 4B	3	2	4	9
Area 4C	11	9	11	31
	22	13	20	55

Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

**ANNEXATION REPORT
COLONIAL HEIGHTS 3 PIECE ANNEXATION
FILE: 11-301-00009**

TO: KINGSFORT REGIONAL PLANNING COMMISSION
FROM: Ken Weems, Planner
DATE: 1 August 2011
APPLICANT: Property owners
REQUESTED ACTION: Annexation and zoning to an R-1B (Residential District) of approximately 1 acre/2 parcels.
LOCATION: The area proposed for annexation is located south of Kendrick Creek Road, located in the 14th Civil District of Sullivan County.
EXISTING LAND USE: Single Family Residential
PROPOSED USE: same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-1 (Single Family), and City R-1B (Single Family) zoning with like uses.
The annexation area is currently zoned County R-1 (Low Density Residential District).

LAND USE PLAN (S): Both the Kingsport 2030 and County Land Use Plans address this area's use as single family/low density and multi-family use.

UTILITIES: The annexation area is currently served by City of Kingsport Water. One of the two parcels included is not currently served by sanitary sewer (308 Oak Ct).

TRANSPORTATION:

Public streets in this annexation area consist of (approximate ft):

Meadow Lane: 1,200

POPULATION:

The annexation area contains 11 residents (2 single family homes).

OPTIONS: The Planning Commission's options are the following:

1. Send a favorable recommendation for annexation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Colonial Heights 3 Piece annexation area.
2. Recommend disapproving the annexation areas, stating the reasons in writing.
3. Postpone action until additional information is presented.

STAFF RECOMMENDATION:

The Planning Division recommends option #1, the annexation of the parcels identified in this study to the Board of Mayor and Aldermen. The rationale for this recommendation is based on the following:

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.



CITY OF KINGSPORT, TENNESSEE

Petition for Annexation

sanitary sewer will not be extended as part of the annexation of 308 Oak Ct.

We, the property owners of record, hereby petition the City of Kingsport to be annexed

1.	name: <u>Lisa Buchanan</u>	address: <u>308 Oak Ct</u>	parcel # (if known):
	phone: <u>239-0159</u>	email address: <u>glisabuch@charter.net</u>	# in household & ages: <u>7</u> ^{6, 10, 12, 14, 15,} _{43, 44}
2.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
3.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
4.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
5.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
6.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
7.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
8.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
9.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
10.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____

continue on opposite side



CITY OF KINGSPORT, TENNESSEE

Petition for Annexation

We, the property owners of record, hereby petition the City of Kingsport to be annexed

1.	name: <u>EDDIE & WENON JOHNS</u>	address: <u>517 CLAYMORE DR</u>	parcel # (if known): # in household & ages: <u>4; 42, 42, 11, 8</u>
	phone: <u>423-863-8404</u>	email address: <u>edward.johns@charter.net</u>	
2.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
3.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
4.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
5.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
6.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
7.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
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	phone: _____	email address: _____	# in household & ages: _____
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	phone: _____	email address: _____	# in household & ages: _____

continue on opposite side

Colonial Heights 3 Piece Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.
- E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.
- F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

- B. The City of Kingsport Fire Department is an Internationally Accredited Agency, one of only three in the State of Tennessee. We operate 7 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 94 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 15 seconds after we receive the call from our dispatch center.
- C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.
- C. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.
- D. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

- E. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.
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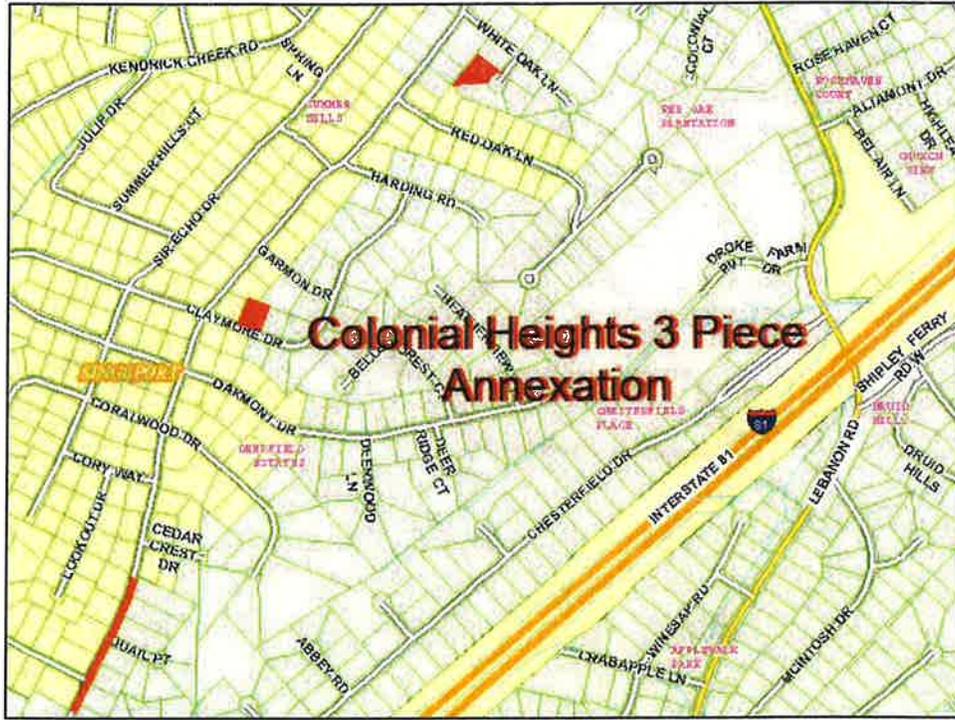
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Revenues	One Time	Reoccurring (annual)
Property Taxes	X	\$1,539.00
State Shared	X	\$1,144.00
Sewer Tap Fees	X	\$0.00
Water & Sewer Rev (loss)	X	-\$722.00
Total	\$0.00	\$1,961.00

11 res x 104 (estimated)

Expenses	One Time	Reoccurring (annual)
Operating Budget		
Police & Fire Service	0.00	0.00
Street Lighting	6,000.00	618.00
Traffic Controls	570.00	120.00
Streets & Sanitation	0.00	1,903.00
Subtotal	6,570.00	2,641.00
Capital Budget		
Water	2,000.00	0.00
Sewer	0.00	0.00
Streets	3,089.00	0.00
Subtotal	5,089.00	0.00
Grand Total	\$11,659.00	\$2,641.00

one hydrant



Rationale

1. The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
2. Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.
3. The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.
4. It is reasonably necessary for the welfare of the residents and property owners of the affected territory.
5. It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Memorandum

To: Kingsport Regional Planning Commission Members

From: Forrest Koder – Principal Planner

Date: 8/10/2011

Re: 11-201-00018 – Edinburgh Phases 2b and 2c, Variance request to allow a Nature Trail in lieu of the required sidewalk.

The developers of the Edinburgh Subdivision are requesting time to make a formal presentation to the Planning Commission to request a variance from the sidewalk requirement and in its place, install a nature trail. The attached drawing indicates the existing sidewalks already installed within the development, their respective widths and linear footage as well as square footages. Additionally the plan indicates the existing nature trail and the proposed nature trail for Phases 2b and 2c of the development.

Under the current provisions of the subdivision code a sidewalk would be required on one side of the street ending in a cul-de-sac ending at the first transition curve of the cul-de-sac because this is a forty (40) foot right-of-way.

As stated above, the developers have requested time for a formal presentation to the Planning Commission to make their case for the variance request.

Staff makes no recommendation to the Kingsport Regional Planning Commission on the variance request because we currently have no standards established for nature trails. Currently the Planning Division, Engineering and Traffic Divisions are reviewing and making amendments to the current subdivision regulations. As a part of that effort, we intend to address standards for mobility paths and nature trails.



7 Sheridan Square Suite 7 Kingsport, TN 37660 423.218.2008

August 4, 2011

Forrest Koder
City of Kingsport
Department of Development Services
Planning Division

Re: Variance Request – Alternative Pedestrian Plan

Mr. Koder,

The Edinburgh Group would like to formally request that we be allowed not to install sidewalks on cul-de-sacs less than six-hundred (600) feet in length. These cul-de-sacs have very low pedestrian and vehicular traffic. We have studied the habits of people who use the nature trail and sidewalk system at Edinburgh. This includes both residence of Edinburgh and people who come to visit the city park. Individuals that walk alone almost always use the sidewalk and nature trail. However, when the group is greater than two in number, or if they are walking more than one dog, they nearly always walk in the road even when the seven (7) foot wide sidewalk is available. The nature trail is used to a great extent by these groups. In lieu of installing the sidewalks we would request that a ratio be provided that allows developers to make decisions to fit the needs of their customers.

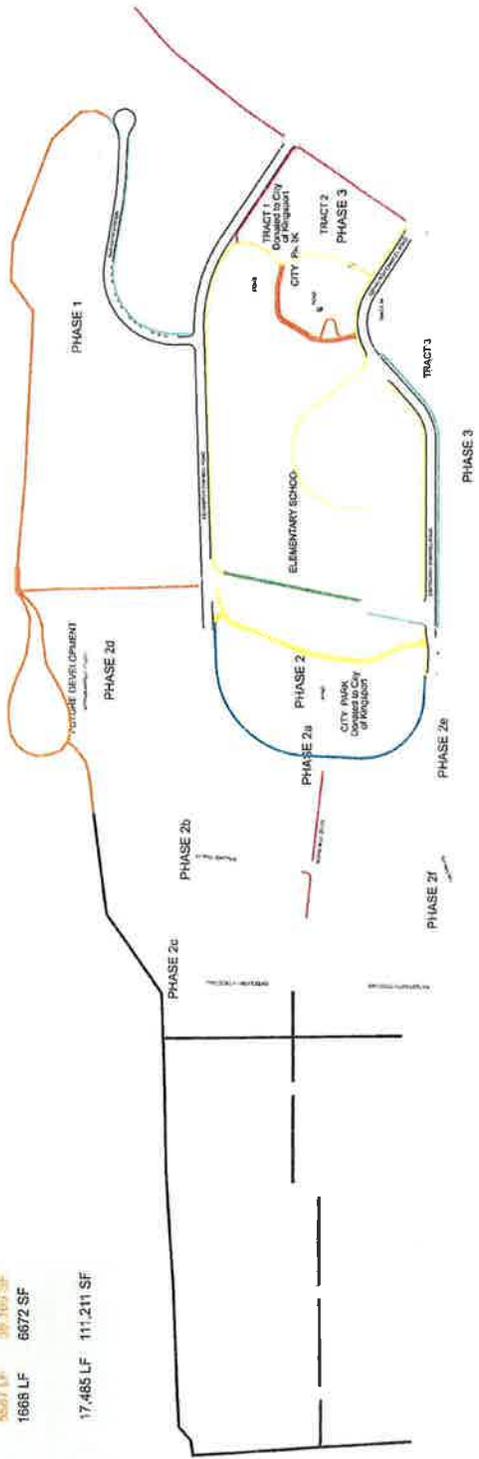
We realize on a six-hundred (600) foot cul-de-sac that residents would have to walk a maximum of three-hundred (300) feet to get to a sidewalk or an entrance to the nature trail. We do not plan to have the nature trail touch every lot. All of our customers do not desire to have other people walking through their backyard. Controlling access points and location of the nature trail prevents individual home owners from feeling like they have no privacy in their own back yard. We have attempted to design the trail to provide a positive experience for both the user and homeowners alike. The topography so far has allowed us to make the nature trail a private relaxation preserve. Our future planning includes using this same approach, and where the trail cannot be secluded we have developed conceptual designs that include wider lots where the nature trail adjoins lots that do not afford privacy. Thank you for your consideration of this matter.

Sincerely,

John Rose

John Rose
The Edinburgh Group

LIGHT BLUE	4" SIDEWALKS	1868 LF	6672 SF
PINK	5" SIDEWALKS	1975 LF	9575 SF
DARK BLUE	6" THICK	1081 LF	7427 SF
GREEN	6" THICK	476 LF	4760 SF
ORANGE	4" THICK	1668 LF	6672 SF
BLACK	PROPOSED NATURE TRAILS		
TOTAL		17,485 LF	111,211 SF



REVISED MASTER PLAN
 6/6/2011 4:39:28 PM



200' 100' 0' 200' 400'
 SCALE: 1 INCH = 200 FEET

EDINBURGH

CONCEPTUAL SITE PLAN
 REVISED, MAY 26, 2011

Memorandum

To: Kingsport Regional Planning Commission Members

From: Forrest Koder – Principal Planner

Date: 8/15/2011

Re: 11-101-00004 – Ft. Henry Drive Zoning Study

On July 19-21, residents within the area of the *Ft. Henry Drive Zoning Study* were given their opportunity to voice their opinions concerning the study and its recommendations for the future of the area. Attached to this memo are copies of those comments and there is a memo from Mr. Charles Nitschke addressing the study.

Staff started this task at the request of the Kingsport Regional Planning Commission just after the *City of Kingsport 2030 Land Use Plan* was adopted. The 2030 land use plan set the ground work for the zoning study with the recommendations included in the land use study. Part of the confusion from the residents came from the land use plan. The land use plan only recommends land use; be it commercial, residential, industrial etc. The red color represents all commercial uses, including B-3, B-4P and P-1, Professional Office, and is not specific as to any one. This study, if adopted, will give staff and the PC, the basis for recommendations in the future and clarifies the land use appropriate for this area.

In reviewing the many comments from the residents in the area, it was very clear that restricting further commercial encroachment to either B-3 or B-4P was wanted. An acceptable alternative to protect the integrity of the remaining residential area was a P-1, Professional Office zoning classification. Although even this was not a consensus as one resident objected to the four (4) lots on the corner of Ft. Henry Drive and the exit ramp off John B. Dennis from being able to obtain a P-1 zoning classification.

Additionally the majority of residents wanted the two lots the Planning Commission recommended staff change to a B-4P classification, changed back to the previous

recommendation of PD and P-1 classifications. They felt better about the types of uses allowed in the P-1 as a buffer against residential zoning than those offered by either the B-3 or B-4P districts.

Additional comments centered on utilizing the recommendations adopted in the 2005 which was written in 1993. It should be noted in the 1993 study the area was characterized as "ripe for development" after the widening of Ft. Henry Drive and the installation of utilities. Many of the recommendations established in the 1993 study have been utilized by staff not only in previous decision recommendations but for future. It would not be a problem to place those recommendations in this study, but the final proposed zoning map accomplishes this.

As stated earlier, the majority of individuals who voiced their opinion were satisfied with the results of the study with the exception of changing the Boyd property and the adjacent parcel to a B-4P zoning classification. Therefore it is staff's recommendation that the *Ft. Henry Drive Zoning Study* be adopted utilizing the original map indicating these two parcels being P-1 as the highest zoning allowed should a petition for rezoning be submitted.

Staff recommends the Kingsport Regional Planning Commission adopt by Resolution the *Ft. Henry Drive Zoning Study* as originally submitted.

Update: During the Planning Commission work session with staff, the Planning Commission recommended staff make one change to the study. The Planning Commission recommended the parcel north of the Bill Cox parcel be changed back to a B-4P recommendation while leaving the Cox parcel with a recommendation of P-1. The rationale for this change was the recommendation of P-1 as a maximum from the existing PD could be construed as a down zoning. All other staff recommendations within the study stayed the same.

Public Comments – Ft. Henry Drive Zoning Study – July 19, 2011

Leave a large buffer between Cliffside residences and the existing B-4P. This is due to noise and water collection. The existing buffer would be adequate.

The single family residential zoning of the PD area should remain with no option to rezone to a P-1 zoning.

Please do not allow the “judges house” and adjacent property to go B-4P. Make a buffer for the residences near Randolph.

I appreciate your trying to preserve our dwindling residential area. Please continue to resist commercial growth here and use P-1 when use must allow a change.

Thank you for minimizing the intensity level adjacent to neighborhoods.

The properties on the west side above Hammond Bridge are B-3. This is the entrance to Kingsport and there should be a more innovative and attractive way to define this area.

The property could be bought by the City as it became available and converted to a tree lined and landscaped area and entry. We do not need another “sick car” lot.

No more big- box stores in the remaining B-4P area but a village type off Ft. Henry would be good. The B-4P and PD zones are vulnerable to future Boards who are thinking of tax dollars and not livability.

Public Comments – Ft. Henry Drive Zoning Study – July 20-21, 2011

Traffic flow not addressed. Environmental integrity not addressed. Recommend riverfront encroachment limit of 200-300’.

Have a problem with Planning Commission recommending old Boyd Property and adjacent parcel being B-4P when study recommended P-1. Prefer P-1 for these parcels.

Concerned about increase in traffic with any increase in commercial development. Dangerous leaving Cliffside during certain times of the day.

Strongly against recommending the parcels adjacent to Cliffside for P-1 zoning. (four parcels fronting on Hyde Rd.) This would destroy any buffer currently there. It would require commercial traffic to enter Cliffside subdivision to get to Hyde Rd.

Need a traffic light signal to control traffic at the entrance of Cliffside subdivision.

Need to close Hull Dr. entrance off Ft. Henry Drive or from Atoka to Hull via Dan Gibson Dr. Too much through traffic, install "No Through Traffic" Signs.

Leave Hull Dr. as a dead-end street and not hooked to Thorton as map shows.

Memo

To: Planning Staff, Planning Commission
From: Charles Nitschke
CC: Parkcliffe Dr. Neighbors
Date: 7/27/2011
Re: Ft. Henry Drive 2030 Zoning Study

You have allowed citizens of Kingsport to speak out on the proposed 2030 Zoning plan for Ft. Henry Drive (from JB Dennis to the Hammond Bridge). We are appreciative of that opportunity.

The main questions in our minds, as residents of the Ft. Henry (Parkcliffe Dr.) area are: "why should the objectives of the 'Fort Henry Drive Corridor Land Use Plan of 2005' be changed?" We feel the objectives of that plan can still be used more as guidelines for future planning.

Let's consider below some of the recommendations and highlights from the "Ft. Henry Dr. Corridor Land Use Plan of 2005 (written in 1993) (Note: Some of the key recommendations from the plan have been extracted and listed below. *Italics and underscores have been added by the author to highlight the comments.*):

I. THE 2005 PLAN'S RECOMMENDATIONS (Paraphrased):

(pps. 44-47 of the study)–

1. Commercial rezoning requests should be limited to P-1, B-1 or B-4P. B-4P requires Planning Commission site plan review and approval. B-4P zoning should be confined in one contiguous area.
2. Proposals to develop the Boyd/King properties as professional office districts may be considered by the Planning Commission
3. Traffic impact studies are to be paid for by the proposed developers and should accompany all future rezoning requests.
4. Consider rezoning the section adjacent to Cliffside north of North St to P-1 or PD.
5. Commercial development should be clustered in the planned business park environment as opposed to a linear strip along Ft. Henry Drive. *Commercial development with numerous driveway cuts should be discouraged.*
6. Tracts over 1 acre in single family residential districts may be considered for planned residential development.
7. Review each future rezoning request with consideration to the proposed use and its contribution to the Kingsport region.
8. Plan to reserve portions of the river frontage for recreational use.

II. SOME OF THE KEY COMMENTS FROM THE 2005 STUDY ARE:

P. 2: "It is anticipated that City leaders will implement enforcement measures such as zoning and subdivision regulations to allow feasible development to occur in the study area. *Such measures should benefit the community as a whole in a safe environment. They should also protect the property owners in the study area.*"

P. 25: "The 1983 zoning study recognized the Bradley property as a large, vacant tract with development potential. *The study suggested that a portion of the Bradley tract should be rezoned for a planned residential development to meet the needs of a growing population.*"

*"Overall, the 1983 Zoning Study concluded that Fort Henry Drive should serve as a major commuter route. **Furthermore, the study concluded that Fort Henry Drive should not develop into a commercial strip as has happened on Stone Drive.**"*

P. 28 "Goals of the 1988 Land Use Plan – 2010":

- *"To provide land usage which insures the integrity of residential areas while containing commercial and industrial development in compact areas which are accessible and functional."*

P. 31 "Current Conditions: Existing Land Use":

"The predominant land use in the study area continued to be single family residential."

P. 34: Citizen Input:

"Citizen involvement in the planning process is an essential element when preparing a land use plan. The residents of an area characterize the human element of the neighborhood. **This group of people knows firsthand the benefits as well as the problems that the neighborhood offers.**"

III. RESPONSES TO CITIZEN'S INPUT FOLLOW (from 2005 Study):

P. 39 "Question: Would you like for your property to be used for some other purpose than it is currently being used?"

Answer: "No 76.8 %; Yes: 23.2%"

P. 40 "Question: Would you like for property with frontage along Ft. Henry Dr. to be used for commercial purposes?"

Answer: "No: 57.4%; Yes: 42.6%"

P. 41 "Question: Do you object to property located nearby your property changing in use?"

Answer: "Yes: 63.6%; No: 36.4%"

P. 44: "Property Owners of other tracts in this study area which front on Ft. Henry Dr. may be expected to request rezoning. Any such proposals should consider future development for professional office uses which have a lower impact on adjoining property.

AUTHOR'S SUMMARY & RECOMMENDATIONS

1. It appears there are still a significant number of recommendations, initiatives and ideas in the 2005 Corridor Land Use Plan that can be incorporated as a part of the 2030 Land Use Study. The changes in the Ft. Henry Drive Proposed Land use Plan for 2030, as nominated by the Planning Commission in its June 16, 2011 meeting (page 13 of the April 2011 study), further increase the amount of commercial property on Ft. Henry Drive. It seems this is definitely driving this area more toward the Stone Drive model. **I recommend that the Planning Commission, at the very least, needs to adhere to the plan proposed by the Planning Staff which is on page 18 of the April 2011(2030 Land Use Study), entitled: "Ft. Henry Drive Zoning Study—Proposed Zoning".**

2. In particular, one exception to #1 above is that speaking for the Parkcliffe citizens (based on neighbor input) we oppose the rezoning or proposed future rezoning to "retail" or B4-P of the two lots across from the entrance to Parkcliffe Drive (describe as the former Boyd property and the adjoining lot between the Boyd property and Wal-Mart.). We prefer they stay zoned as R1-B (former Boyd property) and PD for the lot between the Boyd lot and Wal-Mart.

3. By contrast to the Ft. Henry situation, the chartering of the Gateway Commission served to preserve that Wilcox Drive area from random commercialization and propel it instead toward an aesthetically appealing entrance into the City. Why shouldn't the Community strive toward that "appealing entrance-way" concept with the Fort Henry Drive Corridor?

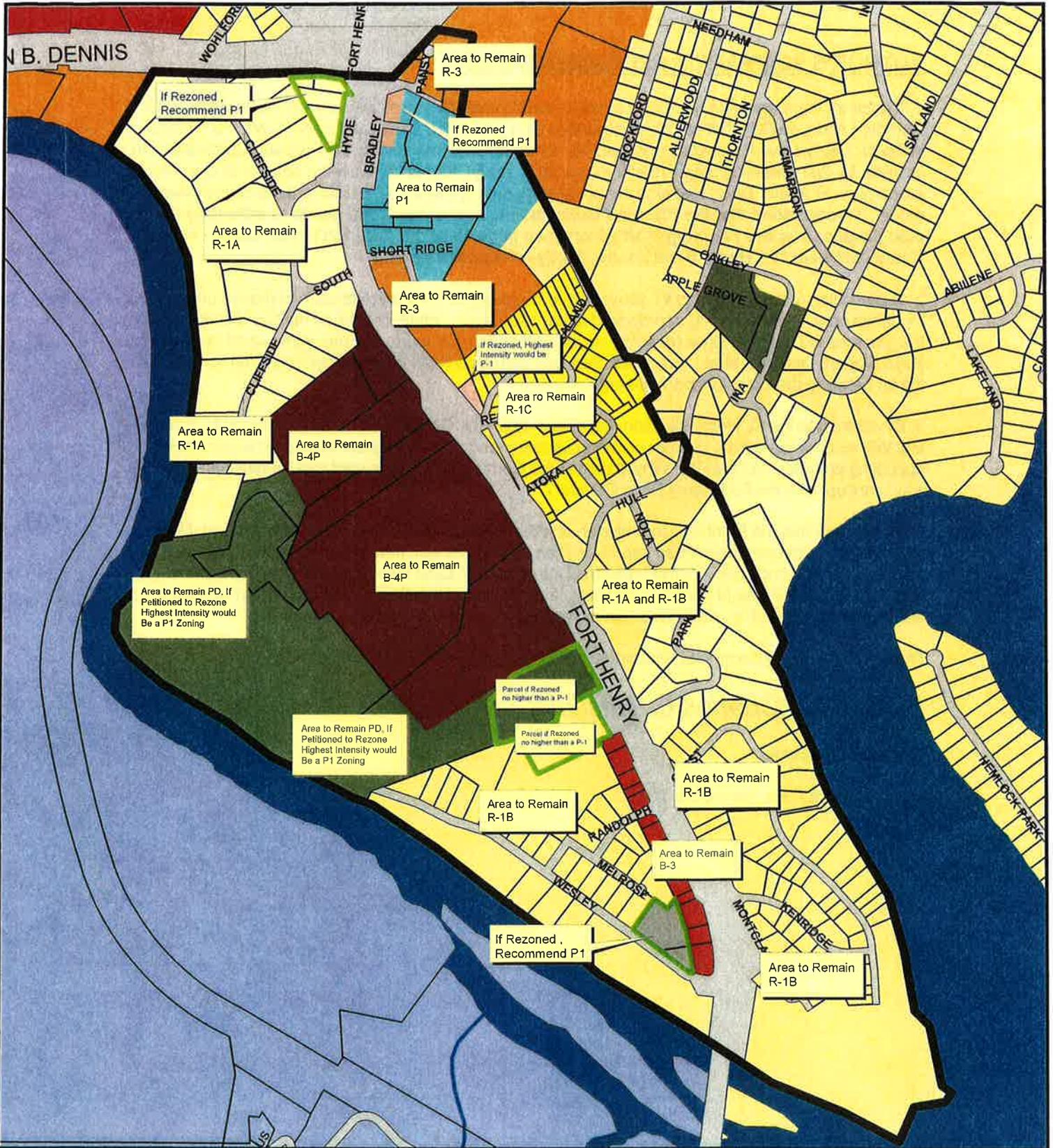
We would ask that the Planning Commission and the BMA consider the feedback from the Ft. Henry area citizens to the proposed 2030 Land Use Plan as positive, constructive suggestions. We ask that you consider and hopefully incorporate/extend into the 2030 Land Use Study the proposals of the "Corridor Land Use Plan of 2005". Additionally, that you adopt the Planning Staff's recommendation as outlined on page 18 of the study (with the exception as noted in #2 above).

Thank you for taking the time to read and consider the suggestions in this memorandum.

Signed by: Charles C. Nitschke

Charles C. Nitschke

3300 Parkcliffe Drive, Kingsport, TN



Ft. Henry Drive Zoning Study Proposed Zoning

1000 0 1000 2000 Feet

- Railroad
- River
- Parcels
- ROW

Zoning Districts

- A-1
- B-1
- B-2
- B-3
- B-4P

- BC
- M-1
- M-1R
- M-2
- MX
- P-1

- PD
- R-1A
- R-1B
- R-1C
- R-2
- R-3

- R-4
- TA
- UGBA



RESOLUTION

ADOPTING THE CITY OF KINGSFORT – FT. HENRY DRIVE ZONING STUDY

WHEREAS, the City of Kingsport, Tennessee Regional Planning Commission had requested staff conduct a zoning study of the Ft. Henry Drive Corridor from its intersection with John B. Dennis Highway south to the Hammond Bridge to utilize as a guide for future planning; and

WHEREAS, the Kingsport Regional Planning Commission recognizes land use planning and zoning is essential if Kingsport is to develop in an orderly manner, while preserving and enhancing its quality of life; and

WHEREAS, the Kingsport Regional Planning Commission reviewed and discussed the Ft. Henry Drive Zoning Study during its regularly scheduled public meeting held on June 16, 2011 with staff and made recommendations to the proposed Ft. Henry Drive Zoning Study; and

WHEREAS, the Planning Division conducted three (3) separate public comment sessions, July 19, 2011, July 20, 2011, and July 21, 2011 respectively for public inspection and comment; and

WHEREAS, a public hearing was held on August 18, 2011 by the Kingsport Regional Planning Commission for the purpose of adopting the *City of Kingsport, Ft. Henry Drive Zoning Study*.

NOW, THEREFORE, BE IT RESOLVED that the City of Kingsport Regional Planning Commission does hereby adopt the *City of Kingsport, Ft. Henry Drive Zoning Study* at their August 18, 2011 meeting.

Secretary
Kingsport Planning Commission

Date

Personally appeared by me, _____, a Notary Public in and for the State and County aforesaid, the within named Alan Webb, Secretary of the Kingsport Regional Planning Commission, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), an who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal in Sullivan County, Tennessee, this ____ day of _____ 2010.

My Commission Expires: _____

Notary Public

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday July 7, 2011

NOON

Bob Clear Conference Room, on the first floor of the Development Services Building

MEMBERS PRESENT:

Leland Leonard, Chairman
Bob Winstead Jr
Frank Oglesby
Bill Sumner

MEMBERS ABSENT:

John Caldwell

STAFF PRESENT:

Karen Combs

VISITORS:

Michael DeMeulenaere

Darrell Dunn

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures and asked all individuals wishing to address the Board be sworn in. All participants were sworn in.

Public Hearings:

Case: 11-701-00008 – Property located at 1728 East Stone Drive; Control Map 47L, Group A, Parcel 01900 Requested a variance to [Sect.114-569.(8)(b)] of an additional 122.51 square feet of wall signage to the Longhorn Steakhouse restaurant in a B-3 General Business area. The code allows 80square feet of total wall signage. Mr. DeMeulenaere presented the case. No one spoke for or against this item. When asked about the hardship to the property, Mr. DeMeulenaere replied that it was the location of access points requiring the signage. After further discussion with the Board it was discovered that the access points were self imposed by the desire of the developers to use the existing red light. The Board then asked if the restaurant would be installing a free standing sign as well. The answer was yes.

Case: 11-701-00009 – Property located at 4819 Silver Court; Control Map 62E, Group D, Parcel 00200 Requests an variance to [Sect.114-192.(e)(1)(e)] of 10 feet into the rear yard setback in a R-1B Single Family Residential District in order to enclose a deck and construct an addition to the deck. The code requires a 30 foot rear yard setback. Mr. Dunn presented the case to the Board. No one spoke for or against this item.

Seeing no one else wishing to speak, Chairman Leonard closed the Public Hearing.

Other Business:

On a motion by Bob Winstead Jr, the Board voted unanimously to approve the June 2, 2011 minutes as mailed.

The BZA stated for the public record the next application deadline on July 15, 2011 at noon and that the next meeting date would be on August 4, 2011.

Chairman Leonard welcomed our new member; Mr. William (Bill) Sumner to the Board. Staff reported to the Board that new Planning Director would start work on August 1st and that staff would invite the new Director to our next meeting.

Adjudication of Cases:

Case: 11-701-00008 – Property located at 1728 East Stone Drive; Control Map 47I, Group A, Parcel 01900

MOTION: made by Frank Oglesby; seconded by Bob Winstead Jr – To deny the variance as presented because there was no hardship present to the property that would prohibit the development of meeting the ordinance.

VOTE: 3-0 to deny variance

Case: 11-701-00009 – Property located at 4819 Silver Court; Control Map 62E, Group D, Parcel 00200

After a brief discussion, the Board made a motion to grant with restrictions.

MOTION: made by William Sumner; seconded by Frank Oglesby - to grant the variance request with the restriction that all materials must match the existing structure (roof singles with vinyl siding).

VOTE: 3-0 to approve with restrictions



Karen B. Combs, Principal Planner

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

July 11, 2011

1:30 p.m.

Members Present

David Oaks, Vice-Chairman
Liza Harmon, Secretary
Ted Como
Jewell McKinney

Members Absent

Jim Henderson, Chairman
Perry Crocker
Jim Lewis

Staff Present

Jason Meredith, Planner
D. Michael Freeman, Building Official
Dennis Phillips, Mayor
Jantry Shupe, Alderman

Visitors Present

Melanie Hutchins
Skip Norrell
Rosalyn Fletcher
Daniel Robinette
Zac Thomas
Mathies (?)

David Oaks, Vice-Chairman of the Historic Zoning Commission (HZC), opened the regular meeting at 1:30 p.m. Vice-Chairman Oaks welcomed visitors and called for the approval of the minutes from the June 13, 2011 regular meeting. On a motion by Commissioner McKinney, seconded by Secretary Harmon, the regular meeting minutes were approved unanimously.

Addressing "Old Business," the Commission discussed COAs that were previously granted to 222 W. Wanola Avenue. Daniel Robinette, the property owner, was present at the meeting to answer questions from the Commission. Secretary Harmon inquired about changes Mr. Robinette made to his property that deviated from the COAs that were granted. She inquired why he did not remove the awnings and he stated that he thought he was given the option of removing or painting the awnings and he chose to paint them. Next, Secretary Harmon inquired about the front door and Mr. Robinette stated that he was not specifically required to use a particular door so he proceeded. He then asked the Commission why these issues were being brought up over six months to one year after they were completed. The Commission reviewed the COAs for clarification. Discussion ensued. Commissioner Como stated that although specific types of doors were discussed with Mr. Robinette, the COA does not indicate a specific type of door. He acknowledged that this was a failing of the Commission and that he believes Mr. Robinette was at liberty to select another style of door as a result. He expressed that he would be reluctant to ask Mr. Robinette to remove his door. Commissioner McKinney asked if Mr. Robinette has completed all the items on his COA. Further discussion ensued. Vice-Chairman Oaks stated that the Commission needs to decide if the current door should remain or be replaced. Commissioner Como stated that while specific directives were discussed with Mr. Robinette at previous meetings, the specifics were not expressly written in the COAs. Also considering that more than a year has passed since the door was installed, Commissioner Como moved that the Commission take no action with regard to the door. Commissioner McKinney seconded the motion, which was then unanimously approved by the Commission.

Secretary Harmon requested that the Commission take a minute to review the process for notifying homeowners of approval. Staff suggested that a copy of every COA be sent via e-mail to the Commission for review prior to sending the official letter to the homeowner. Discussion ensued. Mayor Phillips stated that a \$50 fine for deviations to a COA is ineffective and that the Commission needs to require that homeowners provide specific details about the improvements they would like to make. He emphasized the importance of being consistent. He suggested that we look into placing a "sunset date" on a COA. Staff will seek advice from the city attorney. Commissioner Como stated that moving forward, the Commission should only entertain detailed applications. Mayor Phillips also requested that the Commission discuss with the city attorney the ability to fine a property owner \$50. Skip Norrell interjected that he believed the city ordinance calls for a fine of \$50 per day. Mayor Phillips asked the Commission to seek clarification from the city attorney.

Under "New Business," the Commission addressed electing a slate of officers for 2011-2012. Discussion ensued. Vice-Chairman Oaks agreed to come up with a slate of officers to be presented and voted on at the next meeting.

Under "Other Business," the Commission received an in-house approval letter for 277 Hammond Avenue, in the Park Hill District.

Next, the Commission received addresses for properties being considered for Demolition by Neglect. Those properties are 434 W. Sullivan Street and 438 W. Sullivan Street, both of which are located in the Park Hill District. Michael Freeman, Building Official provided updates on the two properties. The Building Department has spoken with tenants but has had difficulty in contacting some of the property owners. Discussion regarding the investigation and hearing processes ensued. Commissioner McKinney requested staff arrange a meeting between the Demolition by Neglect Committee and the city attorney.

Next, the Commission received an updated copy of the HZC project spreadsheet. Secretary Harmon requested that projects be removed from the spreadsheet once completed. Each commissioner will be responsible for monitoring his or her assigned district and indicating which projects are complete and ready to be removed from the list.

Next under public comment, Skip Norrell suggested that deviations from COAs be documented in the minutes and cross-referenced. Mr. Norrell then suggested that there are problems with the flowchart presented at the June regular meeting. Zac Thomas stated that the paint colors at 222 W. Wanola are incorrect. Discussion ensued. Rosalyn Fletcher stated her belief that there are more important things to be discussed, such as the homes on W. Sullivan St. that are being considered for Demolition by Neglect. Discussion ensued regarding Demolition by Neglect.

There being no further business, the meeting adjourned at 2:55 p.m.

Respectfully Submitted

Liza Harmon, Secretary

FY2011 Year-to-Date Relocation Report
July 1, 2011-July 31, 2011

www.MoveToKingsport.com

During the 1 month period (July 1, 2011-July 31, 2011), there were 262 new families in Kingsport (and 137 existing Kingsport area residents moved to a new location within the Kingsport area.)

The net difference is +573 families (July 2005-July 2011)

The annual economic impact at \$25,000 per person =573 families x 2.3 persons/family = **\$32,947,500**

Of these 262 new families:

- 4 were new construction (2%)
- 258 moved into existing structures (98%)

- 59 relocated from elsewhere in Northeast Tennessee (< 35 miles, excluding Kingsport zips)
- 7 relocated from elsewhere in Tennessee (> 35 miles)

- 8 relocated from Southwest Virginia (<35 miles of Kingsport)
- 4 relocated from elsewhere in Virginia (>35 miles)

- 69% chose to live inside the city limits of Kingsport
- 75% of new construction was inside city limits of Kingsport

Comparing this Fiscal Year-to-Date (July 1, 2011-July 31, 2011) with the average Fiscal Years-to-Date 2007-2011:

- New residential construction is down -91%
- Out-of-state relocations to Kingsport is up 41%

During the 1 month period (July 1, 2011-July 31, 2011), 55 families moved from out-of-state (27 states):

VIRGINIA	12
NORTH CAROLINA	6
TEXAS	6
ALABAMA	3
ILLINOIS	2
MARYLAND	2
MICHIGAN	2
OHIO	2
SOUTH CAROLINA	2

ARIZONA	1
ARKANSAS	1
CALIFORNIA	1
COLORADO	1
DELAWARE	1
FLORIDA	1
GEORGIA	1
IDAHO	1
INDIANA	1

KENTUCKY	1
LOUISIANA	1
MAINE	1
MISSISSIPPI	1
NEW YORK	1
OKLAHOMA	1
UNKNOWN STATE	1
VERMONT	1
WISCONSIN	1

2,366 families moved to Kingsport from 48 states and the District of Columbia since the beginning of MoveToKingsport.com (July 2005-July 2011)

1	VIRGINIA	779
2	FLORIDA	269
3	NORTH CAROLINA	188
4	SOUTH CAROLINA	89
5	GEORGIA	87
6	KENTUCKY	86
7	TEXAS	81
8	OHIO	67
9	CALIFORNIA	61
10	NEW YORK	55
11	MICHIGAN	54
12	MARYLAND	53
13	PENNSYLVANIA	43
14	ALABAMA	39
15	ARIZONA	34
16	MISSISSIPPI	34
17	ILLINOIS	32
18	INDIANA	29
19	NEW JERSEY	27
20	WEST VIRGINIA	27
21	LOUISIANA	23
22	COLORADO	21
23	MASSACHUSETTS	15
24	ARKANSAS	13
25	MISSOURI	13
26	NEVADA	12

27	MINNESOTA	11
28	WASHINGTON	11
29	WISCONSIN	11
30	DELAWARE	10
31	KANSAS	9
32	ALASKA	8
33	CONNECTICUT	8
34	OKLAHOMA	8
35	VERMONT	8
36	OREGON	7
37	IOWA	6
38	IDAHO	5
39	NEW HAMPSHIRE	5
40	UTAH	5
41	MAINE	4
42	NEBRASKA	4
43	NEW MEXICO	4
44	WYOMING	4
45	HAWAII	3
46	DISTRICT OF COLUMBIA	1
47	NORTH DAKOTA	1
48	RHODE ISLAND	1
49	SOUTH DAKOTA	1

Of the 1,203 different places moving to Kingsport since beginning of MoveToKingsport.com (July 2005-July 2011), these are the Top Ten:

1	JOHNSON CITY / GRAY	TN	863
2	CHURCH HILL	TN	546
3	BLOUNTVILLE / BOONE LAKE	TN	457
4	MOUNT CARMEL	TN	251
5	JONESBOROUGH	TN	245
6	BRISTOL	TN	222
7	FALL BRANCH	TN	205
8	GATE CITY	VA	193
9	ROGERSVILLE	TN	130
10	KNOXVILLE	TN	112

Of the 955 different places where Kingsporters moved since beginning of MoveToKingsport.com (July 2005-July 2011), these are the Top Ten:

1	JOHNSON CITY / GRAY	TN	797
2	BLOUNTVILLE / BOONE LAKE	TN	572
3	CHURCH HILL	TN	470
4	FALL BRANCH	TN	337
5	MOUNT CARMEL	TN	255
6	JONESBOROUGH	TN	254
7	BRISTOL	TN	149
8	GATE CITY	VA	138
9	KNOXVILLE	TN	129
10	ROGERSVILLE	TN	75

Of the 1,203 different places moving to Kingsport since the beginning of MoveToKingsport.com (July 2005-July 2011), these are the top places by net difference:

			INSTALL	CUTOUT	DIFF
1	CHURCH HILL	TN	546	470	76
2	BRISTOL	TN	222	149	73
3	JOHNSON CITY	TN	863	797	66
4	GATE CITY	VA	193	138	55
4	ROGERSVILLE	TN	130	75	55
5	PENNINGTON GAP	VA	40	8	32
6	ELIZABETHTON	TN	76	48	28
7	BLUFF CITY	TN	59	40	19
8	PINEY FLATS	TN	83	66	17
8	DUFFIELD	VA	45	28	17
9	GREENEVILLE	TN	74	58	16
10	UNICOI	TN	18	3	15
11	BIG STONE GAP	VA	33	19	14
12	MORRISTOWN	TN	38	26	12
12	WISE	VA	26	14	12
12	JACKSONVILLE	FL	16	4	12
13	WEBER CITY	VA	42	31	11
13	MADISON	NJ	11	0	11
14	BRISTOL	VA	71	61	10
15	HILTONS	VA	25	16	9
15	LEBANON	VA	10	1	9
16	CASTLEWOOD	VA	12	4	8
16	FORT BLACKMORE	VA	12	4	8
16	CHESAPEAKE	VA	9	1	8
16	CLINTWOOD	VA	9	1	8
16	DELAND	FL	8	0	8
16	PIKEVILLE	KY	8	0	8
17	CLARKSVILLE	TN	12	5	7
17	KODAK	TN	9	2	7
17	SAN ANTONIO	TX	8	1	7
18	ERWIN	TN	30	24	6
18	ORLANDO	FL	9	3	6
18	CLEVELAND	TN	9	3	6
18	WINTER HAVEN	FL	6	0	6
19	COOKEVILLE	TN	9	4	5
19	POMPANO BEACH	FL	7	2	5
19	FLAG POND	TN	6	1	5
19	NEWPORT	TN	6	1	5

Of the 955 different places where Kingsporters moved since the beginning of MoveToKingsport.com (July 2005-July 2011) top places by net difference:

			INSTALL	CUTOUT	DIFF
1	FALL BRANCH	TN	205	337	-132
2	BLOUNTVILLE	TN	457	572	-115
3	DRYDEN	VA	11	47	-36
4	KNOXVILLE	TN	112	129	-17
5	RALEIGH	NC	3	17	-14
6	JAMESTOWN	NY	0	14	-14
7	SURGOINSVILLE	TN	57	67	-10
8	JONESBOROUGH	TN	245	254	-9
9	NICKELSVILLE	VA	23	31	-8
9	NASHVILLE	TN	16	24	-8
10	CHATTANOOGA	TN	38	45	-7
10	BRADENTON	FL	4	11	-7
10	SPARTANBURG	SC	1	8	-7
10	HENDERSONVILLE	TN	1	8	-7
10	LA QUINTA	CA	0	7	-7
11	MOUNTAIN CITY	TN	7	13	-6
11	HERMITAGE	TN	2	8	-6
11	CARY	NC	0	6	-6
12	ABINGDON	VA	20	25	-5
12	WHITE PINE	TN	2	7	-5
12	SAINT LOUIS	MO	1	6	-5
12	GASTONIA	NC	1	6	-5
12	MYRTLE BEACH	SC	1	6	-5
12	PATTERSON	CA	0	5	-5
12	MELBOURNE	FL	0	5	-5
12	PLANT CITY	FL	0	5	-5
12	HOT SPRINGS	NC	0	5	-5
12	BECKLEY	WV	0	5	-5
12	DUBOIS	WY	0	5	-5
13	MOUNT CARMEL	TN	251	255	-4
13	RICHMOND	VA	7	11	-4
13	BLACK MOUNTAIN	NC	2	6	-4
13	GORDO	AL	0	4	-4
13	BOWLING GREEN	FL	0	4	-4
13	LEESBURG	FL	0	4	-4
13	ROCKFORD	IL	0	4	-4
13	EAST WAREHAM	MA	0	4	-4
13	PORTAGE	MI	0	4	-4

For more information contact:

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 Kingsport, Tennessee
 423.229.9381 (desk/cell)
jeff Fleming@kingsporttn.gov

**This data indicates the origin of families relocating to Kingsport. It is not intended to imply a net gain to the existing Census Bureau population estimates.*

Building Permits - City of Kingsport, Tennessee
July, 2011

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf
ALTERATIONS-COMMERCIAL (MALLS, ETC)	71211	4495 W STONE DR STE 200	WELLMONT HEMATOLOGY ONCOLOGY	GOINS RASH CAIN, INC		\$ 3,000,000	-		
ALTERATIONS-COMMERCIAL (MALLS, ETC)	71411	400 CLINGFIELD ST	BOARD OF EDUCATION	GOINS RASH CAIN, INC	PACKAGE B/P/PHASE III SHELL	\$ 738,000	-		
NEW SINGLE-FAMILY DWELLING	71311	5712 CHESTNUT RIDGE RD	BLESSING, JOHN		OWNER IS CONTRACTOR	\$ 297,500	3,500	3500	\$ 85
ALTERATIONS-COMMERCIAL (MALLS, ETC)	72511	201 S WILCOX DR	EASTMAN CREDIT UNION	J MARK WALL & CEILING, LLC	4TH FLOOR RENOVATION	\$ 276,550	-		
ALTERATIONS-RESIDENTIAL	72111	1512 FAIRIDGE DR	RATLIFF, BRUCE	STONESCAPES DESIGNS		\$ 160,000	-		
ALTERATIONS-RESIDENTIAL	71211	200 LAKECREST DR	LANE, TEMMIE	SUPERIOR STRUCTURES INC		\$ 104,000	-		
ALTERATIONS-COMMERCIAL (MALLS, ETC)	71811	200 E MAIN ST	WORKSPACE INTERIORS	J MARK WALL & CEILING, LLC	THIRD FLOOR	\$ 98,000	-		
ALTERATIONS-COMMERCIAL (MALLS, ETC)	72011	1880 N EASTMAN RD STE 110	SUNCREST HEALTH CARE	BALL READY MIX		\$ 85,000	-		
ADDITIONS-COMMERCIAL	71811	2761 E STONE DR	FAIRWAY FORD	H S WILLIAMS COMPANY INC		\$ 70,000	1,265		
ADDITIONS-COMMERCIAL	71411	629 W INDUSTRY DR		GOINS RASH CAIN, INC	ADDITION TO CITY UTILITY BLDG	\$ 42,000	500		\$ 70
ALTERATIONS-RESIDENTIAL	71411	4505 CHICKASAW RD	EGAN, JAMES M & ELSES	PRENDERGAST CONSTRUCTION CO IN	FINISHING BASEMENT	\$ 40,000	-		
ACCESSORY-GARAGE	71211	4317 BEECHCLIFF DR	LAMBERT, ANNA MARIA &	W K M CONSTRUCTION, INC		\$ 30,000	-		
ADDITION/ALTERATION CHURCH (INTERIO ALTERNATIONS-RESIDENTIAL	72111	1022 DOROTHY ST	SULLIVAN BAPTIST	GOINS RASH CAIN, INC		\$ 30,000	-		
ALTERATIONS-RESIDENTIAL	72211	4140 SKYLAND DR	BEARDEN, DAVID		OWNER IS CONTRACTOR	\$ 27,500	-		

Building Permits - City of Kingsport, Tennessee
July, 2011

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf
ADDITION-RESIDENTIAL	71311	2008 WESTWIND DR	FEATHERS, ROBERT L &	RAMSEY CONSTRUCTION, INC	EXTENDING KITCHEN	\$ 25,000	126	126	\$ 198
ACCESSORY-POOL	70511	2323 ROCK SPRINGS RD	STEVENS, TODD		OWNER IS CONTRACTOR	\$ 22,500	-	-	
ALTERATIONS-RESIDENTIAL	70611	4516 TIMBERLAKE LN	SMITH, HARRY W & ELEANOR O		OWNER IS CONTRACTOR	\$ 20,000	-	-	
ACCESSORY-PORCH	70711	4819 SILVER CT	CHOW, TREVOR ANTHONY	MARLETT ROENIGG HOME IMP	GREENWOOD MADECKE LTD -09	\$ 19,000	-	-	
ADDITION-RESIDENTIAL	70711	318 SENOYVAH DR	JOHNSON, BARBARA M	JOES REMODELING CONCEPTS	SUNROOM	\$ 16,372	528	528	\$ 31
ACCESSORY-GARAGE	72511	1044 OAK DRIVE CIR	MANIS, MARLA D		OWNER IS CONTRACTOR	\$ 15,000	-	-	
ROOF RESIDENTIAL	71111	1505 ARDMORE PL	BREEDING, MARK	CORMIER, KEN ROOFING CO		\$ 14,500	-	-	
ROOF RESIDENTIAL	71211	255 OLD COOKS VALLEY RD	FARINELLA, JOHN B & LISA G	VANDERPOOL CONSTRUCTION		\$ 11,600	-	-	
ROOF RESIDENTIAL	72011	3441 BAILEY RANCH RD	MAYNARD, SCOTT E &	RICKMAN BUILDERS		\$ 7,400	-	-	
ACCESSORY-DECK	70111	1113 RADCLIFFE AV	TOMPKINS, WILLIAM L &	JACK OF ALL TRADES LLC	DETACHED GARAGE	\$ 7,214	-	-	
ACCESSORY-GARAGE	70811	2603 PEARL ST	COLLINS, KENNETH W &		STORM DAMAGE	\$ 6,068	-	-	
ROOF RESIDENTIAL	70711	1011 LAURELWOOD DR	MANIS, JAMES C & DEBORAH	H & M BUILDERS		\$ 6,000	-	-	
ALTERATIONS-RESIDENTIAL	71111	125 WILLOWBROOK DR	HUMAN, BRENDA	REMODELING PLUS	COVERING DECK	\$ 6,000	-	-	
ACCESSORY BUILDINGS-CARPORT	72111	2117 CYPRESS ST	CARICO, MAXIE	T & S CONSTRUCTION		\$ 5,500	-	-	
ROOF RESIDENTIAL	71111	2598 ROCK SPRINGS RD	BLAKLEY, STEPHANIE & BERYL		OWNER IS CONTRACTOR	\$ 5,200	-	-	

Building Permits - City of Kingsport, Tennessee
July, 2011

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf
ALTERATIONS-RESIDENTIAL	71511	328 BARNETT DR LT132	BASS, GLEN D & DARLA B	PARRISH INDUSTRIAL CONTRACTORS	ROOF, VINYL SKIRTING, SCREENS	\$ 5,000	-		
ACCESSORY-PORCH	71911	4402 PICKWICK CT	WITT, WOODROW W & ROMETA	MR FIX-IT ROOFING & HOME IMP	OWNER IS CONTRACTOR	\$ 5,000	-		
ROOF RESIDENTIAL	70711	1844 OAKWOOD DR	RAMLEY, LAWRENCE & MORLEY, JOE B & FAYE M	MR FIX-IT ROOFING & HOME IMP		\$ 4,850	-		
ROOF RESIDENTIAL	72911	4283 OREBANK RD	WARREN, PHILIP C	GORMIER, KEN ROOFING CO		\$ 4,800	-		
ROOF RESIDENTIAL	70711	1821 OAKWOOD DR	WARREN, PHILIP C	GORMIER, KEN ROOFING CO		\$ 4,650	-		
ROOF RESIDENTIAL	72711	309 HIDDEN ACRES RD	DOUGLAS, JUDY A		OWNER IS CONTRACTOR	\$ 4,500	-	240	
ADDITION-RESIDENTIAL	72211	2228 SHERWOOD RD	LANE, NEIL & ANGELA		OWNER IS CONTRACTOR	\$ 4,300	-		
ALTERATIONS-RESIDENTIAL	71511	1825 AVALON ST	WELLS, O DELL A & IDA M	BOBESTFRAMING -AND ROOFING		\$ 3,000	-		
ROOF RESIDENTIAL	72211	1941 WOODBINE ST	PARKER, TED E		OWNER IS CONTRACTOR	\$ 2,850	-		
ACCESSORY-PORCH	72811	307 IRIS DR	PARRISH INDUSTRIAL CONTRACTORS		OWNER IS CONTRACTOR	\$ 2,500	-		
ACCESSORY-DECK	71511	328 BARNETT DR LT132	DINGUS, CHARLES R &		UTILITY BLDG.	\$ 2,300	-		
ACCESSORY UTILITY BLDG	70811	1521 BRIGHTRIDGE DR	CHURCH VALLEY CHURCH OF WILLEN, R WADE & WILMA D			\$ 2,000	-		
ACCESSORY UTILITY BLDG	72911	525 BELL RIDGE RD	JONES, DAVID M		OWNER IS CONTRACTOR	\$ 2,000	-		
ACCESSORY UTILITY BLDG	70811	343 CLEARWATER DR	JONES, DAVID M		OWNER IS CONTRACTOR	\$ 800	-		
ACCESSORY-DECK	70511	1501 CENTRAL ST	BOLDEN, ADAM M		OWNER IS CONTRACTOR	\$ 525	-		
ALTERATIONS-RESIDENTIAL	71511	305 UNION ST	BOLDEN, ADAM M		OWNER IS CONTRACTOR	\$ 150	-		

Building Permits - City of Kingsport, Tennessee
July, 2011

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf
ROOF RESIDENTIAL	61311	3936 RIDGELINE DR		MR FIX-IT ROOFING & HOME IMP		\$ 5,200	-		
ROOF RESIDENTIAL	60711	112 WHITE HAWK WAY	MCLEOD, JOSEPH F	B & B INVESTMENT CORP		\$ 5,000	-		
ROOF RESIDENTIAL	63011	2120 BEECHNUT DR	GIBSON, NORA L/E &	MCMURRAY BOYS ROOFING		\$ 5,000	-		
ROOF RESIDENTIAL	60711	3432 BAILEY RANCH RD	BLASER, JAMES A ETUX	ROOFMASTERS		\$ 4,425	-		
ACCESSORY-POOL	62811	1692 PLEASANT AV	BRUNER, JOHN R &		OWNER IS CONTRACTOR	\$ 3,700	-		
ROOF RESIDENTIAL	62211	909 DOROTHY ST	REED, CLARENCE D SR &		OWNER IS CONTRACTOR	\$ 2,900	-		
ADDITIONS/ALTERATION S SCHOOLS	60611	1200 WATEREE ST	KINGSPORT, CITY OF	J MARK WALL & CEILING, LLC		\$ 2,600	-		
ACCESSORY UTILITY BLDG	61311	350 OAK HAVEN DR	WATTS, RICHARD & DONNA		350 OAK HAVEN DRIVE	\$ 2,080	-		
ALTERATIONS- COMMERCIAL (MALLS, ETC)	62111	1001 E CENTER ST	DAVIS LELAND A & MARILYN M	DICKENSON BUILDERS	FIRE WALL. OWNER IS CONTRACTOR	\$ 2,000	-		
ACCESSORY BUILDINGS- CARPORT	60611	4829 LANDON CT	SWECKER, STEVEN & MISTY			\$ 2,000	-		
ADDITIONS/ALTERATION S SCHOOLS	61611	1001 ORMOND DR	CITY OF KINGSPORT	JERRY W JOYNER MASONRY	SCHOOLS	\$ 2,000	-		
ROOF RESIDENTIAL	61311	2833 ASHLEY ST	HARKLERGAD, NANCY R	MR FIX-IT ROOFING & HOME IMP		\$ 1,850	-		
ALTERATIONS- RESIDENTIAL	62711	1549 GREENFIELD AVE	TATE, BOBBY RAY & NANCY ANN	L & F REMODELING		\$ 1,682	-		
ACCESSORY-DECK	61311	1505 LOWELL DR	LANE, FRANK HERMAN SR &		REPAIR UNCOVERED DECK	\$ 1,000	-		
ACCESSORY-DECK	62711	917 RIVERSIDE AV	CAREY, TERRY		OWNER IS CONTRACTOR	\$ 1,000	-		

Building Permits - City of Kingsport, Tennessee
 July, 2011

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf
ROOF RESIDENTIAL	60811	1809 PARK	GODSEY, DONALD MARK		OWNER IS CONTRACTOR	\$ 800	-		
ACCESSORY-DECK	60311	1317 GARDEN DR	LEONARD, HEATHER R			\$ 575	-		
ACCESSORY-DECK	60611	3036 SHIPLEY ST	ELKINS, SHIGEKO SAWA			\$ 500	-		
ACCESSORY UTILITY BLDG	61311	342 OAK HAVEN DR	BURKE, RICK		342 OAK HAVEN DRIVE	\$ 100	-		
						\$ 5,279,583			

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
BRACKEN PAVING	BTA OUT OF TOWN ADDRESS		PO BOX 5952		KINGSPORT	TN	37663	423	3238197	110779
DALTON DIRECT CARPET	2907 -2919 BLOOMINGDALE RD	DAFFRON, KEN	2907 BLOOMINGDALE RD		KINGSPORT	TN	37660	423	2885681	110727
SHOFFNERKALTHOFF MECHANICAL EL	BTA OUT OF TOWN ADDRESS		PO BOX 10048		KNOWVILLE	TN	37939	865	5231129	110727
WIGGINS, PATSY	2745 E STONE DR	WIGGINS, PATSY	1325 BARRETT HOLLOW ROAD		ROGERSVILLE	TN	37857	423	3350717	110727
PRECISION BUILDING	BTA OUT OF TOWN ADDRESS	MEADE JR, WILLIE R	C/O WILLIE MEADE JR	175 E CARTERS VALLEY RD	KINGSPORT	TN	37660	423	4180799	110726
J & J CONSTRUCTION	BTA OUT OF TOWN ADDRESS	CHRIS JONES	222 GRANDVIEW ST		CHURCH HILL	TN	37642	423	9674719	110725
COMPLETELY DERAILED PAINTBALL	2000 STONERBROOK PL (PVT)	ODDM, DARRRELL G	216 STONE EDGE CIR		KINGSPORT	TN	37660	423	5780178	110723
BORES FRAMING AND ROOFING	CONTR OUT OF TOWN ADDRESS	BORES, TINA M	104 RIDGE CT N		HENDERSOINVILLE	TN	37075	615	5907385	110722
JEFF SPEAR	CONTR OUT OF TOWN ADDRESS	SPEAR, JEFF	595 HALES CHAPEL RD		GRAY	TN	37615	423	7911515	110722
SPARKLES & DAZZLES LTD	3538 NETHERLAND INN RD	LAWSON, DOROTHY J	3538 NETHERLAND INN RD		KINGSPORT	TN	37660	423	2722721	110721
STONESCAPPE DESIGNS	CONTR OUT OF TOWN ADDRESS	PETROVIC, DARIO	% DARIO PETROVIC	1307 LWNWOOD DR	JOHNSON CITY	TN	37601	423	8333990	110721
T & S CONSTRUCTION	CONTR OUT OF TOWN ADDRESS	BROWN, STEVIE ROY	% STEVIE R BROWN	450 BROOKSIDE DR	KINGSPORT	TN	37660	423	2928286	110721
PIEDMONT LIGHTING SERVICES INC	BTA OUT OF TOWN ADDRESS	BENDIST, MICHAEL	171 MOUNT VERNON CHURCH RD		QUIN	NC	28660	704	8786607	110720
ALBERT'S INC DBA ANGRY PENGUIN	658 W CENTER ST		658 W CENTER ST		KINGSPORT	TN	37660	423	9750013	110719
R & K HOME IMPROVEMENTS	1912 FLANDERS ST	GARRETT, RUEBON	1912 FLANDERS ST		KINGSPORT	TN	37665	423	3848829	110719
SWEET CECES - FROZEN YOGART &	1880 N EASTMAN RD STE 320		PO BOX 7878		KINGSPORT	TN	37664	423	9674565	110719
BOUNCE 423	1649 E STONE DR		1649 E STONE DR SUITE #2		KINGSPORT	TN	37660	423	5342652	110718
C & R HOME IMPROVEMENT	924 TEASEL DR		924 TEASEL DR #4		KINGSPORT	TN	37660	423	3495769	110718
EXTREME MEASURES	1712 WHISPERING HILLS DR	STECKLEY, RANDIE	1712 WHISPERING HILLS DR		KINGSPORT	TN	37660	423	7656573	110718

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
H S WILLIAMS COMPANY INC	CONTR OUT OF TOWN ADDRESS		PO BOX 888		MARION	VA	24354	276	7833185	110718
DANNITA LINDSEY	2745 E STONE DR	LINDSEY, DANNITA	PO BOX 7153		KINGSPORT	TN	37664	423	8179796	110715
KAVS HALLMARK #3	2101 FORT HENRY DR	VAUGHT, BILL	C/O VAUGHT LLC	1014 ESTATE DR	JOHNSON CITY	TN	37604	423	2475741	110715
RAPID FIRE EQUIPMENT INC	BTA OUT OF TOWN ADDRESS	HAMMONTREE, MARVIN J	2812 MCGAHA HOLLOW RD		SEVIERVILLE	TN	37876	865	4530189	110714
CHUCKS PLUMBING REPAIR	909 LARRY NEIL WAY	LEWIS, CHARLES W	909 LARRY NEIL WAY		KINGSPORT	TN	37660	423	4084549	110713
DAW SERVICES	612 COX HOLLOW RD	WESTGATE JR, DENNIS	C/O DENNIS WESTGATE JR	612 COX HOLLOW RD	KINGSPORT	TN	37663	423	2028848	110713
JERSEY MIKES SUBS	2637 E STONE DR		PO BOX 872		KINGSPORT	TN	37662	423	3787827	110713
BEEF O'BRADY'S	300 CLINCHFIELD ST	WAY, TIM	C/O TIM WAY	2200 BENDRAGON RD	KINGSPORT	TN	37660	423	8177399	110712
GLITZY-GLAM LLC	120 JACK WHITE DR		120 JACK WHITE DR STE C		KINGSPORT	TN	37664	423	2300127	110712
SCOTT'S CARPENTRY SENIOR	416 PACKING HOUSE RD #21	GREGG, SCOTT	416 PACKING HOUSE RD #21		KINGSPORT	TN	37660	423	2623199	110712
SUPERIOR STRUCTURES INC	CONTR OUT OF TOWN ADDRESS		PO BOX 88		MOORESBURG	TN	37811	865	2079067	110712
ANCHOR ELECTRICAL ENTERPRISES	BTA OUT OF TOWN ADDRESS		PO BOX 5609		KINGSPORT	TN	37663	423	5029116	110711
PONTTAILS	2718 N JOHN B DENNIS HWY		220 RIDDLE ST		KINGSPORT	TN	37660	423	5713398	110708
SOUTHERN TREE SERVICE	BTA OUT OF TOWN ADDRESS	NEY, KEVIN	587 WONDERLAND DR		GATE CITY	VA	24251	423	4169006	110708
DANIEL HINKLE CONSTRUCTION	474 VIRGIL AV LT 12	HINKLE, DANIEL	474 VIRGIL AV LT 12		KINGSPORT	TN	37665	423	2928751	110707
JOE'S REMODELING CONCRETS	BTA OUT OF TOWN ADDRESS	MCPHETERS, WILLIAM	110 SHERREY RD		JONESBOROUGH	TN	37659	423	2187534	110707
LAUGHING GRASS LANDSCAPING	701 SHADY VIEW RD	MOATS, KEVIN TYLER	701 SHADY VIEW RD		KINGSPORT	TN	37664	423	5796664	110707
TANNING BUMS LLC	1313 LYNN GARDEN DR		1313 LYNN GARDEN DR		KINGSPORT	TN	37665	423	7730587	110707
MANGO POPS	600 N WILCOX DR #1- 24	SKAGGS, BARBARA	600 N WILCOX DR APT# 11		KINGSPORT	TN	37660	423	5796187	110706
INTERSTATE AWNING & SIGN LLC	CONTR OUT OF TOWN ADDRESS		690 HIGHWAY 19E		BLUFF CITY	TN	37618	423	5384070	110705

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
RHC SERVICES	1304 SHARONDALE AV	CARPENTER, RHONDA H	1304 SHARONDALE AV		KINGSPORT	TN	37660	423	2476937	110705
GAZEBO PARTY SHOP	225 E MARKET ST	SPIVEY, CARLA	225 E MARKET ST		KINGSPORT	TN	37660	423	2450772	110701
JACK OF ALL TRADES LLC	512 MERMAN RD	NELSON, JOSEPH D	512 MERMAN RD		KINGSPORT	TN	37663	423	3416000	110701
JENNINGS GROUP	1567 N EASTMAN RD # 1	JENNINGS, CHRISTE	205 CARNEGIE CT		KINGSPORT	TN	37664	423	5717979	110701
PRIEST - DR SURENDRA K MISHRA	2600 BRIGHTON CT	MISHRA, SURENDRA K	2600 BRIGHTON CT		KINGSPORT	TN	37660	423	5790380	110701
RAZORS AND MORE	336 LEWIS LN	HICKMAN, STAN	336 LEWIS LN		KINGSPORT	TN	37660	423	3785789	110701
1304 MEDIA INTEREST	107 E MARKET ST		% LINDA WRIGHT	PO BOX 3015	KINGSPORT	TN	37664	423	9674831	110701
BILL SCHWINGEL	CONTR OUT OF TOWN ADDRESS	SCHWINGEL, WILLIAMS	409 E HWY 552		KEAVY	KY	40737	423	3580211	110630
COLLIERS CONSTRUCTION REMODEL	321 SEQUOYAH DR	COLLIER, TAMMY	321 SEQUOYAH DR		KINGSPORT	TN	37660	423	9214726	110630
PARKER FIREWORKS	416 W STONE DR	PARKER, LARRY & CHRISTINE	553 THOMAS CIRCLE		SEYMOUR	TN	37865	865	5795956	110630
EAST TENNESSEE ELECTRIC SERVIC	BTA OUT OF TOWN ADDRESS	MENDENHALL, JOHN E	PO BOX 6869		KNOXVILLE	TN	37914	865	2474394	110625
DISCOUNT FIREWORKS	1555 S WILCOX DR		5575 COAL BANK RD		SHARONGROVE	KY	42280	270	6043991	110624
DISCOUNT FIREWORKS INC	SULLIVAN GARDENS PKWY		5575 COAL BANK RD		SHARONGROVE	KY	42280	270	6043991	110624
DENNY'S FIREWORKS	2306 SULLIVAN GARDENS PKWY	ARNOLD, DENNIS	226 HIGHLAND HILLS DR		GRAY	TN	37615	423	7736480	110623
KNOXVILLE PLUMBING	CONTR OUT OF TOWN ADDRESS	KEITH, ROBERT	4301 VENTURA DR		KNOXVILLE	TN	37938	865	9229490	110623
LIBERTY FIREWORKS	512 E STONE DR	WHITE, DIANE	PO BOX 11008		MURFREESBORO	TN	37129	417	2688314	110623
LIBERTY FIREWORKS	1779 FORT HENRY DR	WHITE, DIANE	PO BOX 11008		MURFREESBORO	TN	37129	417	2688314	110623
MAZIE CLEANING	201 EDWARD ST	MAANIS, AMY	201 EDWARD ST		KINGSPORT	TN	37665	423	5795745	110623
CLARK FUNERAL CHAPEL & CREMATI	806 E SEVIER AV		PO BOX 2053		KINGSPORT	TN	37660	423	2454971	110622
DISCOUNT FIREWORKS INC / STEV	4600 FORT HENRY DR	BERRY, STEVE	PO BOX 1227		KINGSPORT	TN	37663	270	6043991	110622
NET PEST	461 W CENTER ST		461 W CENTER ST		KINGSPORT	TN	37660	423	2457378	110622

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CROSBY CONSTRUCTION GROUP LLC	327 REVERE ST	CROSBY, THOMAS	327 REVERE ST		KINGSPORT	TN	37660	423	2463801	110620
MAD MEL'S FIREWORK	1900 BROOKSIDE DR	BALLARD, MELANIE	5025 BOBBY HICKS HWY SUITE 109		GRAY	TN	37615	423	4441831	110620
MAD MEL'S FIREWORKS	2947 E STONE DR	BALLARD, MELANIE	5025 BOBBY HICKS HWY SUITE 109		GRAY	TN	37615	423	4441831	110620
PARKER FIREWORKS	2415 E STONE DR		553 THOMAS CIRCLE		SEYMOUR	TN	37865	865	5795956	110620
PARKER FIREWORKS	1757 FORT HENRY DR	PARKER, LARRY & CHRISTINE	553 THOMAS CIRCLE		SEYMOUR	TN	37865	865	5795956	110620
THE MUSTARD SEED CAFE LLC	118 E MARKET ST	TABOR, GLEN A	118 E MARKET ST		KINGSPORT	TN	37660	423	3619595	110620
B & J INVESTMENTS	398 GLEN AV	BOGGS, BENNY L	398 GLEN AV		KINGSPORT	TN	37665	423	7548661	110615
CHARMED SOUTHERN	220 BROAD ST #203	EWING, JACKI	220 BROAD ST #203		KINGSPORT	TN	37660	423	2242476	110615
P.F.E SUPPLY	1764 ROCK SPRINGS RD		1764 ROCK SPRINGS RD		KINGSPORT	TN	37664	423	5712641	110615
TENNESSEE INTERIOR DESIGN	1000 STONEGATE RD		3503 CENTER POINT RD		DECATUR	TN	37322	865	3130034	110615
VICKI ARNOLD	2101 E-25 FORT HENRY DR		2101 E-25 FORT HENRY DR		KINGSPORT	TN	37664	423	2455880	110615
WOODEN HANGER, THE	904 BROADWOOD DR	BURTON, KRISTIN	904 BROADWOOD DR		KINGSPORT	TN	37660	423	7731920	110614
J & B REMODELING	CONTR OUT OF TOWN ADDRESS	HOGUE, JAMES W	135 VONCANNON DR		JOHNSON CITY	TN	37801	423	2187537	110613
QUALITY CLEANING SOLUTIONS	2248 HIWASSEE DR	WALLACE, JULIE	2248 HIWASSEE DR		KINGSPORT	TN	37664	423	5795156	110613
TANDEM ELECTRICAL SERVICE	CONTR OUT OF TOWN ADDRESS		PO BOX 768		ACWORTH	GA	30101	770	9758605	110612
KUHNERT CONSTRUCTION	3361 HILLCREST DR	KUHNERT, SCOTT	3361 HILLCREST DR		KINGSPORT	TN	37664	931	2650431	110610
MILLION'S CONSTRUCTION	208 RAGSDALE ST	MILLION, KENNY	208 RAGSDALE ST		KINGSPORT	TN	37660	423	8639476	110610
DOTSON PLUMBING & HEATING	CONTR OUT OF TOWN ADDRESS		101 THOMPSON STREET		ASHEVILLE	NC	28803	828	2534429	110609
LYONS POOLS & SPAS	717 TRUXTON DR	LYONS, DONNIE	717 TRUXTON DR		KINGSPORT	TN	37660	423	8637579	110608
LYONS POOLS & SPAS	717 TRUXTON DR	LYONS, DONNIE	717 TRUXTON DR		KINGSPORT	TN	37660	423	8637579	110608
CHOW/DOWN AT 9141	926 E STONE DR	PENNINGTON, KATHY	P.O. BOX 87		KINGSPORT	TN	37660	423	2456148	110607

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GOLDEN TOUCH ONE STOP AUTO	2535 E STONE DR	PRATT, DENNIS	2535 E STONE DR		KINGSPORT	TN	37660	423	2886948	110606
EXPRESS YOURSELF COSMETIC TATT	217 BROAD ST		217 BROAD ST		KINGSPDR1	TN	37660	423	2767943	110601
SIMPSON, DAVID	BTA OUT OF TOWN ADDRESS	SIMPSON, DAVID	15420 ANDERSON DR		MENDOTA	VA	24270	276	6695525	110601
SKIP'S	4366 W STONE DR	SMITH JR, ROBERT G	136 LANDON DR		MOUNT CARMEL	TN	37645	423	2467547	110601
TAIPEI INVESTMENT	818 JOHNNATHAN (PVT) WAY		DBA EDO SUSHI BAR & GRILL	2124 LONGGREEN ROAD	KINGSPORT	TN	37660	423	2390355	110601
TRI-CITIES MEDIA	722 RIVERSIDE AV	LARKIN, MATTHEW	722 RIVERSIDE AV		KINGSPORT	TN	37660	423	5024132	110527
ATWOK PERSONNELL SERVICES	4352 W STONE DR	LUTTRELL, TIM	C/O LUTTRELL STAFFING INC	4352 W STONE DRIVE	KINGSPORT	TN	37660	423	7652628	110526
FRIENDLY MART INC	4720 FORT HENRY DR	DESALEGN, YARED	4720 FORT HENRY DR		KINGSPORT	TN	37663	423	2395712	110526
LEINBACH SERVICES INC	4924 FORT HENRY DR		4924 FORT HENRY DR		KINGSPORT	TN	37663	423	2393147	110524
MIKE'S PROFESSIONAL PAINTING	905 MYRTLE ST	RAMLEY, MICHAEL	905 MYRTLE ST		KINGSPORT	TN	37660	423	2462619	110524
PROFESSIONAL EXTERIORS LLC	114 REGIONAL PARK	BARTLEY JR, KENNETH C	C/O KENNETH BARTLEY	180 KINCHELOE RD	FALL BRANCH	TN	37656	423	3490500	110524
FALL VALLEY BUILDING COMPANY	BTA OUT OF TOWN ADDRESS		132 MORGAN LANE		FALL BRANCH	TN	37656	423	3131912	110523
HACKER SIGN CO	BTA OUT OF TOWN ADDRESS	HACKER, JAY	C/O JAY HACKER	PO BOX 301	ATHENS	TN	37303	423	7457959	110518
PERKINS ELECTRIC	CONTR OUT OF TOWN ADDRESS	PERKINS, STEVE	% STEVE PERKINS	179 MAYFIELD DRIVE	ELIZABETHON	TN	37643	423	9564503	110517
AIR BALANCING TECHNOLOGY	BTA OUT OF TOWN ADDRESS	NEELEY, SAMMY R	499 BANCROFT CHAPEL RD		KINGSPORT	TN	37660	423	2884240	110516
INGENVITY LLC	CONTR OUT OF TOWN ADDRESS		1 RED MARLE COURT		JONESBOROUGH	TN	37659	423	7911037	110516
INTERNATIONAL MARKETING GROUP	1000 STONEGATE RD	WHITESIDE, LORI	350 CENTERPOINT RD		DECATUR	TN	37322	865	3130034	110516
PETERSON CONTRACTORS INC	BTA OUT OF TOWN ADDRESS		PO BOX ADF TOWN ADDRESS		REINBECK	IA	50669	319	3452713	110516
NORTH AMERICAN CAPITAL PARTNER	858 DALE ST	THOMAS, DESIREE A	3503 CENTERPOINT RD		DECATUR	TN	37322	865	3130034	110514
MCGUIRES AUTO	2607 FORT HENRY DR	MCGUIRE, SANDRA	2607 FORT HENRY DR		KINGSPORT	TN	37664	423	5792991	110513

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REDBOX AUTOMATED RETAIL LLC	4106 FORT HENRY DR	COINSTAR INC	ONE TOWER LANE STE 900		VILLA PARK	IL	60181	630	7568418	110513
OWENS PRECISION	BTA OUT OF TOWN ADDRESS	OWENS, RANDALL	339 ELLEN DR		GATE CITY	VA	24251	423	5790253	110512
KUSTOM CYCLE & AUTO CARE	2002 BROOKSIDE LN	THOMPSON, JEFF	2002 F BROOKSIDE LN		KINGSPORT	TN	37660	423	9143237	110510
VOLUNTEER FIRESTOP SOLUTIONS	210 RAMMETOWN RD	PATRICK, TERRY	210 RAMMETOWN RD LOT 1		CHURCH HILL	TN	37642	423	2134547	110510
BROOKS LAWN CARE	BTA OUT OF TOWN ADDRESS	BROOKS, MICHAEL	115 FREDERICK ST		KINGSPORT	TN	37660	423	4085396	110509
CLAUDE KETRON ELECTRIC	BTA OUT OF TOWN ADDRESS	KETRON, CLAUDE	433 COPE ROAD		KINGSPORT	TN	37663	423	9677090	110509
SOUTHERN MILD CENTRAL CONCRETE	BTA OUT OF TOWN ADDRESS		PO BOX 999		SEYMOUR	TN	37865	865	5730670	110506
BKT UNIFORMS	122 SHELBY ST		3535 FRANKLIN ROAD		ROANCKE	VA	24014	423	7659506	110505
J P C INVESTMENTS	4307 FORT HENRY DR STE 1	CRAWFORD, JAMES D	118 W WANOLA AVE		KINGSPORT	TN	37660	423	2390600	110505
GRIFFIN ELECTRIC CO	CONTR OUT OF TOWN ADDRESS		7925 NEUBERT SPRINGS ROAD		KNOXVILLE	TN	37920	865	2498295	110502
POND AND LAKE INC	CONTR OUT OF TOWN ADDRESS		4842 POWDERHORN DRIVE		CINCINNATI	OH	45244	513	6783798	110501
POSH SPA AND SALON	114 E MARKET ST	ANDERSON, JANET	% JANET ANDERSON	105 WINDMERE PLACE	KINGSPORT	TN	37664	423	2450073	110501
ZOOMERZ #80	1331 S JOHN B DENNIS HWY		1634 WEST FIRST NORTH ST		MORRISTOWN	TN	37816	423	5817460	110501
20TH CENTURY A/C & REFRIGERATI	BTA OUT OF TOWN ADDRESS	GENTRY, TIMOTHY	PO BOX 2158		CHURCH HILL	TN	37642	423	3572210	110501
IES COMMERCIAL INC	CONTR OUT OF TOWN ADDRESS		ATTN: LICENSING	1800 WEST LOOP SOUTH STE 500	HOUSTON	TX	77027	713	8601561	110429
BIGGIES TN LLC	417 W STONE DR	RANURO, STEVEN M	810 E CENTER ST		KINGSPORT	TN	37660	423	7650455	110428
BILL COLEMAN	1624 HAROLD HILL RD	COLEMAN, BILL	1624 HAROLD HILL RD		KINGSPORT	TN	37660	423	2467817	110428
HOME TECH REPAIR AND REMODELIN	2364 IDLE HOUR RD	KESTNER, RONNIE D	2364 IDLE HOUR RD		KINGSPORT	TN	37660	423	5074781	110428
LEFTIES COUNTER CULTURE	1029 LYNN GARDEN DR	RITCHIE, J WAYNE	717 NORRIS AVE		KINGSPORT	TN	37665	423	8178338	110428
MISS BEA'S PIES & MORE CO	2320 PENDRAGON RD	REEVES, CONNIE F	109 S CHURCH ST		ROGERSVILLE	TN	37857	423	2726565	110428

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SKETCH GRASSHOPPER	1608 JEFFERSON AV	GILBERT, GERRY W	1608 JEFFERSON AV		KINGSPORT	TN	37664	423	9636666	110428
ELEAS SIGN INC	BTA OUT OF TOWN ADDRESS	ELEAS, CHERSTOS H	PO BOX 3124		BRISTOL	TN	37625	423	5387425	110426
KINGSPORT KLEANERS	2308 BLOOMINGDALE RD	JARRETT, MISTY	2308 BLOOMINGDALE RD		KINGSPORT	TN	37660	423	2001201	110426
MINHR GROUP LLC	3216 E STONE DR		DBA KAY'S OF KINGSPORT	3216 EAST STONE DRIVE	KINGSPORT	TN	37660	423	2885682	110426
AMERICAN DREAM	108 OVERHILL DR	HUFFMAN JR, JOHN H	108 OVERHILL DR		BLOUNTVILLE	TN	37617	423	2929388	110425
LUMBER LIQUIDATORS INC	1251 MONTVUE RD		3000 JOHN DEERE DRIVE		TOANO	VA	23168	423	3434168	110425
OTHERS	3944 ABILENE DR	VAUGHN, DAVID	302 WHITE HAVEN DR		KINGSPORT	TN	37660	615	3360038	110425
TMP CONSTRUCTION SERVICES LLC	BTA OUT OF TOWN ADDRESS	PATE, TED M	169 BROOKDALE DR		JOHNSON CITY	TN	37601	423	3613123	110425
GET RIGHT - CUSTOMER COUNTER T	1436 MELVIN ST	HAMLER, T J	1436 MELVIN ST		KINGSPORT	TN	37665	423	8630898	110421
KELLY JO MCGROSKY TRUCKING	CONTR OUT OF TOWN ADDRESS	MCGROSKY, KELLY JO	2348 BOOZY CREEK ROAD		BRISTOL	VA	24202	276	6692771	110421
TOM SHELTON CONSTRUCTION	2221 DIANA AV	SHELTON, TOM	2221 DIANA AV		KINGSPORT	TN	37660	423	4295516	110421
H D MOTORS	3236 E STONE DR	FORD III, D HOWARD	3237 E STONE DR		KINGSPORT	TN	37660	423	3406283	110419
REAL ESTATE SOLUTIONS	616 WESSEX DR	AMATO, KATHY	618 WESSEX DR		KINGSPORT	TN	37663	423	9144295	110419
CHILDREN'S PLACE #4188, THE	2101 FORT HENRY DR		C/O JEFFERSON WELLS	3600 MINNESOTA DR STE 850	EDINA	MN	55435	612	8511645	110418
GREENES LAWN CARE & HOME MAINT	217 JEAN ST	GREENE, MIKE	217 JEAN ST		KINGSPORT	TN	37663	423	7239877	110418
JERRY W JOYNER MASONRY	BTA OUT OF TOWN ADDRESS	JOYNER, JERRY	480 S CENTRAL ST		CHURCH HILL	TN	37642	423	3577007	110418
SOR PUBLISHING	2191 ROCK SPRINGS RD		2191 ROCK SPRINGS RD		KINGSPORT	TN	37664	423	2928148	110414
SCS ENVIRONMENTAL GROUP LLC	CONTR OUT OF TOWN ADDRESS	POOL, SHAWN STEWART	114 BAILEY DR		OLIVE BRANCH	MS	38654	662	8936700	110413
CHARLEMONT LLC	114 W CHARLEMONT AV	KING, MYRA	114 W CHARLEMONT AV		KINGSPORT	TN	37660	423	9671979	110411
WOODRUFF CONSTRUCTION	CONTR OUT OF TOWN ADDRESS		11819 AUTUMN LEAVES LN		KNOXVILLE	TN	37934	865	6603579	110411

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J & R PROFESSIONAL PAINTING	1213 E CENTER ST	PARSON, JEFF	PO BOX 1557		KINGSPORT	TN	37662	423	5712120	110408
BEFORE & AFTER LLC	3913 BOND DR		3913 BOND DR		KINGSPORT	TN	37664	423	3846244	110406
PASH PERSONALITIES	4312 OREBANK RD	STARNES, AMANDA	% AMANDA STARNES	4312 OREBANK RD	KINGSPORT	TN	37664	423	3842484	110405
SOUL FOOD FRIDAYS	1249 CHESTNUT ST	THOMAS, PAMELA	1249 CHESTNUT ST		KINGSPORT	TN	37664	423	2474616	110405
COMMERCIAL CLEANING SERVICES	1041 S WILCOX DR	OGDEN, KELLY J	1041 1/2 WILCOX DR		KINGSPORT	TN	37660	423	7425016	110404
TODAY TRI-CITIES LLC	263 WILLOWBEND PL	LOWE, ANDREW	263 WILLOWBEND PL		KINGSPORT	TN	37660	423	4080189	110404
PUREBRED MMA AND FITNESS TRAIN	5624 FORT HENRY DR	HUTTON, MICHAEL	5624 FORT HENRY DR		KINGSPORT	TN	37663	423	9469796	110402
AMERICAN COMPUTER TECH	119 SHELBY ST	OWEN, J R	PO BOX 1008		CHURCH HILL	TN	27642	423	3579800	110401
BAYS VIEW INDUSTRIAL SUPPLY	430 RIVERPORT RD		430 RIVERPORT RD SUITE 2		KINGSPORT	TN	37660	423	2470444	110401
BETTER LAWNS & GARDENS	1628 LOWELL DR	BEAR, DAVID	1628 LOWELL DR		KINGSPORT	TN	37660	423	5796095	110401
FOOD CITY #657	300 CLINCHFIELD ST	SMITH, STEVEN C	C/O K-V-A-T FOOD STORES, INC	PO BOX 1158	ABINGDON	VA	24212	276	6235100	110401
GENERAL SHALE BUILDING MATERIA	925 E STONE DR		PO BOX 3547		JOHNSON CITY	TN	37601	423	9524260	110401
GIBBS DENTAL LAB	1386 WAVERLY RD	GIBBS, BEN	1386 WAVERLY RD		KINGSPORT	TN	37664	423	2466980	110401
GRASS STAINS LAWN & LANDSCAPING	3871 ROCKY HILL LN	CODY, DAVID L	3871 ROCKY HILL LN		KINGSPORT	TN	37660	0	0	110401
HAPPY GARDEN LLC	4307 FORT HENRY DR STE 5	SHAO, LIN FENG	4307 FORT HENRY DR SITE 5		KINGSPORT	TN	37663	423	2399998	110401
JEAN'S UNIFORMS SHOES & ACCESS	814 BLOOMINGDALE PKE		% IN HOME CARE INC	201 NOTTINGHAM AVE	WISE	VA	24293	276	3289340	110401
MYSTERY OF NATURAL HISTORY	321 BROAD ST	MCNABB, MARY	% KINGSPORT MUSEUM ASSOC	321 BROAD STREET	KINGSPORT	TN	37660	423	7659900	110401
STEVE'S LAWN CARE	928 FAIN AV	KISER, STEVE	928 FAIN AV		KINGSPORT	TN	37660	423	5022536	110401
U S NAILS	2626 E STONE DR STE 6	LINH, HONG	2626 E STONE DR STE 6		KINGSPORT	TN	37660	423	2454445	110401
WIRELESS REVOLUTION TN002 INC	2101 E 718 FORT HENRY DR		24435 HALSTED ROAD		FARMINGTON HILLS	MI	48335	248	5791960	110401
TEDDY IVAN HONAKER ELECTRIC	709 RIVERSIDE AV	HONAKER, TEDDY IVAN	709 RIVERSIDE AV		KINGSPORT	TN	37660	423	2467546	110330

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AFFORDABLE TREE SERVICE	BTA OUT OF TOWN ADDRESS	GLENDENIN, STEVE	1573 MUDDY CREEK RD		BLOUNTVILLE	TN	37617	423	5075470	110329
MATTRESS FIRM	1880 N EASTMAN RD STE 200	% SOUTHERN MAX LLC	4 BANDERA CT		JOHNSON CITY	TN	37604	423	3280107	110329
U S NAILS	2626 E STONE DR STE 6	LINH, HONG	2626 E STONE DR STE 6		KINGSPORT	TN	37660	423	2454445	110329
BELTONE TRI CITIES	2408 MEMORIAL BLVD		2408 MEMORIAL BLVD		KINGSPORT	TN	37664	423	2463800	110328
RENO PLUMBING CO INC	BTA OUT OF TOWN ADDRESS		6806 SUNNYVIEW ROAD		KNOXVILLE	TN	37914	865	5224986	110328
ME-ME'S "THE WAY IT USED TO BE"	833 DALE ST APT 2	CARNETTE, CHESTEEN	C/O CHESTEEN S CARNETTE	833 DALE ST APT #2	KINGSPORT	TN	37660	423	3065231	110324
ANGELA KETRON	1229 BLOOMINGDALE PKE	KETRON, ANGELA	% HAIR EXPRESSIONS	1229 BLOOMINGDALE PKE	KINGSPORT	TN	37660	423	2477248	110323
MEADOWS HOMES	BTA OUT OF TOWN ADDRESS	MEADOWS, DONNY	PO BOX 6580		SEVIERVILLE	TN	37864	865	4281978	110323
RIDGEFIELDS CLUB	2320 PENDRAGON RD	PAGE, STAN	2320 PENDRAGON RD		KINGSPORT	TN	37660	423	3928373	110322
DENISE SPEARS WEDDINGS	117 HAMPTON GREEN	SPEARS, DENISE	117 HAMPTON GREEN		KINGSPORT	TN	37663	423	9432630	110318
DOWNTOWN MOTORS	461 W CENTER ST	KITCHINGS, KENNY	461 W CENTER ST		KINGSPORT	TN	37660	423	3430010	110318
J & C HOME SERVICE	BTA OUT OF TOWN ADDRESS	MENDENHALL, CARROLL	C/O JOSHUA MENDENHALL	780 HAMILTON RD	BLOUNTVILLE	TN	37617	423	3495718	110316
BONE FIRE SMOKEHOUSE	242 E MAIN ST	BEAVER, DOROTHY A	242 E MAIN ST		KINGSPORT	TN	37660	423	2397225	110315
VISION AUTOMOTIVE INC DBA KIA	CONTR OUT OF TOWN ADDRESS		2343 HIGHLAND FARM RD		ROANOKE	VA	24017	540	5632828	110315
SMITH ELECTRICAL CONTRACTORS I	929 E STONE DR		2224 W ELK AVE		ELIZABETHTON	TN	37643	423	2304542	110315
PATTS DESTINY COMPONENT BUILDING SYSTEMS INC	CONTR OUT OF TOWN ADDRESS		PO BOX 908		GATE CITY	VA	24251	276	3866700	110314
D P ROOFING	2745 E STONE DR	FRAZIER, PATRICIA	% PATRICIA A FRAZIER	1234 CHESTNUT ST	KINGSPORT	TN	37664	423	2764446	110312
	2898 SULLIVAN GARDENS PKWY	KERNEY, STEPHEN	2898 SULLIVAN GARDENS PKWY		KINGSPORT	TN	37660	423	3496586	110311
	CONTR OUT OF TOWN ADDRESS	VOIGHT, PAUL E	PO BOX 1266		CHURCH HILL	TN	37642	423	3579879	110311

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GRACE LAWRENCE DESIGNS	1114 CATAWBA ST	HUDSON, CHRISTY C	% CHRISTY C HUDSON	1114 CATAWBA ST	KINGSPORT	TN	37660	423	6123459	110311
L N L JEWELRY AND GIFTS	2745 E STONE DR	TEMPLETON, THOMAS L	1109 MEADOW LANE		KINGSPORT	TN	37663	423	2399228	110311
NEECE/THACKER PAINTING & ROOFI	CONTR OUT OF TOWN ADDRESS		1916 JACKSON HOLLOW RD		KINGSPORT	TN	37663	423	7239239	110311
AMANDA'S AND LUTZ'S CLEANING S	2040 CHARLOTTE ST	REICHERT, LUTZ	2040 CHARLOTTE ST		KINGSPORT	TN	37660	423	7820013	110310
PHANCY BATS & ACCESSORIES	4601 STERLING LN	HENRY, JACQUELINE	4601 STERLING LN		KINGSPORT	TN	37664	423	2887669	110310
UNWIND	405 E MARKET ST	MATHEWS, REBECCA	405 E MARKET ST		KINGSPORT	TN	37660	423	9232347	110310
SUMO	517 WHITE OAK LN	MORATALLA, ANDRES M	517 WHITE OAK LN		KINGSPORT	TN	37663	423	2390011	110309
TRI-CITY AFFORDABLE CLEANING C	525 SCOTT COUNTY RD #C-3	HAMMONDS JR, LARRY	525 SCOTT COUNTY RD #C-3		KINGSPORT	TN	37660	423	3670895	110309
TRI-CITY RESIDENTIAL ROOFING	129 PINECREST RD	HAVNES, DANIEL K	129 PINECREST RD		KINGSPORT	TN	37660	423	2885117	110309
CENTIMARK	BTA OUT OF TOWN ADDRESS	PARRISH, GARY	334 PREEHILL RD		HENDERSONVILLE	TN	37075	800	2285212	110308
MIKE STEVENS HOMES INC	BTA OUT OF TOWN ADDRESS	STEVENS, MIKE	5731 LYONS VIEW PIKE STE 124		KNOXVILLE	TN	37912	865	4509790	110308
KOST, KATHI	1137 ROCK SPRINGS DR	KOST, KATHI	1137 ROCK SPRINGS DR		KINGSPORT	TN	37664	423	3438123	110307
VOLUNTEER CONSTRUCTION & ELECT	CONTR OUT OF TOWN ADDRESS		368 CRUSSEL ROAD		PINEY FLATS	TN	37686	423	3841175	110307
GEO WIRELESS INC	309 BARRINGTON CT		309 BARRINGTON CT		KINGSPORT	TN	37663	843	2771177	110304
ULTIMATE SMOKE	2307 E CENTER ST	CATOE, JASON	2307 E CENTER ST		KINGSPORT	TN	37664	423	3020614	110304
DG'S ESSENTIALS	2404 ESSEX DR	GIVENS, DAVID	2404 ESSEX DR		KINGSPORT	TN	37660	423	7829903	110303
TENNESSEE ASSOCIATED ELECTRIC	CONTR OUT OF TOWN ADDRESS		312 WEST JACKSON AVE		KNOXVILLE	TN	37902	865	5243686	110303
AGC SODA CORP	1400 LINCOLN ST		PO BOX 929		KINGSPORT	TN	37660	423	2297200	110301
CAMP RUFF-N-MORE	3036 E STONE DR		PO BOX 624		PINEY FLATS	TN	37686	423	3787833	110301
CONLEY'S OVERLOOK	130 VFW RD	PAULUS, LYNN C	130 VFW RD		KINGSPORT	TN	37663	423	2474449	110301

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FULMER CONCRETE FINISHING CO	CONTR OUT OF TOWN ADDRESS		4325 B JERSEY PIKE		CHATTANOOGA	TN	37416	423	8551551	110301
SIGNATURE PROPERTIES	115 W NEW ST	WARREN, SHIRLEY B	115 W NEW ST		KINGSPORT	TN	37660	0	0	110301
TROUTDALE AT RIDGEFIELDS	2320 PENDRAGON RD		105 COVENTRY WYND RD		KINGSPORT	TN	37664	423	3928377	110301
TODD BLAKLEY CONTRACTORS LLC	466 BLAKLEY DR	BLAKLEY, TODD	466 BLAKLEY DR		KINGSPORT	TN	37664	423	9140871	110228
SOUTHERN CONTRACTORS LLC	2421 N JOHN B DENNIS HWY		4320 DEERWOOD LAKE PARKWAY		JACKSONVILLE	FL	32216	904	3438043	110223
WILLIAMSON CONTRACTING CO INC	CONTR OUT OF TOWN ADDRESS		731 4 MILE CREEK RD		BRANCHLAND	WV	25506	304	7782014	110223
BEACH HUT	4211 W STONE DR	WHITE, LORI	PO BOX 1921		CHURCH HILL	TN	37642	423	4164121	110222
BIG ED'S TOWING	2820 1/2 N JOHN B DENNIS HWY	WILLIAMS, LEWIS E	2820 B N JOHN B DENNIS HWY		KINGSPORT	TN	37660	423	3431800	110222
SCOTT'S PROFESSIONAL PAINTING	CONTR OUT OF TOWN ADDRESS	SCOTT, ROBERT R	% ROBERT R SCOTT	109 RICHMOND CT	GRAY	TN	37615	423	4772094	110222
BUSTED KNUCKLES MOBILE REPAIR	1360 HOLYOKE ST	EROD, LEVI	1360 HOLYOKE ST APT 23		KINGSPORT	TN	37664	423	3881131	110221
L & M	200 RIVER EDGE DR	DEW JR, CLINTON MATTHEW	% CLINTON MATTHEW DEW JR	200 RIVER EDGE DR	KINGSPORT	TN	37660	423	5799540	110221
S.A.W. CONSTRUCTION	3808 NEEDHAM DR	WHITE, STEVE A	3808 NEEDHAM DR		KINGSPORT	TN	37664	423	3065356	110221
CLASS A FIRE PROTECTION LLC	BTA OUT OF TOWN ADDRESS		165 SPURGEON LN		BLOUNTVILLE	TN	37617	423	5743473	110218
DYKES TRUCKING	241 E CHARLEMONT AV		241 E CHARLEMONT AV		KINGSPORT	TN	37660	423	3611562	110215
PEEK MASONARY	2130 MOCCASIN ST	PEEK, JASON	2130 MOCCASIN ST		KINGSPORT	TN	37660	423	3844982	110215
TENNESSEE SOUNDS	1001 N EASTMAN RD STE C	JENKINS, VICTOR	1897 FAIR OAKS RD		KINGSPORT	TN	37664	0	0	110215
THR & ASSOCIATES INC	BTA OUT OF TOWN ADDRESS	PARSONS, JEFF	23200 CLEMENS RD		ATHENS	IL	62711	217	7267590	110215
THR & ASSOCIATES INC	BTA OUT OF TOWN ADDRESS	PARSONS, JEFF	23200 CLEMENS RD		ATHENS	IL	62711	217	7267590	110215
HARKER, CANDITH M	1137 N EASTMAN RD	HARKER, CANDITH	4438 COOKS ARBOR CT		KINGSPORT	TN	37664	423	2929992	110214
PAINTWORKS	BTA OUT OF TOWN ADDRESS	SMERDON, DAVID D	236 IDLE HOUR ROAD		KINGSPORT	TN	37660	423	4293412	110214
LUVY HOMES	BTA OUT OF TOWN ADDRESS		5055 HIGHWAY 11W		KINGSPORT	TN	37660	423	3233588	110211

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RAYS CARS	1074 LYNN GARDEN DR	HATHFIELD, SCOTT	1074 LYNN GARDEN DR SUITE A		KINGSPORT	TN	37665	423	2923947	110210
TNT CONSTRUCTION	1053 OAK DRIVE CIR	TURNER, MICHAEL	1053 OAK DRIVE CIR		KINGSPORT	TN	37665	423	8179755	110210
DON SMITH CONSTRUCTION	CONTR OUT OF TOWN ADDRESS	SMITH, DON	301 SPANGLER RD		PINEY FLATS	TN	37686	423	9579553	110209
MCCOYS DRYWALL	3918 BOND DR	MCCOY, GARY D	3918 BOND DR		KINGSPORT	TN	37664	423	3067808	110209
CUSTOMER INTELLIGENCE	212 PEPPERTREE CT	CAHILL, JOHN	% JOHN CAHILL	212 PEPPERTREE CT	KINGSPORT	TN	37664	423	8171571	110207
TENNESSEE TOWING & RECOVERY IN	3702 CHERT DR		3702 CHERT DR		KINGSPORT	TN	37663	423	7826333	110203
YUMI YUMI	213 NEWLAND AV	MILLER, JUDY	213 NEWLAND AV		KINGSPORT	TN	37660	423	3069070	110203
JOHN & SONS HOME IMPROVEMENT	590 W STONE DR	ALDRO, JOHN	590 W STONE DR		KINGSPORT	TN	37660	423	9679919	110202
ALGERIE CONSTRUCTION SERVICES	CONTR-OUT OF TOWN ADDRESS		7704 SAN JACINTO PLACE		PLANO	TX	75024	972	6181100	110201
G B INVESTORS LLC	2101 FORT HENRY DR	KENNEDY, ERIC N	PO BOX 27598		KNOXVILLE	TN	37927	423	2924230	110201
G B INVESTORS LLC	1501 FORT HENRY DR	KENNEDY, ERIC N	PO BOX 27598		KNOXVILLE	TN	37927	423	2924230	110201
G B INVESTORS LLC	733 W STONE DR STE 3	KENNEDY, ERIC N	PO BOX 27598		KNOXVILLE	TN	37927	423	2924230	110201
MURRAY FINANCIAL LLC	2005 VENTURE PARK	MURRAY, BRIAN	2005 VENTURE PARK		KINGSPORT	TN	37660	423	5787007	110201
HALSEY DRUG LLC DBA BROOKSIDE	1901 BROOKSIDE DR BLD 3		345 DEERFIELD ROAD		BOONE	NC	28607	828	3553354	110131
K & R CROSSROADS	1063 LYNN GARDEN DR	WYRES, WILLIAM RANDY	1063 LYNN GARDEN DR		KINGSPORT	TN	37665	423	4182441	110128
TENNESSEE CVS PHARMACY LLC	5215 MEMORIAL BLVD		LICENSING DEPT 23062A	ONE CVS DRIVE	WOONSOCKET	RI	02895	423	2797430	110128
BIG MESS SKATEBOARDS	1406 LINVILLE ST	KIRBY, RICHARD	1406 LINVILLE ST		KINGSPORT	TN	37660	423	2769293	110127
PINK'S NAIL STUDIO	1181 N EASTMAN RD	BRUMIT, JULIE	C/O JULIE BRUMIT	1181 B N EASTMAN RD	KINGSPORT	TN	37664	423	2461111	110126
INSULATING SERVICES INC	BTA OUT OF TOWN ADDRESS	MCKISSICK, CHARLES E	PO BOX 410722		CHARLOTTE	NC	28241	704	5887814	110125
JACKSON, MALLORI	956 LANE DR	JACKSON, MALLORI	956 LANE DR		KINGSPORT	TN	37660	731	4459267	110125

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METROMONT CORPORATION	BTA OUT OF TOWN ADDRESS	PENWELL JR, RICHARD H	PO BOX 2486		GREENVILLE	SC	29602	864	6055000	110125
STRUT SERVICES GROUP	BTA OUT OF TOWN ADDRESS	HERRON, RICKY	2120 N PARK CIR		BIRMINGHAM	AL	35207	800	9378788	110125
PHIPPS FIELD SERVICES	915 LARRY NEIL WAY	PHIPPS, RICHARD	PO BOX 224		KINGSPORT	TN	37662	423	9632452	110124
STEPS OF FAITH CHRISTIAN LEARN	252 WESTFIELD DR	WALKER, DAVID	252 WESTFIELD DR		KINGSPORT	TN	37664	423	9305232	110119
INVESTMENT DEVELOPERS INTERNAT	CONTR OUT OF TOWN ADDRESS		1205 SPARWOOD LN		KNOXVILLE	TN	37932	865	4061100	110118
SALON MOXIE	1009 E SULLIVAN ST	YONTS, REBECCA	C/O TOSHA BRADSHAW	414 SPRUCE ST	MOUNT CARMEL	TN	37645	423	9563405	110117
TOP SHELF HOME IMPROVEMENT	1417 PINEOLA AV	NEWTON, JASON	1417 PINEOLA AV		KINGSPORT	TN	37664	423	3264946	110115
INN & SUITES MANAGEMENT CO LLC	3005 BAYS MEADOW PL		DBA COMFORT SUITES	1037 OLDHAM COURT	KINGSPORT	TN	37660	423	7651955	110113
JEREMY A HOBBS CONTRACTING LLC	4312 OREBANK RD	HOBBS, JEREMY A	4312 OREBANK RD		KINGSPORT	TN	37664	423	5343256	110113
A NEW BEGINNING	1908 BIRCHFIELD CT (PVT)	PATTERSON, BRENDA	Y908 BIRCHFIELD CT (PVT)STE B		KINGSPORT	TN	37660	423	384210	110112
CONSTRUCTION PARTNERS LLC	CONTR OUT OF TOWN ADDRESS	BROOKS, TRAVIS	805 OLD GRAY STATION RD STE 3		GRAY	TN	37615	423	7671560	110111
FIRST CHOICE DEVELOPMENT	1221 WATEREE ST	WATERS, ERIC	1221 WATEREE ST		KINGSPORT	TN	37660	423	3679308	110111
QUALITY FASTNER AND CONST SUPP	402 E MAIN ST	VICARS, MARK	402 E MAIN ST		KINGSPORT	TN	37660	423	3784717	110111
SHOOBIES	1459 E CENTER ST	CULLEN, SCOTT J	1459 E CENTER ST		KINGSPORT	TN	37664	423	9307515	110111
MIR TOAD'S STEREO / VIDEO LLC	2305 FORT HENRY DR	GREGORY, THOMAS J	2305 FORT HENRY DR		KINGSPORT	TN	37664	423	3921121	110110
R T H ENTERPRISES INC	1213 STEWBALL CIR		DBA STELLA BLUES CAFE	207 BOONE STREET STE 100	JOHNSON CITY	TN	37604	423	2926970	110110
JAMES CLARK FURNITURE	BTA OUT OF TOWN ADDRESS	JAMES CLARK	6476 ALLENDALE DR		HIGH POINT	NC	27263	336	5666812	110103
AFFORDABLE DRAIN CLEANING AND	BTA OUT OF TOWN ADDRESS	MAYS, BOBBY	50 HICKORY DR		BRISTOL	VA	24201	276	6450077	110102
BAILEY & ASSOCIATES REAL ESTAT	117 COMMERCIE ST		% APPRAISERS LLC	117 COMMERCIE STREET	KINGSPORT	TN	37660	423	3924535	110101
CL ELECTRIC ENTERPRISES LLC	BTA OUT OF TOWN ADDRESS	LAWSON, CHRISTOPHER M	17324 SELF HILL DR		ABINGDON	VA	24210	276	4920642	110101

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CUSTOM ORTHOTICS & PROSTHETICS	1567 N EASTMAN RD # 4	JOYCE, JASON D.	1567 N EASTMAN RD # 4		KINGSPORT	TN	37664	423	2470032	110101
CYNDEE WEBB PHOTOGRAPHY	2324 WOODRIDGE AV	REES, CYNDEE WEBB	2324 WOODRIDGE AV		KINGSPORT	TN	37664	423	3677837	110101
DIXIE PEN COMMUNICATIONS	1040 MORRELL CT	VOGT, ANGELA R	1040 MORRELL CT		KINGSPORT	TN	37664	253	9519227	110101
ETECH SECURITY PRO LLC	4209 FORT HENRY DR		P O BOX 6578		KINGSPORT	TN	37663	423	7262112	110101
EVANS	2745 E STONE DR	PHILLIPS, EVIA	628 EAST MAIN STREET		JONESBOROUGH	TN	37659	423	7738485	110101
REDI MART #15	3440 FORT HENRY DR		1439 WEST G ST		ELIZABETHTON	TN	37643	423	5426009	110101
S & K SERVICES	1040 TIP TOP AV	CAMPBELL, DONNA	PO BOX 3046		KINGSPORT	TN	37664	423	5122198	110101
SUN TAN CITY / TRI TANNING LLC	2003 N EASTMAN RD STE 200		% SEAN HENNESSY		KNOXVILLE	TN	37919	865	2921808	110101
SWEET CREATIONS	137 E NEW ST	RALPH, MARK N	%MARK N RALPH	410 SUMMERVILLE RD	KINGSPORT	TN	37663	423	2923493	110101
THE BLACKSHEAR GROUP LLC	2421 N JOHN B DENNIS HWY		1657 B EAST STONE DR STE 115		KINGSPORT	TN	37660	423	2921832	110101
TREASURE POTTS II LLC	2227 FORT HENRY DR	SMITH, PAUL B	10668 DANVILLE PIKE		LAUREL FORK	VA	24352	276	7284051	110101
CVS/PHARMACY #04130	128 W STONE DR		LICENSING DEPT-23062A	ONE CVS DRIVE	WOONSOCKET	RI	02895	423	2474171	101231
CVS/PHARMACY #04240	4320 W STONE DR		LICENSING DEPT-23062A	ONE CVS DR	WOONSOCKET	RI	02895	423	2473176	101231
CVS/PHARMACY #05664	4106 FORT HENRY DR	LANKOWSKY, ZENON P	LICENSING DEPT-23062A	ONE CVS DRIVE	WOONSOCKET	RI	02895	423	2395118	101231
A BAILEY COMPANY LLC	BTA OUT OF TOWN ADDRESS	BAILEY, ALAN	6314 CARTERS VALLEY RD		CHURCH HILL	TN	37642	423	2467893	101230
SEW BE IT	382 EASTLAND DR	GREENE, LINDA G	382 EASTLAND DR		KINGSPORT	TN	37664	423	3497539	101223
THE TALENT CAVE	213 LUCY RD		213 LUCY RD		KINGSPORT	TN	37660	423	3603602	101217
SCOTCHMAN 408	1701 E STONE DR		% WORSLEY OPERATING CORP	PO BOX 3227	WILLMINGTON	NC	28406	910	3955300	101215
APEX SLEEP PROFESSIONALS	204 LYNN GARDEN DR	DICKENSON, CHERI	204 LYNN GARDEN DR		KINGSPORT	TN	37660	423	7652840	101214
COMMERCIAL MAINTENANCE SYSTEM	5376 MEMORIAL BLVD	DOTTS, DAVID	PO BOX 3547		KINGSPORT	TN	37664	423	3410192	101213

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GREEN SCENE LANDSCAPING AND LA	1207 BLOOMINGDALE PKE	VERBAL, CHRIS	1207 BLOOMINGDALE PKE		KINGSPORT	TN	37660	423	8173644	101213
ROBY DUNN CONSTRUCTION	CONTR OUT OF TOWN ADDRESS	DUNN, ROBY	552 ROAN CREEK ROAD		MOUNTAIN CITY	TN	37683	423	7275601	101213
KIDZ ZONE PLAY SYSTEMS	BTA OUT OF TOWN ADDRESS		7822 MANCHESTER PIKE		MURFREESBORO	TN	37127	615	217334	101210
QUILLEN LANDSCAPE & DESIGN	800 UNIONHILL ST	QUILLEN, LANCE	800 UNIONHILL ST		KINGSPORT	TN	37660	423	8631778	101210
LAS - LUNDSFORD AUDIO SYSTEMS	2112 HEATHERLY RD	LUNSFORD, JAMES	2112 HEATHERLY RD		KINGSPORT	TN	37660	423	3678336	101209
TRI STATE CONSTRUCTION SERVICE	1828 AVALON ST	SHAFFER, JESSICA	1828 AVALON ST		KINGSPORT	TN	37664	423	7671146	101207
BRADEN SHIELDING SYSTEMS	BTA OUT OF TOWN ADDRESS	FOYIL, TOM	9260 BROKEN ARROW EXPRESSWAY		TULSA	OK	74145	918	6242888	101206
GODSEY, MISTY	503 E MARKET ST	GODSEY, MISTY	503 E MARKET ST		KINGSPORT	TN	37660	423	2468712	101206
MORGAN CONSTRUCTION CO INC	CONTR OUT OF TOWN ADDRESS		PO BOX 4404		CHATTAHOOGA	TN	37405	423	2666218	101203
QUALITY AIR CONTROL	BTA OUT OF TOWN ADDRESS	JONES, CHAD	P O BOX 1741		POWELL	TN	37849	865	6900937	101203
BUFFALO WILD WINGS GRILL & BAR	1721 E STONE DR		C/O BLAZIN WINGS INC	5500 WAYZATA BLVD STE 1600	MINNEAPOLIS	MN	55416	952	5402251	101201
LOX SALON	405 E MARKET ST	HARRIS, STACY	405 E MARKET ST		KINGSPORT	TN	37660	423	8173149	101201
MOUNTAIN STATES CONTRACTORS LLC	CONTR OUT OF TOWN ADDRESS		PO BOX 1004		MT JULET	TN	37121	615	7731137	101201
R & J HOME IMPROVEMENT	BTA OUT OF TOWN ADDRESS	HAWKINS, RICHARD	PO BOX 6386		KINGSPORT	TN	37663	423	3498084	101201
S & N COMMUNICATIONS COMPANY I	CONTR OUT OF TOWN ADDRESS		PO BOX 769		KERNERSVILLE	FL	27285	336	9925420	101201
SUPERIOR WALLS OF EAST TENNESS	BTA OUT OF TOWN ADDRESS		PO BOX 168		ROCK ISLAND	TN	38581	931	6863240	101201
U-HAUL CO OF TENNESSEE	334 LYNN GARDEN DR		PO BOX 21517		PHOENIX	AZ	85036	602	2636745	101201
THOMPSON CONSTRUCTION GROUP IN	200 S WILCOX DR		100 N MAIN ST		SUMTER	SC	29150	803	9721013	101130

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TRI-CITY KNIFE WORKS	1309 S JOHN B DENNIS HWY STE 105	HALL, BILL	1309 S JOHN B DENNIS HWY	SUITE 105	KINGSPORT	TN	37660	423	7820055	101129
C AND B SERVICE	2575 LAFAYETTE CIR	HAYNES, CHARLIE	2575 LAFAYETTE CIR		KINGSPORT	TN	37664	423	2924580	101124
EASY LIVING HOMES	164 PARKER LN	MCCELLAN, BETTYE	C/O BETTYE J MCCELLAN	164 PARKER LN	KINGSPORT	TN	37660	423	3848101	101123
LIGHTNING LUBE	1526 E STONE DR	WAY, MARK	1526 E STONE DR		KINGSPORT	TN	37660	423	7651053	101122
TREASURES AND TRINKETS	3916 THORNTON DR	LONG, DONNA	PO BOX 5364		KINGSPORT	TN	37663	423	5023300	101122
SPECTRA CONTRACT FLOORING	BTA OUT OF TOWN ADDRESS		PO BOX 2128 MD-95-03		DALTON	GA	30722	706	2754691	101120
FABARG STEEL SUPPLY INC	BTA OUT OF TOWN ADDRESS		PO BOX 7280		OXFORD	AL	36203	256	8318770	101119
KARMA FASHION & ACCESSORIES	1229 N EASTMAN RD STE 215	FLETCHER, DAWN	1229 N EASTMAN RD STE 215		KINGSPORT	TN	37664	423	2929331	101118
AGUR SOLUTIONS	BTA OUT OF TOWN ADDRESS	HURD, PAMI	528 BORING CHAPEL RD		GRAY	TN	37615	423	6764214	101117
LEE COMPANY	BTA OUT OF TOWN ADDRESS		331 MALLORY STATION RD		FRANKLIN	TN	37067	615	5671000	101117
LEE COMPANY	BTA OUT OF TOWN ADDRESS		331 MALLORY STATION RD		FRANKLIN	TN	37067	615	5671000	101117
MRS EVANS PALM & TAROT READER	577 W STONE DR	JOHNSON, TONY	577 W STONE DR		KINGSPORT	TN	37660	423	5578971	101117
WENDY'S #16	1005 FLAGSHIP DR		%TRI-CITIES RESTAURANT GROUP	PO BOX 7365	CHARLOTTE	NC	28241	423	3231708	101117
WENDY'S #28	101 CHARLES E BROOKS JR WAY		PO BOX 7365		CHARLOTTE	NC	28241	423	2472529	101117
WENDY'S #29	1990 ENTERPRISE PL		% TRI-CITIES RESTAURANT GROUP	PO BOX 7365	CHARLOTTE	NC	28241	423	2464532	101117
AMERICAN GREEN ENERGY INC	3348 RIDGEVIEW ST	LEIGH, BEVERLY A	3348 RIDGEVIEW ST		KINGSPORT	TN	37664	423	8170721	101116
GAMEDAY CUPPACKS	800 STONEGATE RD	MURPHY, DANIEL	% DANIEL MURPHY	1112 FAYE ST	KINGSPORT	TN	37660	423	3432995	101116
BRISTOL / SULLIVAN CO SEPTICS	BTA OUT OF TOWN ADDRESS	WELCH, GERALD D	508 JACKSON ST		BRISTOL	TN	37620	423	7649442	101115
GLASS SLIPPER BRIDAL BOUTIQUE	2101 E 46 FORT HENRY DR	BOGGS, TERESA S	6208 LAUREL GROVE RD		NORFOLK	VA	24273	276	6790400	101115

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PAINTED NOTE STUDIO	3817 MEMORIAL BLVD	ANTHONY, MARK	3817 MEMORIAL BLVD		KINGSPORT	TN	37664	434	2228159	101115
THIS N' THAT VARIETY SHOP	1605 W STONE DR	COEBURN, LINDA S	% LINDA S COEBURN	549 WEST STONE DR	KINGSPORT	TN	37660	423	2766982	101113
OLE' SMOKEY MAINTENANCE SERVICE	3911 SKYLAND DR	GREEAR, JULIE	PO BOX 7225		KINGSPORT	TN	37664	423	6775962	101112
SMART CUTS	2400 W STONE DR STE 1C	% LARKIN ENTERPRISES INC		PO BOX 1124	CONOVER	NC	28613	423	3920030	101112
PEEK-A-BOO PHOTOGRAPHY	1118 SEVIER TERRACE DR	DINGUS, CYNDI	1118 SEVIER TERRACE DR		KINGSPORT	TN	37660	423	9671475	101111
AJH CONSTRUCTION COMPANY	BTA OUT OF TOWN ADDRESS		415 WEST "E" STREET		ELIZABETHON	TN	37643	423	5434946	101110
DISCOUNT ROOFING	BTA OUT OF TOWN ADDRESS	HOLT, ALAN	244 SHIPLEY RD #16		CHURCH HILL	TN	37642	423	3843704	101110
DUNKIN DONUTS #200	120 W STONE DR	BROYLES, RYAN	120 W STONE DR		KINGSPORT	TN	37660	423	9287241	101109
MILLING SERVICES LLC	BTA OUT OF TOWN ADDRESS		6200 EAST HIGHWAY 62	BLDG 2501 SUITE 400	JEFFERSONVILLE	IN	47130	812	2822751	101104
STEWART & SONS	BTA OUT OF TOWN ADDRESS	STEWART, ROGER	530 W MAIN ST		ROGERSVILLE	TN	37857	423	7542870	101103
TAMIKO	1789 N EASTMAN RD	VALDEZ, SALVADOR	1789 N EASTMAN RD		KINGSPORT	TN	37664	423	3920164	101103
DETAIL SHOP THE HEAVENLY STITCHES QUILT SHOPPE	3611 E STONE DR 4219 FORT HENRY DR	REYNOLDS, HOWARD CROWE, LENA YVONNE	3611 E STONE DR 4219-A FORT HENRY DR		KINGSPORT	TN	37660 37663	423	8175881 3235326	101101 101101
PARKPLACE LIQUOR & WINE LLC	1309 S JOHN B DENNIS HWY STE 102	HILL, PARKER A	1309 S JOHN B DENNIS HWY	SUITE 102	KINGSPORT	TN	37660	423	2922769	101101
TRADERS VILLAGE COMIC SHOP	2745 E STONE DR	LOUDY, ROBERT	% ROBERT LOUDY	517 ELMWOOD AVE	KINGSPORT	TN	37660	423	7650407	101101
BRANDY CARPENTER	1000 STONEGATE RD BLD E	CARPENTER, BRANDY	1000 STONEGATE RD BLD E-7		KINGSPORT	TN	37660	423	9637007	101025
I LOVE BOOKS BOOKSTORE	2101 E-47 FORT HENRY DR		2101 FORT HENRY DR-247		KINGSPORT	TN	37664	423	3785859	101025
PEOPLES FOOD STORE	3104 MEMORIAL BLVD	BUCKNER, LEE V	3104 MEMORIAL BLVD		KINGSPORT	TN	37664	423	3430255	101025
E-Z MART #4	2645 FORT HENRY DR	NUR, MOHAMED I	2645 FORT HENRY DR		KINGSPORT	TN	37664	423	2463776	101022

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TRICITY TRUCK STOP INC	9954 AIRPORT PKWY	USSO, AHMED	3920 HWY 75		KINGSPORT	TN	37663	423	4264755	101021
PETE ADAMS GENERAL CONTRACTORS	BTA OUT OF TOWN ADDRESS		217 E SPRINGBROOK DR.		JOHNSON CITY	TN	37601	423	7470859	101020
J W BUILDERS CORP	1404 VAN OAKS DR	WARD, JEFF	1404 VAN OAKS DR		KINGSPORT	TN	37665	423	7234335	101018
BUILT FOREVER GREEN	402 CHEROKEE VILLAGE DR	POWELL, PAULA A	402 CHEROKEE VILLAGE DR		KINGSPORT	TN	37660	423	2885210	101015
MIKE SHARKEY ELECTRIC	BTA OUT OF TOWN ADDRESS	SHARKEY, MICHAEL C	11421 GOOSE CREEK ROAD		BRISTOL	VA	24202	276	5916613	101015
AIB CLEANING SERVICES	3955 KENT ST	SCHAFF, ADAMI	3955 KENT ST APT 21		KINGSPORT	TN	37664	423	2922644	101014
CRUISE WITH KIM	1017 OAK DRIVE CIR	GUST-NOTTINGHAM, KIMBERLY	TRAVEL AGENCY	1017 OAK DRIVE CIR	KINGSPORT	TN	37665	423	9671331	101013
CUSTOM PAINTING BY JIM	101 WHITE HAWK WAY	SAULS, JAMES	101 WHITE HAWK WAY		KINGSPORT	TN	37663	423	7262342	101013
NUTRITION FOR LIFE	2101 1/2 W STONE DR	NECESSARY, CHIP	2101 1/2 W STONE DR		KINGSPORT	TN	37660	423	2450700	101013
NICKERSON MAINTENANCE & REPAIR	450 ALLEN DR APT 4	NICKERSON, VIRGIL A	450 ALLEN DR APT 4		KINGSPORT	TN	37660	406	2242960	101011
WILLIS, THOMAS P	520 STAPLETON DR	WILLIS, THOMAS P	520 STAPLETON DR		KINGSPORT	TN	37665	423	9637215	101011
JDT CONSTRUCTION SERVICES, LLC	BTA OUT OF TOWN ADDRESS	THOMLEY, JASSON	117 BAREFOOT LANDINGS		BLOUNTVILLE	TN	37617	423	3350809	101008
GOLD AND GUNS	1697 LYNN GARDEN DR	GILBERT, CAROL A	1697 LYNN GARDEN DR		KINGSPORT	TN	37665	423	2242356	101007
KNAPPIN JACK'S	905 CLARA DR	FAXON, JACK	905 CLARA DR		KINGSPORT	TN	37660	423	3848246	101007
LAFAYETTE AIR COND OF EAST TN	325 E SULLIVAN ST	JENNINGS, JESSEE	PO BOX 1569		KINGSPORT	TN	37662	423	3784538	101004
GREAT CLIPS	2626 E STONE DR STE 80		P O BOX 954		BRISTOL	TN	37621	423	3437760	101002
BORDERS INC	2101 FORT HENRY DR		ATTN: TAX DEPT #4407	PO BOX 7069	ANN ARBOR,	MI	48107	734	4771100	101001
DON JOHNSON'S DOOR SERVICE	BTA OUT OF TOWN ADDRESS		% BOANERGES CORP		BLOUNTVILLE	TN	37617	423	9689320	101001
EDINBURGH DEVELOPMENT CO LLC	7 SHERIDAN PVT SQ		7 SHERIDAN PVT SQ SUITE 107		KINGSPORT	TN	37660	423	7230280	101001

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
EL RANCHITO MEXICAN RESTAURANT	4368 W STONE DR	ONATE, GUADALUPE	PO BOX 2689		PEACHTREE CITY	GA	30269	678	3649441	101001
FORESTRY FIRST LLC	2216 CHARLSLEY RD	BRUMMEL, KENNETH ROY	2216 CHARLSLEY RD		KINGSPORT	TN	37660	423	3784967	101001
KRIS EDWARDS MOTORCYCLES	3607 E STONE DR	EDWARDS, KRISTOPHER K	PO BOX 110		KINGSPORT	TN	37662	423	2921546	101001
LITTLE B PHOTOGRAPHY	133 FOXPORT RD	DOTY, AMANDA H	133 FOXPORT RD		KINGSPORT	TN	37664	423	3673279	101001
NANA'S GRACEFUL "7" TENNESSEE	534 DALE ST	MURPHY, PAULETTE	534 DALE ST		KINGSPORT	TN	37660	202	9057178	101001
U-HAUL CO OF TENNESSEE	3196 E STONE DR		PO BOX 21517		PHOENIX	AZ	85036	602	2636745	101001
PRESTON-MCNEES SPECIALTY	BTA OUT OF TOWN ADDRESS	PRESTON, SAMUEL	WOODWORKING	720 ROLLING HILLS DR	JOHNSON CITY	TN	37604	423	9289672	100930
RESP-I-CARE PERSONAL HOME AIDE	648 EASTERN STAR RD	CLARK, W R	648 EASTERN STAR RD		KINGSPORT	TN	37663	423	3499000	100930
RESP-I-CARE SLEEP SOLUTIONS	648 EASTERN STAR RD	CLARK, W R	648 EASTERN STAR RD		KINGSPORT	TN	37663	423	3499000	100930
TWO DADS CAFE N CATERING	316 CUMBERLAND ST	KING JR, CHARLES L	316 CUMBERLAND ST		KINGSPORT	TN	37660	423	3604115	100929
WALGREENS #13980	130 W RAVINE RD STE 101		PO BOX 901		DEERFIELD	IL	60015	0	0	100927
METAL INSTALLATIONS	BTA OUT OF TOWN ADDRESS	HARTSOCK, CHRIS	1112 ALEXANDER CROSSING		CHURCH HILL	TN	37642	423	3402877	100924
OUTDOOR DESIGN INC	BTA OUT OF TOWN ADDRESS	OLIVER, DAVID R	914 CARROLL CREEK RD		JOHNSON CITY	TN	37601	423	6106900	100923
THE FAMILY SIGN SHOP	BTA OUT OF TOWN ADDRESS	STONE, CHARLES	1716 ANDERSON ST		BRISTOL	TN	37620	423	9639377	100921
STONE DRIVE MOTORS	1400 E STONE DR	FOSTER, ROGER	2040 VOLUNTEER PARKWAY		BRISTOL	TN	37620	423	2453325	100920
US COMMUNICATIONS CONSTRUCTION	BTA OUT OF TOWN ADDRESS	RAGUSIN, JOHN F	6835 MEADOWBRIDGE COURT		ALPHARETTA	GA	30005	770	8867716	100920
KARMA FASHION & ACCESSORIES	1229 N EASTMAN RD STE 215	FLETCHER, DAWN	1229 N EASTMAN RD STE 215		KINGSPORT	TN	37664	423	2929331	100916
KINGSPORT TEMA	2301 FORT HENRY DR	RUEFER, SHAWN	3/ SHAWN RUEFER	2301 FORT HENRY DR	KINGSPORT	TN	37664	423	7910100	100915
KLA	809 E SULLIVAN ST	BRENTS, ARIELLE	PO BOX 284		KINGSPORT	TN	37662	423	5782309	100915
24 SEVEN HVAC & ELECTRICAL LLC	1913 OAKLAND ST	HOPSON, BILL	1913 OAKLAND ST		KINGSPORT	TN	37660	423	3600717	100914

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
BANDTASTICS	1604 FAIRIDGE PL	OLLIS, GERALD WAYNE	% GERALD WAYNE OLLIS	1604 FAIRIDGE PLACE	KINGSPORT	TN	37664	423	6771679	100913
C & C MASONRY SUPPLY	1171 SHIPP ST	CAMPBELL, FRED	1171 SHIPP ST		KINGSPORT	TN	37660	423	2880207	100913
SPA-DIVAS	224 VIRGINIA ST	RODEFFER, JASMINE	% JASMINE RODEFFER	224 VIRGINIA ST	KINGSPORT	TN	37665	423	4160173	100913
BROCK SERVICES LTD	1780 JARED DR		10343 SAM HOUSTON PARK DRIVE	SUITE 200	HOUSTON	TX	77064	281	8078200	100910
C & K LAWN SERVICE	206 CHANEY DR	COX, MAKAYLA LEE	206 CHANEY DR		KINGSPORT	TN	37660	423	9562173	100910
CELLULAR SALES OF TENNESSEE	4128 FORT HENRY DR STE A		6513 KINGSTON PIKE STE 106		KNOXVILLE	TN	37919	865	5847555	100910
CELLULAR SALES OF TN LLC	4128 FORT HENRY DR STE A		6513 KINGSTON PIKE STE 106		KNOXVILLE	TN	37919	865	5847555	100910
AIRCO	BTA OUT OF TOWN ADDRESS	CARMACK, M SCOTT	1033 ALLANDALE CIRCLE		KINGSPORT	TN	37660	423	2923751	100908
CT NAILS	1233 N EASTMAN RD STE 305	HUYVH, MYDUNG T	1233 N EASTMAN RD STE 305		KINGSPORT	TN	37664	501	5429458	100908
I W I A URBAN WEAR	2651 FORT HENRY DR	JAMES, JOHNATHAN	2651 FORT HENRY DR		KINGSPORT	TN	37660	207	6471257	100908
BALL CONSTRUCTION CO INC	BTA OUT OF TOWN ADDRESS	BALL, MIKE	1675 PARK AVE		NORTON	VA	24273	276	6791016	100907
HAIR EXPRESSIONS	1229 BLDGMINNGDALE PKE	FRAZIER, CINTHIA	413 CLAREMONT RD		KINGSPORT	TN	37660	423	2477245	100907
ROGERS GAS SERVICE	CONTR OUT OF TOWN ADDRESS	ROGERS, JARED	900 HILL ROAD		BLOUNTVILLE	TN	37617	423	8639960	100907
MARCUS & KINDLE EA INC	120 LEBANON RD		PO BOX 5597		KINGSPORT	TN	37663	423	2396299	100901
TRACY HAWORTH	132 WINDMERE PL	HAWORTH, TRACY	132 WINDMERE PL		KINGSPORT	TN	37664	423	3924599	100901
ACME LANDSCAPE MANAGEMENT LLC	3944 BAGWELL ST	PERRY, JOE	3944 BAGWELL ST		KINGSPORT	TN	37664	423	7657506	100831
SOUTHERN PRESERVATION AND	BTA OUT OF TOWN ADDRESS	GILLIAM, PERNALL	LAWN SERVICE	PO BOX 1794	KINGSPORT	TN	37662	423	3610646	100830
A & R ELECTRIC	BTA OUT OF TOWN ADDRESS	HAWKINS, ANGLEA	1215 PARKER PLACE		BRENTWOOD	TN	37027	615	7717796	100826
JAMES POLLY ELECTRIC	BTA OUT OF TOWN ADDRESS	POLLY, JAMES E	205 OLD STAGE RD		SURGOINSVILLE	TN	37873	423	6770112	100825
SUDS N BUBBLES	1401 E STONE DR	COURTNEY, GLEN ALLEN	PO BOX 756		ROGERSVILLE	TN	37857	423	7544876	100825

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
BASELINE DESKTOP PUBLISHING	180 PEPPERTREE DR	PERRI, LETITIA	180 PEPPERTREE DR		KINGSPORT	TN	37664	423	3495091	100824
J BEGLEY BUILDERS	BTA OUT OF TOWN ADDRESS	BEGLEY, JASON	559 MUDDY CREEK RD		BLOUNTVILLE	TN	37617	423	6120671	100824
CELL WORLD	2101 E-68 FORT HENRY DR	WHITE, MARY H	PO BOX 3962		KINGSPORT	TN	37664	423	2466855	100823
GOOD, C WYONNE	804 E CENTER ST	GOOD, C WYONNE	4077 LUNSFORD MILL RD		HILTONS	VA	24258	423	2472211	100823
NINNINIENANOS	5309 CANOVA CT	MOONEY, CATHERINE S	5309 CANOVA CT		KINGSPORT	TN	37664	0	0	100821
A LIGHT DESIGN	3420 BAILEY RANCH RD	LIGHT-KARLSSON, AMY	% AMY LIGHT-KARLSSON	3420 BAILEY RANCH RD	KINGSPORT	TN	37660	423	7653153	100820
GENERAL CONSTRUCTION INC	2421 N JOHN B DENNIS HWY	TOMA, ESTERA	2421 N JOHN B DENNIS HWY		KINGSPORT	TN	37660	423	5579918	100818
HAYNES, BETTY L	804 E CENTER ST		% A CUT ABOVE	2575 LAFAYETTE CIRCLE	KINGSPORT	TN	37664	423	2472211	100818
ROBERTSON, JOSIE	1328 S JOHN B DENNIS HWY STE C	ROBERTSON, JOSIE	349 KINCLOE MILL RD		JONESBOROUGH	TN	37659	423	3783891	100818
AXLES ETC	3196 E STONE DR	SMITH, JEFF	3196 E STONE DR		KINGSPORT	TN	37660	423	2884225	100817
BELFOR USA GROUP INC	BTA OUT OF TOWN ADDRESS		90 BRISTOL COLLEGE DR		BRISTOL	TN	37620	423	9685000	100817
HIGDON ELECTRIC	BTA OUT OF TOWN ADDRESS		5214 DAYTON BLVD		CHATTANOOGA	TN	37415	423	8772595	100817
TIPTON'S PAINTING	415 PACKING HOUSE RD APT 6	TIPTON, WENDY	415 PACKING HOUSE RD APT 6		KINGSPORT	TN	37660	423	2992835	100817
C & C SERVICES	1617 SPRING ST	COWDEN, BRANDON	% SHAWN CORDELL	1617 SPRING ST	KINGSPORT	TN	37664	423	7658011	100816
CUSTOM WINDOW REPLACEMENT	1024 VALLESDALE DR	MARTIN, JAMES E	% JAMES E MARTIN	1024 VALLESDALE DR	KINGSPORT	TN	37664	423	3494641	100816
INFINITY HAIR STUDIO	4036 FORT HENRY DR	CALLAHAN, DEBBIE JEAN	% DEBBIE JEAN CALLAHAN	4036 FORT HENRY DR	KINGSPORT	TN	37663	423	2395351	100816
VOSE CONSTRUCTION INC	BTA OUT OF TOWN ADDRESS		104 BENNETT FARMS DR		ACWORTH	GA	30102	404	4277745	100816
DIAMOND CONTRACTORS INC	BTA OUT OF TOWN ADDRESS		1615 N W7 HIGHWAY		INDEPENDENCE	MO	64056	816	6509200	100815
GAMESTOP 6655	2400 W STONE DR STE 1A		C/O GAMESTOP INC	625 WESTPORT PKWY	GRAPEVINE	TX	76051	0	0	100814
BROTHERS TATTOO SUPPLY	2745 E STONE DR	HINKLE, DENNIS	431 MINGA RD		KINGSPORT	TN	37663	423	7237475	100813

New Businesses - City of Kingsport, Tennessee

Past 12 months ending July 31, 2011 (sorted by date opening)

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
JOURNEY CNTR FOR HEALING ARTS	2762 E CENTER ST #104	LEWIS, JOHN D	2762 E CENTER ST #104		KINGSPORT	TN	37664	423	9437792	100810
TRIMBLE COMPANY INC	BTA OUT OF TOWN ADDRESS		PO BOX 4036		JOHNSON CITY	TN	37602	423	2825621	100810
BURNS, ANNE	2601 N JOHN B DENNIS HWY	BURNS, ANNE	2601 N JOHN B DENNIS HWY #1101		KINGSPORT	TN	37660	423	7372027	100809
JEFF DAVIES SERVICES	CONTR OUT OF TOWN ADDRESS	DAVIES, JEFF	1051 EAGLE VIEW DRIVE		KODAK	TN	37764	865	9330691	100809
SOUTHERN PLUMBING	BTA OUT OF TOWN ADDRESS		3516 MAVFAIR AV		MEMPHIS	TN	38122	901	4580474	100809
VENTURE CONSTRUCTION CO	BTA OUT OF TOWN ADDRESS	HOLLINGSWORTH, L F	PO BOX 4175		NORCROSS	GA	30091	770	4416555	100809
APPALACHIAN HANDYMAN	316 HIGHVIEW AV	LUCAS, STEPHEN	C/O STEPHEN L LUCAS	316 HIGHVIEW AVE	KINGSPORT	TN	37665	423	3783571	100806
EMERITUS CORPORATION	640 ROCK SPRINGS RD		% REMINGTON HOUSE ASST LIVING	3131 ELLIOTT AVE SUITE 500	SEATTLE	WA	98121	423	2398803	100805
DRESS TO IMPRESS BRIDAL	320 REVERE ST	WATLINGTON, RHONDA	320 REVERE ST		KINGSPORT	TN	37660	423	2395236	100801
L & M MOBILE OIL CHANGE	826 WALNUT AV	MORAWETZ, WILLIAM	PO BOX 2244		KINGSPORT	TN	37660	423	5796494	100801
UGLY CUPCAKE, THE	2101 E-58 FORT HENRY DR	CAMPBELL, SCOTT	C/O SCOTT CAMPBELL	2416 E STONE DR APT 900-L	KINGSPORT	TN	37660	865	3233565	100801



CITY OF KINGSPORT, TENNESSEE

July 14, 2011

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

Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Juanita Walton Property, surveyed by Daniel I. Saxon, RLS, meets the Minimum Standards for Subdivision Development 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,

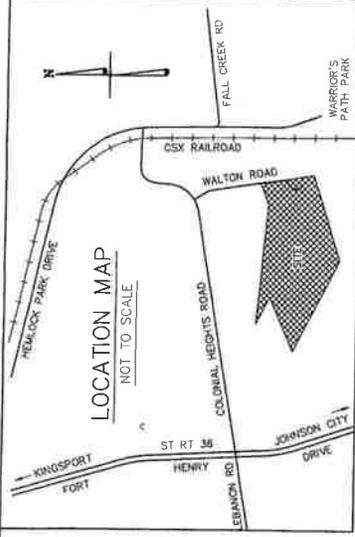
Jeff Fleming
Planning Manager

C: Kingsport Regional Planning Commission



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

- GENERAL NOTES:
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
 2. ADJOINING OWNERS AND DEEDS ARE REFERRED TO AS SHOWN HEREON. THE BOUNDARIES AND INTERESTS ARE SHOWN TO THE ACCURACY THEREOF.
 3. METERS AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
 4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND NO WARRANTY IS MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENCUMBRANCES, LIENS, OR OTHER INTERESTS THAT MAY AFFECT PROPERTY SHOWN HEREON.
 5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
 6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENCUMBRANCES, LIENS, OR OTHER INTERESTS THAT MAY AFFECT PROPERTY SHOWN HEREON. THE PRESENCE COULD ADVERSELY AFFECT THE USE AND VALUE OF THIS PROPERTY.



07/14/2011 - 02:06:38 PM
 11308764
 DANIEL L. SAXON, REGISTERED SURVEYOR
 PLAT BOOK 2981C, PAGE 488-497
 REG. FEE 20.00
 DP FEE 20.00
 ANGLE FEE 0.00
 TOTAL FEE 40.00
 STATE OF TENNESSEE, DEPUTY CLERK
 BART LONGO
 RECEIPT FOR FEE

1.2
 3

Walton Prop
Salvatore

THIS PROPERTY IS LOCATED ON FIRM COMPANY PLAT BOOK 2981C, PAGE 488 AND 489 IN A 1/4 SECTION 19, T8N, R10E, E1/4.

CERTIFICATION OF THE APPROVAL FOR R11-ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 DATE 7/11/2011
Daniel L. Saxon
 DEPUTY CLERK OF THE REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE PUBLIC WATER UTILITY ACT, CHAPTER 122, WHICH UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE 7-11-2011
[Signature]
 AUTHORIZING AGENCY

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT THE PLAN, SCHEM AND DEDICATION OF THE PUBLIC WATER UTILITY SYSTEM SHOWN HEREON IS THE PROPERTY OF THE PUBLIC WATER UTILITY SYSTEM AND THAT THE PUBLIC WATER UTILITY SYSTEM IS TO BE MAINTAINED AND OPERATED BY THE PUBLIC WATER UTILITY SYSTEM. ALL OTHER RIGHTS AND INTERESTS IN THE PUBLIC WATER UTILITY SYSTEM ARE HEREBY RELEASED AND CONVEYED TO THE PUBLIC WATER UTILITY SYSTEM.
 DATE 6/30/11
 JUANITA WALTON
 DATE 6/30/11



FOR TDEC USE ONLY
 SEE SHEET 1 OF 2 FOR DIMENSIONS

EXISTING SEPTIC SYSTEMS IN PLACE AND OPERATING PROPERLY
 ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION
 THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

REPLAT OF JUANITA WALTON PROPERTY, SHEET 2 OF 2	
KINGSFORD, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES 5.983	TOTAL LOTS 2
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNER JUANITA WALTON	CIVIL DISTRICT 14th
SURVEYOR DANIEL L. SAXON, R.L.S.	CLOSURE ERROR 1:210,000
SCALE 1" = 100'	

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HERE HAS BEEN REVIEWED BY THE REGISTERED SURVEYOR, DANIEL L. SAXON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WATER UTILITY ACT, CHAPTER 122, AND THAT IT IS HEREBY APPROVED AS SHOWN.
 DATE 7/11/2011
[Signature]
 REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WATER UTILITY ACT, CHAPTER 122, AND THAT IT IS HEREBY APPROVED AS SHOWN.
 DATE 7/11/2011
[Signature]
 REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WATER UTILITY ACT, CHAPTER 122, AND (2) THAT THE STREETS SHOWN HEREON ARE HEREBY APPROVED AS SHOWN.
 DATE 6-30-11
[Signature]
 REGISTERED SURVEYOR

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN, SCHEM AND DEDICATION OF THE PUBLIC WATER UTILITY SYSTEM SHOWN HEREON IS THE PROPERTY OF THE PUBLIC WATER UTILITY SYSTEM AND THAT THE PUBLIC WATER UTILITY SYSTEM IS TO BE MAINTAINED AND OPERATED BY THE PUBLIC WATER UTILITY SYSTEM. ALL OTHER RIGHTS AND INTERESTS IN THE PUBLIC WATER UTILITY SYSTEM ARE HEREBY RELEASED AND CONVEYED TO THE PUBLIC WATER UTILITY SYSTEM.
 DATE 6-30-11
[Signature]
 DANIEL L. SAXON, R.L.S. # 214



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS SHOWN HEREON.



CITY OF KINGSPORT, TENNESSEE

July 26, 2011

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

Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Riverbend Property Development Co. LLC and the Property of Gary Alexander, surveyed by L.K. Addison, RLS, meets the Minimum Standards for Subdivision Development 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,

Jeff Fleming
Planning Manager

C: Kingsport Regional Planning Commission





CITY OF KINGSPORT, TENNESSEE

August 4, 2011

Mr. George Coleman, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Coleman:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Springdale Subdivision, Lot 13 on Jan Way Drive., surveyed by Tim Lingerfelt, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

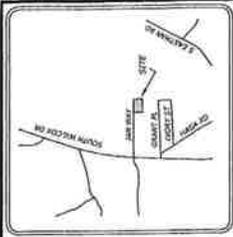
Sincerely,

Jeff Fleming
Interim Planning Manager

C: Kingsport Regional Planning Commission



SEE NOTE 1)

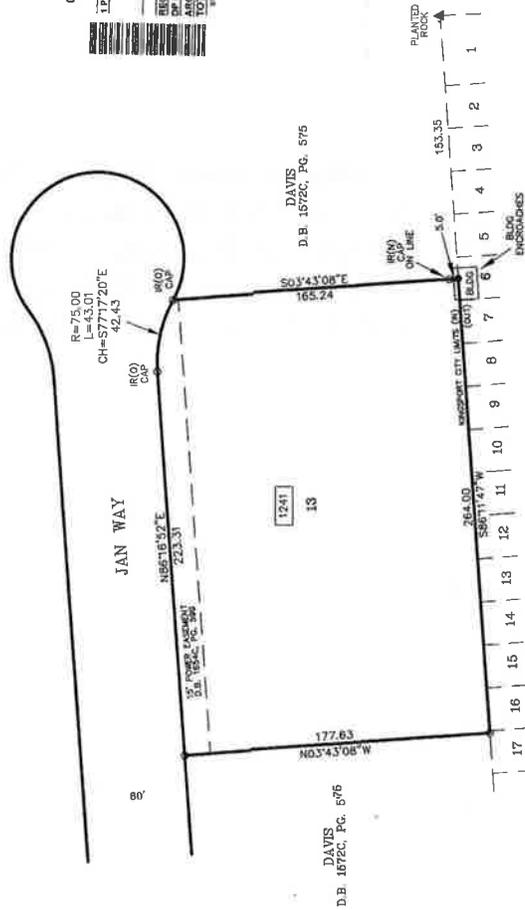


08/04/2011 - 08:15:47 AM
11307088
1203 - ALL-STATE
PLAT BOOK: P.63
PAGE: 418-418

REC.FEE	11.00
DP.FEE	2.00
REC.FEE	0.00
DP.FEE	0.00
STATE OF TENNESSEE, DALESONA COUNTY BART LONG REGISTERED SURVEYOR	

LEGEND

- IR(O) IRON ROD, OLD
- IR(N) IRON ROD, NEW
- UNMARKED POINT
- DB DEED BOOK
- PC PAGE BOOK
- AC ACRES
- BLDG BUILDING
- N.T.S. NOT TO SCALE
- [23] 911 ADDRESS



DR. J.R. PIERCE SURVEY NO. 1
P.B. 2, PG. 62

NOTES:

- 1) NORTH BASED ON KINGSFORT GEODETIC REFERENCE NETWORK PROPERTY IS ZONED M-1-R
- 2) SETBACKS:
FRONT 50'
REAR 25'
SIDE 15'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163000450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 11-8884
- 4) ACAD FILE 11-8884 KENDALL ELECTRIC.DWG
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 6) TAX MAP 61-P 'B' PART OF PARCEL 5
- 7) DEED REFERENCE: D.B. 1572C, PAGE 575
- 8) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 9) JAN WAY WAS DEDICATED IN P.B. 51, PAGE 192 AND P.B. 53, PAGE 391.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 11)

ALLEY & ASSOCIATES, INC.
SURVEYORS
248 E. MARKET STREET
KINGSFORT, TENNESSEE 37603
TELEPHONE: (423) 382-8888
FAX: (423) 382-8888



CERTIFICATE OF OWNERSHIP AND OBSERVATION
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND AS SHOWN ON THIS SURVEY AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY, OR OTHER INTERESTS THAT WOULD AFFECT THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: July 29, 2011
BY: Bart Long

CERTIFICATE OF THE APPROVAL FOR 911 ADMINISTRATIVE ASSOCIATION
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE: July 29, 2011
BY: [Signature]

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE SUBSIDIARY SYSTEM SHOWN ON THIS SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 7-28-11
BY: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WATER UTILITY SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM SHOWN ON THIS SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 7-28-11
BY: [Signature]

CERTIFICATE OF APPROVAL OF RECORDS
I HEREBY CERTIFY THAT THE SUBMISSION ACT SHEET HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE RECORDS ACT AND THAT THE INFORMATION ON THIS SHEET IS TRUE AND CORRECT AND THAT THE INFORMATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE RECORDS ACT AND THAT THE INFORMATION HAS BEEN REVIEWED BY THE RECORDS ACT ADMINISTRATOR AND IS HEREBY APPROVED AS SHOWN.

DATE: [Signature]

LOT 13, SPRINGDALE PARK
KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 1.97
TOTAL LOTS: 1

ACCESS NEW ROAD: 0
MILES NEW ROAD: 0

OWNER: DANIEL VICTOR DAVIS, et ux
SUBDIVISOR: ALLEY & ASSOCIATES, INC.
CLASSIFICATION: CIVIL DISTRICT 13TH
CLASSIFICATION: CLASSIFICATION 1:10,000

SCALE: 1"=50'



CITY OF KINGSPORT, TENNESSEE

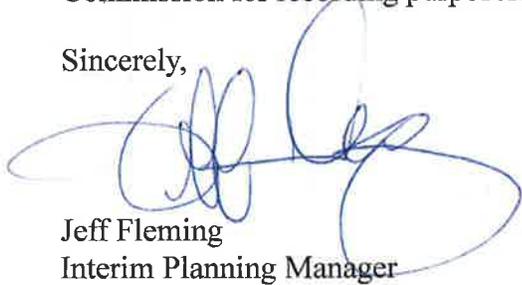
August 9, 2011

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Hillcrest Heights Subdivision on Stratford Road, surveyed by Danny Carr, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Jeff Fleming
Interim Planning Manager

C: Kingsport Regional Planning Commission





PROPERTY MAP
NOT TO SCALE

RECORDING DATA

LEWIS ROGER & NANCY ANN WILLIAMS
232324078 137
LOCATED ON SULLIVAN COUNTY TAX MAP 155 PARCELS 85-29

ABBREVIATIONS

- CL = CENTERLINE
- DB = DEED BOOK
- O— = FENCE
- S— = SURVEY
- IP(N) = IRON PIN NEW AND SET
- TM = TULLIVAN COUNTY TAX MAP
- S/B = ZONING SETBACK LINE
- X = utility spot

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD ZONING MAP AND FOUND THAT THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM MAP 42160C0235D. EFFECTIVE DATE: SEPT. 29, 2004
ZONE X-1. BASE FLOOD ELEVATIONS NOT DETERMINED
FLOOD ZONE SCALED FROM FIRM MAP

ZONING

PROPERTY IS ZONED CITY OF KINGSFORT SUBDIVISION (SPECIAL FAMILY RESIDENTIAL) BY ORDINANCE 87-08-001
R - RESIDENCES

EASEMENTS

THERE IS A 15' SET BACK/SETBACK EASEMENT ALONG ALL INTERIOR LOT LINES

MONUMENTATION

ALL CORNERS MARKED BY EITHER OLD EXISTING MONUMENTATION OR NEW IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS
ALL HIGH PINE PINE TREES SET ASIDE 1/2" REMAIN

9.11 ADDRESSING

LOT 1 = 1775 ROCK SPRINGS ROAD
LOT 2 = 1763 ROCK SPRINGS ROAD

**SUBDIVISION OF
LEWIS ROGER & NANCY ANN WILLIAMS
PROPERTY**

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.6568 AC± TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER LEWIS & NANCY ANN WILLIAMS CIVIL DISTRICT 13

SURVEYOR CARTER, CARE & ASSOC. CLOSURE ERROR .17500

SCALE: 1" = 30'

JERRY DAVENPORT
DB 1047C/PAGE 226
TM 105 PARCEL 81

LOT 1
ERMA YOCHER PROP.
PB 51/PAGE 756

LOT 4
ERMA YOCHER PROP.
PB 51/PAGE 755

ROY COLLINS
DB 316A/PAGE 6
TM 105 PARCEL 80

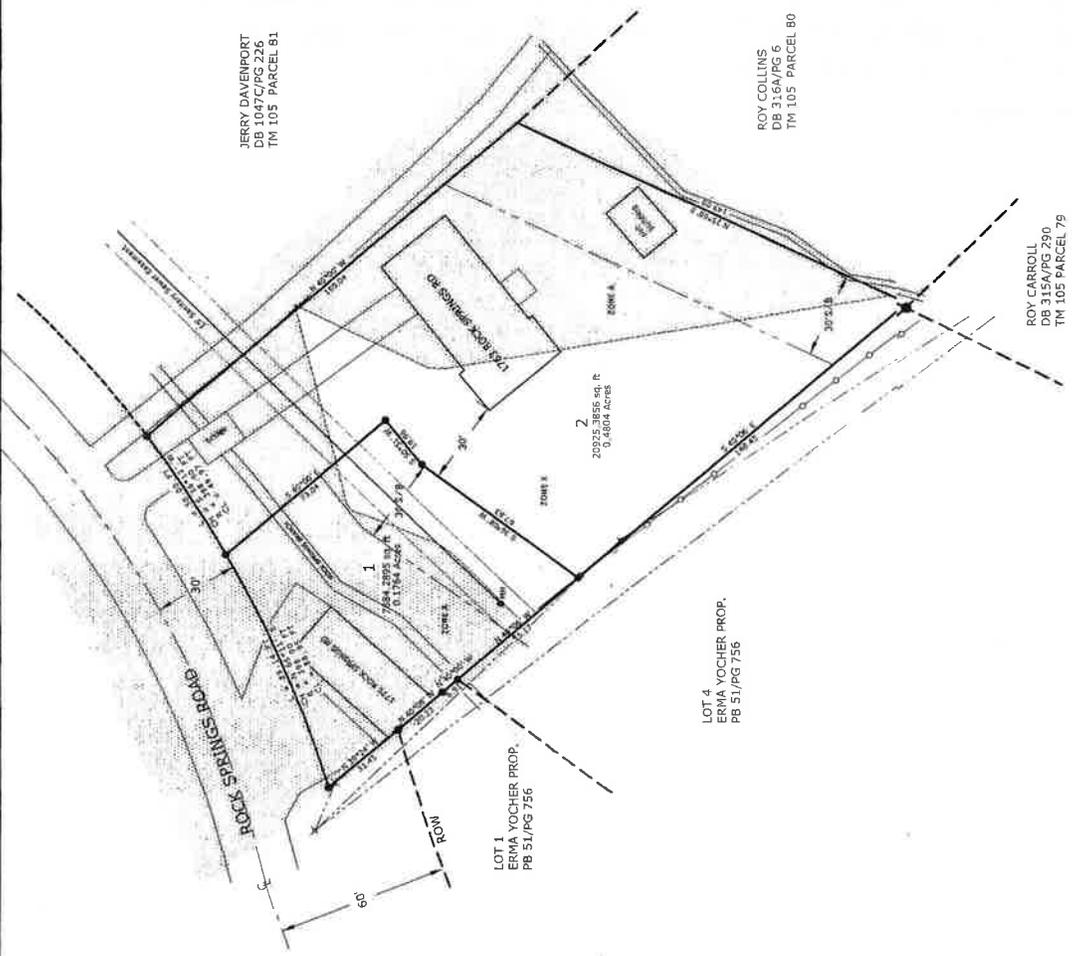
ROY CARROLL
DB 315A/PAGE 290
TM 105 PARCEL 79

09/09/2011 - 08:11:20 AM
11307432

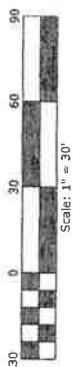
1 PGS. AL-PLAT BATCH: 2872
PLAT BOOK: P53
PAGE: 424-423

REG. FEE	18.00
PLAT FEE	0.00
REC. FEE	0.00
TOTAL	18.00

SITE OF TOWN OF KINGSFORT
COUNTY OF SULLIVAN



<p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TOWN OF KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>John B. S. H.</i> John B. S. H.</p>	<p>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TOWN OF KINGSFORT SEWERAGE DEPARTMENT OF PUBLIC WORKS AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>John B. S. H.</i> John B. S. H.</p>	<p>CERTIFICATION OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS SHOWN ON THIS SUBDIVISION SHALL SERVE THESE LOTS AS PROPOSED AND ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF KINGSFORT PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____ CITY ENGINEER OR COUNTY ENGINEER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT I HAVE BEEN AWARE OF THE CONTENTS AND EXTENT OF THIS SUBDIVISION AND THAT I HAVE BEEN ADVISED BY THE SURVEYOR OF THE ACCURACY OF THE SURVEY AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS SUBDIVISION.</p> <p><i>Lewis Roger Williams</i> Lewis Roger Williams 8-11-2011</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, LEWIS ROGER & NANCY ANN WILLIAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE SUBDIVISION WITH WITHOUT FURTHER DEEDS AND AGREEMENTS AND I HEREBY DEDICATE AND AGREE TO ALL EASEMENTS, ALIENS, TAXES, AND OTHER OBLIGATIONS TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>8-11-2011 <i>Lewis Roger Williams</i> OWNER</p>
<p>APPROVAL FOR 9.11 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p><i>Christina Campbell</i> Christina Campbell City of Kingsport</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE TOWN OF KINGSFORT PLANNING COMMISSION AND IS HEREBY APPROVED FOR RECORDING.</p> <p><i>Lewis Roger Williams</i> Lewis Roger Williams City of Kingsport</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, LEWIS ROGER & NANCY ANN WILLIAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE SUBDIVISION WITH WITHOUT FURTHER DEEDS AND AGREEMENTS AND I HEREBY DEDICATE AND AGREE TO ALL EASEMENTS, ALIENS, TAXES, AND OTHER OBLIGATIONS TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>8-11-2011 <i>Lewis Roger Williams</i> OWNER</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, LEWIS ROGER & NANCY ANN WILLIAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE SUBDIVISION WITH WITHOUT FURTHER DEEDS AND AGREEMENTS AND I HEREBY DEDICATE AND AGREE TO ALL EASEMENTS, ALIENS, TAXES, AND OTHER OBLIGATIONS TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>8-11-2011 <i>Lewis Roger Williams</i> OWNER</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I, LEWIS ROGER & NANCY ANN WILLIAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE SUBDIVISION WITH WITHOUT FURTHER DEEDS AND AGREEMENTS AND I HEREBY DEDICATE AND AGREE TO ALL EASEMENTS, ALIENS, TAXES, AND OTHER OBLIGATIONS TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>8-11-2011 <i>Lewis Roger Williams</i> OWNER</p>



PREPARED BY:
CARTER, CARE & ASSOCIATES
SURVEYORS & PLANNERS
KINGSFORT, TENNESSEE 37680
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EMAIL: carccare@carcare.net