TENTATIVE 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.

December 15, 2011 7:00 P.M.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON NOVEMBER 17, 2011

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

None

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

12-01 Request an Extension of Irrevocable Letter of Credit for St. Andrews Garth Subdivision (11-103-00001) – The Planning Commission is requested to consider extending an Irrevocable Letter of Credit (ILOC) for St. Andrews Garth Subdivision. (Combs)

12-02 Request to Call Irrevocable Letter of Credit for Villas at Netherland Subdivision (09-201-00076) – The Planning Commission is requested to consider to call the Irrevocable Letter of Credit for the Villas at Netherland Development. (Combs)

12-03 Final Plat Approval for Duncan Property (11-201-00066) - The Planning Commission is requested to consider granting final subdivision plat approval for lots 1, 2, and 3 of the Duncan property. The property is located along Orebank Rd., in the 14th Civil District of Sullivan County. (Combs)

12-04 Maclean Rezoning Report (11-101-00010) – The Planning Commission is requested to consider a rezoning of approximately 15.5-acres of property from TA, Tourist Accommodation District, to B-3, General Business District. The property is located along Airport Parkway and Jericho Drive, in the 7th Civil District of Sullivan County. (Meredith)

12-05 Border Regions Area 1 Annexation (11-301-00019) – The Planning Commission is requested to consider annexation, zoning, and plan of services for property located east of the southern portion of Eastern Star Road. The property is located in the 14th Civil District of Sullivan County. (Weems)

12-06 Border Regions Area 2 Annexation (11-301-00020) – The Planning Commission is requested to consider annexation, zoning, and plan of services for property located along Mitchell Road. The property is located in the 14th Civil District of Sullivan County. (Weems)

12-07 Border Regions Area 3 Annexation (11-301-00021) – The Planning Commission is requested to consider annexation, zoning, and plan of services for property located in the vicinity of the Tri-Cities Crossing exit. The property is located in the 14th Civil District of Sullivan County. (Weems)

VII. OTHER BUSINESS

Receive, for informational purpose only, the minutes of the Regular Meeting of the Board of Zoning Appeals held November 3, 2011.

Receive, for informational purpose only, a report of permits issued by the Building Division for the period of November 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 Lot 2, Caron Lee Cassell Subdivision (Gerald W. Begley, Jr. Property).

Receive minor subdivision letter and map for Lot 9, Hunts Crossing-Phase Two.

Receive minor subdivision letter and map for the Replat of Lots 16 & 17, Block 1, Meadowview Subdivision.

Receive minor subdivision letter and map for the Replat of the Henry Keys Farm Subdivision, Tract #5, and a portion of the Kenneth Murray Property.

Receive minor subdivision letter and map for the Replat of Lot 1, Edinburgh Homes, LLC.

Receive report concerning items of interest.

VIII. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE KINGSPORT REGIONAL PLANNING COMMISSION

November 17, 2011 7:00 p.m.

Members Present

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

Members Absent

None

Staff Present

Lynn Tully
Ken Weems
Karen Combs

Visitors List

Donald Jobe
Carolyn Ledford
Jared Ledford
Allison Ledford
Neil Ledford

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the Commissioners and staff, and summarized the meeting procedures. Staff advised that the changes made to the Tentative Agenda from the Work Session had been made, and a new Agenda was at their desk. A motion was made by Mike McIntire, seconded by George Coleman, to approve the Agenda as presented. This motion was approved unanimously, 8-0.

The minutes of the Regular Meeting held on October 20, 2011, were discussed. A motion was made by Colette George, seconded by Mike McIntire, to approve the minutes as presented. This motion was approved unanimously, 8-0.

CONSENT AGENDA

No items

UNFINISHED BUSINESS

No items

NEW BUSINESS

Request an Extension of Irrevocable Letter of Credit for Harmony Ridge Subdivision (10-201-00010)- - The Planning Commission considered a request to extend an Irrevocable Letter of Credit (ILOC) for Harmony Ridge Subdivision. Lynn Tully presented the item regarding extension and stated that a revised memorandum was at their desk with a new recommendation for this Letter of Credit. Staff stated that upon speaking with Mr. Garrett, the developer for Harmony Ridge Subdivision, and the Engineering Department a new recommendation has been prepared, which accounts for the soil erosion and storm water conditions found on the site. There is a history of soil erosion and storm water control issues and complaints. Currently, there are several existing houses as the end of the subdivision, which house City residents affected by the soil erosion issues. The new recommendation includes conditions for extension of the bond. The bond is currently due on December 16, 2011. The conditions include regular meetings with the stormwater inspector, as well as a comprehensive site stabilization plan with implementation plan, and a revised set of stormwater calculations prepared by a qualified engineer. The applicant will have until December 15, 2011, 5:00p.m. to produce a new bond and comply with those contingencies. At that time the original Letter of Credit will be released to the bank a be replaced by the new bond. If the items are not produced then the original bond will be called in favor of the City. The Chairman opened the item for discussion. A discussion was ensued regarding the current Letter of Credit and expiration date. Commissioner Denton asked if this development originally had a different name. Staff stated that it was originally Peach Orchard Subdivision. Commissioner Denton further questioned if the City would complete the infrastructure items if the bond was called. Staff stated in the affirmative and would complete those items with the monies from the bond. Commissioner Lewis asked if the bank had been contacted regarding extension of the Letter of Credit. Staff said that the bank had not been contacted. There were no further questions.

The Chairman opened the item for public hearing. There being no one to speak in favor or in opposition of the request, the item was closed. A motion was made by Mike McIntire, seconded by George Coleman, to approve a one year extension of the Irrevocable Letter of Credit for the Harmony Ridge development contingent upon receipt of 1) new revised stormwater control calculations prepared by a qualified design professional. 2) A comprehensive site stabilization plan prepared by a qualified design professional and proof of implementation. 3) Monthly meetings with the inspector implementing the stabilization plan and the City Stormwater Inspector for the term of the Irrevocable Letter of Credit. If these contingencies are not met by 5:00 p.m. on December 15, 2011, then the Planning Commission shall call the Letter of Credit for the Harmony Ridge development in the amount of $137,000 to ensure the infrastructure will be installed as required, and direct the City Treasurer to submit a request to TruPoint Bank on or before December 16, 2011.

This motion was approved with a vote of 7-0-1, with Jim Lewis voting no, and Dennis Ward abstaining.

Edinburgh Phase 2e, Preliminary Plat Approval (11-201-00060) – The Planning Commission considered granting preliminary plat approval for Phase 2e of the Edinburgh Subdivision, located off Rock Springs Road. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff stated that a letter had been presented to request withdrawal of this item until additional information is received from City departments.

The Chairman opened the item up for public hearing. Mr. Don Jobe was present to withdraw the request, and substantiated the need for withdrawal. There being no further speakers the public hearing was closed. A motion was made by George Coleman, seconded by Mike McIntire, to withdraw the request. The motion was approved unanimously, 8-0, with Dennis Ward abstaining.

Kendrick Creek Part B Annexation (11-301-00005) - The Planning Commission considered the annexation, zoning, and plan of services for property located in the northern quadrant of the I-26/I-81 interstate interchange. The property is located in the 14th Civil District of Sullivan County. Presentation was made by Ken Weems. Staff advised that the annexation area consisted of approximately 119 acres divided into 1.5 parcels. Also included in the annexation area was approximately 3,640 feet of public streets.

Mr. Weems did state that the property owner had been contacted regarding the zoning district applied to the annexation area, and the owner has requested an A-1 zoning district to preserve the farming and agricultural use of that property. He further stated that a 10-foot strip of County is continued until the remaining portion of Colonial Heights is annexed. The Planning Commission went into discussion and Commissioner Denton questioned if whether or not the property owners were amenable to the A-1 zoning district. Staff affirmed that the property is an active farm at this time, the A-1 is typically a holding zone for future commercial use and has been approved by the property owners. There were no further questions. The Chairman opened the item for public hearing. There being no one to speak in favor or in opposition of the request, the item was closed.

A motion was made by Mike McIntire, seconded by Jim Lewis, to approve request as presented. The motion was approved unanimously, 8-0.

Sullivan County Zoning Text Amendment Report (11-801-00006) – The Planning Commission considered a Sullivan County Zoning Text Amendment to Article 3-104.2 relating to accessory structures in mobile home parks. Presentation was made by Karen Combs regarding the zoning text amendment. The text amendment proposed to add to Article 3-104.2. This amendment is a minor County Zoning Text Amendment to include provisions permitting and regulating the individual detached residential accessory structures within established and new mobile home parks within the county.

The proposed amendment of Article 3-104.2 included paragraph #11 below:

11. Residential Accessory Structures – With written approval from the landowner, each tenant of the mobile home park may be permitted detached residential accessory structures so long as the structure(s) meets all other bulk regulations and site design standards as outlined above per Article 3-104.2 as well as the following limitations:
    a. Each approved mobile home park space (lot within park) may have one detached carport no larger than 400 square feet and shall be setback at least ten (10) feet from the interior access road; thirty (30) feet from the property line and twenty (20) feet from adjacent homes, in order to satisfy the site design standards as required per Article 3-104.2;
    b. Each approved mobile home park space (lot within park) may also have one additional detached residential storage building no larger than 120 square feet and shall also meet the same setbacks as stated above; and
    c. In order to safeguard the open space and common play area set aside for the enjoyment of all mobile home park residents, no other individual residential accessory structures may be permitted within the mobile home park.

d. *Communal accessory structures*, such as laundry facilities, playground equipment, common mail box stations, gazebos, maintenance sheds or other amenities must be shown on the comprehensive development plan and shall be approved by the Sullivan County Regional Planning Commission.

Staff recommended approval to the Kingsport Regional Planning Commission.

The Planning Commission conducted discussion regarding the item. Commissioner Stauffer asked if people in the County could have an accessory use larger than the 120 sq. feet recommended. Staff stated that a larger accessory use would be allowed as long as it meets the other zoning requirements, and a permit is obtained. There being no further discussion the Chairman opened the item for public hearing. No one spoke in opposition to or in favor of the proposed amendment.

There being no further discussion, a motion was made by Colette George, seconded by George Coleman, to recommend the zoning text amendment as presented. The motion was approved unanimously, 8-0.

Sullivan County Zoning Text Amendment Report (11-801-00007) – The Planning Commission considered a Sullivan County Zoning Text Amendment to Article 3-103.6(2)(a)(vi) relating to sizes of residential accessory structures. Presentation was made by Karen Combs.
This text amendment proposes to amend section 3-103.6 (2)(a)(vi). This amendment will change the square footage on exempt detached portable residential accessory structures (ex. Carports) from 200 square feet to 120 square feet. This change will bring the zoning code into compliance with the IRC building code standard. This request if adopted will minimize confusion by matching the zoning code requirements to the building code standards. Staff recommended approval to the Kingsport Regional Planning Commission.

The Planning Commission conducted discussion regarding the item. Commissioner Denton asked how this new change to the zoning text would be communicated to the Sullivan County residents. Staff stated that upon request of a permit the property owner would be notified of the new regulations and the change is typically published in the legal section of the Times News, as well. Commissioner McIntire stated this is a similar process to the way City conducts zoning text amendments. Commissioner Denton asked if the City's County Commission representative would also help to notify county residents of the proposed change. There being no further discussion the Chairman opened the item for public hearing. No one spoke in opposition to or in favor of the proposed amendment. A motion was made by Colette George, seconded by "Buzzy" Breeding, to approve the zoning text amendment as presented. The motion was approved unanimously, 8-0.

Sullivan County Zoning Text Amendment Report (11-801-00008) – The Planning Commission considered a Sullivan County Zoning Text Amendment to propose two new districts be added to the Sullivan County zoning code relating to campgrounds. Presentation was made by Karen Combs. Mrs. Combs did have conversation with two property owners by telephone regarding the text amendment and relayed the content of the conversations to the Planning Commission. In an effort to govern campgrounds within the county, staff proposed two new districts be added to the Sullivan County zoning code.

This first addition is AR2, Agricultural/Rustic Campground District. The purpose of this district is to allow for designated primitive tent sites with basic amenities. The AR2 will not permit long term/seasonal stay with individual utilities. No RV/Campers are allowed in this zone and there is a time limit for stays similar to the State owned campgrounds of 14 days.

The second amendment is the introduction of the CT, Commercial-Tourism District. This district allow campgrounds with full utility hook-ups, bath houses, sewer dump stations and are located near to or may include commercial facilities. This zone may allow designated areas for long term recreational vehicle stay and camper sites and allows for a mixture of land uses but prohibits manufactured housing, mobile homes and other incompatible land uses.

Staff recommended approval of both items to the Kingsport Regional Planning Commission.

The Planning Commission conducted discussion regarding the item. Commissioner Denton asked if we were establishing a new zone for Sullivan County. Commissioner McIntire stated "no" we would be simply recommending the zones to the Sullivan County Commission similar to the process for BMA approval. Sullivan County's Commission would then make the final approval or denial. Mr. McIntire further stated that Bristol would conduct the same type of hearing in reviewing the amendments prior to hearing by the County Commission.

Commissioner Ward stated that during those Regional Planning Commission meetings, where this item was discussed, the issue did appear to relate to primarily lake area properties. Commissioner George asked if there were places in the Urban Growth Boundary that would be appropriate for these zones. Commissioner Ward stated that there are a few sites that may be eligible. He further stated that although eligible those sites would be required to be rezoned, and recommendation would be provided to the Kingsport Planning Commission regarding the appropriateness of the zones for any properties within the Urban Growth Boundary.

There being no further discussion, the Chairman opened the item up for public hearing. Ms. Carol Ledford spoke in opposition to the item. She cited the loss of agricultural use in the area, and that the zone was prompted by a particular zoning request on a single property and may have a larger affect on the County as a whole. Commissioner McIntire asked if Ms. Ledford had contacted her County representatives on the County Commission, as well. Ms. Ledford stated that she had, in fact, contacted her representatives. Commissioner Ward stated that the county discussion didn't necessarily identify one person, but did receive a lot of opposition from property owners particularly in the lake area. George Coleman asked if campgrounds currently exist in the County. Staff stated that there are a few and are zoned commercial. Commissioner McIntire stated that to his knowledge four or more are currently in existence ranging from small cabins to primitive camping. Commissioner Coleman asked what other uses were allowed in those zones. Commissioner McIntire stated they were very specific to campgrounds. Commissioner Coleman further stated that the property owner in question could then request any one of the current county zones for a campground today. He further affirmed that this change only differentiated two different types of zoning for these campgrounds under this proposed change. Ms. Ledford stated the current version of this zoning was denied for the alleged property owner prompting the new zoning text. She asked that the Commission consider how this affects all of Sullivan County and not just the City of Kingsport. She stated that the new zones maybe easier to get approval for in the future.

There being no one else to speak in favor or in opposition to the item the public hearing was closed. A motion was made by "Buzzy" Breeding, seconded by George Coleman, to approve the zoning text amendment recommendation as presented by staff. The motion was approved with a vote of 7-0-1, with Jim Lewis voting no.

OTHER BUSINESS

Proposed Amendment to the Business Conference Center Sign Regulations – The Planning Commission received for information and future consideration, an amendment to Section 114-467(9) *Signs* of Division 9, Business Conference Center District in the City of Kingsport Zoning Code. The changes were explained to the Planning Commission regarding the proposed new signs allowed within the business conference center district under this draft. The signs included for change were a new complex free standing center sign, which is an amendment to the current free-standing center signage allowed. It creates a primary and secondary sign under the current allowances regarding the signs along the interstate. The proposal really has very limited application within the Business Conference Center District and would apply to those businesses that are all on the same parcel, particularly applying to MeadowView. As an example, MeadowView may in the future have several businesses in addition to the conference center itself including a winery, Aquatic Center, and the Cattails Golf Course, all of which are located on the same parcel but exist as separate but associated businesses. This allows for signage on the current interstate sign for those businesses. Staff stated that further changes include allowance for a monument sign for each of those businesses as well, as those currently would not be allowed any additional signage along any roadways. The monument signs would be limited to each business on the single parcel and would be limited to the same size and height requirements and restrictions currently found in the Business Conference Center District. Additionally, a house-keeping change included specific detail regarding traffic directional signs in the district.

The Planning Commission received, for informational purpose only, a report of the FY2011 Year-to-Date Relocation Report.

The Planning Commission received, for informational purpose only, a report of permits issued by the Building Division for the period of October 1-31, 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:

- Resubdivision of the Winkle Subdivision on Shadowtown Road
- Resubdivision of the Dean Trent Property on Stone Drive
- Replat of Lot 1, Josie Hood Subdivision

The Planning Commission held discussion regarding a request by Commissioner Denton for accumulative total cost for annexations including a net present value cost. Commissioner Denton requested this more in depth cost analysis to allow for a more accurate recommendation to the Board of Mayor and Aldermen regarding annexations and trying to follow current budget constraints. There was much discussion from the Commission regarding the difficulties in quantifying these annexation costs and benefits as they vary widely between acreage and residences of the types of properties that are included in each annexation. Commissioner Coleman did state that he felt the annexations could be better monitored by looking at the annexation areas or neighborhoods as a whole vs. individual small areas. Commissioner McIntire did state further that when looking at each of these annexations then we should also include the commercial costs and benefits that are contributing to the revenues particularly for this analysis. Commissioner McIntire further stated that many of the costs are still not completely capture in the current process particularly as they relate to school cost. Commissioner Coleman stated that his concerns centered around beginning down a path in a neighborhood that may or may not be profitable in the long run. Commissioner George

stated her concerns the alternative to losing out on revenues and increasing cost by not annexing some of these areas, and that the annexations would then be more expensive in the long run that we have seen in several of the Colonial Heights annexations. Although she did state her support for studying the annexations by neighborhoods vs. the individual small areas. Additional discussion ensued regarding creating a better cost analysis tool to use in evaluations. Commissioner Lewis stated that he felt like Planning Commission should have more input in the proposed annexation areas and the future areas slated for annexation. After some additional discussion, the item was closed. Staff did state they would work to include those items in our cost analysis that those items would probably be presented to the Planning Commission with the next set of residential annexations.

The Planning Commission also discussed a Christmas luncheon where the Commission would treat the Planning staff for lunch. It was decided that this would be held during the December 12th Planning Work Session, assuming that there would be few items on the agenda. Staff was to find a location of their choice.

ADJOURNMENT

There being no further business, a motion was made by George Coleman, seconded by Mike McIntire, to adjourn the meeting at approximately 8:02 p.m. This motion passed unanimously, 8-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

12-01

MEMORANDUM

TO: **KINGSPORT REGIONAL PLANNING COMMISSION**

FROM: **Karen Combs, Principal Planner**

DATE: **Wednesday, December 07, 2011**

SUBJECT: **SUBDIVISION PERFORMANCE BOND**

The Planning Commission currently holds a Letter of Credit for St. Andrews Garth Subdivision (11-103-001) in the amount of $47,700. The expiration date for this LOC is December 15, 2011. The City Engineer has evaluated the improvements for this subdivision and determined that the appropriate action is to recommend to the Planning Commission to extend the bond amount of $47,700 for one more year.

Staff recommends to the Kingsport Regional Planning Commission to extend the letter of credit for the St. Andrews Garth in the amount of $47,700 to ensure that infrastructure will be put into place to serve the development.

SUNTRUST

LETTER OF CREDIT NUMBER F855104

IRREVOCABLE LETTER OF CREDIT NUMBER F855104

NOVEMBER 29, 2011

BENEFICIARY:
CITY OF KINGSPORT
ATTN: CITY TREASURER
225 WEST CENTER STREET
KINGSPORT, TN 37660

APPLICANT:
LEONARD O. GERBER
24954 SHORE DRIVE
PUNTA GORDA, FL 33950-5167

RE: OUR IRREVOCABLE LETTER OF CREDIT F855104

DEAR BENEFICIARY:

THIS IS TO NOTIFY YOU THAT THE ABOVE REFERENCED LETTER OF CREDIT HAS BEEN EXTENDED FOR AN ADDITIONAL PERIOD AS STATED IN THE TERMS AND CONDITIONS OF THE LETTER OF CREDIT.

CURRENT LETTER OF CREDIT EXPIRY DATE: DECEMBER 15, 2012

THIS IS A NOTIFICATION ONLY AND IS NOT AN AMENDMENT TO THE ORIGINAL LETTER OF CREDIT.

IF YOU HAVE ANY QUESTIONS CONCERNING THIS LETTER OF CREDIT PLEASE CALL OUR LETTER OF CREDIT DEPARTMENT AT 1-800-951-7847.

SINCERELY,

Pamela Crenshaw

Pamela T. Crenshaw
Banking Officer

AUTHORIZED SIGNATURE
SUNTRUST BANK
25 PARK PLACE
16TH FLOOR
ATLANTA, GA 30303
CC: SUNTRUST A/C OFFICER

CONTINUED ON NEXT PAGE

SUNTRUST

Bonner,Diane B
NC-Chapel Hill-0564
CC: APPLICANT

SUNTRUST

LETTER OF CREDIT NUMBER F855104

AMENDMENT DATE: JANUARY 25, 2011

APPLICANT:
LEONARD O. GERBER
24954 SHORE DRIVE
PUNTA GORDA, FL 33950-5167

BENEFICIARY:
CITY OF KINGSPORT
ATTN: CITY TREASURER
225 WEST CENTER STREET
KINGSPORT, TN 37660

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE MENTIONED CREDIT AND MUST BE ATTACHED THERETO.

AMENDMENT NO. 001

THERE IS A DECREASE IN LETTER OF CREDIT AMOUNT OF 389,200.00 U.S. DOLLARS FOR A NEW TOTAL OF 47,700.00 U.S. DOLLARS.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.
PLEASE DIRECT ALL INQUIRIES TO:

SUNTRUST INTERNATIONAL DIVISION
ATTN: LETTER OF CREDIT DEPARTMENT
25 PARK PLACE, 16TH FLOOR, MC 3707
ATLANTA, GEORGIA 30303 USA
PHONE: 800-951-7847. SELECT OPTION 3, THEN OPTION 1
FAX: 404-588-8129

SINCERELY,
SUNTRUST BANK

Dale Toothill
Assistant Vice President

AUTHORIZED SIGNATURE
205

PLEASE RETURN A COPY OF THIS AMENDMENT SIGNED IN ORIGINAL.
THIS AMENDMENT IS:

✓ ACCEPTABLE TO US ___REJECTED BY US

Mayor DATE: 1/31/11

AUTHORIZED SIGNATURE OF
BENEFICIARY

SUNTRUST

LETTER OF CREDIT NUMBER F855104

ISSUANCE DATE: DECEMBER 22, 2010

APPLICANT:
LEONARD O. GERBER
24954 SHORE DRIVE
PUNTA GORDA, FL 33950-5167

BENEFICIARY:
CITY OF KINGSPORT
ATTN: CITY TREASURER
225 WEST CENTER STREET
KINGSPORT, TN 37660

FOR USD 436,900.00
(FOUR HUNDRED THIRTY SIX THOUSAND NINE HUNDRED 00/100 U.S. DOLLARS)

DATE OF EXPIRATION: DECEMBER 15, 2011
PLACE OF EXPIRATION: AT OUR COUNTERS

RE: ST. ANDREW'S GARTH SUBDIVISION
LETTER OF CREDIT

WE HEREBY ESTABLISH OUR IRREVOCABLE LETTER OF CREDIT NO. F855104 IN YOUR FAVOR FOR ACCOUNT OF THE ABOVE-REFERENCED APPLICANT TO SECURE APPLICANT'S OBLIGATION TO CONSTRUCT CERTAIN IMPROVEMENTS AS LISTED IN THE BOND ESTIMATE AT ST. ANDREW'S GARTH SUBDIVISION, KINGSPORT, TENNESSEE, AS FURTHER DESCRIBED IN THE APPLICANT'S SUBDIVISION APPLICATION PRESENTED TO THE KINGSPORT REGIONAL PLANNING COMMISSION TO BE COMPLETED ON OR BEFORE SEPTEMBER 30, 2011 (THE "PERFORMANCE DATE") AND IS AVAILABLE BY YOUR DRAFTS DRAWN ON US PAYABLE AT SIGHT FOR ANY SUM OF MONEY NOT TO EXCEED A TOTAL OF THE AMOUNT REFERENCED ABOVE WHEN ACCOMPANIED BY THIS LETTER OF CREDIT AND THE FOLLOWING DOCUMENT:

BENEFICIARY'S DATED CERTIFICATE PURPORTEDLY SIGNED BY ONE OF ITS OFFICIALS STATING:

"LEONARD O. GERBER FAILED TO COMPLETE THE REQUIRED IMPROVEMENTS DESCRIBED ABOVE ON OR BEFORE SEPTEMBER 30, 2011 (THE "PERFORMANCE

CONTINUED ON NEXT PAGE

SUNTRUST

DATE")."

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ONE YEAR FROM THE EXPIRATION DATE HEREOF, OR ANY FUTURE EXPIRATION DATE, UNLESS AT LEAST NINETY (90) DAYS PRIOR TO ANY EXPIRATION DATE WE SEND NOTICE TO YOU BY REGISTERED MAIL OR OVERNIGHT COURIER THAT WE ELECT NOT TO CONSIDER THIS LETTER OF CREDIT EXTENDED FOR ANY SUCH ADDITIONAL PERIOD. LETTER OF CREDIT NON EXTENSION NOTICE SHALL BE SENT TO THE BENEFICIARY AT THE ADDRESS AS STATED ABOVE, OR AS AMENDED.

ALL DRAFTS MUST REFERENCE THE NUMBER AND ISSUE DATE OF THIS CREDIT.

THIS LETTER OF CREDIT IS ISSUED SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998 PUBLICATION 590.

WE HEREBY AGREE WITH YOU THAT ALL DRAFTS DRAWN IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED UPON PRESENTATION AND DELIVERY OF THE DOCUMENTS SPECIFIED ABOVE TO THE BELOW ADDRESS ON OR BEFORE DECEMBER 15, 2011 OR ANY AUTOMATICALLY EXTENDED DATE.

ALL DOCUMENTS ARE TO BE REMITTED TO:
SUNTRUST BANK, INTERNATIONAL DIVISION
ATTN: LETTER OF CREDIT DEPARTMENT
25 PARK PLACE, 16TH FLOOR, MC 3706
ATLANTA, GEORGIA 30303

PLEASE DIRECT ALL INQUIRIES TO:
PHONE: 800-951-7847 OPTION 3.

SINCERELY,
SUNTRUST BANK

AUTHORIZED SIGNATURE

Dale Toothill
Assistant Vice President

105

SUNTRUST

SPECIAL AMENDMENT REGARDING CHANGE OF ADDRESS

AMENDMENT DATE: OCTOBER 28, 2011
LETTER OF CREDIT NUMBER: F855104

APPLICANT:
LEONARD O. GERBER
24954 SHORE DRIVE
PUNTA GORDA, FL 33950-5167

BENEFICIARY:
CITY OF KINGSPORT
ATTN: CITY TREASURER
225 WEST CENTER STREET
KINGSPORT, TN 37660

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE MENTIONED CREDIT AND MUST BE ATTACHED THERETO.

OUR STANDBY LETTER OF CREDIT NUMBER F855104 DATED DECEMBER 22, 2010 ISSUED IN YOUR FAVOR IS HEREBY AMENDED AS FOLLOWS:

EFFECTIVE DECEMBER 10, 2011 ALL REFERENCES TO OUR PREVIOUS ADDRESS ARE REPLACED BY THE NEW ADDRESS STATED BELOW

SUNTRUST BANK
INTERNATIONAL OPERATIONS
17TH FL (MAIL CODE 3707)
245 PEACHTREE CENTER AVE.
ATLANTA, GA 30303

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

PLEASE DIRECT ALL INQUIRIES TO:
PHONE: 800-951-7847, SELECT OPTION 3
FAX: 404-588-8129

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SUNTRUST BANK

Mary C. Psaila

AUTHORIZED SIGNATURE

Mary C. Psaila
Vice President

SUNTRUST

SPECIAL AMENDMENT REGARDING CHANGE OF ADDRESS

AMENDMENT DATE: OCTOBER 28, 2011
LETTER OF CREDIT NUMBER: F855104

APPLICANT:
LEONARD O. GERBER
24954 SHORE DRIVE
PUNTA GORDA, FL 33950-5167

BENEFICIARY:
CITY OF KINGSPORT
ATTN: CITY TREASURER
225 WEST CENTER STREET
KINGSPORT, TN 37660

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE MENTIONED CREDIT AND MUST BE ATTACHED THERETO.

OUR STANDBY LETTER OF CREDIT NUMBER F855104 DATED DECEMBER 22, 2010 ISSUED IN YOUR FAVOR IS HEREBY AMENDED AS FOLLOWS:

EFFECTIVE DECEMBER 10, 2011 ALL REFERENCES TO OUR PREVIOUS ADDRESS ARE REPLACED BY THE NEW ADDRESS STATED BELOW

SUNTRUST BANK
INTERNATIONAL OPERATIONS
17TH FL (MAIL CODE 3707)
245 PEACHTREE CENTER AVE.
ATLANTA, GA 30303

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

PLEASE DIRECT ALL INQUIRIES TO:
PHONE: 800-951-7847, SELECT OPTION 3
FAX: 404-588-8129

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

SUNTRUST BANK

Mary C. Psaila

AUTHORIZED SIGNATURE

Mary C. Psaila
Vice President

SUNTRUST

IRREVOCABLE LETTER OF CREDIT

October 1, 2009

City Treasurer
City of Kingsport
225 West Center Street
Kingsport, Tennessee 37660

RE: Letter of Credit

At the request of Leonard O. Gerber (The "Account Party"), SunTrust Bank hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of $ 635,400.00 to secure the Account Party's obligation to construct certain improvements at said subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before October 1, 2010 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. January 1, 2011, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before October 1, 2010, (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non- compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Diane B. Bonner
Senior Vice President
SunTrust Bank, N.A.

12-02

MEMORANDUM

TO: **KINGSPORT REGIONAL PLANNING COMMISSION**

FROM: **Karen Combs, Principal Planner**

DATE: **Wednesday, December 07, 2011**

SUBJECT: **SUBDIVISION PERFORMANCE BOND**

The Planning Commission currently holds a Letter of Credit for Villas at Netherland Subdivision (09-201-076) in the amount of $78,700. The expiration date for this LOC is in January 15, 2012. The City Engineer has evaluated the improvements for this subdivision and determined that the appropriate action is to recommend to the Planning Commission to extend the bond amount of $78,700 for one more year.

However, as of 12-5-11, the developer has not had any contact with staff. Mr. Cox has not returned calls or answered emails sent by staff. If Mr. Cox can provide a new Letter of Credit (LOC) on or before (1/12/12) then the previous LOC will be null and void and will not have to be called; if not we need to call this LOC to ensure that money will be available to put the rest of the infrastructure in place and accepted by our Engineering Department.

Under Article 5; Section 5-13; of the Minimum Regulations for Subdivision Development within the Kingsport, Tennessee Planning Region, this Commission must declare whatever security has been pledged as a guarantee to be forfeited and take immediate action to possess said guarantee.

Staff recommends to the Kingsport Regional Planning Commission to call the letter of credit for the Villas at Netherland Development in the amount of $78,700 to ensure that infrastructure will be put into place to serve the development and direct the City Treasurer to submit a request to First Bank and Trust Company on or before January 15, 2012.

First Bank
& Trust Company
Member FDIC
1185 N. State of Franklin Rd., 2nd Floor • Johnson City, TN 37604 • 423-282-3850

LETTER OF CREDIT

January 14, 2009

Beneficiary: City Treasurer
City of Kingsport, Tennessee
225 West Center Street
Kingsport, TN 37660

Applicant: Netherland, LLC
Mitch Cox Construction, Inc.
801 Sunset Drive Bldg D
Johnson City, TN 37604-3033

Irrevocable Stand-by Letter of Credit #: 2009-007
Amount: $102,900.00
Effective Date: 1/14/09
Expiration Date: 1/15/10
Purpose: Performance bond for Villas at Netherland

At the request of Netherland, LLC and/or Mitch Cox Construction, Inc., (the "Account Party"), First Bank & Trust Company (the "Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of $102,900.00 to secure the Account Party's obligation to construct certain improvements (concrete sidewalks, asphalt toppings, sewer lift station, as built recorded documents and engineering) at Villas at Netherland Subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before October 15, 2009 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. on January 15, 2010, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before October 15, 2009 (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Except as otherwise expressly stated, this letter of credit is subject to the Uniform Customs and Practice for Documentary Credit (1993 Revision) International Chamber of Commerce Publication No. 500, or any revisions thereto.

Very truly yours,

First Bank & Trust Company

Julia N Bell, Senior Vice President
1185 N. State of Franklin Road, Johnson City, TN 37604

APPROVAL AND ENDORSEMENT

This is to certify that I have examined the foregoing letter of credit and found the same to be sufficient and in conformity to law and that the same has been filed with the City of Kingsport, Tennessee, this _____ day of _____, 2009.

Name: _____

Title: _____

First Bank
& Trust Company
Member FDIC
1185 N. State of Franklin Rd., 2nd Floor • Johnson City, TN 37604 • 423-282-3850 • Fax: 423-282-9066

AMENDMENT TO
IRREVOLCABLE STANDBY LETTER OF CREDIT

Applicant:
Netherland, LLC
Mitch Cox Construction, Inc.
801 Sunset Drive Bldg D
Johnson City, TN 37604-3033

Payable Through:
The First Bank and Trust Company
1185 N. State of Franklin Rd.
Johnson City, TN 37604

Beneficiary:
City Treasurer
City of Kingsport, Tennessee
225 West Center Street
Kingsport, TN 37660

We hereby amend our Letter of Credit Number 2009-007 to reflect the following changes only. All other terms and conditions shall remain unchanged.

EXPIRATION DATE: January 15, 2012

Countersigned At **Johnson City, Tennessee**
This 9th day of November, 2010.

THE FIRST BANK AND TRUST COMPANY

Susan M Ball, SVP
Authorized Signature

BOND ESTIMATE
FOR
BAYBERRY HILLS

ITEM NO.	QUAN	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	860	SY	4" CONCRETE SIDEWALK / HC RAMPS (SECTION 02528)	$ 50.00	$ **43,000.00**
2	251	T	ASPHALT TOPPING (SECTION 02513)	$ 80.00	$ **20,080.00**
3	1	EA	AS-BUILT / RECORD DRAWINGS	$2,000.00	$ **2,000.00**
			CONSTRUCTION TOTAL		$ **65,080.00**
			CONTINGENCIES (6%)		$ 3,920.00
					$ **69,000.00**
			ENGINEERING (14%)		$ 9,700.00
					$ 78,700.00

All sections listed hereon are a part of the Tennessee Public Works Construction Standards - Kingsport, Tennessee

Philip King
Civil Engineer
City of Kingsport

November 9, 2009

12-03

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Karen Combs, Principal Planner

DATE: 11/30/11

SUBJECT: Final Plat Approval for Duncan Property

PROJECT NO: 11-201-00066

INTRODUCTION

Consider granting final subdivision plat approval for lots 1, 2, and 3 of the Duncan Property located along Orebank Road. This is a minor subdivision in that it contains 3 lots which is less than 10 but still requires Planning Commission approval because this plat is divided into more than 2 lots. The property is located outside the corporate limits of the City of Kingsport, but within the Urban Growth Boundary. The property owners are Greg Duncan and Michael Burgess and the surveying firm of Carter Carr and Associates prepared the subdivision plat.

PRESENTATION

Mr. Duncan and Mr. Burgess are requesting Planning Commission approval to subdivide Parcels 27 and 27.50 of Tax Map 48A, Group A, as indicated on the 2008 Sullivan County Tax Maps into three lots. All properties are zoned R-1, Single Family Residential. Two lots are more than one acre while one lot is less than one acre in area. Water is available to the site and the plat has the required TDEC signatures regarding the septic system. This plat meets all subdivision regulations and has obtained all required staff signatures except for Secretary of Planning Commission.

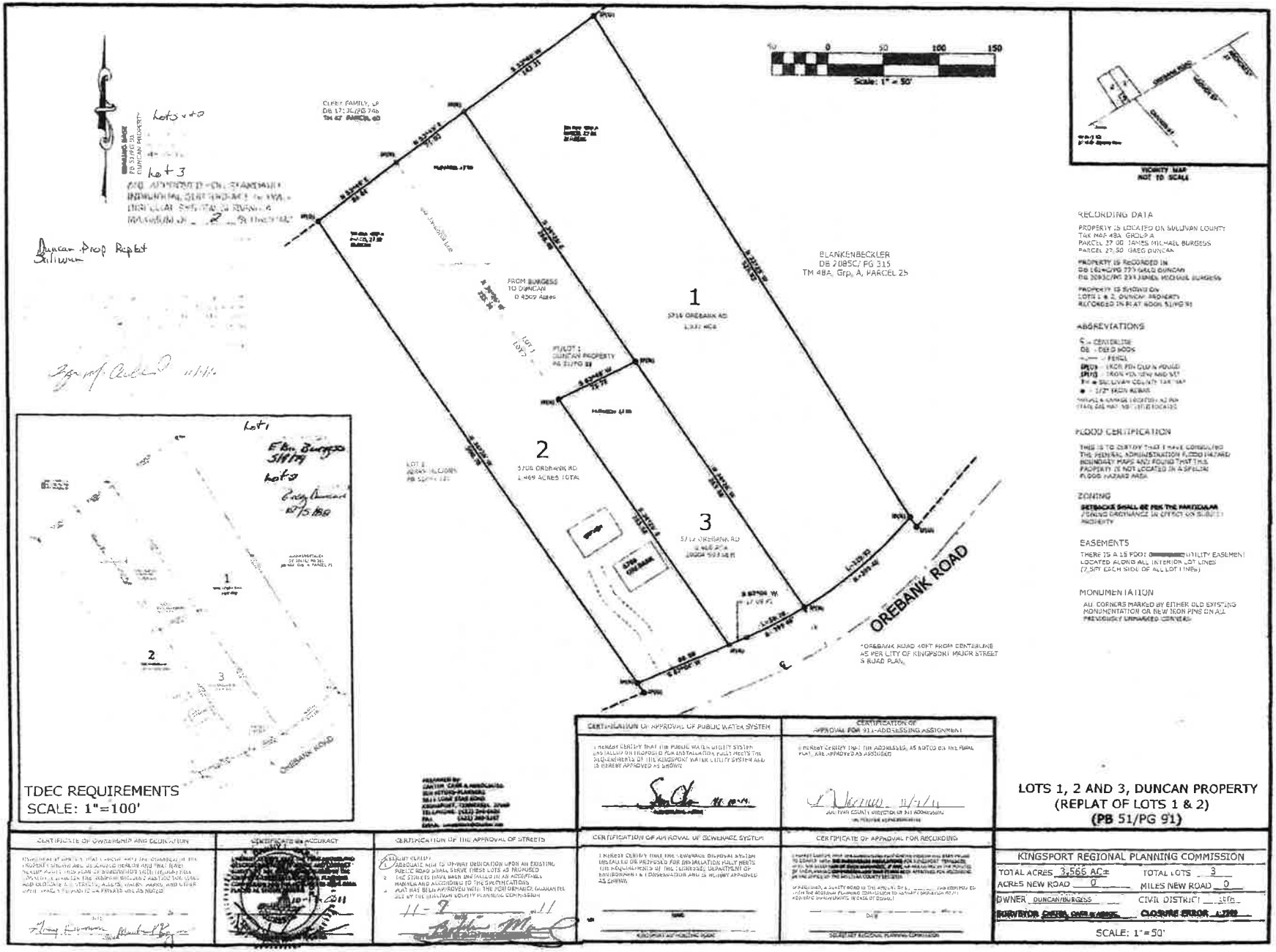
OPTIONS

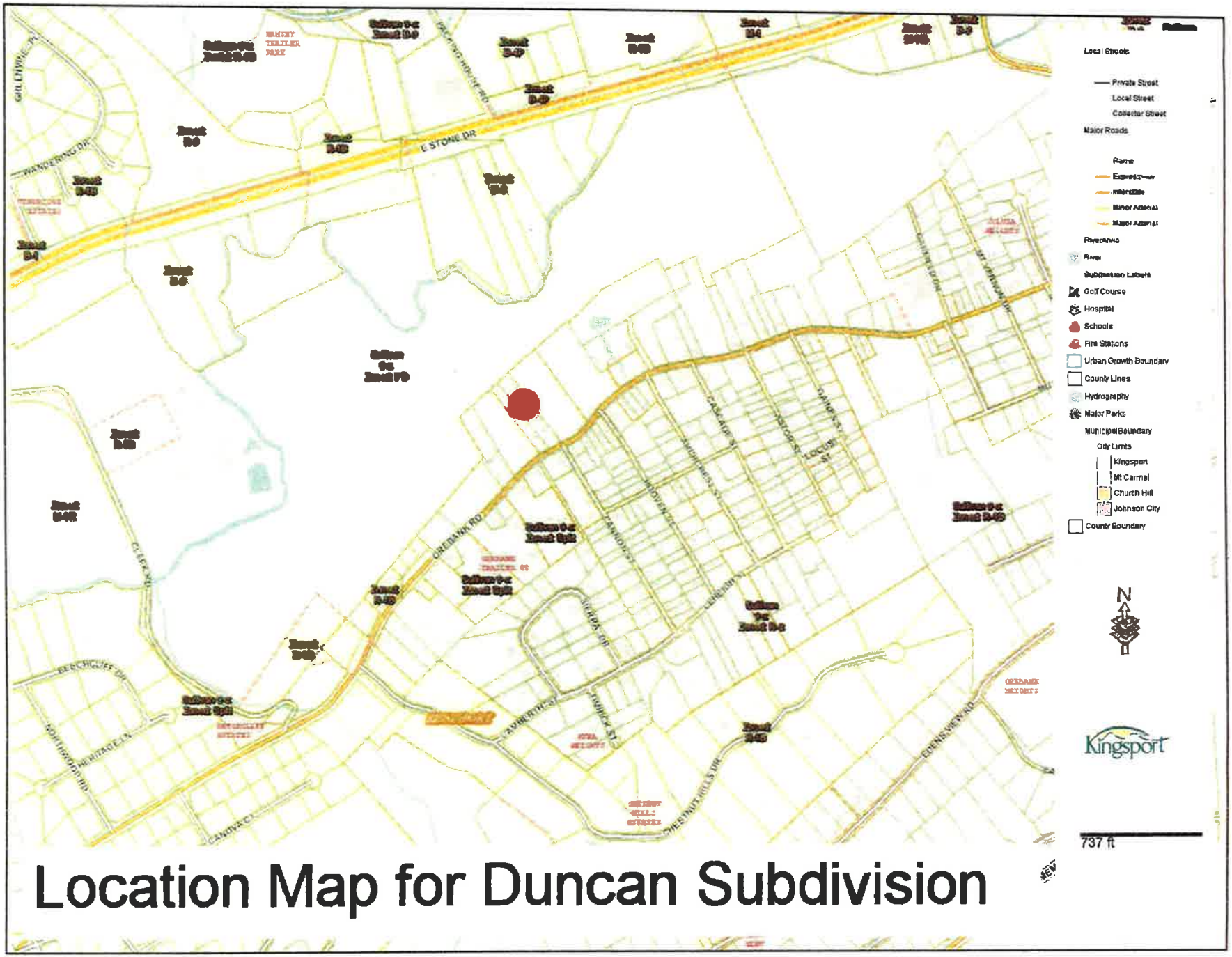
The Planning Commission's options are as follows:

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

RECOMMENDATION

Staff recommends Option 1. There are no variances requested.


Scale: 1" = 50'
0 50 100 150
CLEVEY FAMILY, LP
DB 17:3L/P5 76b
TM 47 PARCEL 60
BLANKENBECKLER
DB 2085C/ PG 315
TM 48A, Grp, A, PARCEL 25
FROM BURGESS TO DUNCAN
0.4509 Acres
PT/LOT 1 DUNCAN PROPERTY PB 51/PG 91
1
3716 OREBANK RD
2
3708 OREBANK RD
2.469 ACRES TOTAL
3
3712 OREBANK RD
OREBANK ROAD
*OREBANK ROAD 40FT FROM CENTERLINE AS PER CITY OF KINGSPORT MAJOR STREET & ROAD PLAN
Duncan Prop Replat
Sullivan
Lot1
Elm Burgess SHTM
Lot3
Lot 2
Lot 3
OREBANK ROAD
TDEC REQUIREMENTS
SCALE: 1"=100'
VICINITY MAP
NOT TO SCALE
RECORDING DATA
PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 48A GROUP A
PARCEL 27.00 JAMES MICHAEL BURGESS
PARCEL 27.50 GREG DUNCAN
PROPERTY IS RECORDED IN
DB 1614C/PG 773 GREG DUNCAN
DB 2093C/PG 234 JAMES MICHAEL BURGESS
PROPERTY IS SITUATED ON
LOTS 1 & 2, DUNCAN PROPERTY
RECORDED IN PLAT BOOK 51/PG 91
ABBREVIATIONS
C = CENTERLINE
DB - DEED BOOK
PG - PAGE
IPF - IRON PIN OLD & FOUND
IPS - IRON PIN NEW AND SET
TM = SULLIVAN COUNTY TAX MAP
● - 1/2" IRON REBAR
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
ZONING
SETBACKS SHALL BE PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY
EASEMENTS
THERE IS A 15 FOOT UTILITY EASEMENT LOCATED ALONG ALL INTERIOR LOT LINES (7.5FT EACH SIDE OF ALL LOT LINES)
MONUMENTATION
ALL CORNERS MARKED BY EITHER OLD EXISTING MONUMENTATION OR NEW IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN
CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF ACCURACY
CERTIFICATION OF THE APPROVAL OF STREETS
1 I HEREBY CERTIFY ADEQUATE ROW TO OFF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED
2 THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS
3 THAT HAS BEEN APPROVED WITH THE SUBDIVISION ORDINANCE, GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION
CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN
CERTIFICATE OF APPROVAL FOR RECORDING
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 3.566 AC± TOTAL LOTS 3
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER DUNCAN/BURGESS CIVIL DISTRICT 15TH
SURVEYOR CHECK CLOSURE CLOSURE ERROR 1:7700
SCALE: 1"=50'
LOTS 1, 2 AND 3, DUNCAN PROPERTY
(REPLAT OF LOTS 1 & 2)
(PB 51/PG 91)



Location Map for Duncan Subdivision

12-04

MACLEAN REZONING REPORT
File No.: 11-101-00010

TO:	KINGSPORT REGIONAL PLANNING COMMISSION
FROM:	Jason Meredith, Planner
DATE:	December 5, 2011
APPLICANT:	MacLean, Inc., Property Owner
REQUESTED ACTION:	City rezoning of approximately 15.5 acres of property from TA, Tourist Accommodation District to B-3, General Business District.
LOCATION:	Property is located along Airport Parkway and Jericho Drive, as identified on Control Map 078, Parcel 098.01 on the 2008 Sullivan County Tax Maps. The property is located in 7th Civil District.
EXISTING LAND USE:	Vacant, with trucks currently parked on a portion of the property
PROPOSED USE:	Property to be held for sale. Possible truck dealership to develop on 5 acres.

SURROUNDING ZONING AND LAND USE:

North:	City B-3: storage units; County B-3: vacant
South:	City B-3: vacant, former Sam's Wholesale property, vacant Amoco gas station
East:	County PD: Waste Management, single-family residential
West:	Airport Parkway; City B-3: Stowers Machinery Corp, Marsh propane, Citgo gas station; City TA: America's best Value Inn

LAND USE PLAN:	The rezoning request is in keeping with the City's 2030 Land Use Plan; the recommended land use for this area is Commercial/Retail.
UTILITIES:	Water and Sanitary sewer are currently available to the property.
TRANSPORTATION:	The property is located along Airport Parkway, with approximately 425 feet of road frontage, and Jericho Drive, with approximately 1,470 feet of road frontage.

PHYSICAL CHARACTERISTICS:

The property requesting rezoning totals approximately 15.5 acres in area and fronts Airport Parkway and Jericho Drive. The southern boundary of the parcel, along Jericho Drive, is characterized by a steep, rocky slope toward the center of the property, of approximately 30 feet. The topography along the southern boundary creates considerable difficulty in accessing the property from Jericho Drive. The property levels out at the top of the slope and can be developed and accessed from Airport Parkway. Three driveways are currently in place along Airport Parkway. Engineering staff has indicated a need to reduce the driveway number and increase spacing from Airport Parkway. Trees buffer the property along the northeastern and eastern boundaries.

OPTIONS: The Planning Commission's options are as follows:

1. Approve the rezoning.
2. Disapprove the rezoning and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

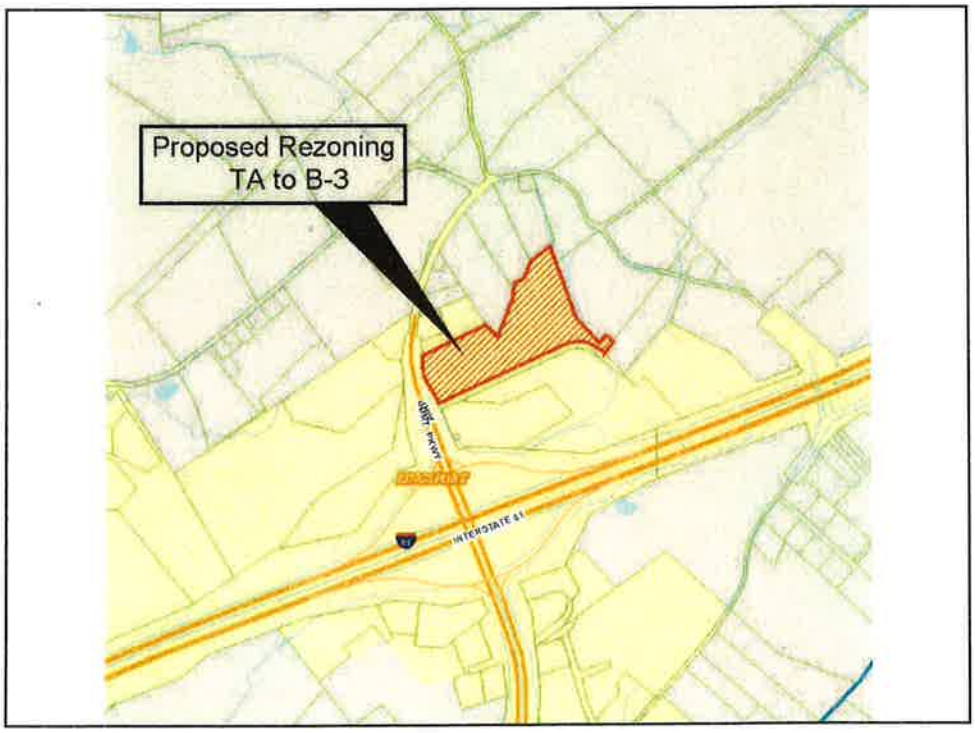
STAFF RECOMMENDATION: The Kingsport Planning Division recommends Option 1 for the following reasons:

1. The City's 2030 Land Use Plan proposes retail zoning for the area
2. Proposed zoning is in keeping with the surrounding zoning and land use.
3. Redevelopment of the site would be beneficial to citizens of Kingsport as a whole.

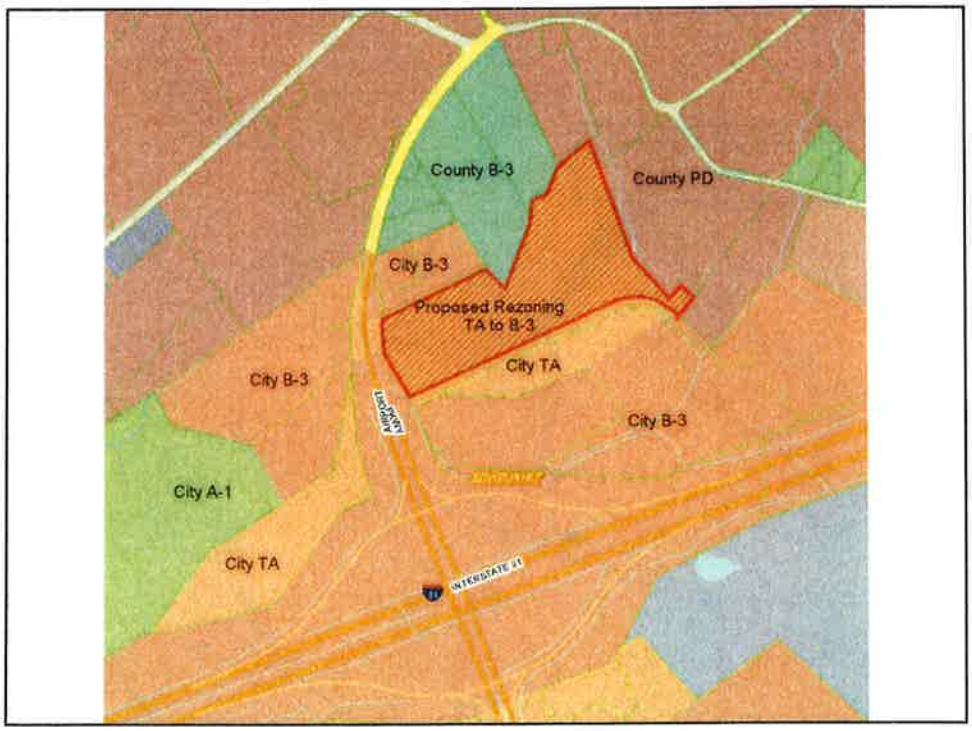
MacLean Rezoning

Kingsport Regional Planning Commission

December 15, 2011



INTERSTATE 27


County B-3
County PD
City B-3
Proposed Rezoning
TA to B-3
City TA
City B-3
City B-3
City A-1
City TA
INTERSTATE 27

Rationale

The Kingsport Planning Division recommends Option 1 for the following reasons:

1. The City's 2030 Land Use Plan proposes commercial/retail zoning for the area
2. Proposed zoning is in keeping with the surrounding zoning and land use
3. Redevelopment of the site would be beneficial to citizens of Kingsport as a whole

12-05

ANNEXATION REPORT
BORDER REGIONS AREA 1 ANNEXATION
FILE: 11-301-00019

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Ken Weems, Planner

DATE: 2 December 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an M-1R (manufacturing district) and A-1 (Agricultural District) of approximately 47 acres/5 parcels.

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

EXISTING LAND USE: Single Family Residential and a church

PROPOSED USE: Same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County R-3B (Multi-Family) and County M-1 (Manufacturing) zoning.

The annexation area is currently zoned County A-1 (Agricultural District), M-1 (Manufacturing District), and PMD (Planned Manufacturing District).

LAND USE PLAN: The Kingsport 2030 Land Use Plan addresses this area's use as appropriate for single family and industrial uses.

UTILITIES: The annexation area is currently served by City of Kingsport Water service. Both water and sanitary sewer upgrades are necessary to provide city standard service to the area.

TRANSPORTATION:

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

Mitchell Road: 1,770
Bacon Road: 900
Eastern Star on ramp: 350
Total: 3,020

POPULATION:

The annexation area contains approximately 8 residents (4 single family homes, one of which is vacant).

SCHOOLS:

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

Elementary: Miller Perry
Middle: Colonial Heights
High: South

The City School zones for the annexation area consist 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:	0
Middle:	0
High:	0

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 Border Regions Area 1 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.

Border Regions Area 1 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. <u>Water</u>

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 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 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 A-1 (Agricultural District) and M-1R (Light Industrial 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 the 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

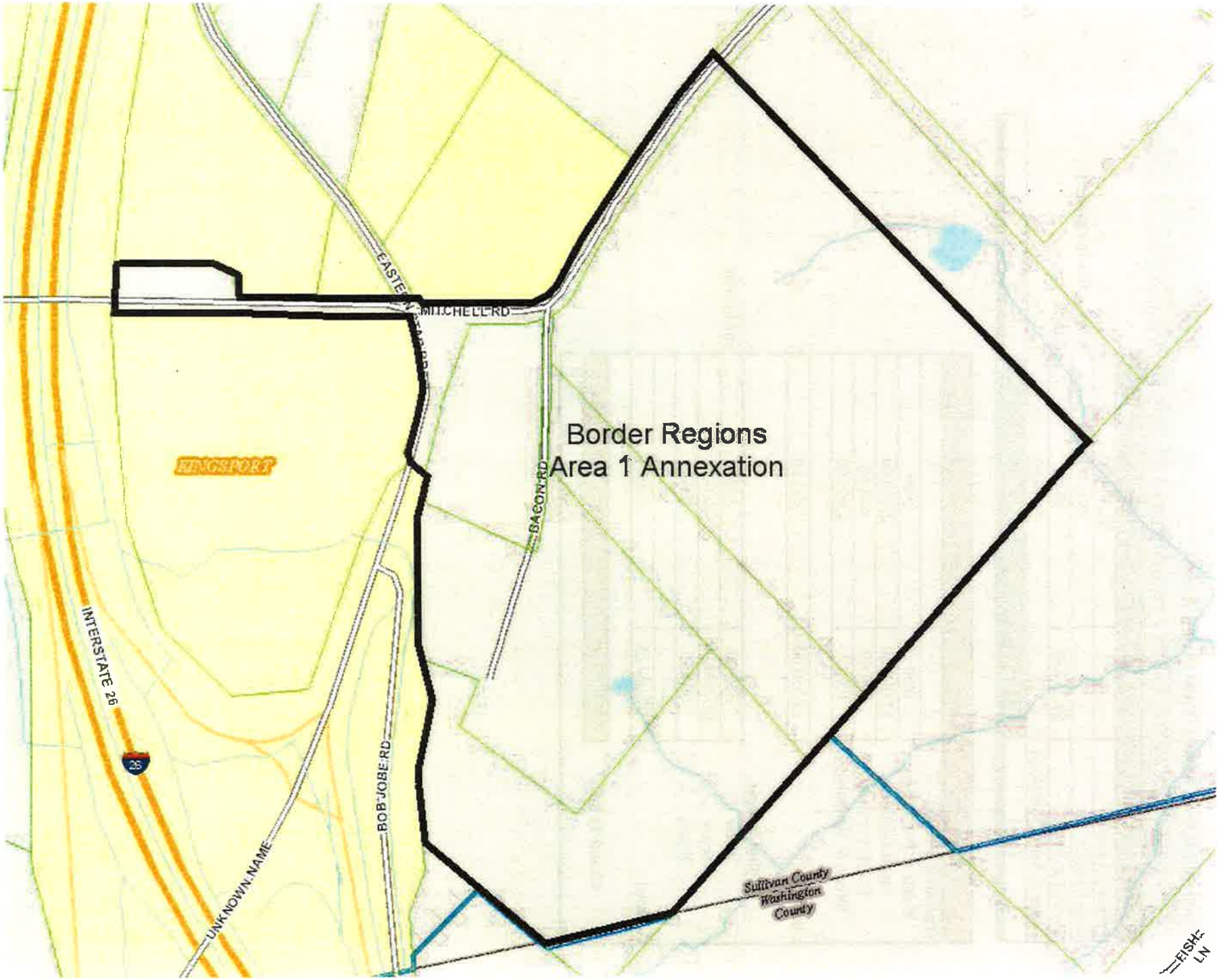
All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

Border Regions Area 1 Annexation Area

COST ESTIMATE/ tax records as of 15 Nov 2011

Revenues	One Time	Reoccuring (annual)	
Property Taxes	X	$3,509.00	
State Shared	X	$832.00	8 res x 104 (estimated)
Sewer Tap Fees	$9,750.00	$0.00	5 taps
Water & Sewer Rev (loss)	X	-$956.00	
Total	$9,750.00	$3,385.00	

Expenses	One Time	Reoccuring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Street Lighting	12,000.00	2,280.00	
Traffic Controls	1,950.00	604.00	
Streets & Sanitation	0.00	4,607.00	
Subtotal	13,950.00	7,491.00	
Capital Budget			
Water	2,500.00	0.00	one hydrant
Sewer	297,000.00	0.00	
Streets	7,564.00	0.00	
Subtotal	307,064.00	0.00	
Grand Total	$321,014.00	$7,491.00	


Border Regions
Area 1 Annexation
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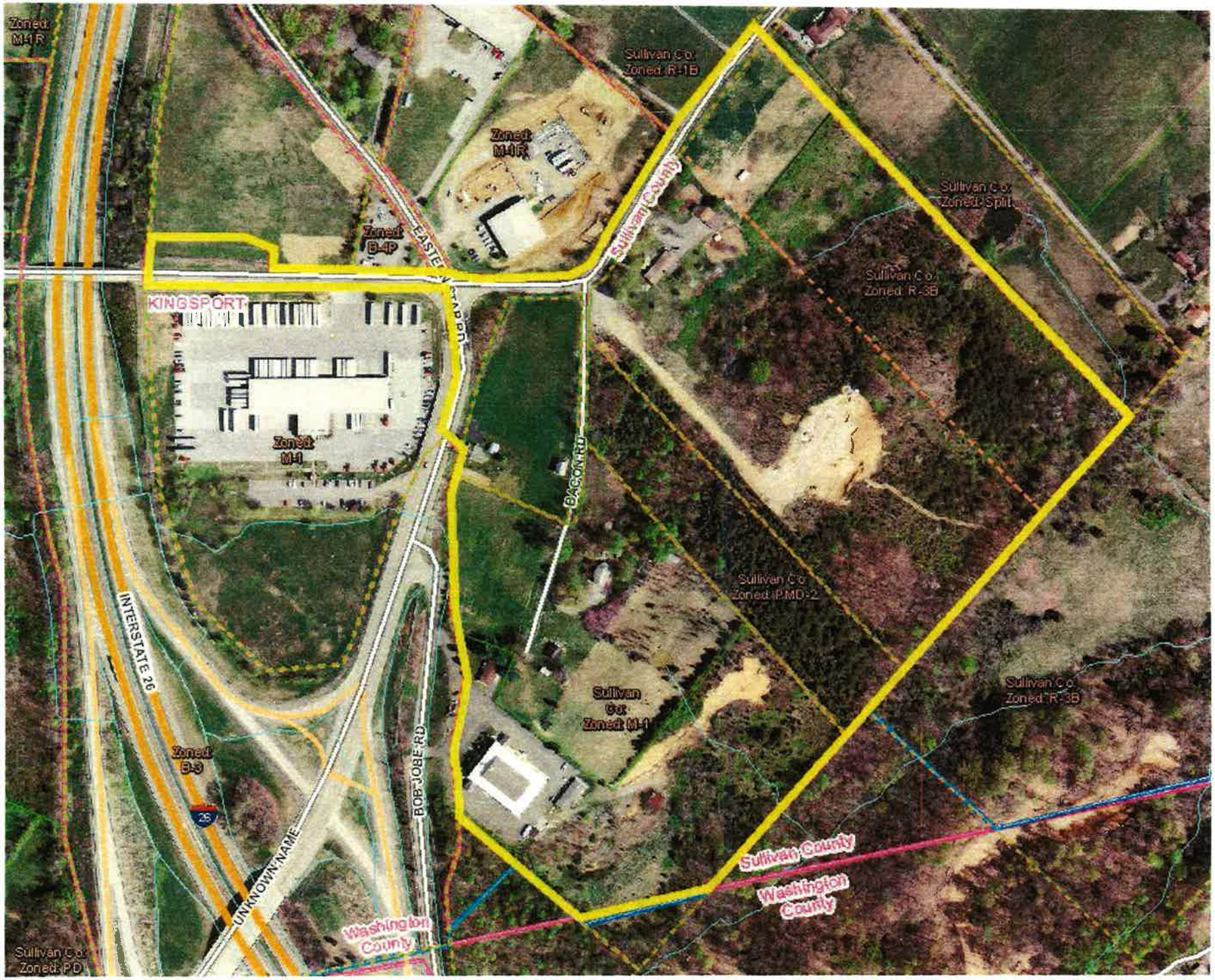
BOB JOBE RD
INTERSTATE 26
UNKNOWN NAME
Sullivan County
Washington
County
KINGSPORT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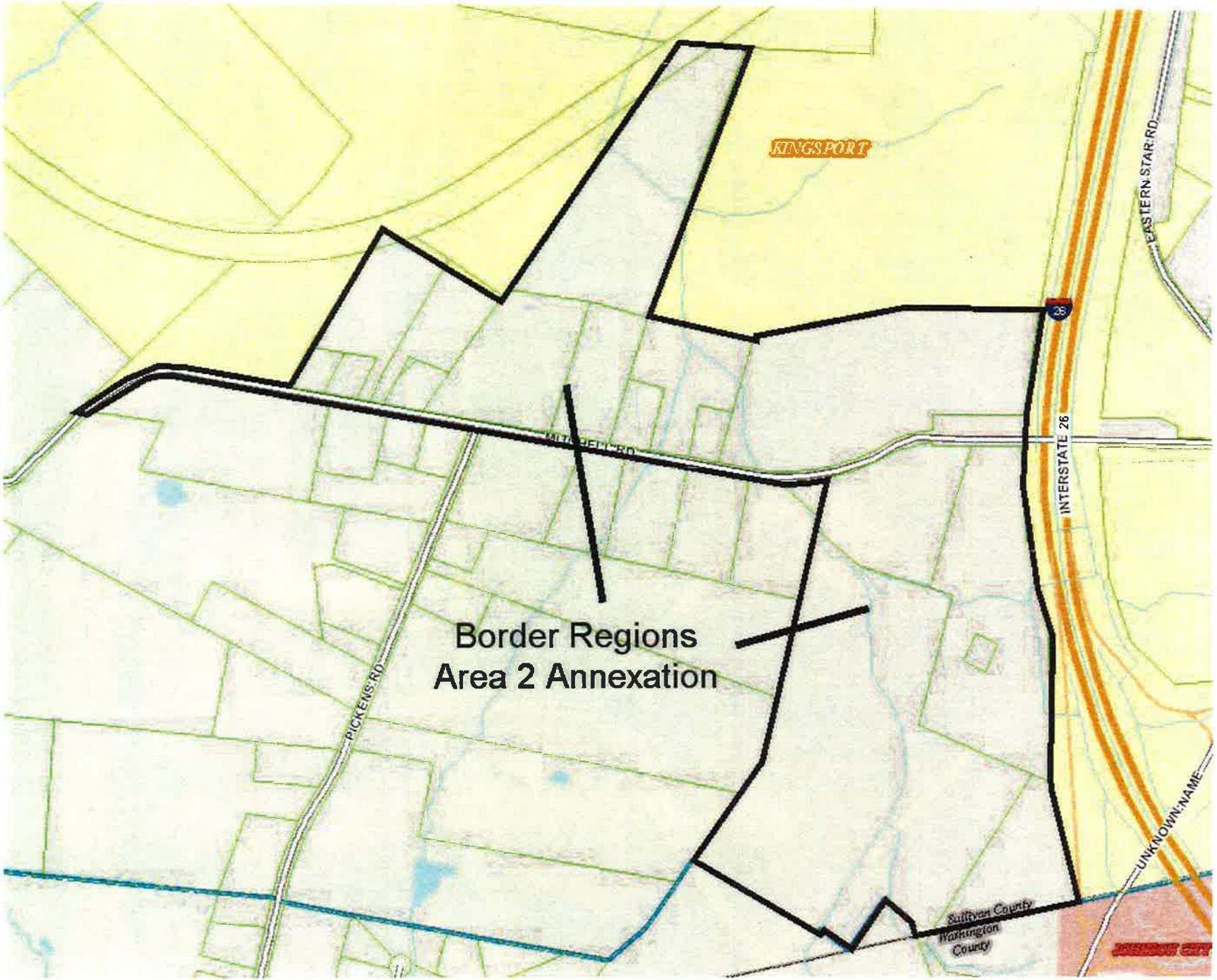
Sullivan Co: Zoned: R-1B
Zoned: M-1 R
Zoned: B-4P
Sullivan County
Sullivan Co: Zoned: Split
Sullivan Co: Zoned: R-3B
KINGSPORT
Zoned: M-1
BACON RD
Sullivan Co: Zoned: PMD-2
Sullivan Co: Zoned: M-1
Sullivan Co: Zoned: R-3B
INTERSTATE 26
Zoned: B-3
26
BOB JOBE RD
UNKNOWN NAME
Sullivan County
Washington County
Washington County
Sullivan Co: Zoned: PD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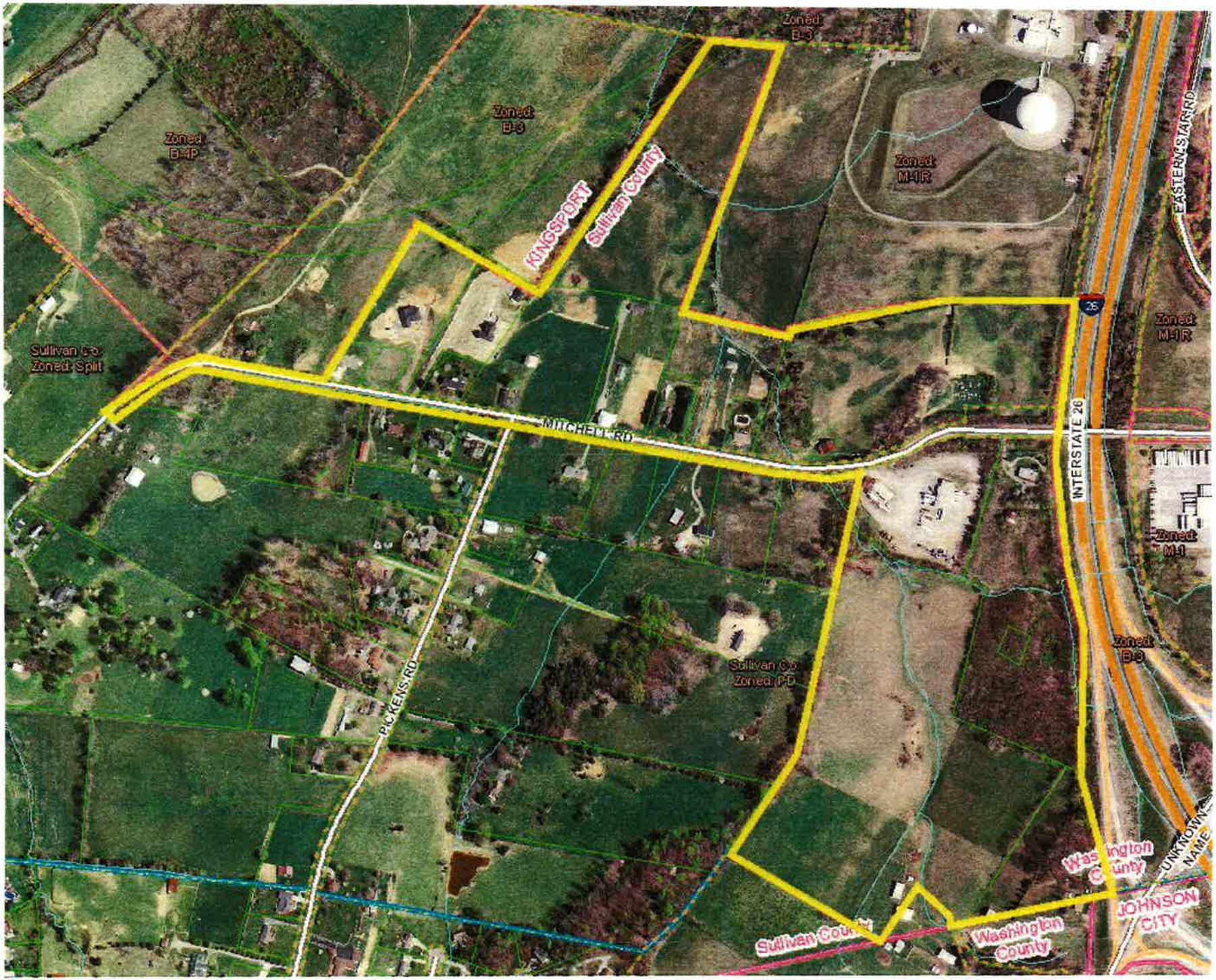
PICKENS RD
Border Regions
Area 2 Annexation
UNKNOWN NAME
Sullivan County
Washington
County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Zoned: B-3
Zoned: M-1R
KINGSPORT
Sullivan County
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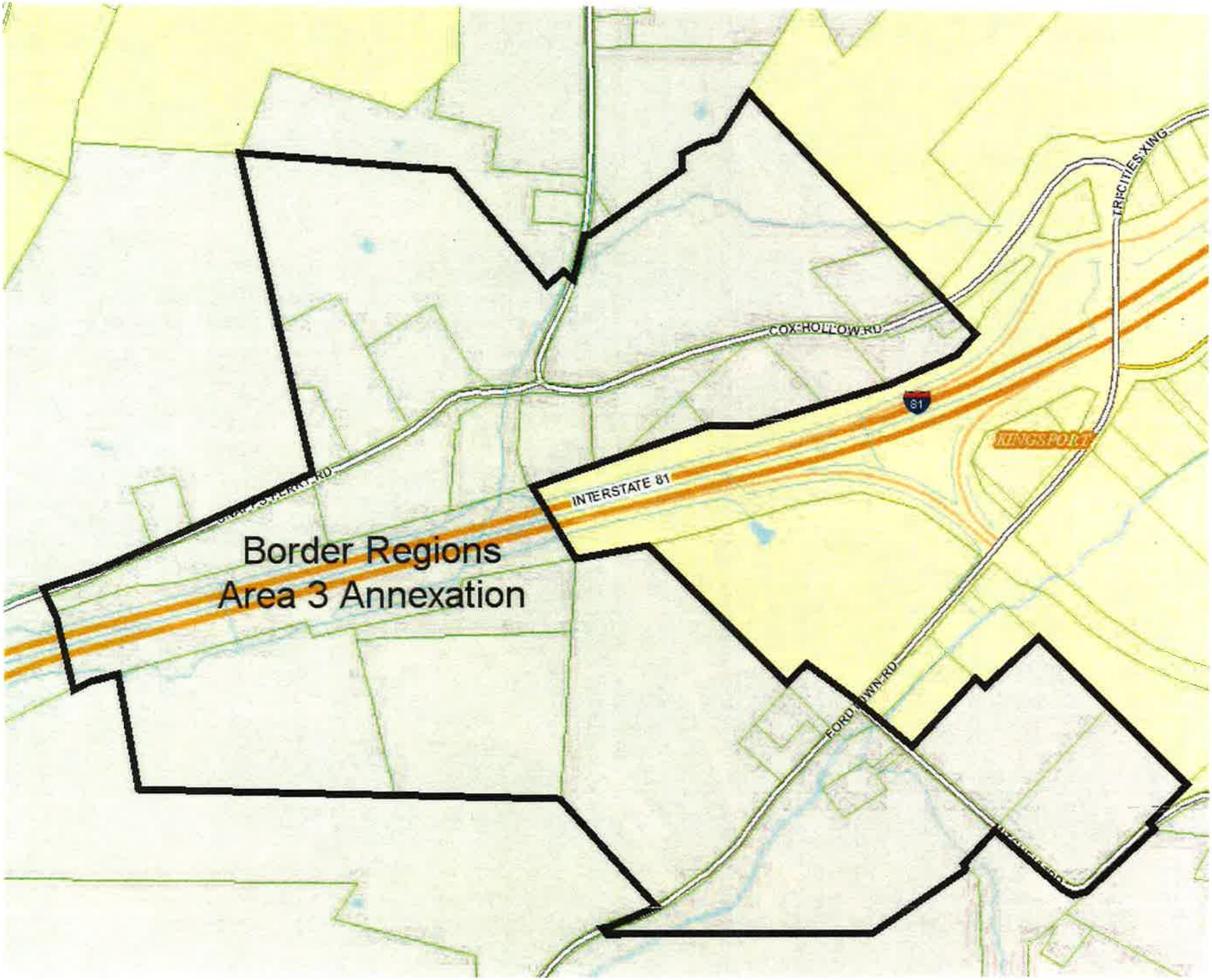
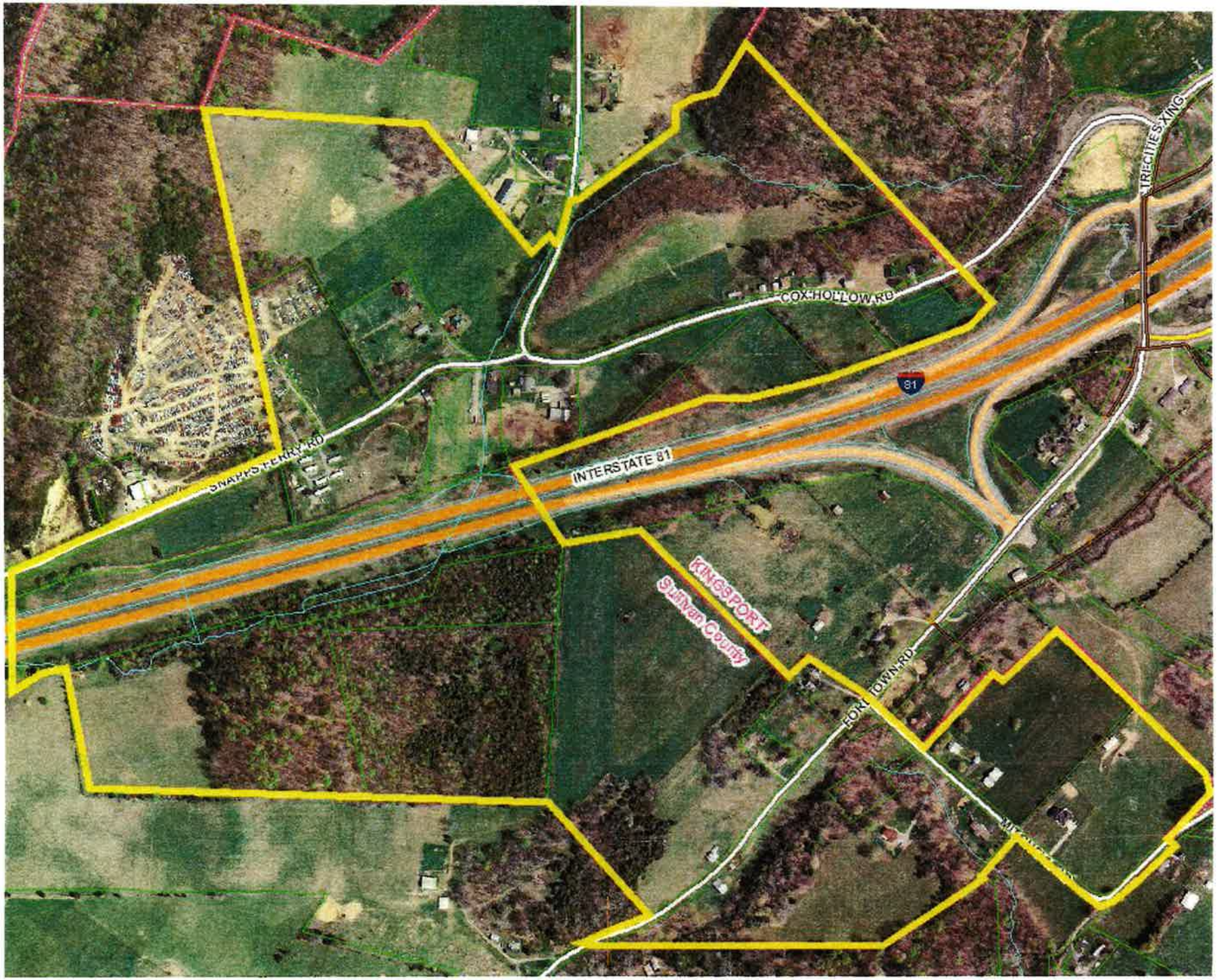
Sullivan Co: Zoned: Split
MITCHELL RD
INTERSTATE 26
Zoned: M-1
Zoned: B-3
Sullivan Co: Zoned: PD
PICKENS RD
Washington County
JOHNSON CITY
Sullivan County
Washington County


Border Regions
Area 3 Annexation
COX HOLLOW RD
INTERSTATE 81
81
KINGSPORT
TRI CITIES XING
FORD TOWN RD


COX HOLLOW RD
TRI-CITIES XING
81
INTERSTATE 81
SNAPPS FERRY RD
KINGSPORT
Sullivan County
FORT ROBINSON RD

Average Property Owner Impact
(areas 1, 2, & 3 combined)

average city tax based on 2009 tax assessments:	$729

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average annual savings on water/ sewer based on inside city rates:	$239
average annual garbage savings based on $18 per month:	$216
total annual savings based on the above criteria :	$455

•Additional savings can often be found with property owner insurance discounts and itemized tax deductions (for city Property tax) varies

Border Regions Annexation Areas 1, 2, & 3 School
Maximum Possible Impact

	Elementary	Middle	High	Total
Area 1	0	0	0	0
Area 2	1	0	0	1
Area 3	7	2	0	9
Total	9	2	0	10

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.

12-06

ANNEXATION REPORT
BORDER REGIONS AREA 2 ANNEXATION
FILE: 11-301-00020

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Ken Weems, Planner

DATE: 2 December 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an A-1 (Agricultural District) of approximately 89 acres/17 parcels.

LOCATION: The area proposed for annexation is located along Mitchell Rd., located in the 14th Civil District of Sullivan County.

EXISTING LAND USE:
Single family residential and a truck terminal

PROPOSED USE: Same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County A-1 (Agricultural District) and City B-3 (General Business) zoning.

The annexation area is currently zoned County A-1 (Agricultural District).

LAND USE PLAN: The Kingsport 2030 Land Use Plan addresses this area's use as appropriate for single family and industrial uses.

UTILITIES: The annexation area is currently served by City of Kingsport Water service. Both water and sanitary sewer upgrades are necessary to provide standard City service.

TRANSPORTATION:

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

Mitchell Road: 3,700

Total: 3,700

POPULATION:

The annexation area contains approximately 20 residents (9 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 zones for the annexation area consist 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:	0
Middle:	1
High:	0

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 Border Regions Area 2 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.

Border Regions Area 2 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 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 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 A-1 (Agricultural 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 the 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.

Border Regions Area 2 Annexation Area

COST ESTIMATE/ tax records as of 15 Nov 2011

Revenues	One Time	Reoccuring (annual)	
Property Taxes	X	$11,067.00	
State Shared	X	$2,080.00	20 res x 104 (estimated)
Sewer Tap Fees	$17,550.00	$0.00	9 taps
Water & Sewer Rev (loss)	X	-$2,151.00	
Total	$17,550.00	$10,996.00	

Expenses	One Time	Reoccuring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Street Lighting	15,000.00	2,747.00	
Traffic Controls	2,400.00	740.00	
Streets & Sanitation	0.00	13,380.00	
Subtotal	17,400.00	16,867.00	
Capital Budget			
Water	150,250.00	0.00	4 hydrants + 6" line improvements
Sewer	1,187,000.00	0.00	
Streets	16,133.00	0.00	
Subtotal	1,353,383.00	0.00	
Grand Total	$1,370,783.00	$16,867.00	

12-07

ANNEXATION REPORT
BORDER REGIONS AREA 3 ANNEXATION
FILE: 11-301-00021

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: Ken Weems, Planner

DATE: 2 December 2011

APPLICANT: City of Kingsport

REQUESTED ACTION: Annexation and zoning to an A-1 (Agricultural District) of approximately 208 acres/26 parcels.

LOCATION: The area proposed for annexation is located in the vicinity of the Tri-Cities Crossing Exit, located in the 14th Civil District of Sullivan County. Note: a 10ft strip portion has been left out of the northwest side of the annexation (to prevent an unincorporated island).

EXISTING LAND USE: Single family residential & agricultural

PROPOSED USE: Same

SURROUNDING ZONING DISTRICTS & LAND USES:

General: The annexation area is surrounded by County A-1 (Agricultural District), County M-1 (Manufacturing) and City B-4P (Planned Business) zoning.

The annexation area is currently zoned County A-1 (Agricultural District) and R-3 (Multi-Family District).

LAND USE PLAN: The Kingsport 2030 Land Use Plan addresses this area's use as appropriate for single family and retail uses.

UTILITIES: The annexation area is currently served by City of Kingsport Water service. Both water and sanitary sewer upgrades are necessary to provide standard City service.

TRANSPORTATION:

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

Mitchell Road: 1,700
Fordtown Road: 1,500
Snapps Ferry Road: 2,400
Cox Hollow Road: 2,380
I-81: 2,200

Total: 10,180

POPULATION:

The annexation area contains approximately 40 residents (12 single family homes and 8 single-wide trailers).

SCHOOLS:

Currently, the annexation area is zoned for the County Schools of:
Elementary: Miller Perry (3 students) & Rock Springs (4 students)/zone divided by I-81
Middle: Colonial Heights
High: South

The City School zones for the annexation area consist 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: 7
Middle: 2
High: 0

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 Border Regions Area 3 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.

Border Regions Area 3 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. <u>Water</u>

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 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 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 A-1 (Agricultural 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 the 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.

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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.

Border Regions Area 3 Annexation Area

COST ESTIMATE/ tax records as of 15 Nov 2011

Revenues	One Time	Reoccuring (annual)	
Property Taxes	X	$9,209.00	
State Shared	X	$4,160.00	40 res x 104 (estimated)
Sewer Tap Fees	$28,550.00	$0.00	13 taps + 8 trailer tap fees
Water & Sewer Rev (loss)	X	-$4,780.00	
Total	$28,550.00	$8,589.00	

Expenses	One Time	Reoccuring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Street Lighting	20,000.00	4,560.00	
Traffic Controls	3,600.00	1,256.00	
Streets & Sanitation	0.00	20,502.00	
Subtotal	23,600.00	26,318.00	
Capital Budget			
Water	271,850.00	0.00	6 hydrants + 6" line
Sewer	1,969,000.00	0.00	
Streets	34,118.00	0.00	
Subtotal	2,274,968.00	0.00	
Grand Total	$2,298,568.00	$26,318.00	

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday November 3, 2011

7 p.m.
Council Room, on the second floor of the City Hall Building

MEMBERS PRESENT:
Leland Leonard, Chairman
Frank Oglesby
Bill Sumner
Bob Winstead Jr
Diane Hills

MEMBERS ABSENT:

STAFF PRESENT:
Karen Combs

VISITORS:
J.B. Lashley
Mickey Burton
Deborah Lashley
Sarah Fleenor

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.

The agenda for the meeting was amended to show the appointment of Ms. Diane Hills to the Board and the need to elect a new vice chairman.

Public Hearings:

Case: 11-701-000014 – Property located at 219 Sasanoa Court; Control Map 118D, Group A, Parcel 005.200 Requested a variance of 960 square feet to [Sect.114-139.(2)] in order to expand the existing accessory building in an Single Family Residential District. The code allows 1,100 square feet. J.B. Lashley presented the case to the Board. He stated that the lot composed of 5 acres and that he would like to add to carports onto an existing accessory building. Frank Oglesby asked staff about the revision to the City zoning code and where in the process staff was on this matter. Staff informed the Board that the task of revising the code would start around the first of the year and that the accessory building square footage code was one section that would revisit to possibly allow a percentage of lot coverage be the driving factor and not a set amount of square footage and any size lot. No one spoke for or against this item. Staff received no phone calls for this item.

Case: 11-701-000015 – Property located at 2176 Longreen Road; Control Map 60H, Group A, Parcel 003.400 Requested a variance of 2 feet to [Sect.114-191.(e)(1)(d)] in order to construct a carport In a R-1A Single Family Residential District. The code requires a 10 foot side yard setback. Mickey Burton presented the case to the Board. Mr. Burton stated that he wanted to cover the existing driveway. There was discussion that there were no other carports in the neighborhood and how Mr. Burton's lot set at the end of the street where the adjoining property

would not likely be develop to the topography. No one spoke for or against this item. Staff did receive two phone calls with general questions concerning this case.

Case: 11-701-000016 – Property located at 406 Roller Street; Control Map 46H, Group H, Parcel 001.500 Requests variance of 5feet on both side yards to [Sect.114-196.(e)(1)(d)] in order to construct a 6 unit apartment building in a R-4 Medium Density Apartment District. The code requires a10foot side yard setback. This item was withdrawn by the petitioner until December's meeting.

Case: 11-701-000017 – Property located at 1216 Ervin Court; Control Map 46K, Group A, Parcel 0018.00 Requested a variance of 7 feet to [Sect.114-191.(e)(1)(d)] in order to construct a carport in a R-1A Single Family Residential District. The code requires a10foot side yard setback. Sarah Fleenor presented the item to the Board. In her presentation she explained that her property was sloped down in the rear and could not reasonably accommodate a carport. The Board brought up that there were no other carports in the immediate neighborhood. No one spoke for or against this item. Staff received no phone calls concerning this item.

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

Other Business:

Leland Leonard welcomed the new member, Ms. Diane Hills to the Board. Ms. Hills replace John Caldwell. With Mr. Caldwell's resignation; the office of Vice Chair became opened. On a motion made by Bob Winstead, Jr.; Dr. Frank Oglesby was elected to the position of Vice Chair.

On a motion by Bill Sumner, the Board voted unanimously to approve the September 1, 2011 minutes as mailed.
The BZA stated for the public record the next application deadline on November 15, 2011 at noon and that the next meeting date would be on December 1, 2011 with lunch at the Chop House following the meeting

Adjudication of Cases:

Case: 11-701-000014 – Property located at 219 Sasanoa Court; Control Map 118D, Group A, Parcel 005.200

MOTION: made by Frank Oglesby; seconded by Bob Winstead, Jr – To approve the request as presented because there was no detriment to the existing neighborhood and the intent of staff to being a new ordinance forward that would tie the size of accessory buildings to the size of the lot.

VOTE: 4-0 to grant the variance request as presented and allow an additional 960 square feet of accessory building on this lot.

Case: 11-701-000015 – Property located at 2176 Longreen Road; Control Map 60H, Group A, Parcel 003.400

During discussion, the Board changed the request from 2 feet to 3 feet. This was done to ensure that there was enough of a variance to allow the construction of a carport without having the owner present a survey next month.

MOTION: made by Bob Winstead, Jr; seconded by Bill Sumner – To approve the request with a 3 foot variance to the setback with the condition that the carport is constructed in accordance with

the plan presented to the Board because there was no detriment to the existing neighborhood and the likelihood of the property adjacent to the lot is minimal due to topography.

VOTE: 4-0 to grant the variance request of 3 feet to the side yard setback.

Case: 11-701-000016 – Property located at 406 Roller Street; Control Map 46H, Group H, Parcel 001.500

WITHDRAWN

Case: 11-701-000017 – Property located at 1216 Ervin Court; Control Map 46K, Group A, Parcel 0018.00

MOTION: made by Bill Sumner; seconded by Bob Winstead, Jr – To approve the request as presented and grant a variance of 7 feet to the side yard setback with the conditions that the structure has a closed gable with a ceiling and the materials match the existing house because there was no detriment to the existing neighborhood and the structure could not be reasonably moved to the rear yard because of topography,

VOTE: 4-0 to grant the variance request as presented with a 7 foot side yard variance.

Karen B. Combs, Principal Planner

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ALTERATIONS-COMMERCIAL (MALLS, ETC)	11-29-11	3800 -3868 EASTLINE DR	MILLER VILLAGE 1984 LTD	BROADWAY ELECTRIC SERVICE CORP		$ 4,600,000				REQ	500	500
ROOF COMMERCIAL	11-04-11	1805 E STONE DR	KMART	NORTH AMERICAN ROOFING		$ 305,000	0			N/A	0	0
NEW SINGLE-FAMILY DWELLING	11-29-11	954 SHADYSIDE DR		SPEARS, DAVID		$ 212,000	1902	1902	$ 111.46	N/A	0	0
NEW SINGLE-FAMILY DWELLING	11-11-11	3810 WOODLEAF LN	JIM, BERRY BUILDERS INC	JIM BERRY BUILDERS INC		$ 160,000	1800	1800	$ 88.89	N/A	0	0
ADDITION-RESIDENTIAL	11-18-11	4531 TIMBERLAKE LN	COTTRELL, NINA W & C DALLAS	D P M		$ 103,000	700	700	$ 147.14	N/A	0	0
ALTERATIONS-COMMERCIAL (MALLS, ETC)	11-22-11	1880 N EASTMAN RD STE 240	SPORT CLIPS	BALL READY MIX		$ 50,000	0			REQ	25	25
ALTERATIONS-COMMERCIAL (MALLS, ETC)	11-28-11	2033 MEADOWVIEW LN STE 100	HMG	STREET, J A & ASSOCIATES		$ 39,500	0			REQ	25	25
ALTERATIONS-RESIDENTIAL	11-03-11	453 BLAKLEY DR	DAVIS, BOBBY JOE	PRENDERGAST CONSTRUCTION CO IN	BASEMENT REMODEL	$ 30,000	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-02-11	1034 ROCK SPRINGS DR	GOURLEY, RHONDA	CROSS CONSTRUCTION CO, LLC		$ 25,000				N/A	0	0
ALTERATIONS-RESIDENTIAL	11-04-11	608 RIDGEFIELDS RD	BILLINGSLEY, J MICHAEL &	MR FIX-IT ROOFING & HOME IMP		$ 24,000	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-09-11	4039 LAKELAND DR	MAREK, JEFFREY C ETUX	C & B ALUMINUM	SIDING	$ 23,616	0			N/A	0	0
ACCESSORY-GARAGE	11-03-11	1312 MIDLAND DR	GALLOWAY, BOBBY LEE		OWNER IS CONTRACTOR	$ 21,000	1064		$ 19.74	N/A	0	0
ALTERATIONS-RESIDENTIAL	11-14-11	2604 WILDWOOD DR	JONES, G MICHAEL &	PRENDERGAST CONSTRUCTION CO IN		$ 20,000	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ALTERATIONS-COMMERCIAL (MALLS, ETC)	11-07-11	120 REGIONAL PARK	TRANSPORT SERVICE CO	LARRY LEONARD CONSTRUCTION		$ 19,000	0			REQ	25	25
ALTERATIONS-RESIDENTIAL	11-11-11	1014 WATEREE ST	CHASE, STEFFEN D &	THD AT-HOME SERVICES, INC		$ 17,853	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-07-11	2170 ROCK SPRINGS RD	DUNKIN, RICHARD M & ANN	L & L CONSTRUCTION & ROOFING	ROOF AND SIDING	$ 17,000	0			N/A	0	0
NEW PUBLIC WORKS/UTILITY BLDG	11-02-11	620 W INDUSTRY DR	SEWER TREATMENT PLANT	WHITE CONSTRUCTION CO		$ 16,627	0			REQ	25	25
ACCESSORY-GARAGE	11-22-11	1209 OAK ST	MCNEW, DWIGHT WARREN	PETERS GARAGE		$ 15,000	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-28-11	1314 1/2 W SULLIVAN ST	MOECK, RANDALL		OWNER IS CONTRACTOR	$ 15,000	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-30-11	1061 OAK DRIVE CIR	ARCHER, DONNA J	CHAMPION WINDOW CO-TRI CITIES		$ 13,423	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-08-11	4576 BELWOOD TR	BISHOP, DOUGLAS A &	AMER FOUND & BASEMENT REPAIR	REPAIR FOUNDATION	$ 12,535	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3741 APPLE GROVE CIR (PVT)	BAILEY, MARGIE A ETAL	VANDERPOOL CONSTRUCTION		$ 11,985	0			N/A	0	0
ACCESSORY BUILDINGS-CARPORT	11-08-11	2176 LONGREEN RD	BURTON, MICKEY J		OWNER IS CONTRACTOR	$ 10,000	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-14-11	1037 BROOK ST	COPAS, LOIS		OWNER IS CONTRACTOR	$ 10,000	0			N/A	0	0
ROOF RESIDENTIAL	11-17-11	141 E SEVIER AV	SHACKLEE, WILLIAM F ETAL	CANOPY CONSTRUCTION LLC		$ 9,981	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ALTERATIONS-RESIDENTIAL	11-09-11	3473 BAILEY RANCH RD	GRIFFIN, JENNIFER S	RAMEY WINDOWS & SIDING		$ 9,131	0			N/A	0	0
ROOF RESIDENTIAL	11-17-11	1577 WARPATH DR	BLIZZARD, DRENA SUE &	CANOPY CONSTRUCTION LLC		$ 8,728	0			N/A	0	0
ROOF RESIDENTIAL	11-17-11	1649 C ST	CASTLE, NEAL DAVID &	CANOPY CONSTRUCTION LLC		$ 8,294	0			N/A	0	0
ROOF RESIDENTIAL	11-18-11	4501 PALOMINO DR	DUNWORTH, ROBERT G &	HOWINGTON ROOFING		$ 7,419	0			N/A	0	0
ROOF RESIDENTIAL	11-14-11	344 BLAKLEY DR	GRAY, SEVIER &	DISCOUNT ROOFING		$ 7,200	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3713 APPLE GROVE CIR (PVT)	APPLE GROVE UNIT #21	VANDERPOOL CONSTRUCTION		$ 6,750	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3725 APPLE GROVE CIR (PVT)	GWINN, RICK S & REBECCA A	VANDERPOOL CONSTRUCTION		$ 6,750	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3728 APPLE GROVE CIR (PVT)	HARBER, PEGGY J	VANDERPOOL CONSTRUCTION		$ 6,750	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3730 APPLE GROVE CIR (PVT)	HAWN, MICHAEL W	VANDERPOOL CONSTRUCTION		$ 6,750	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3732 APPLE GROVE CIR (PVT)	WALKER, NANCY K	VANDERPOOL CONSTRUCTION		$ 6,750	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3734 APPLE GROVE CIR (PVT)	STONE, JERRY L & LINDA W	VANDERPOOL CONSTRUCTION		$ 6,750	0			N/A	0	0
ROOF RESIDENTIAL	11-15-11	652 LOVEDALE DR	RIGSBY, JIMMY ETAL	CANOPY CONSTRUCTION LLC		$ 6,625	0			N/A	0	0
ROOF RESIDENTIAL	11-17-11	1358 WOODDALE CIR	MORELOCK, CHARLES &	CANOPY CONSTRUCTION LLC		$ 6,554	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ROOF RESIDENTIAL	11-23-11	3703 APPLE GROVE CIR (PVT)	ROLLER, YVONNE M & KATHRYN	VANDERPOOL CONSTRUCTION		$ 6,500	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3705 APPLE GROVE CIR (PVT)	HOPSON, KEITH & VALERIE M	VANDERPOOL CONSTRUCTION		$ 6,500	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3751 APPLE GROVE CIR (PVT)	MILTON DEVELOPMENT CORP	VANDERPOOL CONSTRUCTION		$ 6,500	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	2313 BRANDON LN	CARTMEL, DERWIN	HOWINGTON ROOFING		$ 6,500	0			N/A	0	0
ROOF RESIDENTIAL	11-14-11	1332 POST ST	HICKS, MARILYN	STORIE ROOFING CONTRACTOR		$ 6,460	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3709 APPLE GROVE CIR (PVT)	APPLE GROVE UNIT #19	VANDERPOOL CONSTRUCTION		$ 6,250	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3711 APPLE GROVE CIR (PVT)	APPLE GROVE UNIT #20	VANDERPOOL CONSTRUCTION		$ 6,250	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3715 APPLE GROVE CIR (PVT)	APPLE GROVE UNIT #22	VANDERPOOL CONSTRUCTION		$ 6,250	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3739 APPLE GROVE CIR (PVT)	JOHNSON, SHIRLEY A	VANDERPOOL CONSTRUCTION		$ 6,240	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3731 APPLE GROVE CIR (PVT)	SMITH, LUTHER B & EVELYN E	VANDERPOOL CONSTRUCTION		$ 6,110	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3701 APPLE GROVE CIR (PVT)	DIXON, JAYNE LYNN	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A		
ROOF RESIDENTIAL	11-23-11	3707 APPLE GROVE CIR (PVT)	IVEY, JAMES A SR & DIANE R	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ROOF RESIDENTIAL	11-23-11	3717 APPLE GROVE CIR (PVT)	WILCOX, ANDREA	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3719 APPLE GROVE CIR (PVT)	BREEDLOVE, BARBARA K &	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3721 APPLE GROVE CIR (PVT)	SMOLKO, MARY ANN	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3723 APPLE GROVE CIR (PVT)	JONES, DAVID L & DANA W	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3745 APPLE GROVE CIR (PVT)	MILTON DEVELOPMENT CORP	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3747 APPLE GROVE CIR (PVT)	MILTON DEVELOPMENT CORP	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3749 APPLE GROVE CIR (PVT)	MILTON DEVELOPMENT CORP	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3750 APPLE GROVE CIR (PVT)	JETER, RONALD ELLIOTT	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3752 APPLE GROVE CIR (PVT)	WATTS, J RODNEY & SHARON L	VANDERPOOL CONSTRUCTION		$ 6,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3727 APPLE GROVE CIR (PVT)	BUCHANAN, BETTY M	VANDERPOOL CONSTRUCTION		$ 5,875	0			N/A	0	0
ROOF RESIDENTIAL	11-16-11	1009 WATAUGA ST	BACHMAN, RUTH PRIDEMORE &	SCOTT TIPTON BUILDERS		$ 5,700	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3729 APPLE GROVE CIR (PVT)	GOOD, BRENDA K	VANDERPOOL CONSTRUCTION		$ 5,640	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ROOF RESIDENTIAL	11-17-11	1017 WATEREE ST	BALDWIN, MARY L/E &	CANOPY CONSTRUCTION LLC		$ 5,597				N/A	0	0
ROOF RESIDENTIAL	11-11-11	104 CHIPPENDALE SQ (PVT)	BAKER, RICHARD L & ANNA	BLACKWELL CONSTRUCTION		$ 5,500	0			N/A	0	0
ROOF RESIDENTIAL	11-17-11	2517 NATHAN ST	LANE, JEFFERY C & AMY F	CANOPY CONSTRUCTION LLC		$ 5,228	0			N/A	0	0
ROOF RESIDENTIAL	11-07-11	267 WILLOWBEND PL	MCMILLIN, BETTY M	BEGLEY DEVELOPMENT LLC		$ 5,200	0			N/A	0	0
ROOF RESIDENTIAL	11-07-11	268 WILLOWBEND PL	HITE, RONALD CRAIG &	BEGLEY DEVELOPMENT LLC		$ 5,200	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	1509 WARPATH DR	DOGGETT, ARTHUR LOWRY &	VANDERPOOL CONSTRUCTION		$ 4,980	0			N/A	0	0
ROOF RESIDENTIAL	11-09-11	4516 OREBANK RD	SHANKS, CHARLES B JR &	BLACKWELL CONSTRUCTION		$ 4,950	0			N/A	0	0
ROOF RESIDENTIAL	11-28-11	416 GUSTAVIS AV	DENTON, HOYT H	PALMETTO CONSTRUCTION		$ 4,900	0			N/A	0	0
ROOF RESIDENTIAL	11-29-11	561 BAYS VIEW RD	BAKER, JAMES PAUL &	CANOPY CONSTRUCTION LLC		$ 4,582	0			N/A	0	0
ROOF RESIDENTIAL	11-11-11	1105 CATAWBA ST	G & K PROPERTIES LLC	T & R BUILDERS		$ 4,500	0			N/A	0	0
ROOF RESIDENTIAL	11-09-11	3908 GEORGE CT	LEIGHTON, DANIEL & MILLY	BLACKWELL CONSTRUCTION		$ 4,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	3528 PINEWOOD PL	BRYANT, GREG P	L & L CONSTRUCTION & ROOFING		$ 4,000	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ROOF RESIDENTIAL	11-11-11	1217 E CENTER ST	EDWARDS, GREGORY L &	T & R BUILDERS		$ 3,900	0			N/A	0	0
ADDITION-RESIDENTIAL	11-29-11	219 SASANOA CT	LASHLEY, J B & DEBORAH D		ADD ON TO GARAGE	$ 3,400	0	960		N/A	0	0
ROOF RESIDENTIAL	11-11-11	1966 COOKS VALLEY RD	VAN, DER GRACHT WILLIAM W &	BLACKWELL CONSTRUCTION		$ 3,200	0			N/A	0	0
ALTERATIONS-RESIDENTIAL	11-08-11	500 FOOTHILLS RD	ELKIN, STEVEN R &		OWNER IS CONTRACTOR	$ 3,000	0			N/A	0	0
ALTERATIONS-COMMERCIAL (MALLS, ETC)	11-16-11	2218 E CENTER ST	FUGATE, ANGIE AND CHRIS			$ 3,000	0			REQ	25	25
ROOF RESIDENTIAL	11-18-11	1562 CRESCENT DR	KARST, DARIN E & TINA	CORMIER, KEN ROOFING CO		$ 3,000	0			N/A	0	0
ROOF RESIDENTIAL	11-23-11	404 LAURELWOOD DR	KELLY, ABIGAIL	PALMETTO CONSTRUCTION		$ 3,000	0			N/A	0	0
ROOF RESIDENTIAL	11-09-11	1013 FEDERAL ST	RICHARDS, DEBRA D	BLACKWELL CONSTRUCTION		$ 2,900	0			N/A	0	0
ROOF RESIDENTIAL	11-09-11	801 BIRCH ST	GARDNER, VONDA M & LESA R	BLACKWELL CONSTRUCTION		$ 2,800	0			N/A	0	0
ACCESSORY BUILDINGS-CARPORT	11-14-11	813 CARLISLE DR	WHITEAKER, BETTY A	BACKYARD BUILDERS		$ 2,697	0			N/A	0	0
ALTERATIONS-COMMERCIAL (MALLS, ETC)	11-17-11	812 E CENTER ST	GROSECLOSE JOSEPH A III	JOHN & SONS HOME IMPROVEMENT	REPAIR FRONT EXTERIOR NO PLAN	$ 2,500	0			REQ	25	0
ROOF RESIDENTIAL	11-11-11	1100 MYRTLE ST	LYONS, HAZEL B	BLACKWELL CONSTRUCTION		$ 2,000	0			N/A	0	0
ACCESSORY-DECK	11-09-11	2121 BEECHNUT DR	FREY, JOHN		OWNER IS CONTRACTOR	$ 1,800	0			N/A	0	0

Bulding Permits - City of Kingsport, Tennessee

Dec-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ACCESSORY UTILITY BLDG	11-15-11	976 LYNN GARDEN DR	THACKER, VADA SUE &		OWNER IS CONTRACTOR	$ 1,299	0			N/A	0	0
ROOF COMMERCIAL	11-21-11	510 GIBSON MILL RD	CHURCH KINGSPORT DIST	REMODEL BY ORVILLE		$ 1,225	0			N/A	0	0
ACCESSORY-PORCH	[redacted]	3324 HULL DR	TANKERSLEY, CHARLES		OWNER IS CONTRACTOR	$ 1,000	0			N/A	0	0
ACCESSORY-DECK	11-03-11	509 BAYS COVE CIR	FUGARINO, ANTHONY E &		OWNER IS CONTRACTOR	$ 800	0			N/A	0	0
ADDITION-RESIDENTIAL	11-04-11	1309 MIMOSA DR	WILSON, ALVIN		OWNER ENCLOSING DECK	$ 800	0	160		N/A	0	0
ACCESSORY UTILITY BLDG	11-22-11	1217 DEERFIELD AV	WATKINS, JOSEPH J & RITA J		OWNER IS CONTRACTOR	$ 425	0			N/A	0	0
ACCESSORY UTILITY BLDG	[redacted]	1772 GRANBY RD	[redacted]			$ 380	0			N/A	0	0
						$ 6,124,509					$ 650	$ 625

New Businesses - City of Kingsport, Tennessee

November 2011

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
KRIS KUSTOM ARCHERY	228 CAROLINA POTTERY DR	MUMPOWER, APRIL	228 CAROLINA POTTERY DR		BLOUNTVILLE	TN	37617	423	8630943	111130
CHINA HOUSE RESTAURANT	1001 N EASTMAN RD	ZHANG, MING HUI	1001 N EASTMAN RD		KINGSPORT	TN	37664	423	2474461	111128
JOYFULL STILLNESS YOGA STUDIO	255 BROAD ST		1402 LINVILLE STREET		KINGSPORT	TN	37664	423	8631638	111128
C AND S	604 W SULLIVAN ST	STEWART, CHRIS	604 W SULLIVAN ST		KINGSPORT	TN	37660	423	7733156	111123
COGER FLOORING	1025 ORBIN DR	COGEN JR, ROBERT CLARK	1025 ORBIN DR		KINGSPORT	TN	37660	423	3848863	111123
PALMETTO CONSTRUCTION	BTA OUT OF TOWN ADDRESS	ERGLE, CASEY	810 HAMILTON RD		BLOUNTVILLE	TN	37617	423	3028617	111123
LONGHORN STEAKHOUSE #5416	1750 E STONE DR		% RARE HOSPITALITY INT INC	PO BOX 695016	ORLANDO	FL	32869	423	2450049	111121
MARLENE'S NORWEGIAN MARINERA	CONTR OUT OF TOWN ADDRESS		1953 HWY 11-W		BRISTOL	TN	37620	423	3400344	111119
AMERICAN FIRE PROTECTION INC	CONTR OUT OF TOWN ADDRESS		720 WORLEY RD		GREENEVILLE	SC	29609	864	2502001	111117
EAST TN ELECTRONICS	208 CHEROKEE ST	MULLINS, RODNEY	208 CHEROKEE ST		KINGSPORT	TN	37660	423	3574816	111116
BACKYARD BUILDERS	CONTR OUT OF TOWN ADDRESS	PALAMARA, JOHN	1914 WOODLAND AVE		JOHNSON CITY	TN	37601	423	7477904	111114
EATON'S PAINTING	784 VIRGIL AV	EATON, RICHARD B	784 VIRGIL AV		KINGSPORT	TN	37665	423	2763225	111114
FRANKLIN HOME IMPROVEMENTS	178 CHERRY LN	FRANKLIN, STEVE	185 CHERRY LN		FALL BRANCH	TN	37656	423	3488954	111114
PATTERSON HOMES	2752 EDINBURGH CHANNEL RD	PATTERSON, TRAVIS	2752 EDINBURGH CHANNEL RD		KINGSPORT	TN	37664	423	9630293	111114
KIRBY DENTAL SOLUTIONS	105 LOCHWOOD CIR	KIRBY, PHILLIP DAVID	105 LOCHWOOD CIR		KINGSPORT	TN	37660	423	5343268	111111
T & R BUILDERS	CONTR OUT OF TOWN ADDRESS	PARKER, ROBERT L	651 PLEASANT HILL RD		BULLS GAP	TN	37711	423	2352856	111111

New Businesses - City of Kingsport, Tennessee

November 2011

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
C & B ALUMINUM	CONTR OUT OF TOWN ADDRESS		19274 MERCEDES DR		ABINGDON	VA	24210	276	6284351	111108
JERROD FUNK GOLF STUDIO	4260 FORT HENRY DR #106		PO BOX 6397		KINGSPORT	TN	37663	423	2390335	111108
RAMEY WINDOWS & SIDING	CONTR OUT OF TOWN ADDRESS		212 BEAVER RD		BLUFF CITY	TN	37618	423	5389200	111108
HENRY'S DOWNTOWN GRILL	301 B W CENTER ST	KING, JUSTIN	301 W CENTER ST		KINGSPORT	TN	37660	423	7652980	111107
L & L CONSTRUCTION & ROOFING	CONTR OUT OF TOWN ADDRESS	LOYD, AMY	% AMY LOYD	595 WHITETOP RD	BLUFF CITY	TN	37618	423	5340446	111107
NORTH AMERICAN ROOFING	CONTR OUT OF TOWN ADDRESS		41 DOGWOOD ROAD		ASHEVILLE	NC	28806	828	6877767	111107
GRILLS CONSULTING	2116 MONTROSE AV		2116 MONTROSE AV		KINGSPORT	TN	37664	423	4290302	111104
BARNES ENTERPRISES LLC	2005 VENTURE PARK	BARNES, T DUANE	1112 WIEMBLEY DR		KINGSPORT	TN	37664	423	7651890	111101
BRADLEY, JENNIFER	820 BLOOMINGDALE PKE	BRADLEY, JENNIFER	% ABSOLUTE HAIR & BODY WORX	306 W GIBSON ST	KINGSPORT	TN	37660	423	3845642	111101
CARR COMMUNITY LANDSCAPING	3143 TIFFANY CT	CARR, MARCUS A	% MARCUS A CARR	3143 TIFFANY CT	KINGSPORT	TN	37663	423	5571630	111101
TENNESSEE'S BEST OF KINGSPORT	1409 H E STONE DR	WATTS, JOHN D	PO BOX 639		REIDVILLE	SC	29375	423	5782378	111101
VOLUNTEER FLORAL	1225 LYNN GARDEN DR	HARRINGTON, TERESA	1225 LYNN GARDEN DR		KINGSPORT	TN	37665	423	2471133	111101

CITY OF KINGSPORT, TENNESSEE

November 29, 2011

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

Chairman Dennis Ward:

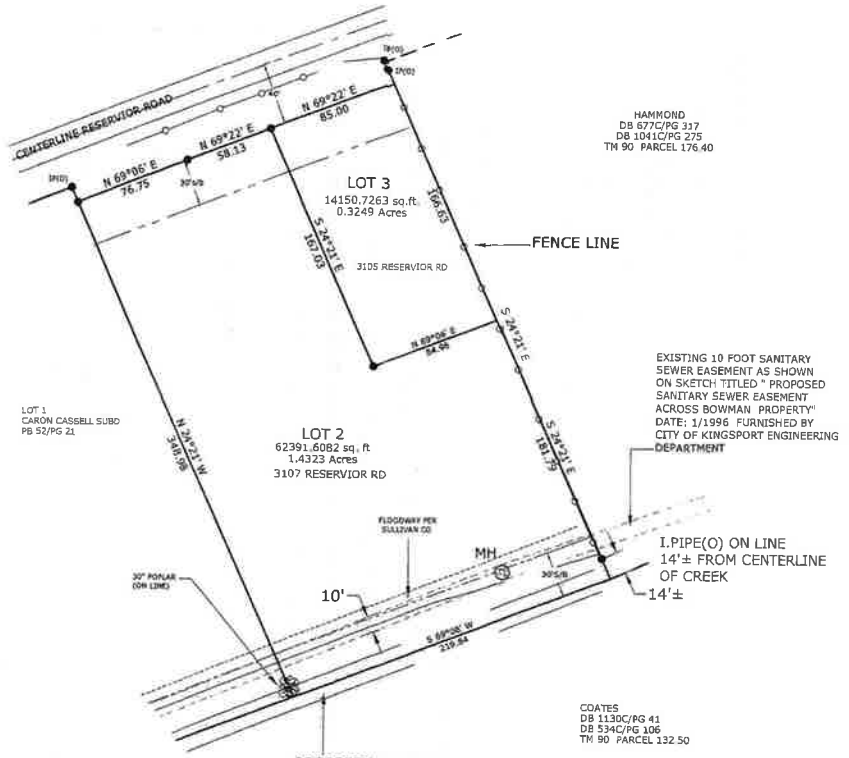
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 2, Caron Lee Cassell Subdivision (Gerald W. Begley, Jr. Property) surveyed by Carter, Carr & Associates meets the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

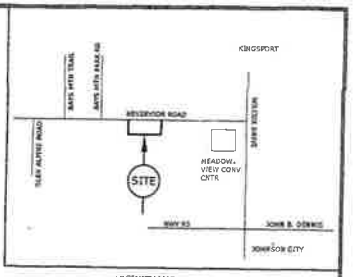
Sincerely,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission

CARON LEE CASSELL
BEARING BASE
DB 2151C/PG 197





VICINITY MAP

11/28/2011 - 02:16:36 PM
11314295
1 POS - ALL - PLAT DATE# 8741
PLAT BOOK: P53
PAGE: 486-486

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

ABBREVIATIONS

IP(O) = IRON PIN OLD & FOUND
IP(N) = IRON PIN NEW & SET
MH = SANITARY SEWER MANHOLE
I.PIPE(O) = IRON PIPE OLD & FOUND
PP = ELECTYRIC POWER POLE
—o—o— FENCE LINE
● = 1/2" IRON PIN

RECORDING DATA

PROPERTY IS LOCATED ON SULLIVAN COUNTY
TAX MAP 90 PARCEL 176.20
GERALD W. BEGLEY, JR
DB 3013/PG 1268

ZONING DESIGNATION

PROPERTY IS ZONED SULLIVAN COUNTY
R1 (RESIDENTIAL)
SETBACKS: 30 FOOT FRONT
30 FOOT REAR
12' SIDEYARDS

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
firm map 47163c0230d
effective date: sept 29, 2006

SULLIVAN COUNTY UNSTUDIED STREAM PROVISION APPLYS TO SMALL STREAM RUNNING ALONG REAR OF PROPERTY

EASEMENTS

THERE IS A 7.5FT DRAINAGE/UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES.
THERE IS A 10 FOOT SANITARY SEWER EASEMENT LOCATED AT THE REAR OF PROPERTY
(PER CITY OF KINGSPORT EASMENT SKETCH)

PREPARED By
CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 349-9920
FAX (423) 349-5107
EMAIL Ln4surveyor@aol.com

50 0 50 100 150
Scale: 1" = 50'

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

AUTHORIZING AGENT

CERTIFICATION OF ASSIGNMENT

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

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIGHER AUTHORIZATION OR KINGSPORT GIS SERVICES REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

11-13
DATE

OWNER

CERTIFICATE OF ACCURACY

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

TENNESSEE REG. NO. 1997
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY

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

11-21-11
COMMISSION OF HIGHWAYS

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

TDEC
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

11/28/11
DATE

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOT 2
CARON LEE CASSELL SUBDIVISION
(GERALD W. BEGLEY , JR. PROPERTY)

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.7572 AC	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	CARON CASSELL	CIVIL DISTRICT	15TH
SURVEYOR	CARTER, CARR & ASSOC.	CLOSURE ERROR	1:7500

SCALE: 1"=50'

CITY OF KINGSPORT, TENNESSEE

December 1, 2011

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

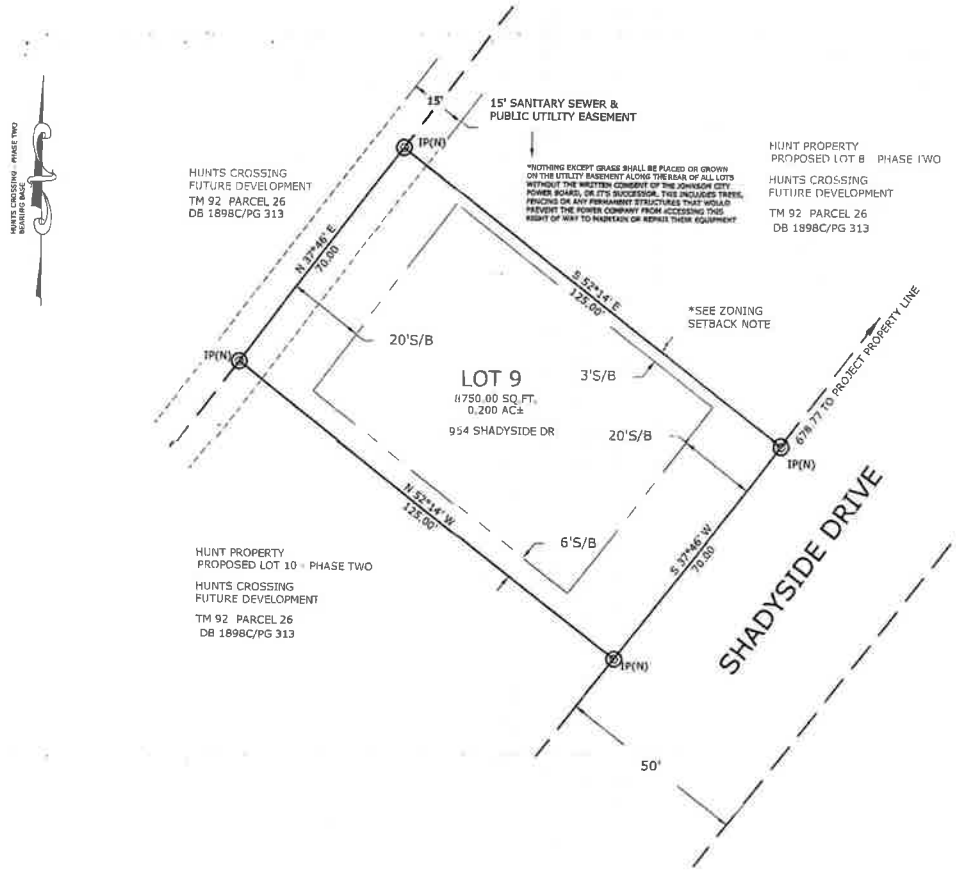
Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that Lot 9, Hunts Crossing-Phase Two surveyed by Carter, Carr & Associates 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,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



12/01/2011 - 03:57:22 PM
11314685
1 PGS : AL - PLAT BATCH: 9988
PLAT BOOK: P53
PAGE: 501-501

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

VICINITY MAP
NOT TO SCALE

RECORDING DATA

BARKER HUNT
DB 1898C/PG 313
TAX MAP 92 PARCEL 26

ABBREVIATIONS

DB = DEED BOOK
IP(O) = IRON PIN OLD & FOUND
IP(N) = IRON PIN NEW AND SET
TM = SULLIVAN COUNTY TAX MAP
S/B = ZONING SETBACK LINE
*ALL IRON PINS FOUND & SET ARE 1/2" IRON REBAR

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

ZONING

PROPERTY IS ZONED CITY OF KINGSPORT
R3 (MULTI-FAMILY RESIDENTIAL)
SETBACKS: 20' FRONT/20' REAR
SIDE YARD SETBACK FROM 6' TO 3' FOR ONE SIDE ONLY ON EACH LOT. HOUSES MAY NOT BE CLOSER THAN 9' (A 3' SIDE SETBACK MAY ONLY ABUT A 6' SETBACK ON THE ADJOINING LOT).

THE DEVELOPER OR HOMEOWNERS ASSOC. MAY SWITCH THE SIDE OF THE LOT THAT RECEIVES THE 3' SETBACK UPON SUBMISSION OF A REVISED PLAN TO THE KINGSPORT PLANNING DEPARTMENT FOR APPROVAL. A BUILDER AND/OR LOT OWNER MAY ONLY MAKE THESE REVISIONS BY REQUESTING THE CHANGE THROUGH THE DEVELOPER OR HOMEOWNERS ASSOCIATION.

SETBACK VARIANCE CASE NO. 07-701-00019

EASEMENTS

SEE PLAT FOR 15' SANITARY SEWER EASEMENT AND PUBLIC UTILITY EASEMENT ALONG REAR LOT LINE.

PREPARED By:
CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD
KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-5220
FAX (423) 349-5107
EMAIL: carterclarr@charter.net

20 0 20 40 60
Scale: 1" = 20'

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Carolanne Campbell 11-28-2011
KINGSPORT 911 ADDRESSING
OR HIS/HER REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

11-22-11
DATE
OWNER

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORM TO THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE STATE OF TENNESSEE. THE CLASSIFICATION OF SURVEY AND THE ACCURACY OF THE IMPROVEMENTS HAVE BEEN ESTABLISHED AS SHOWN HEREON.

TENNESSEE REG. NO. 1888
REGISTERED LAND SURVEYOR
11-22-11
DATE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:
1. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL EXIST. THESE LOTS AS PROPOSED.
2. THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS.
3. PLAT HAS BEEN APPROVED UNDER THE PERFORMANCE GUARANTEE SET BY THE KINGSPORT COUNTY PLANNING COMMISSIONS

CITY ENGINEER OR COUNTY ROAD COMMISSIONER
DATE

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

TITLE
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATIE OF APPROVAL FOR RECORDING

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

IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ [illegible] HAS BEEN POSTED WITH THE REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS BY [illegible]

SECRETARY, REGIONAL PLANNING COMMISSION

LOT 9
HUNTS CROSSING - PHASE TWO

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 8750.00 SQ.FT. 0.20 AC	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER HUNT	CIVIL DISTRICT 13TH
SURVEYOR CARTER, CARR & ASSOC	CLOSURE ERROR 1:7500

SCALE: 1"=20'

November 29, 2011

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

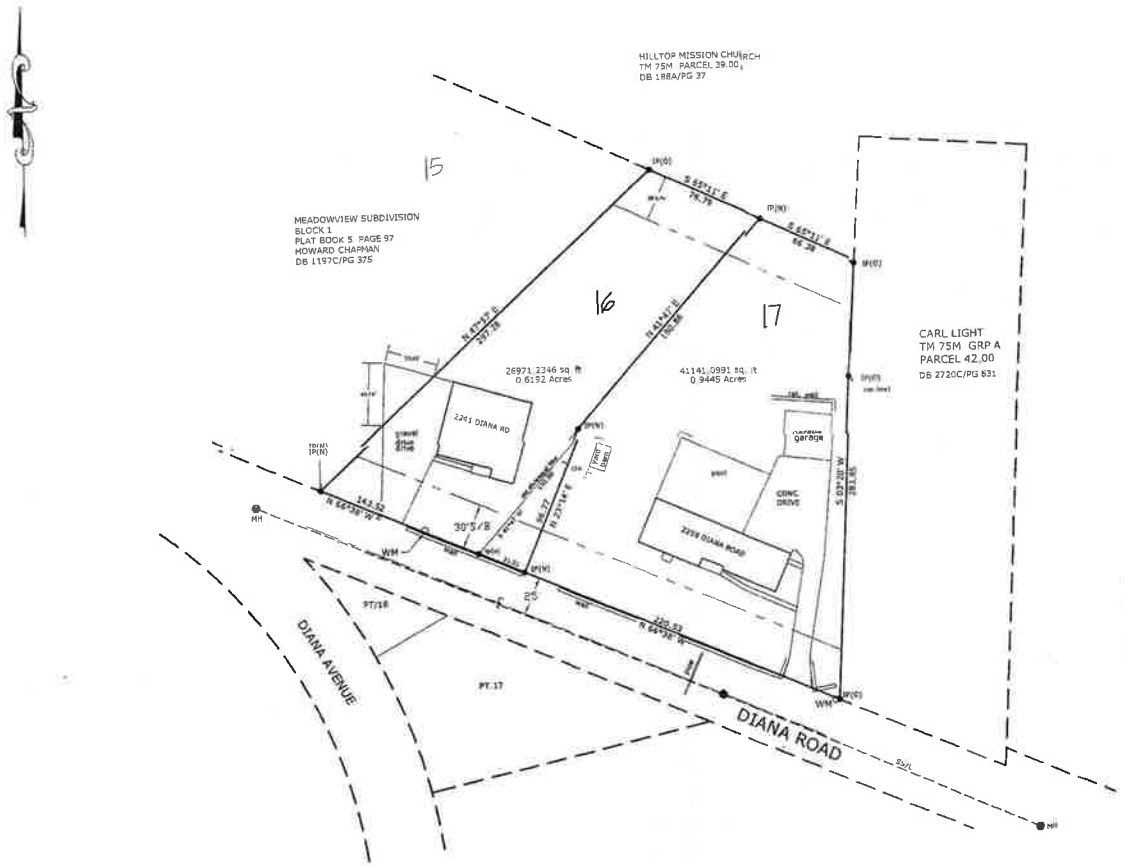
Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lots 16 & 17, Block 1 Meadowview Subdivision surveyed by Carter, Carr & Associates 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,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



VICINITY MAP
NOT TO SCALE

RECORDING DATA

PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 75M GROUP A
PARCEL 43.00 PT/LOT 17 MEADOWVIEW SUBD.
PARCEL 44.00 PT/LOT 16 MEADOWVIEW SUBD.
PROPERTY IS RECORED IN:
DB 851C/PG 376 CARL & ALICE LIGHT MAY 27, 1992
MEADOWVIEW SUBDIVISION RECORDED IN PLAT BOOK 5 PAGE 97
MARTY CATRON & KAREN CATRON
DB 2975C/PG 727

ABBREVIATIONS

℄ = CENTERLINE
DB = DEED BOOK
IP(O) = IRON PIN OLD & FOUND
IP(N) = IRON PIN NEW AND SET
TM = SULLIVAN COUNTY TAX MAP
S/B = ZONING SETBACK LINE
WM = WATER METER
MH = SANITARY SEWER MANHOLE
SS/L = SANITARY SEWER LINE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM MAP 47163C0040D
SEPTEMBER 29, 2006
PANEL 40 OF 375

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS
*CONSULT WITH CITY OF KINGSPORT BUILDING OFFICIAL BEFORE ANY NEW CONSTRUCTION

EASEMENTS

THERE IS A 7.5 FOOT UTILITY & DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES

MONUMENTATION

ALL CORNERS MARKED BY EITHER OLD EXISTING MONUMENTATION OR NEW IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS

11/29/2011 - 01:42:30 PM
11314408
1 PGS : AL - PLAT BATCH: 8825
PLAT BOOK: P53
PAGE: 500-500

REC FEE	13.00
DP FEE	2.00
ARC FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

PREPARED BY
CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5815 LONE STAR ROAD
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 349-6920
FAX (423) 349-5107
EMAIL cartercarr@charter.net

50 0 50 100 150
Scale: 1" = 50'

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

11-22-11
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

11-21-11
CITY OF KINGSPORT DIRECTOR OF 911 ADDRESSING OR HIS/HER REPRESENTATIVE

REPLAT OF LOTS 16 & 17, BLOCK 1 MEADOWVIEW SUBDIVISION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

November 17, 20 11
DATE
Marty Catron, Karen Catron, Carl Light
OWNER

CERTIFICATE OF SURVEY ACCURACY

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

11-5-2011
DATE
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

11-21, 20 11
DATE
SUPERINTENDENT OF COUNTY ROAD COMMISSION

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ N/A HAS BEEN POSTED WITH THE REGIONAL PLANNING COMMISSION IN LIEU OF REQUIRING COMPLETION OF ALL IMPROVEMENTS PRIOR TO APPROVAL OF THE FINAL PLAT.

11-15, 20 11
DATE
SECRETARY REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.564 AC±
TOTAL LOTS 2
ACRES NEW ROAD 0
MILES NEW ROAD 0
OWNER LIGHT/CATRON
CIVIL DISTRICT 13TH
SURVEYOR CARTER, CARR & ASSOC.
CLOSURE ERROR 1:7500

SCALE: 1"=50'

CITY OF KINGSPORT, TENNESSEE

November 18, 2011

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

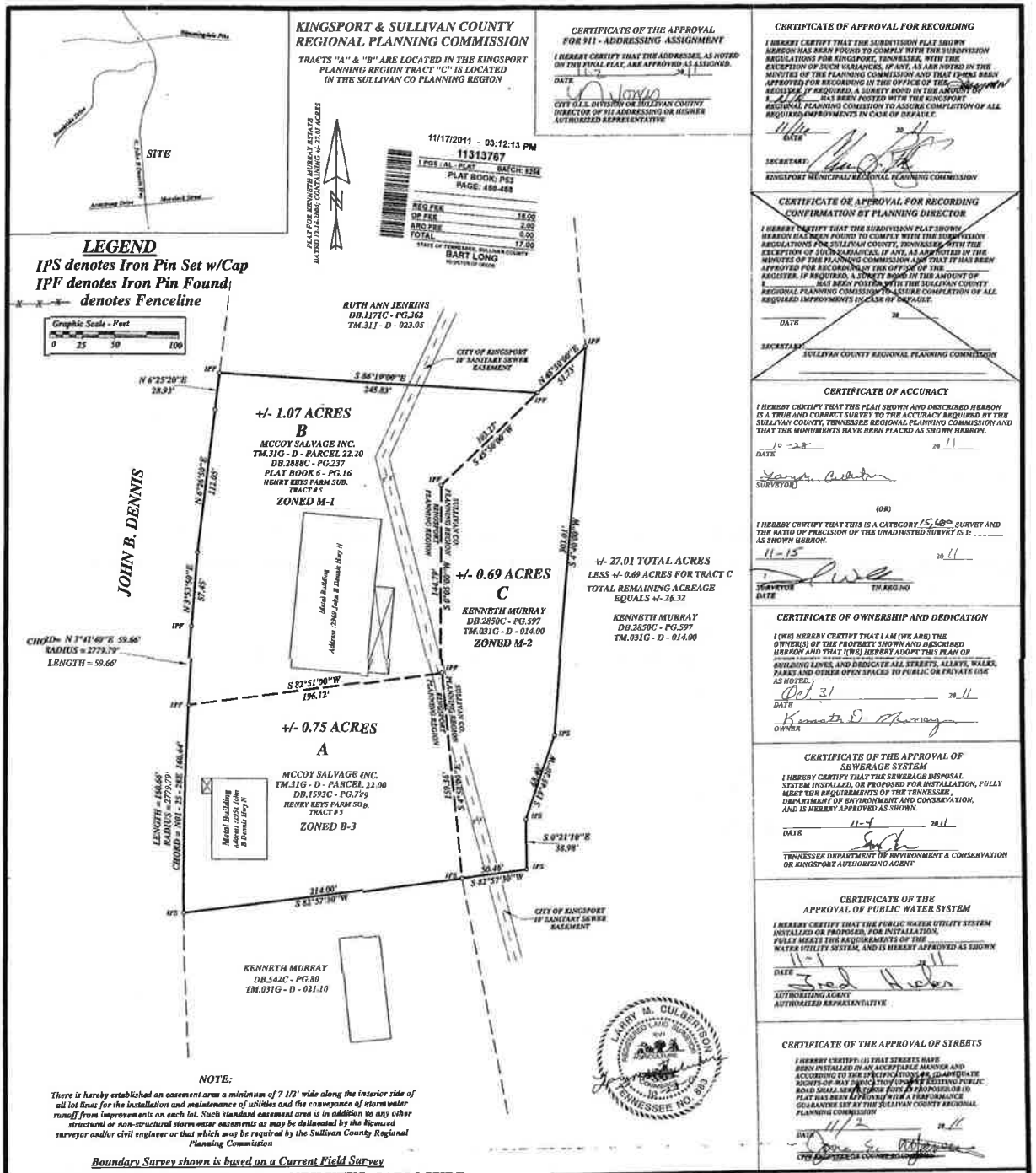
Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of the Henry Keys Farm Subdivision Tract #5; and a Portion of the Kenneth Murray Property, surveyed by Culbertson Surveying 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,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



NOTE:

There is hereby established an easement area a minimum of 7 1/2' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or civil engineer or that which may be required by the Sullivan County Regional Planning Commission

Boundary Survey shown is based on a Current Field Survey

COMBINATION PLAT OF THE HENRY KEYS FARM SUBD. & A PORTION OF THE KENNETH MURRAY PROPERTY TRACT A & B TO BE COMBINED WITH TRACT C TOTAL ACREAGE FOR TRACTS A,B,&C EQAULS +/- 2.51

NOTES

1. Deed Reference: DB.2850C - PG.597, DB.2888C - PG.237, & DB.1593C - PG.779
2. Tax Map: 031G - D - 014.00; 031G - D - 22.20; 031G - D - 22.00
3. Setbacks to conform to zoning designation
4. This property is zoned M-2,M-3, & B-3
5. Total acres for lots A B & C equals +/- 2.51.
6. A portion of this property is located in a flood hazard area, Zone "A" FEMA map # 47163C0035D. Effective Date 09-29-2006

REPLAT OF THE HENRY KEYS FARM SUBDIVISION TRACT # 5; AND A PORTION OF THE KENNETH MURRAY PROPERTY

Date: 07-04-2011 Revised: 10-24-2011	Drawn By: David Wallace	Scale: 1" = 50'
11th Civil District	Sullivan County,TN	File:MCCOY.zak
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093		Drawing Number 5515

November 18, 2011

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

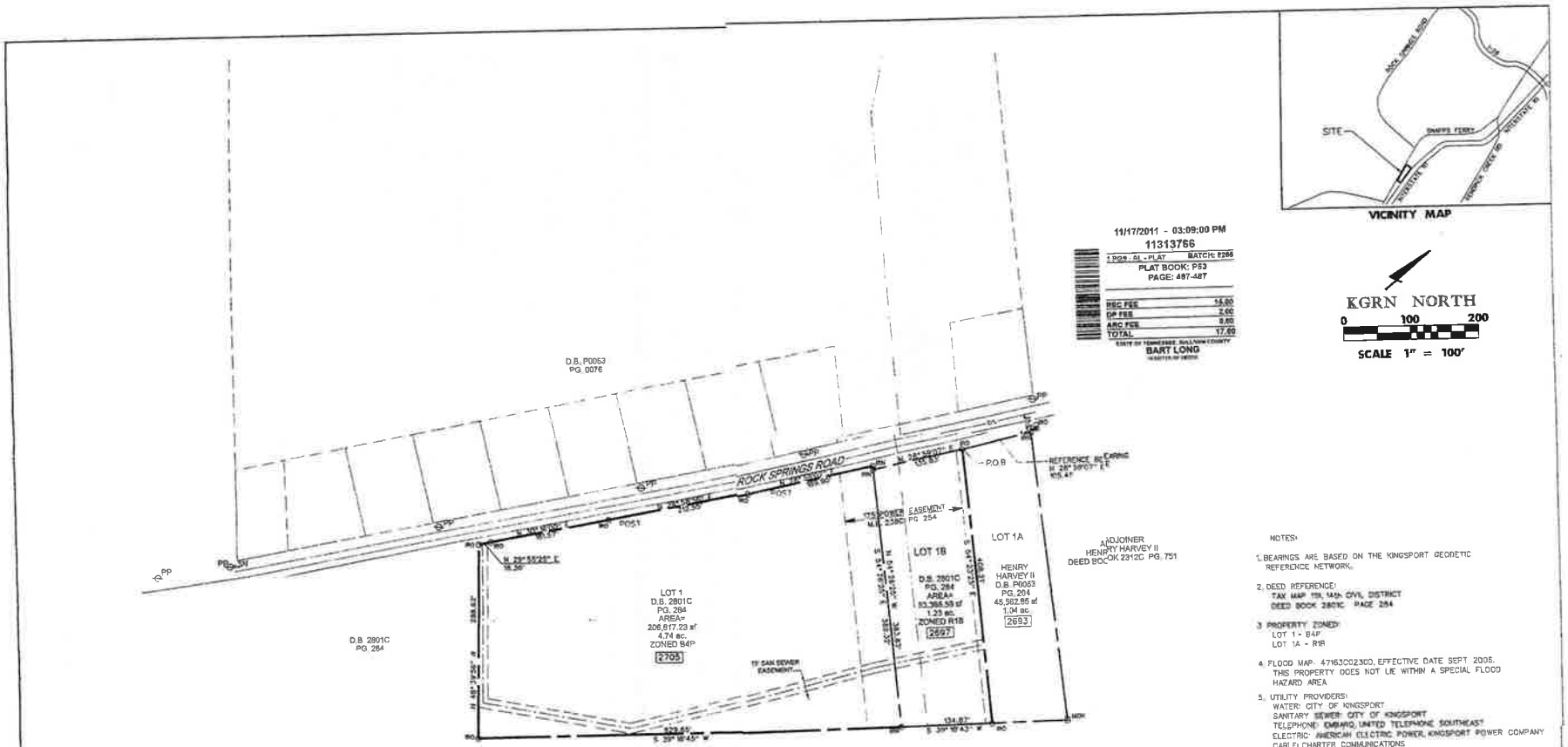
Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 1 Edinburgh Homes LLC, surveyed by Barge, Waggoner, Sumner, & Cannon 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,

Lynn Tully
Planning Manager

C: Kingsport Regional Planning Commission



VICINITY MAP

11/17/2011 - 03:09:00 PM
11313766
1 PGS AL - PLAT BATCH: 8286
PLAT BOOK: P53
PAGE: 487-487

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

KGRN NORTH
0 100 200
SCALE 1" = 100'

NOTES:

1. BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
2. DEED REFERENCE:
   TAX MAP 119, 14th CIVIL DISTRICT
   DEED BOOK 2801C PAGE 284
3. PROPERTY ZONED:
   LOT 1 - B4P
   LOT 1A - R1R
4. FLOOD MAP: 47163C0230D, EFFECTIVE DATE SEPT 2006.
   THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
5. UTILITY PROVIDERS:
   WATER: CITY OF KINGSPORT
   SANITARY SEWER: CITY OF KINGSPORT
   TELEPHONE: EMBARQ, UNITED TELEPHONE SOUTHEAST
   ELECTRIC: AMERICAN ELECTRIC POWER, KINGSPORT POWER COMPANY
   CABLE: CHARTER COMMUNICATIONS
6. 2697 - 911 ADDRESS
7. UTILITY EASEMENTS:
   15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
   15 FOOT SANITARY SEWER EASEMENT
8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
9. LOT 1A AT PLAT BOOK 53, PAGE 204, WAS PREVIOUSLY ERRONEOUSLY LISTED AS BEING IN THE 15th CIVIL DISTRICT AND IS ACTUALLY IN THE 14th CIVIL DISTRICT

NELSON ELAM
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1642

CERTIFICATION OF THE APPROVAL FOR RE-ADDRESSING ASSIGNMENT

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

11/15 20 11
DATE

Courtney Campbell
E-911 ADDRESSING OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

11/15 20 11
DATE

OWNER

CERTIFICATE OF ACCURACY

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

DATE 20

SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NO GREATER THAN SHOWN HEREON

11/14 20 11
DATE

Nelson Elam #1642
SURVEYOR TN REG. NO.

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF (2) APPROVED RIGHTS-OF-WAY DEDICATION UPON ALL EXISTING PUBLIC ROADS SHOWN HEREON, THESE STREETS ARE PROPOSED.

11/16/11 20 11
DATE

Greg A Clark
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE [illegible] WATER UTILITY SYSTEM AND IS HEREBY APPROVED AT [illegible]

11-11-11 20 11
DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE [illegible] DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IT IS HEREBY APPROVED AT ALL SHOWN.

11/16 20 11
DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

BY

DIVISION OF GROUND WATER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT WAS GRANTED FOR RECORDING IN THE OFFICE OF THE [illegible] REGISTER OF DEEDS, SUBJECT TO THE PROVISIONS OF ARTICLE [illegible] OF THE SUBDIVISION REGULATIONS, AND THAT A SURETY BOND IN THE AMOUNT OF $ [illegible] HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

11/16/11 20 11
DATE

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

BWSC
BARGE WAGGONER SUMNER & CANNON, INC
FOUR EMBARCADERO SQUARE, SUITE 100, KINGSPORT, TENNESSEE 37660
PHONE 423-247-9225 FAX 423-247-9233
www.bwsinc.com
ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS

OWNER

EDINBURGH HOMES, LLC
1562 CRESCENT DRIVE
KNGSPORT, TN 37664

RE-PLAT LOT 1 EDINBURGH HOMES LLC

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.97 TOTAL LOTS 2
ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0
OWNER Edinburgh Homes, LLC CIVIL DISTRICT 14th
SURVEYOR NELSON ELAM CLOSURE ERROR 1:10,000
SCALE: 1" = 100'