

# KINGSPORT REGIONAL PLANNING COMMISSION

## TENTATIVE AGENDA

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

December 17, 2015

7:00 p.m.

### I. INTRODUCTION AND RECOGNITION OF VISITORS

### II. APPROVAL OF THE AGENDA

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

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

#### 12-01 Subdivision the Phipps Property – (15-201-00083)

The Kingsport Regional Planning Commission is requested to consider final subdivision approval for the Phipps Property. The property is located outside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. (Montgomery)

### V. UNFINISHED BUSINESS

None

### VI. NEW BUSINESS

#### 12-02 5029 Memorial Boulevard Sullivan County Rezoning – (15-101-00007)

The Kingsport Regional Planning Commission is requested to consider rezoning from R-1 to B-4 to accommodate a new restaurant. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. (Montgomery)

#### 12-03 Edinburgh Phase 7 Final – (15-201-00090)

The Kingsport Regional Planning Commission is requested to consider final subdivision approval for Edinburgh Phase 7. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. (Shepherd)

#### 12-04 Childress Ferry Road 2015 Annexation – (15-801-00002)

The Kingsport Regional Planning Commission is requested to consider annexation of a single-family home located at 1776 Childress Ferry Road. The property is located outside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. (Montgomery)

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

**VIII. OTHER BUSINESS**

- 12-05** Receive a letter of re-plat of Edinburgh Phase 3, Tract 3 and Lot 3B, with an addition of Lot 3C, on Edinburgh Channel Road.
- 12-06** Receive a letter of resubdivision of lots 14 and 15 in the West View Park Addition, on Riverside Avenue.
- 12-07** Receive a letter of resubdivision of the Hite Property, on Rock Springs Road.
- 12-08** Receive a letter of resubdivision of Block 156, Lots 16 through 19 and a portion of Lot 15, on Cumberland St.
- 12-09** Receive a letter of resubdivision of Lot 11, resubdivision of Lots 10 through 12, Block C of the Hemlock Park subdivision and Lot 1 of the resubdivision of Lot 10, Block C Hemlock Park Subdivision and Richards Property, on Hemlock Park Drive.
- 12-10** Receive a letter of resubdivision of Lots 53 and 54 in The Islands at Old Island, on Golf Ridge Drive.
- 12-11** Receive, for informational purposes only, the November 2015 report from the Building Division.
- 12-12** Receive, for informational purposes only, the November 2015 New Business report.

**IX. ADJOURNMENT**

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

Jimmy Walker Conference Room – Improvement Building  
201 West Market Street, Kingsport, TN 37660

November 16, 2015

12:00 noon

**Members Present**

Dennis Ward, Chairman  
Sam Booher  
Dr. Mike McIntire  
John Moody  
Beverley Perdue  
Phil Rickman  
Mark Selby  
Dave Stauffer

**Members Absent**

**Staff Present**

Corey Shepherd  
Curtis Montgomery  
Ken Weems  
Jacob Grieb  
Lynn Tully

**Visitor's**

At 12:00 p.m., Secretary Tully called the meeting to order. Secretary Tully asked if there were any changes to the tentative agenda. Secretary Tully announced that one item has been pulled from the agenda (The Subdivision of Phipps Property/ 11-03). The amended agenda will be set for the November 19, 2015 meeting. She then asked for any changes for the minutes of the work session held September 14, 2015 and the regular meeting held September 17, 2015. Commissioner Selby provided several minor corrections. The amended minutes will be presented at the regular meeting for approval.

**CONSENT AGENDA**

**11-01 Edinburgh Phase 2b-2 Re-plat Lot 54 and Common Area – (15-201-00066)**

The Kingsport Regional Planning Commission heard a request to consider final subdivision approval for Edinburgh 2b-2 Re-plat Lot 54 and Common Area. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Curtis Montgomery presented the item stating the replat will reconfigure the common area and create an easement for a driveway. There was discussion regarding the adjoining property relation to the Urban Growth Boundary (UGB) and how the Edinburgh Developer amended the UGB in the past. There being no further questions on the item, no official action was taken.

**11-02 Resubdivision of Lots 5, Block D Historic Hills and 4.590 Acres – (15-201-00082)**

The Kingsport Regional Planning Commission heard a request to consider approval for resubdivision of Lot 5, Block D, Historic Hills, a total of 4.590 Acres. The property is located inside

the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County. Curtis Montgomery presented the item stating the property was entrusted to First Tennessee Bank and they are trying to sell it in several parts to settle the estate. Staff stated the property is located near the recent annexation on Rock Springs Rd. There being no discussion on the item, no official action was taken.

**11-03 Subdivision the Phipps Property – (15-201-00083) – REMOVED**

**11-04 Boundary Line Adjustment – (15-801-00001)**

The Kingsport Regional Planning Commission heard a request to consider final subdivision approval for the boundary line adjustment of the property of the First Bank and Trust Co. and William A. and Deana M. Cox. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County. Curtis Montgomery presented the item, stating the Cox family is resubdividing to add more acreage to a lot fronting Wesley Street. The property location, as described by staff, adjoins the car repair shop on Ft. Henry. There being no further discussion on the item, no official action was taken.

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

**11-05 Armory Property Rezoning – (15-101-00006)**

The Kingsport Regional Planning Commission heard a request to consider rezoning the Armory Property from M-1R (Light Manufacturing Restricted) to B-3 (Highway Oriented Business District) to accommodate future commercial use. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. The property is owned by KEDB. Ken Weems presented the item stating the property is currently zoned M-1R and they are asking for a B-3 designation. The property is surrounded by City R-1B and City M-2 zones. The rezoning site encompasses a total of 14.5 +/- acres. Staff stated they are setting the stage for commercial uses as redevelopment occurs in the future. There is consideration for flooding at a sinkhole located at the rear of the property. Staff stated they will need a traffic analysis for new changes to the traffic lights, if any, once the property redevelops. No calls were received from adjoining property owners. Dennis Ward questioned the rationale to rezone without a buyer. Staff answered that KEDB is interested in increasing the marketability of the property and have it ready for a commercial land use. Staff stated that a retail use is appropriate for this property and identified as such in the Future Land Use Plan. There being no further questions on the item, no official action was taken.

**11-06 Chase Meadows Phase 4 Final – (15-201-00081)**

The Kingsport Regional Planning Commission heard a request to consider final subdivision approval for Chase Meadows Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item stating the plan includes 23 units with preliminary plan approval being granted in 2008. Staff further stated that the proposal meets all the requirements for final approval subject to a bond approval. The developer is looking to bond remaining improvement for \$60,480. Staff recommended granting

final approval of the item subject to a bond. This finishes out the development. There being no further discussion on the item, no official action was taken.

**11-07 Article IV. Signs, Zoning Text Amendment – (15-801-00002)**

The Kingsport Regional Planning Commission heard a request to consider amending the signs section of the City Zoning Code by adding the requirement that decorative lighting for business is only allowed in B-2, B-3, and B-4P zones. Ken Weems presented the item stating they have been working on this item since March 2015. The new recommendation is much simpler in definition and application. Further review has resulted in consideration to remove lighting restrictions from the holiday time period and to expand the scope to review lighting similar to sign allowance calculations. Staff stated that the ordinance is only applicable to businesses city-wide in B-2, B-3 and B-4P zones– no residential consideration. The ordinance also adds restrictions to standard cautionary traffic colors and no animation, with lights required to be off when business is closed if adjacent to residential uses/zones. Beverly Perdue asked if based on building ground coverage that some downtown businesses are very large with a small frontage. Staff answered that the maximum allowance is still 150’ of lighting regardless of size. Staff clarified for the Commission that “Open” signs are considered window signage. There being no further questions on the item, no official action was taken.

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

**VIII. OTHER BUSINESS**

**11-08** Receive a letter of resubdivision of the consolidation of Lots 2 and 3 which are part of the Lamberth Property, on Lamberth Street.

**11-09** Receive a letter of resubdivision of the addition to Lots 1, 2, 3 and 4 of the Moreland Drive Center, on Rock Springs Road.

**11-10** Recommend a change to the Kingsport Regional Planning Commission By-Laws to allow a Chairman vacancy to be filled by a previous Chairman for an interim period of up to one (1) year.

**11-15** Receive, for informational purposes only, the August 2015 report from the Building Division.

**11-16** Receive, for informational purposes only, the August 2015 New Business report.

**IX. ADJOURNMENT**

Staff discussed training requirements for PC and options for retaining continuing education hours. Ken will email some options and videos to fulfill the obligations. January 6, 2016 was chosen for the Old Christmas luncheon at Uncorked.

There being no further business, the meeting was adjourned at approximately 1:05 pm.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

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

City Hall Council Room  
225 West Center St., Kingsport, TN 37660

November 19, 2015

7:00 p.m.

**Members Present**

Dennis Ward, Chairman  
Sam Booher  
Dr. Mike McIntire  
John Moody  
Beverley Perdue  
Phil Rickman  
Mark Selby  
Dave Stauffer

**Members Absent**

**Staff Present**

Lynn Tully  
Justin Steinmann  
Ken Weems  
Corey Shepherd  
Justin Grieb  
Curtis Montgomery

**Visitor's**

Bryan Sauceman  
Danny Carr  
Frank Oglesby

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Mike McIntire seconded by Commissioner Beverly Perdue to approve the agenda as submitted. The motion was approved unanimously 7-0. Chairman Ward asked for any changes to the minutes of the work session held November 16, 2015. A motion was made by Commissioner Dave Stauffer, seconded by Commissioner John Moody to change the end of the paragraph of item 09-06, typos submitted by Mark Selby, and to correct the adjournment time. The motion was approved unanimously 7-0. Chairman Ward asked for any changes to the minutes of the regular meeting held November 19, 2015. A motion was made by Commissioner John Moody seconded by Commissioner Dave Stauffer to approve the minutes with Commissioner Mark Selby's corrections. The motion passed unanimously 7-0. Chairman Ward asked for any changes to the minutes of the special called meeting held November 2, 2015. A motion was made by Commissioner Mark Selby seconded by Commissioner Dave Stauffer to approve the minutes with the adjournment time of 12:18. The motion passed unanimously 7-0.

**IV. CONSENT AGENDA**

**11-01 Edinbrough Phase 2b-2 Re-plat Lot 54 and Common Area – (15-201-00066)**

The Kingsport Regional Planning Commission considered a request for final subdivision approval for Edinbrough 2b-2 Re-plat Lot 54 and Common Area. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County.

**11-02 Resubdivision of Lots 5, Block D Historic Hills and 4.590 Acres – (15-201-00082) The**

Kingsport Regional Planning Commission considered a request for approval for resubdivision of

Lots 5, Block D Historic Hills and 4.590 Acres. The property is located inside the corporate limits of the City of Kingsport, 13<sup>th</sup> Civil District of Sullivan County.

~~**11-03 Subdivision the Phipps Property -- (15-201-00083) REMOVED**~~

~~The Kingsport Regional Planning Commission is requested to consider final subdivision approval for the Phipps Property. The property is located outside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. (Montgomery)~~

**11-04 Boundary Line Adjustment – (15-801-00001)**

The Kingsport Regional Planning Commission considered a request for final subdivision approval for the boundary line adjustment of the property of the First Bank and Trust Co. and William A. and Deana M. Cox. The property is located inside the corporate limits of the City of Kingsport, 11<sup>th</sup> Civil District of Sullivan County.

Consent items were presented by Curtis Montgomery. There being no questions, Mark Selby made a motion, seconded by Phil Rickman to approve all items. The motion passed unanimously 7-0.

**V. UNFINISHED BUSINESS**

None

**VI. NEW BUSINESS**

**11-05 Armory Property Rezoning – (15-101-00006)**

The Kingsport Regional Planning Commission heard a request to consider rezoning the Armory Property from M-1R (Light Manufacturing Restricted) to B-3 (Highway Oriented Business District) to accommodate future commercial use. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Hawkins County. Ken Weems presented the item stating the location as 4401 West Stone Drive. The parcel is located in Hawkins County at intersection of West Stone Drive and Netherland Inn Road. The property was previously used as a National Guard Armory with several existing buildings remaining on the property. Redevelopment will require additional scrutiny regarding stormwater controls and site plan development as the property drains to an offsite sinkhole. Staff stated no calls or contact was received from adjoining property owners. The property meets requirements for the district and staff recommends the rezoning. There was discussion regarding whether the traffic light lines up with the driveway across the street. Phil Rickman asked if the developer is restricted to the current entrance? Staff answered - No it could be moved with approval of the state (TDOT) and the City traffic department. Mark Selby questioned whether permeable paving would be considered or incented for this site. Jacob Grieb answered that is something that will be allowed with potential encouragement for redevelopment sites in the new stormwater regulations. There being no further questions the public hearing was closed. There being no further questions Mike McIntire seconded by Mark Selby to approve the item. The motion passed unanimously 7-0.

**11-06 Chase Meadows Phase 4 Final – (15-201-00081)**

The Kingsport Regional Planning Commission heard a request for final subdivision approval for Chase Meadows Phase 4. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. Corey Shepherd presented the item which is located at Lydia Lane and Cayman Ct. off Fall Creek Rd. The property meets all the requirements with no variances. Staff stated utilities are available with some infrastructure necessary for stormwater and other items. The bond required in the amount of \$60,420. Staff recommends the subdivision contingent on the bond submittal. There was discussion regarding the pedestrian mobility path being around the perimeter of Chase Meadows. The public hearing was opened but there were no speakers. The public hearing was then closed. There being no further discussion a motion was made by Dave Stauffer seconded by Phil Rickman. The motion passed unanimously 7-0.

**11-07 Article IV. Signs, Zoning Text Amendment – (15-801-00002)**

The Kingsport Regional Planning Commission considered a request for amending the signs section of the City Zoning Code by adding the requirement that decorative lighting for business is only allowed in B-2, B-3, and B-4P zones. Ken Weems presented the item. Staff reported that the Planning Commission originally saw the item in March 2015. When this item was originally introduced it specifically referred to window and door border lights only. The Board of Mayor and Alderman asked for further allowance for holiday displays. This amendment includes a broader definition and application and has been introduced to only apply to commercial business zones. Staff stated it also includes a specific allowance of lighting based on building ground coverage. Decorative lighting is allowed in all zones from November 15-January 5<sup>th</sup> without restriction as this is the traditional holiday retail period. Staff introduced a revision after the Monday work session that specifies the lighting allowance during the holiday season is in addition to traditional holiday lighting. With some additional minor changes to the verbiage the commission was satisfied with the changes. Mark Selby asked a question regarding residential applications and restrictions. Staff answered that residential lighting has no restrictions however it can be a nuisance if it casts light onto adjacent property. Mike McIntire stated he would like to apply a restriction to time off from 10pm – 6am versus when the business is closed if within 500' of a residential area. Staff noted that animation or flashing is not allowed. The public hearing was opened. There were no speakers. The public hearing was closed. A motion was made by Mike McIntire seconded by John Moody to approve the item with revisions as discussed. The motion passed unanimously 7-0.

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

**VIII. OTHER BUSINESS**

**11-08** Receive a letter of resubdivision of the consolidation of Lots 2 and 3 which are part of the Lamberth Property, on Lamberth Street.

**11-09** Receive a letter of resubdivision of the addition to Lots 1, 2, 3 and 4 of the Moreland Drive Center, on Rock Springs Road.

- 11-10** Recommend a change to the Kingsport Regional Planning Commission By-Laws to allow a Chairman vacancy to be filled by a previous Chairman for an interim period of up to one (1) year. Ken Weems stated this allows for stability in the event of a departure of the current chair and training time for anyone to take that leadership position in the future. This item requires a majority vote. There being no further questions a motion was made by Beverly Perdue seconded by Dave Stauffer to approve the item. The motion passed unanimously 7-0.
  
- 11-15** Receive, for informational purposes only, the August 2015 report from the Building Division.
  
- 11-16** Receive, for informational purposes only, the August 2015 New Business report.

**IX. ADJOURNMENT**

There being no further business, a motion was made by Dennis Ward and seconded by John Moody to adjourn the meeting at approximately 7:37 pm. This motion passed unanimously, 7-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary



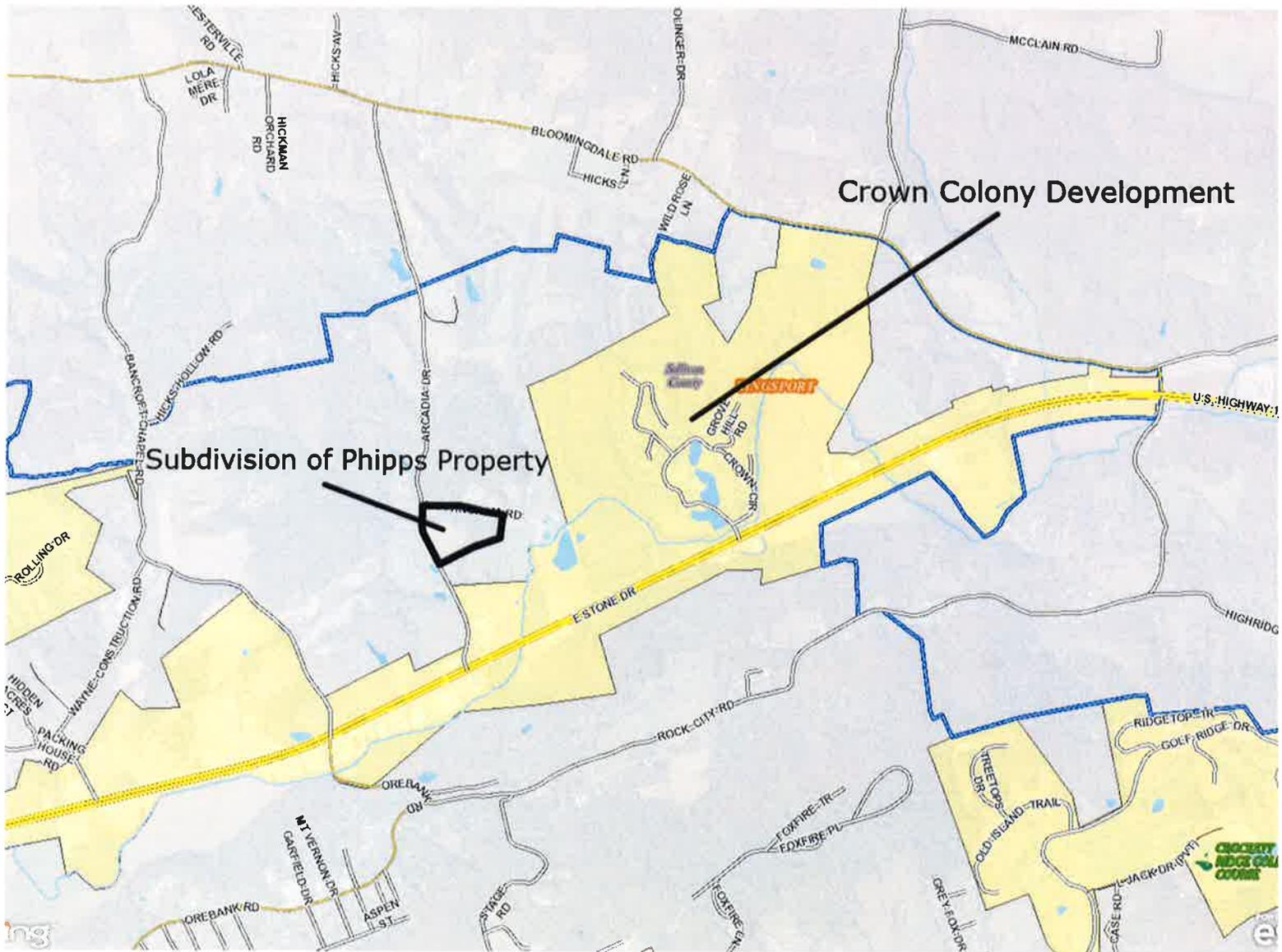
<b>PROPERTY INFORMATION</b>	<b>Subdivision the Phipps Property</b>
<b>ADDRESS</b>	<b>Nottingham Road and Arcadia Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>10<sup>th</sup> Civil District, part of Parcel 126 of TM 032 Final Plat Request</b>
<b>OVERLAY DISTRICT</b>	<b>Not Applicable</b>
<b>EXISTING ZONING</b>	<b>R-1 County</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>12.056 – 4 lots - 0 miles of new streets</b>
<b>EXISTING USE</b>	<b>Single Family Residential</b>
<b>PROPOSED USE</b>	<b>Single family Residential</b>

**PETITIONER:** David Phipps  
**ADDRESS:** 581 Arcadia Drive

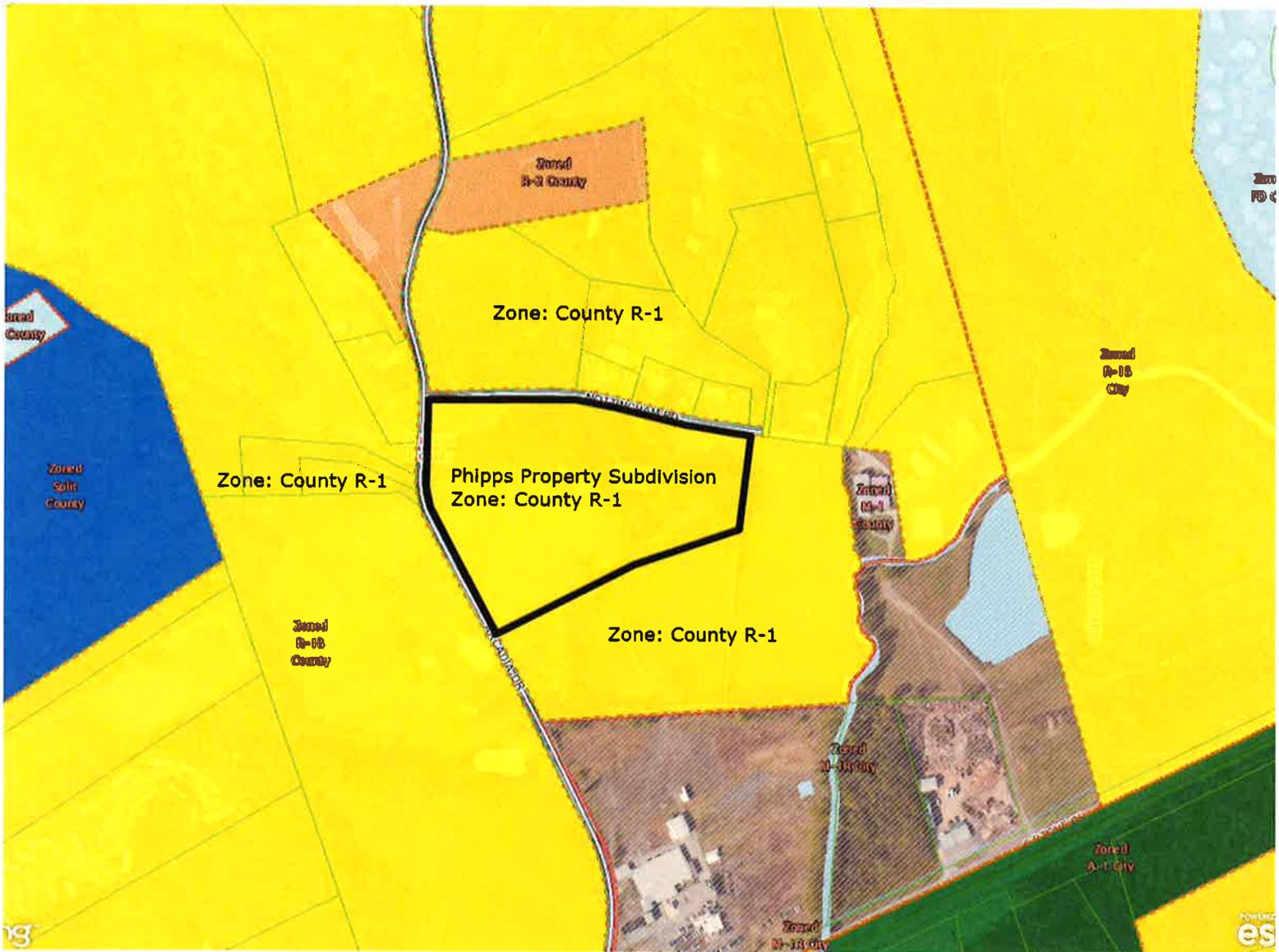
**INTENT**

The applicant is requesting an approval for subdivision of property into four separate lots.

Vicinity Map



Surrounding Zone



Aerial Map





**Proximity Table**

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, Northeast	1	Zone: R-1 County	N/A
North, Northwest	2	Zone: R-2 County	N/A
East	3	Zone: R-1 County	N/A
Further East	4	Zone: M-1 County	N/A
South and Southeast	5	Zone: R-1 County	N/A
Further South	6	Zone: M-1R City	N/A
West	7	Zone: R-1 County	N/A



CONCLUSION:

Staff recommends final plat APPROVAL for the subdivision of the Phipps Property. The subdivision proposal conforms to the subdivision regulations without the need for a variance.



**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number 15-101-00007**

**PROPERTY INFORMATION**

<b>ADDRESS</b>	5029 Memorial Boulevard Kingsport, TN 37664
<b>DISTRICT</b>	7th
<b>OVERLAY DISTRICT</b>	Not Applicable
<b>EXISTING ZONING</b>	R-1
<b>PROPOSED ZONING</b>	B-4
<b>ACRES</b>	1.00+/-
<b>EXISTING USE</b>	Vacant Land
<b>PROPOSED USE</b>	Restaurant

**PETITIONER**

**ADDRESS**                    **191 Island Road Kingsport, TN 37664**

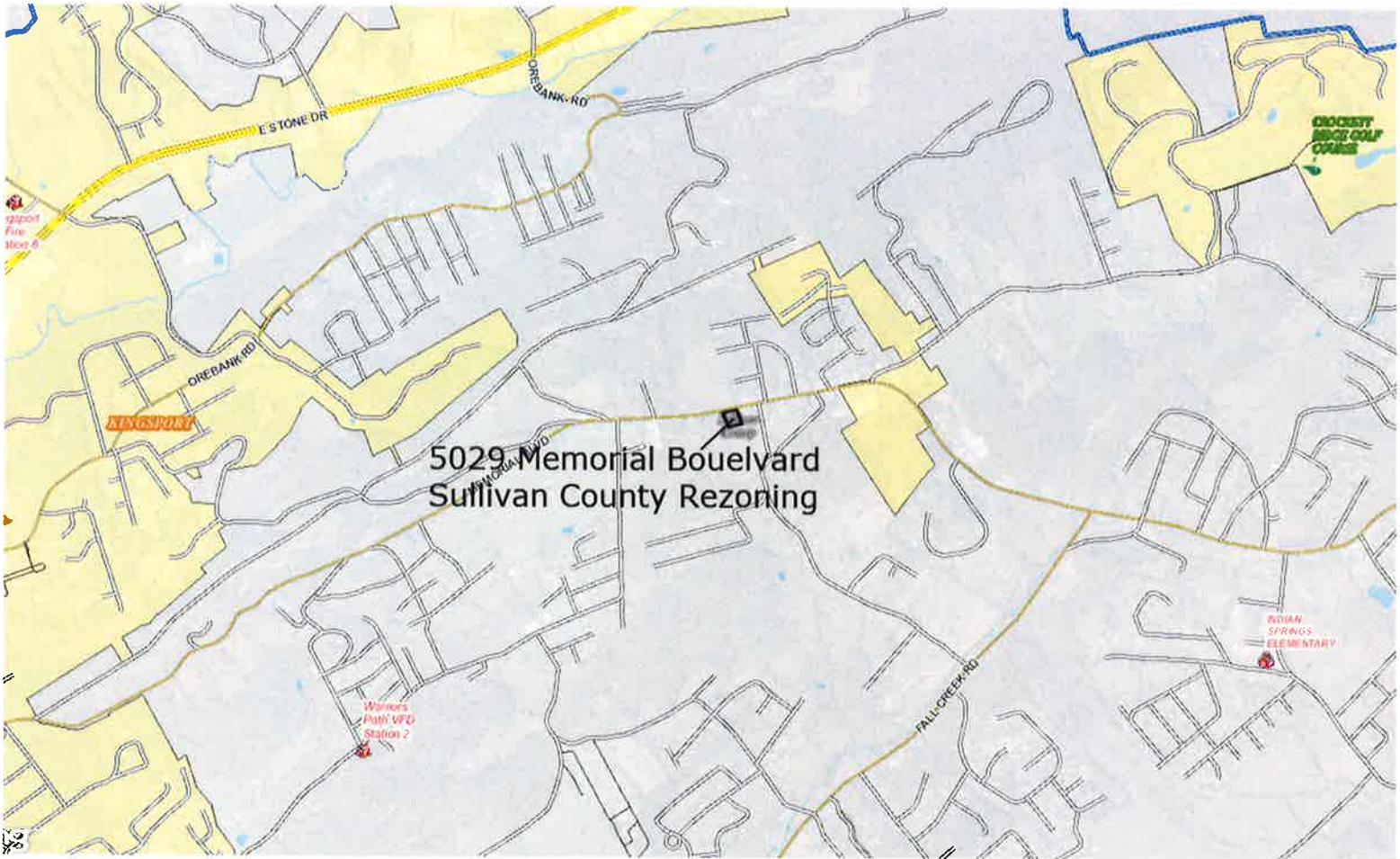
**REPRESENTATIVE**

**PHONE**                      **(423) 360-6775**

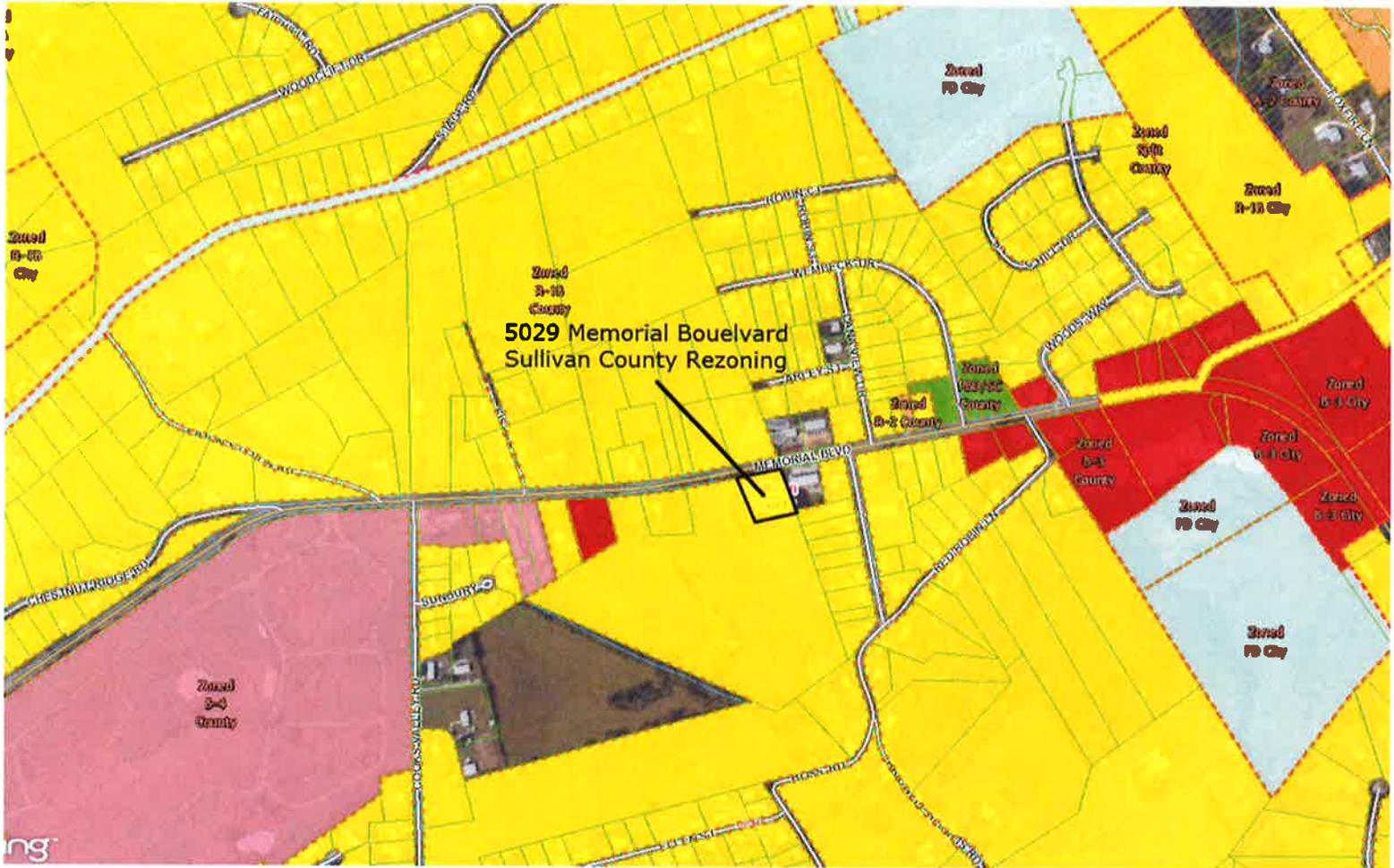
**INTENT**

*To rezone from R-1 to B-4 to accommodate a new restaurant.*

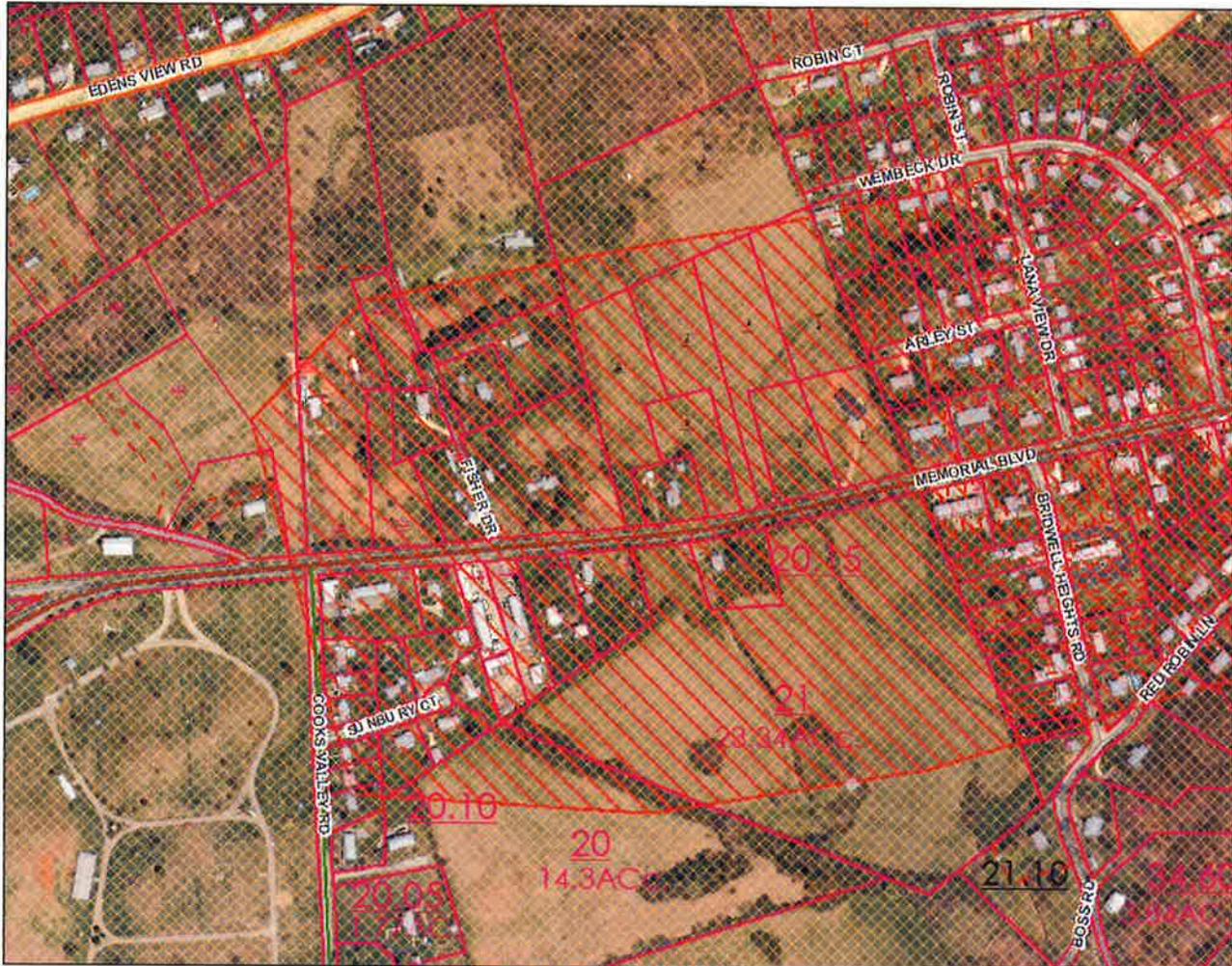
Vicinity Map



Surrounding Zoning Map



County Future Land Use Plan



Address Data Source:  
 Sullivan County: Sul Co 911  
 Kingsport: Kpt GIS  
 Johnson City: JC GIS  
 Bristol: Bristol 911

- Kingsport
- Buildings
- Parcel Lines
- Lot Lines
- Thoroughfares**
- Arterial
- Collector
- KPT UGB
- Future Growth Areas**
- Commercial
- Comm. / Industrial
- Multi Family
- 2011 - Color Image



Sullivan County, TN  
 Planning and Codes Dept.



Aerial





**Facing Northwest**



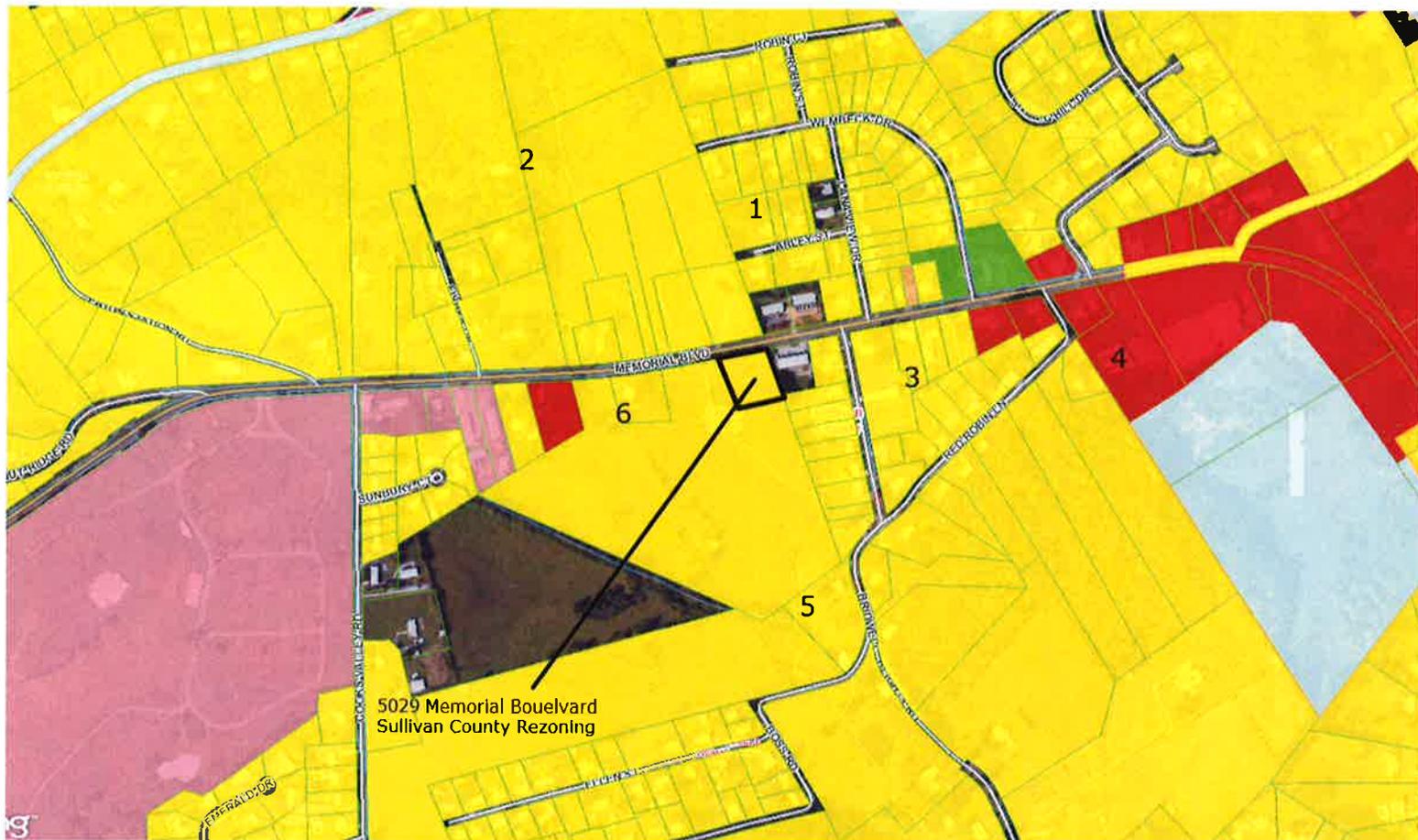
**Facing South**



**Facing Southeast**



EXISTING USES LOCATION MAP



Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: County R-1</u> Use: Single Family Residential	n/a
Further North and Northwest	2	<u>Zone: County R-1</u> Use: Single Family Residential	Property was subdivided with an approved variance to street frontage in 2013
East	3	<u>Zone: County R-1</u> Use: Single Family Residential	n/a
Further East	4	<u>Zone: County B-3</u> Use: Mini-Storage	n/a
Southeast and South	5	<u>Zone: County R-1</u> Use: Agriculture/Residential	n/a

Kingsport Regional Planning Commission

Rezoning Report

File Number 15-101-00007

Further South	6	Zone: County R-1 Use: Single Family Residential	n/a
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**Standards of Review**

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will permit a use that is suitable to the development of adjacent and nearby property by both being served by an arterial street and by being properly buffered from adjacent residential uses.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal would not adversely affect the existing adjacent uses. The applicant owns all surrounding property with the exception of the abutting apartment building. Apartments/ multi-family land use is an appropriate transition from commercial land uses.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned.
4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** Driveway access review must be permitted by TDOT. City of Kingsport water serves the property. City of Kingsport sanitary sewer is not available. County schools would not be impacted by additional students.
5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

**Future Land Use Plan Map:** The proposal conforms to the county’s future land use plan as it lies in a designated commercial corridor as shown in the County Land Use Plan. The City land use plan designation for the parcel is single-family.

**Proposed use/density:** New restaurant

**The Future Land Use Plan Map recommends:** The County future land use plan recommends commercial use.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** There are no existing or changed conditions affecting the use of the property.
7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.
8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will create a B-4 district that abuts both R-1 and R-2A (county) zoning districts. Introduction of the commercial district will further the county's future land use plan.
9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The current district boundaries are logically drawn.
10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to the individual, as it will adequately adhere to the guidelines for establishment as described in the Sullivan County Zoning Resolution.

#### CONCLUSION

Staff recommends sending a **POSITIVE** recommendation to rezone from R-1 to B-4 to accommodate a new restaurant. The Sullivan County Commission is the approval authority for this rezoning. The Sullivan County Commission will receive the Kingsport Regional Planning Commission's recommendation on this rezoning during their January 19<sup>th</sup> regular meeting.

<b>Property Information</b>		Edinburgh Phase 7 Final	
<b>Address</b>		London Road	
<b>Tax Map, Group, Parcel</b>		2011 Sullivan County Tax Maps as TM 119, part of Parcel 11.0	
<b>Civil District</b>		15 <sup>th</sup> Civil District	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Residential	
<b>Acres</b>		6.99 +/-	
<b>Major or Minor / #lots</b>		Major – 20	<b>Concept Plan</b>
<b>Two-lot sub</b>			Prelim/Final      Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
Name: The Edinburgh Group, LLC Address: City: Kingsport State: TN                                  Zip Code: 37660 Email: jrose8@gmail.com Phone Number:		Name: BWSC – Land Surveyor-Brian Hill Address: Four Sheridan Sq., Suite 100 City: Kingsport State: TN                                  Zip Code: 37660 Email: bargewaggoner.com Phone Number: 423-247-5525	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer)  The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> <li>• The plat meets the City’s minimum regulations for subdivisions.</li> <li>• No variances have been requested.</li> </ul> Staff Field Notes and General Comments: This is a final subdivision request for Phase 7 of the Edinburgh development. The preliminary request was approved unanimously by the Planning Commission in January 2015. This request would give final approval for 20 units. All utilities have been installed and are available for the units. There are no outstanding bonds for the property or variances.			
<b>Utilities: All utilities are available.</b>			
<b>Planner:</b>	Shepherd	<b>Date:</b> 11/24/15	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>December 17, 2015</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Edinburgh Phase 7 Final</b>
<b>ADDRESS</b>	<b>London Road</b>
<b>DISTRICT, LAND LOT</b>	<b>15<sup>th</sup> Civil District, 2011 Sullivan County Tax Maps as TM</b>
<b>119, part of Parcel 11.0</b>	
<b>OVERLAY DISTRICT</b>	<b>Not Applicable</b>
<b>EXISTING ZONING</b>	<b>PD</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	<b>6.99 acres – 1.03 acres</b>
<b>EXISTING USE</b>	<b>Residential</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**PETITIONER** Edinburgh LLC  
**ADDRESS** jrose8@gmail.com

**INTENT**

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

This is a new phase for this development. All streets, curbing, and stormwater facilities have been installed in accordance with the City of Kingsport’s minimum subdivision guidelines. There were no bonding instruments used for this phase of development. A 50 foot right-of-way will accommodate the houses along London Road.

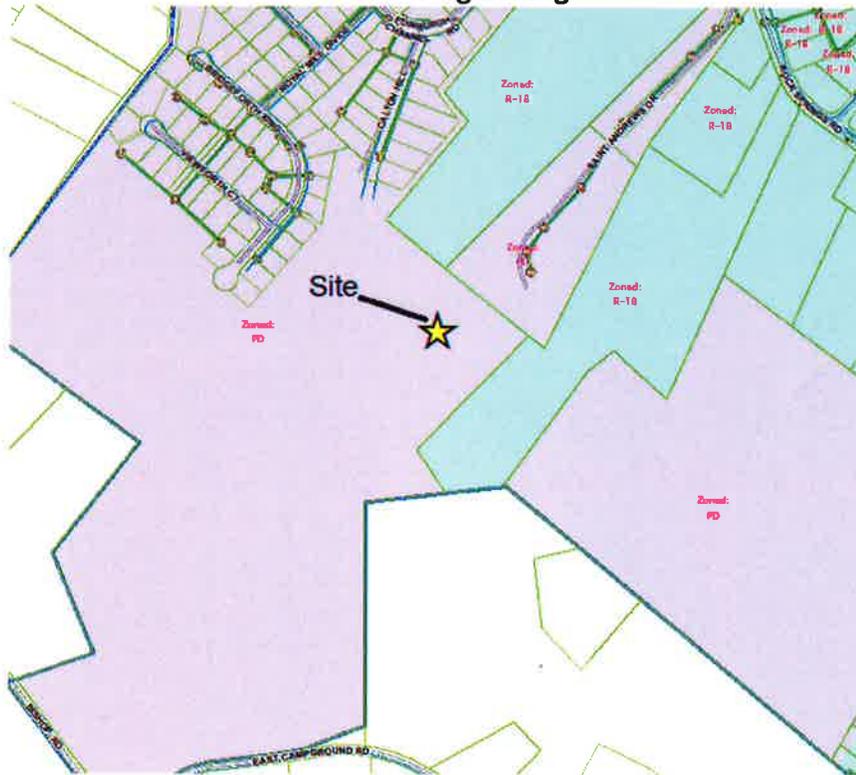
No variances have been requested for this phase of the development and phase 7 meets the minimum subdivision requirements.

Staff recommends Final Plat approval for Edinburgh Subdivision Phase 7.

**Aerial Map**

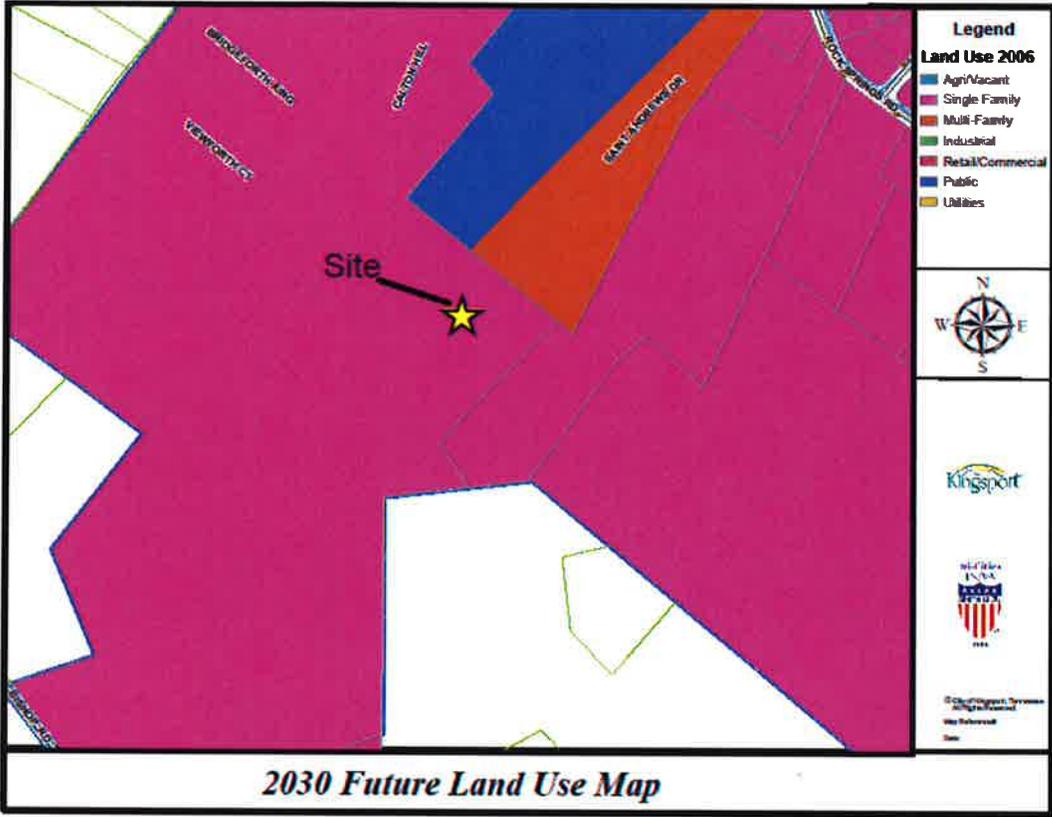


**Surrounding Zoning**



Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on December 17, 2015

Future Land Use Map



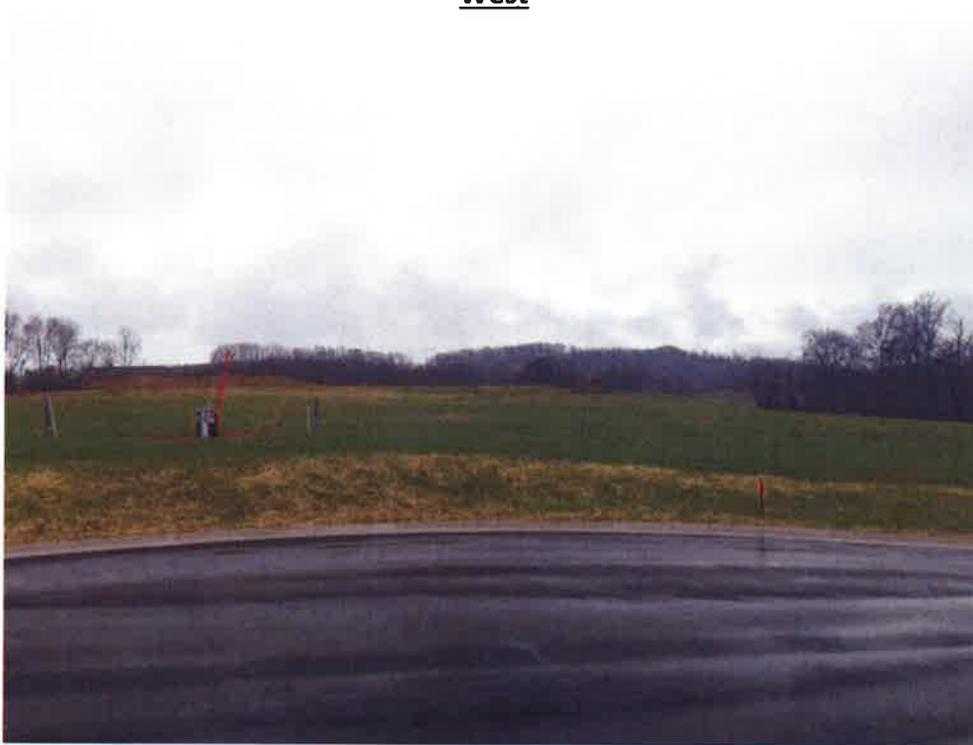
North



East



West



South



**Existing Uses and Location**

Location	Parcel / Zoning Petition	Zoning / Name
North	1	Zoned: City PD. New Life Church
Northeast	2	Zoned: City PD. Vacant Single Family Residential.
Southeast, East	3	Zoned: City R-1B. Single-family residential. Owned by Billy Hutson.
Southwest	4	Zoned: City. Future Edinburgh Development
West	5	Zoned: City PD. Edinburgh Phase 5
North	6	Zoned: City. Edinburgh Phase 2f

Proximity Map



Final Plat

IMPROVEMENT AND UTILITY NOTES

THE OWNER OF THIS PROPERTY HEREBY AGREES TO MAINTAIN ALL IMPROVEMENTS TO THIS PROPERTY UNDER THE JURISDICTION OF THE CITY OF KINGSPORT AND RESPONSIBILITY FOR THE MAINTENANCE, REPAIRING AND REPLACEMENT OF ALL THESE ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.

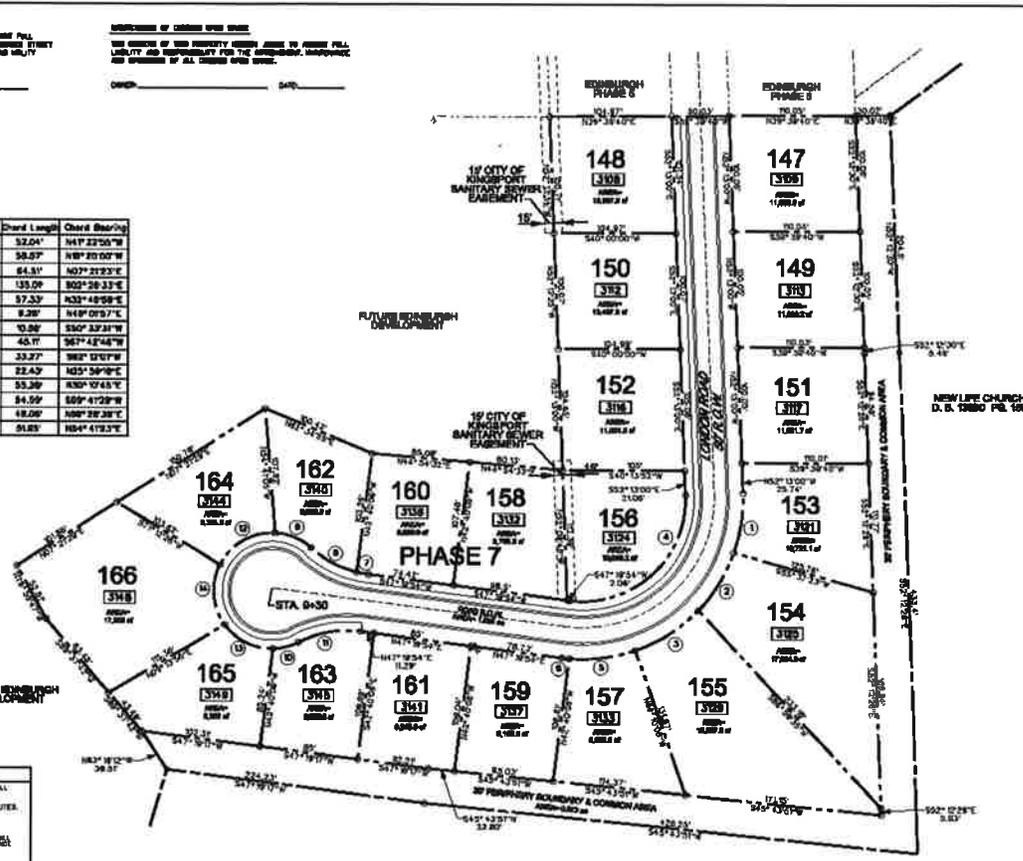
DESCRIPTION OF COMMON OPEN SPACE

THE OWNER OF THIS PROPERTY HEREBY AGREES TO MAINTAIN ALL IMPROVEMENTS TO THIS PROPERTY UNDER THE JURISDICTION OF THE CITY OF KINGSPORT AND RESPONSIBILITY FOR THE MAINTENANCE, REPAIRING AND REPLACEMENT OF ALL THESE ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CURVE TABLE**

Curve	Station	Arc Length	Delta	Chord Length	Chord Bearing
1	138.42	23.30	37°40'0"	32.04'	N47°22'00"W
2	138.42	58.07	34°30'41"	58.07	N87°40'00"W
3	138.42	86.17	38°57'04"	84.31'	N07°21'22"E
4	88.42	103.82	89°32'54"	135.09'	S02°20'33"E
5	138.42	37.74	23°54'08"	37.33'	N33°48'58"E
6	138.42	8.39	23°30'54"	8.39'	N39°09'37"E
7	83.79	10.80	08°28'30"	10.80'	S40°23'37"W
8	83.79	45.53	27°48'58"	45.11'	S67°42'48"W
9	50.00	33.82	38°51'51"	33.27'	S82°42'07"W
10	50.00	22.88	23°58'04"	22.42'	N25°56'00"E
11	83.08	26.13	34°22'03"	33.39'	N30°10'43"E
12	50.00	37.74	23°54'08"	37.33'	S39°48'58"E
13	50.00	46.58	29°04'33"	46.26'	N69°32'38"E
14	50.00	34.82	24°30'32"	34.83'	N04°41'23"E



- NOTES:**
1. DIMENSIONS ARE BASED ON THE SUBDIVISION GEOMETRIC REFERENCE NETWORK.
  2. DEED REFERENCED TO THE PUBLIC RECORDS, 1984 CIVIL, DISTRICT 1000, BOOK 1000 PAGE 400.
  3. PROPERTY ZONED TO - PLANNED DEVELOPMENT.
  4. FLOOD HAZARD MAP, EFFECTIVE DATE 08/17/00, BOOK 1000, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
  5. UTILITY PROVISIONS: WATER: CITY OF KINGSPORT; SANITARY: CITY OF KINGSPORT; TELEPHONE: CENTURYLINK; ELECTRIC: AMERICAN ELECTRIC POWER; KINGSPORT POWER COMPANY; CABLE: QUANTUM COMMUNICATIONS.
  6. [310] - BY ADDRESS.
  7. UTILITY EASEMENTS: 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES - SANITARY SEWER COMMENTS AS SHOWN.
  8. SIGN SIGNS MUST BE AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**IMPROVEMENT AND UTILITY NOTES**

OWNER OF THIS PROPERTY HEREBY AGREES TO MAINTAIN ALL IMPROVEMENTS TO THIS PROPERTY UNDER THE JURISDICTION OF THE CITY OF KINGSPORT AND RESPONSIBILITY FOR THE MAINTENANCE, REPAIRING AND REPLACEMENT OF ALL THESE ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.

DATE: \_\_\_\_\_

**DESCRIPTION OF COMMON OPEN SPACE**

THE OWNER OF THIS PROPERTY HEREBY AGREES TO MAINTAIN ALL IMPROVEMENTS TO THIS PROPERTY UNDER THE JURISDICTION OF THE CITY OF KINGSPORT AND RESPONSIBILITY FOR THE MAINTENANCE, REPAIRING AND REPLACEMENT OF ALL THESE ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.

DATE: \_\_\_\_\_

**CERTIFICATE OF RECORD**

I HEREBY CERTIFY THAT THE PLAT BEING RECORDED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF KINGSPORT, TENNESSEE, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.

DATE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND RESOLUTION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT I HAVE THE AUTHORITY TO EXECUTE THIS PLAT AND TO CONVEY THE PROPERTY DESCRIBED IN THIS PLAT TO THE PERSONS AND TO THE PURPOSES SET FORTH IN THIS PLAT.

DATE: \_\_\_\_\_

<p><b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM DESCRIBED IN THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.</p> <p>DATE: _____</p> <p>TRAFFIC ENGINEER NUMBER: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM DESCRIBED IN THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.</p> <p>DATE: _____</p> <p>APPROVED AGENT: _____</p>
<p><b>CERTIFICATE OF APPROVAL OF STREETS</b></p> <p>I HEREBY CERTIFY THAT THE STREETS DESCRIBED IN THIS PLAT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.</p> <p>DATE: _____</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM DESCRIBED IN THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT.</p> <p>DATE: _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION OR KINGSPORT AUTONOMOUS AGENCY: _____</p>

**BWSC** BARBE WAGGONER  
SULLIVAN & GANNON, INC.

FOUR BEDFORD SQUARE, SUITE 100, KINGSPORT, TENNESSEE 37660  
PHONE: 423-249-1100 FAX: 423-249-1101  
WWW.BWSCINC.COM

**FINAL PLAT - EDINBOROUGH - PHASE 7**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 8.99 TOTAL LOTS: 20  
ACRES NEW ROAD/ALLEYS: 1.03 MILES NEW ROAD: 0.147

OWNER: The Edinborough Group, LLC CIVIL DISTRICT 1000  
SURVEYOR: DAVID HILL CLOSURE ERROR: \$10,000

SCALE: 1" = 60'

12-01-2016 35856

**CONCLUSION: Staff recommends APPROVAL of the Edinborough Phase 7 Final Subdivision Request.**

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on December 17, 2015

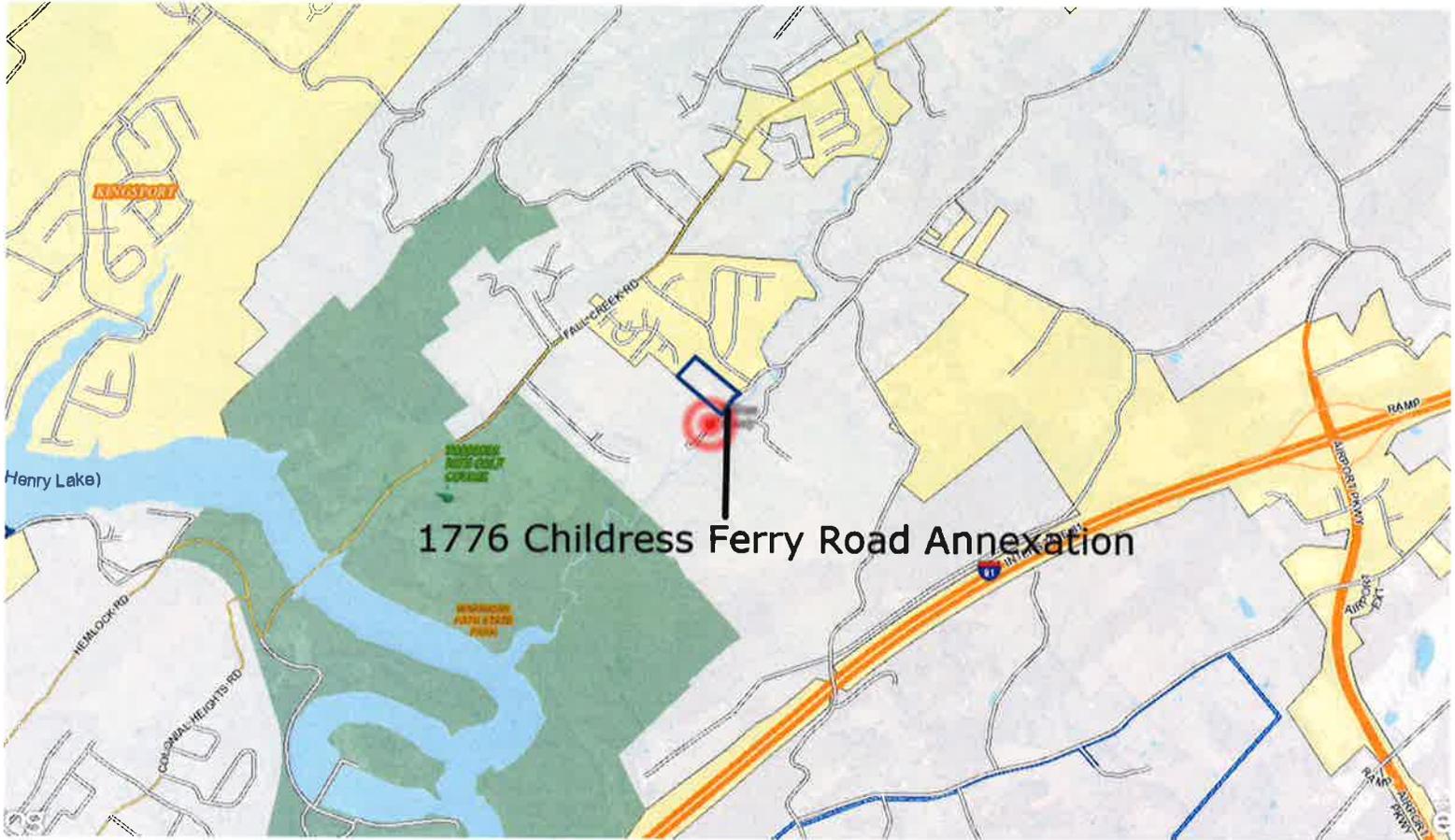
Kingsport Regional Planning Commission  
Annexation Report

File Number 15-301-00007

Childress Ferry Road 2015 Annexation

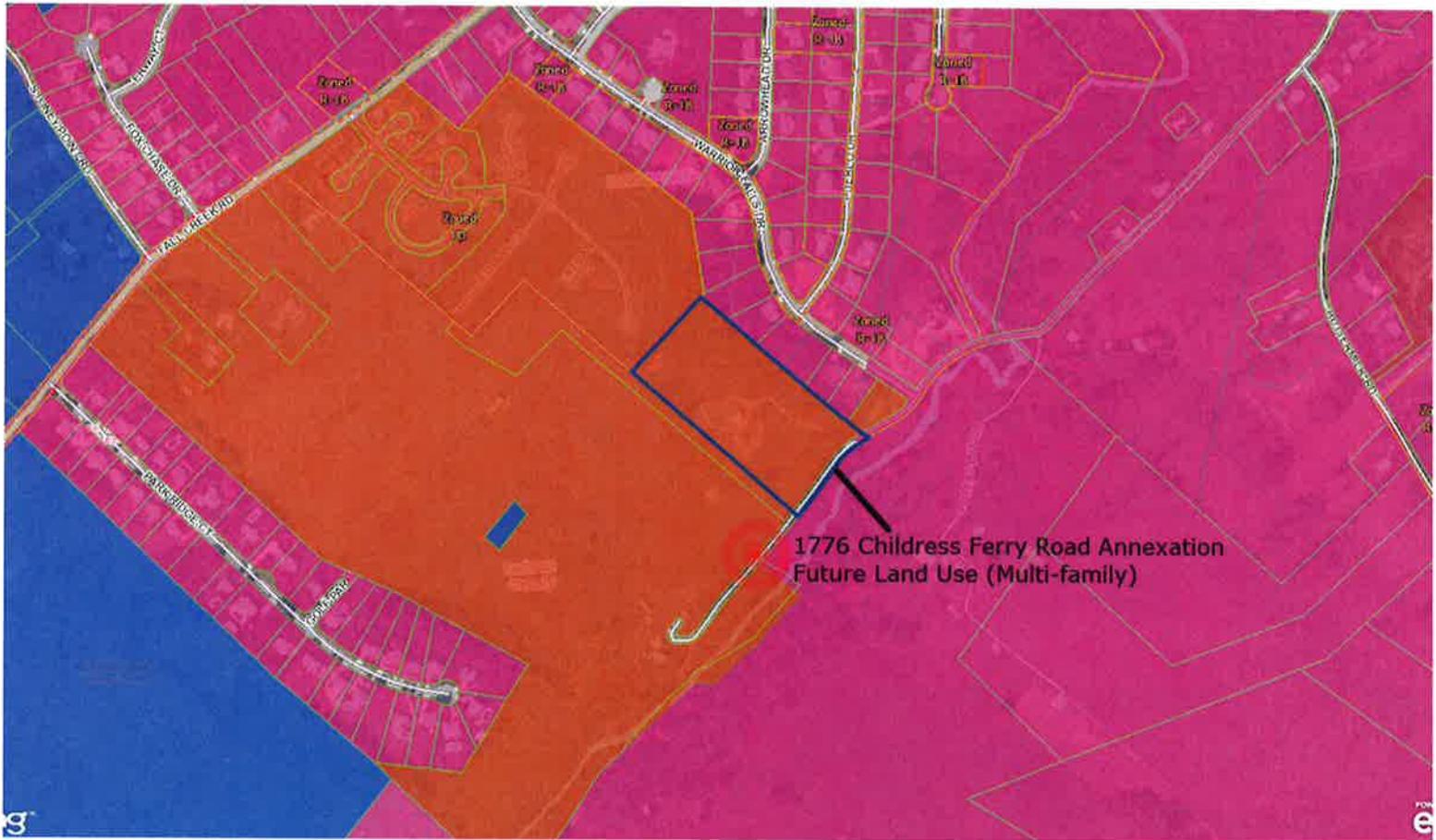
<b>Property Information</b>			
Address	1776 Childress Ferry Road		
Tax Map, Group, Parcel	78H, 24.6		
Civil District			
Overlay District	N/A		
Land Use Plan Designation	Residential		
Acres	7.82 +/-		
Existing Use	Residential	Existing Zoning	County A-1
Proposed Use	Residential	Proposed Zoning	City R-1B
<b>Owner Information</b>			
Name: Garnett E. Simmers Address: 1776 Childress Ferry Road City: Jonesborough State: TN                                  Zip Code:37659 Email: Phone Number:		Intent: <i>Annexation by request of a single-family home.</i>	
<b>Planning Department Recommendation</b>			
<p><b>RECOMMENDATION:</b> APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i></li> <li>• <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i></li> <li>• <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.</i></li> <li>• <i>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.</i></li> <li>• <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b> This is a property owner-requested annexation submitted by Garnett Simmers. Mr. Simmers has requested annexation to guarantee availability of city schools for his child.</p> <p>Utilities: City of Kingsport water and sanitary sewer services are available to the property. A culvert replacement will be necessary along Childress Ferry Road.</p>			
Planner:	Curtis Montgomery	Date:	November 25, 2015
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>December 17, 2015</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Vicinity Map





Future Land Use Plan



Kingsport Regional Planning Commission

Annexation Report

File Number 15-301-00007

Cost

**Childress Ferry Road Annexation  
Cost Estimate/ tax records as of 30 November  
2015**

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$2,304.00	
State Shared	X	\$336.00	\$112 (estimated) for every person. The annexation contains three people.
Sewer Tap Fees	X	\$0.00	
Water Rev (Loss)	X	\$(348.00)	Average based upon converting from outside city rate to inside city rate
<b>Total</b>	<b>\$0.00</b>	<b>\$2,292.00</b>	

Expenses	One Time	Reoccurring (annual)	
<b>Operating Budget</b>			
Police & Fire Service	0.00	0.00	minimal extra area
Transit Service	0.00	0.00	
Street Lighting	1,297.00	297.00	2 new street lights
Traffic Controls	0.00	0.00	
Streets & Sanitation	0	891.00	
Subtotal	\$1,297.00	\$1,188.00	
<b>Capital Budget</b>			
Water	0.00	0.00	
Sewer	0.00	0.00	
Streets	1,326.00	0.00	
Stormwater	19,400.00	0.00	culvert replacement
Subtotal	\$20,726.00	0.00	
<b>Grand Total</b>	<b>\$22,023.00</b>	<b>\$1,188.00</b>	

Existing Surrounding Land Uses



**Kingsport Regional Planning Commission**  
**Annexation Report**

File Number 15-301-00007

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Name</b>	<b>History Zoning Action Variance Action</b>
North, East, Northwest	<b>1</b>	<u>Zone: City PD</u> Use: Chase Meadows Development	Annexed in 2007
Further North and Northwest	<b>2</b>	<u>Zone: City PD</u> Use: Chase Meadows Development	Annexed in 2007
East	<b>3</b>	<u>Zone: City R-1B</u> Use: Warrior Falls Development	Annexed in 2008
Further East	<b>4</b>	<u>Zone: County A-1</u> Use: Agricultural	n/a
Southeast and South	<b>5</b>	<u>Zone: County A-1</u> Use: Agricultural	n/a
Further South	<b>6</b>	<u>Zone: County A-1</u> Use: Agricultural	n/a
West	<b>7</b>	<u>Zone: County A-1</u> Use: Agricultural	n/a

**Aerial Photo**

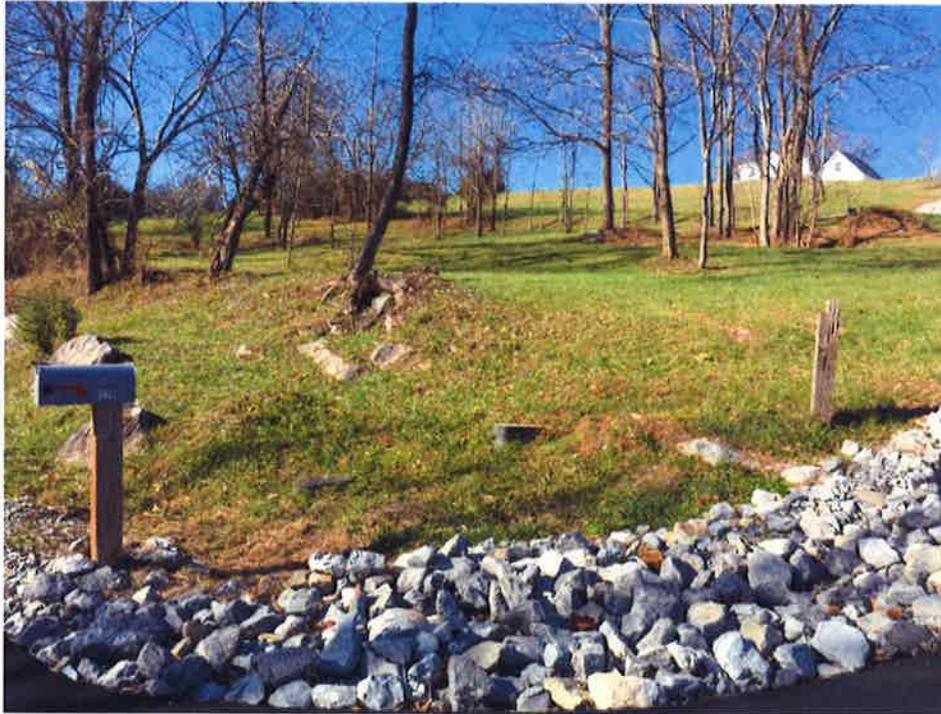


**Annexation Site Water and Sewer Availability**



**From Childress Ferry Rd.**

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on December 17, 2015



**Northern Portion of Property**



**Facing East Beside the House.**

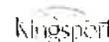


Facing Chase Meadows near Northern Portion of Property.



Annexation Petition

ANNEXATION PETITION



PETITIONER INFORMATION:

Last Name Simmers First Burnett M.I. E. Date 11-4-15  
Street Address 1776 Childers Ferry Road Apartment/Unit #  
City Blountville State TN ZIP 37617  
Phone 423-323-1620 E-mail Address msimmers@custman.com  
# In Household and Ages: 3 - 41, 38, 5

PROPERTY INFORMATION:

Tax Map Information: (if known) Tax map: Group: Parcel: Lot:  
Street Address 1776 Childers Ferry Road Apartment/Unit #  
Current Use: residential

OTHER INFORMATION:

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this annexation petition. I further state that I am/we are the sole and legal owner(s) of the property described herein.

Signature: Burnett E. Simmers Date: 11/4/15

Signed before me on this 4th day of November, 2015,  
a notary public for the State of Tennessee,  
County of Sullivan

Notary Ashley Floyd  
My Commission Expires Nov. 20th 2018



CONCLUSION

The Kingsport Planning Division recommends approval for the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *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.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

Staff recommends sending a **POSITIVE** recommendation to the Board of Mayor and Alderman for the annexation, zoning, and plan of services for the Childress Ferry Road annexation.

**RESOLUTION NO.****A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE  
CHILDRESS FERRY ROAD ANNEXATION OF THE CITY OF  
KINGSPORT, TENNESSEE**

WHEREAS, before any territories may be annexed under Tennessee Code Annotated §6-51-102, the governing body shall have previously adopted a plan of services setting forth the identification and timing of municipal services; and

WHEREAS, before any such plan of services shall have been adopted, it must have been submitted to the local planning commission for study and a written report; and

WHEREAS, a plan of services for the proposed Ridgecrest annexation was submitted to the Kingsport Regional Planning Commission on December 17, 2015 for its consideration and a written report; and

WHEREAS, prior to the adoption of a plan of services, the City shall hold a public hearing; and

WHEREAS, a public hearing was held October 6, 2015; and

WHEREAS, notice of the time and place of the public hearing shall be published in a newspaper of general circulation in the municipality a minimum of seven (7) days prior to the hearing; and

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on December 21, 2015; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 7<sup>th</sup> Civil District of Sullivan County, Tennessee, commonly known as the Childress Ferry Road Annexation, said area being bounded and further described as follows:

BEGINNING at a point, said point being the northwest corner of parcel 24.6, Tax Map 78H; thence in a northeasterly direction, approximately 405 feet to a point; said point being the northeastern corner of parcel 24.6; thence in a southeasterly direction, approximately 842 feet to a point; said point being the southeastern corner of parcel 24.6 being in common with the northern boundary of Childress Ferry Road; thence in a southerly direction crossing Childress Ferry Road, approximately 30 feet to a point; said point being on the southern boundary of the right-of-way of Childress Ferry Road; thence in southwesterly direction following the southern boundary of Childress Ferry Road, approximately 414 feet to a point, said point being on the southern boundary of the right-of-way of Childress Ferry Road; thence in a northerly direction crossing Childress Ferry Road, approximately 30 feet to a point; said point being the southwestern corner of parcel 24.6 being in common with the northern boundary of Childress Ferry Road; thence in a northwesterly direction, approximately 851 feet to a point; said point being the point of BEGINNING, and being all of parcel 24.6, Tax Map 78H of the Sullivan County April 2008 Tax Maps.

AND WHEREAS, the City of Kingsport deems it advisable to adopt a Plan of Services for the proposed annexation area. Now, therefore,

BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF KINGSFORT, TENNESSEE, AS FOLLOWS:

SECTION I. That a Plan of Services for the Childress Ferry Road Annexation as bounded and described above is hereby adopted, subject to an enactment of an annexation ordinance for the annexation area, the said Plan of Services to be as follows:

### **Childress Ferry Road 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 four in the State of Tennessee. We operate 8 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 106 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 2 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 53 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. 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.

- C. 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.
- D. 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.
- E. 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 American Electric Power and is currently available.

#### **5. Sanitary Sewer**

- A. City of Kingsport sanitary sewer serves the annexation area.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

#### **6. Solid Waste Disposal**

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

## **7. Public Road/Street Construction & Repair**

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

## **8. Recreational Facilities**

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.

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

#### 9. Street Lighting

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

#### 10. Zoning Services

- A. The property is currently zoned Sullivan County A-1 and will be zoned City R-1B.
- 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.

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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.

**SECTION II.** This Resolution shall be effective from and after its adoption, the public welfare requiring it.

**ADOPTED** this the 6<sup>th</sup> day of January 2016.

**ATTEST:**

\_\_\_\_\_  
**JOHN CLARK, Mayor**

\_\_\_\_\_  
**JAMES H. DEMMING**  
City Recorder

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**J. MICHAEL BILLINGSLEY, City Attorney**



## CITY OF KINGSPORT, TENNESSEE

November 17, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that re-plat of Edinburgh Phase 3, Tract 3 and Lot 3B, with an addition of Lot 3C, on Edinburgh Channel Road, surveyed by David B. Hill of Barge Waggoner Sumner & Cannon, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Chanya L. Tully  
Development Services Director

C: Kingsport Regional Planning Commission







## CITY OF KINGSPORT, TENNESSEE

November 17, 2015,

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

Dear Mr. Ward:

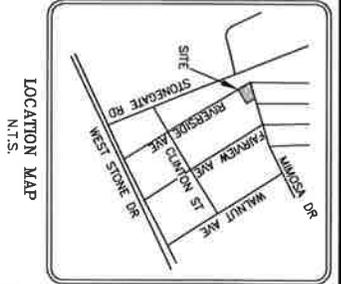
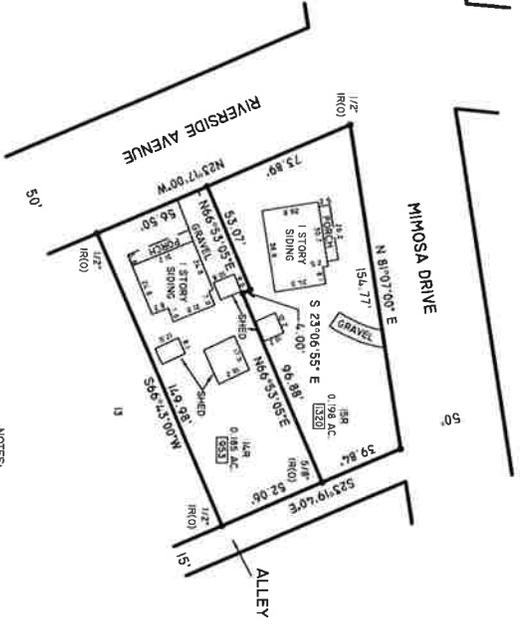
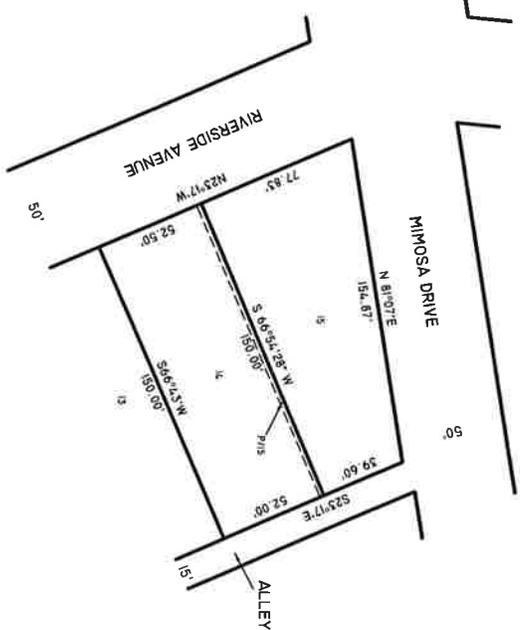
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Lots 14 and 15 in the West View Park Addition, on Riverside Avenue, surveyed by Bryan Sauceman of Alley & Associate, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Chanya L. Tully  
Development Services Director

C: Kingsport Regional Planning Commission





**LEGEND**  
 IR(O) IRON ROD (OLD)  
 A.C. ACRES  
 A.D. AREA  
 A.B.D. AREA BOOK  
 P.C. PLAT  
 [783] 911 ADDRESS  
 N.T.S. NOT TO SCALE

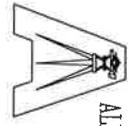
**BEFORE**

**AFTER**

**NOTES:**

- 1) NORTH BASED ON N23°17'00"W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1C
- 3) FRONT 25'
- 4) REAR 25'
- 5) SIDE 8'

- 6) SETBACKS TO CORNER TO ZONING DESIGNATION.
- 7) THE SURVEY IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 8) FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47763C0400 EFFECTIVE DATE SEPTEMBER 28, 2005 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 9) ADJ. N.D. E. 13-10-149
- 10) ADJ. N.D. E. 11-6 FEASONS.DMC
- 11) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 12) TAX MAP 450 "E" PARCEL 43 AND 44.
- 13) PRIOR DEED REFERENCE: D.B 1354C, PAGE 339, D.B 1354C, PAGE 335, D.B 2730C, PAGE 691
- 14) PLAT REFERENCE: P.B A, PAGE 23A
- 15) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 16) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ASTRACIT TITLE AND THEREFORE THE SURVEY SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW FOR OPINION AS TO WHETHER THERE ARE ANY UNRECORDED RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 17) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.



**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 248 E. MARKET STREET  
 INDIANAPOLIS, IN 46202  
 TELEPHONE (317) 392-8900  
 FAX: (317) 392-8989  
 E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

**RESUBDIVISION OF LOTS 14 & 15**

**WEST VIEW PARK ADDITION**

**KINGSFORD REGIONAL PLANNING COMMISSION**

TOTAL ACRES	0.9383	TOTAL LOTS	2
CORNER NEW ROAD	0	MIS NEW ROAD	0
OWNER: JENNINGS AND SMITH, ET UX		CITY: DISTRICT 11TH	
SURVEYOR: ALLEY & ASSOCIATES, INC.		CLORIS PEROR 1110.00	
SCALE 1"=40'	40	20	0
	40	20	0
	40	20	0
	40	20	0

<b>CERTIFICATE OF ENGINEER AND SURVEYOR</b> I HEREBY CERTIFY THAT I AM AN ENGINEER AND THE OWNER OF THE PROPERTY HAS BEEN ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND THE RESULTS THEREOF AND THAT ALL RIGHTS, EASEMENTS, AND INTERESTS IN THE PROPERTY HAVE BEEN FULLY REVEALED AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACT AND THE RULES AND REGULATIONS THEREOF.	<b>CERTIFICATE OF APPROVAL OF AGENCIES</b> I HEREBY CERTIFY THAT THE PLAN SHOWS AND DESCRIBES THE PROPOSED PUBLIC UTILITY SYSTEMS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.
<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THE PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANAPOLIS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THE PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANAPOLIS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.
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<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THE PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANAPOLIS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.	<b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THE PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANAPOLIS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.

<b>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY ENGINEER</b> I HEREBY CERTIFY THAT THE PROPOSED PUBLIC UTILITY SYSTEMS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.	<b>CERTIFICATE OF APPROVAL OF THE APPROVAL OF THE CITY ENGINEER</b> I HEREBY CERTIFY THAT THE PROPOSED PUBLIC UTILITY SYSTEMS AND THAT THE NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER HAVE BEEN OBTAINED AND THAT THE NECESSARY FEES HAVE BEEN PAID AS SHOWN HEREIN.
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## CITY OF KINGSPORT, TENNESSEE

November 17, 2015,

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

Dear Mr. Ward:

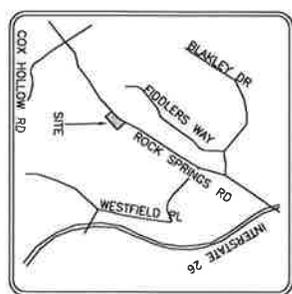
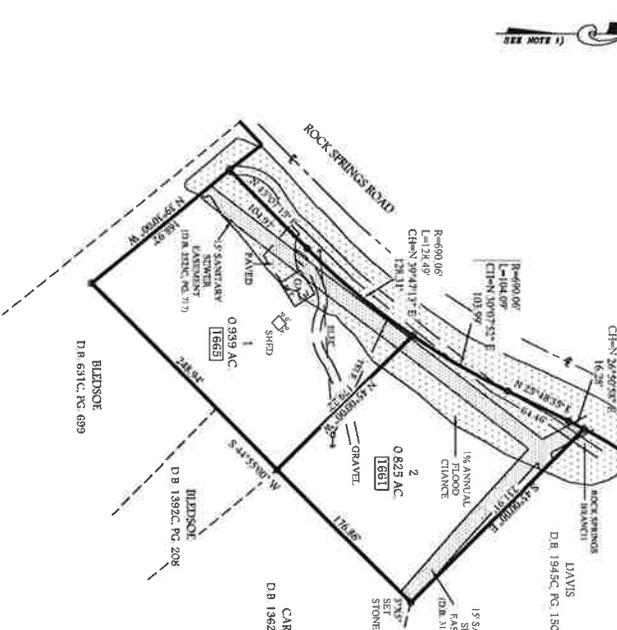
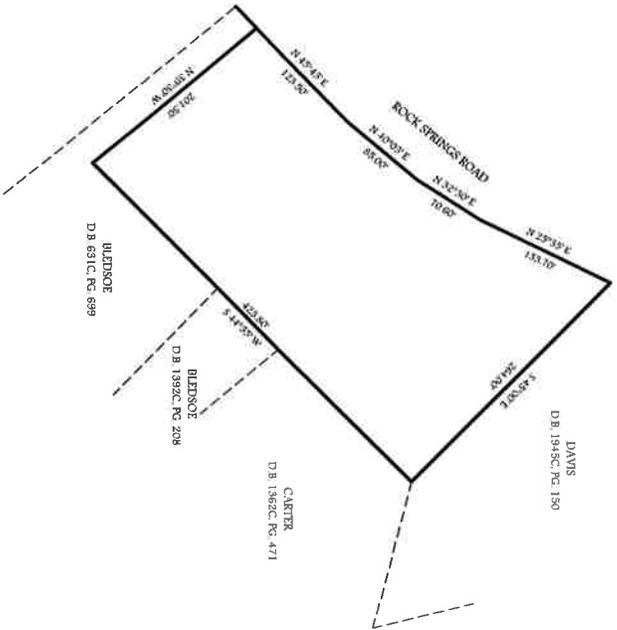
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Hite Property, on Rock Springs Road, surveyed by Bryan Sauceman of Alley & Associate, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Chanya L. Tully  
Development Services Director

C: Kingsport Regional Planning Commission





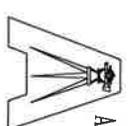
- LEGEND**
- TABLE TABLES
  - PLAT PLATS
  - R ADJUSTED
  - L LENGTH
  - CH CHORD
  - GA GARAGE
  - LA LANE
  - PC PLAT
  - Q CENTERLINE
  - [Z83] ZONING
  - NOT TO SCALE

**BEFORE**

**AFTER**

**NOTES:**

- 1) NORTH BASED ON S4570E PER REFERENCED DEED.
- 2) PROPERTY IS ZONED R-1B
- 3) FRONT 30'
- 4) REAR 30'
- 5) SIDE 8'
- 6) SETBACKS TO CONFORM TO ZONING DESIGNATION.
- 7) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163X0235D EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 8) A.D.B. NO. 15-10176
- 9) A.C.A.D. FILE: 15-10176 BLEDSOE/D.E.D.G.
- 10) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 11) TAX MAP 105 PARCEL 87
- 12) PRIOR DEED REFERENCE: DEED BOOK 1976C, PAGE 650
- 13) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 14) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.



**ALLEY & ASSOCIATES, INC.**  
 243 E MARKET STREET  
 KINGSPORT, TENNESSEE 37660  
 TELEPHONE (423) 392-8890  
 FAX: (423) 392-8898  
 E-MAIL: [business@alleyandassociates.com](mailto:business@alleyandassociates.com)

<p>1-I HEREBY CERTIFY THAT THE ADJACENT PUBLIC UTILITIES HAVE BEEN IDENTIFIED AND THE NECESSARY PERMITS FOR THE PROPOSED PROJECT HAVE BEEN OBTAINED FROM THE APPROPRIATE AGENCIES.</p>	<p>1-I HEREBY CERTIFY THAT THE PUBLIC UTILITIES HAVE BEEN IDENTIFIED AND THE NECESSARY PERMITS FOR THE PROPOSED PROJECT HAVE BEEN OBTAINED FROM THE APPROPRIATE AGENCIES.</p>	<p>1-I HEREBY CERTIFY THAT THE PROJECT LIGHT SYSTEM DESIGNED FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF KINGSPORT LIGHTING ORDINANCE AND THAT THE LIGHTING SYSTEM HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF KINGSPORT LIGHTING ORDINANCE.</p>	<p>1-I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SYSTEM HEREON IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE REGULATIONS THEREOF AND THAT THE SUBDIVISION PLAN SYSTEM HEREON IS IN ACCORDANCE WITH THE CITY OF KINGSPORT SUBDIVISION ACT AND THE REGULATIONS THEREOF.</p>	<p>1-I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SYSTEM HEREON IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE REGULATIONS THEREOF AND THAT THE SUBDIVISION PLAN SYSTEM HEREON IS IN ACCORDANCE WITH THE CITY OF KINGSPORT SUBDIVISION ACT AND THE REGULATIONS THEREOF.</p>	<p><b>RESUBDIVISION OF THE HITE PROPERTY</b>  <b>KINGSPORT REGIONAL PLANNING COMMISSION</b>          TOTAL ACRES: 1.75          TOTAL LOTS: 2          ACRES NEW ROAD: 0          MILES NEW ROAD: 0          OWNER: RONNIE G. HAWDONDS          CITY DISTRICT: 13TH          SURVEYOR: ALLEY &amp; ASSOCIATES, INC.          CLOSING: 8/20/15          SCALE: 1" = 80'</p>
<p>CITY DIVISION SECTION OR AS SHOWN</p>	<p>CITY DIVISION SECTION OR AS SHOWN</p>	<p>CITY DIVISION SECTION OR AS SHOWN</p>	<p>CITY DIVISION SECTION OR AS SHOWN</p>	<p>CITY DIVISION SECTION OR AS SHOWN</p>	<p>CITY DIVISION SECTION OR AS SHOWN</p>



## CITY OF KINGSPORT, TENNESSEE

November 17, 2015,

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

Dear Mr. Ward:

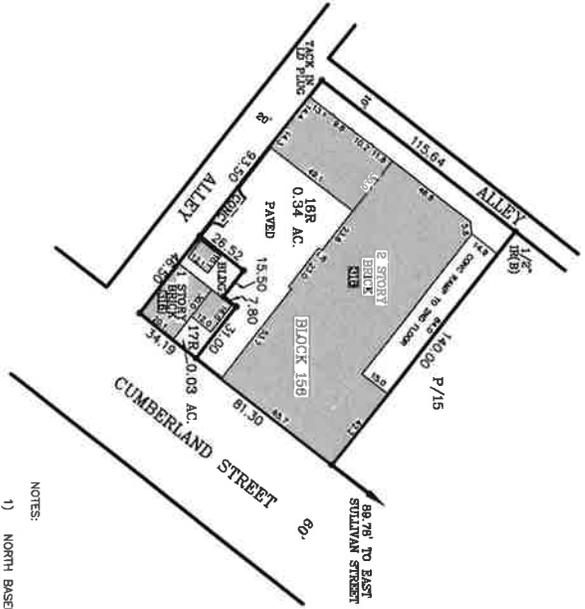
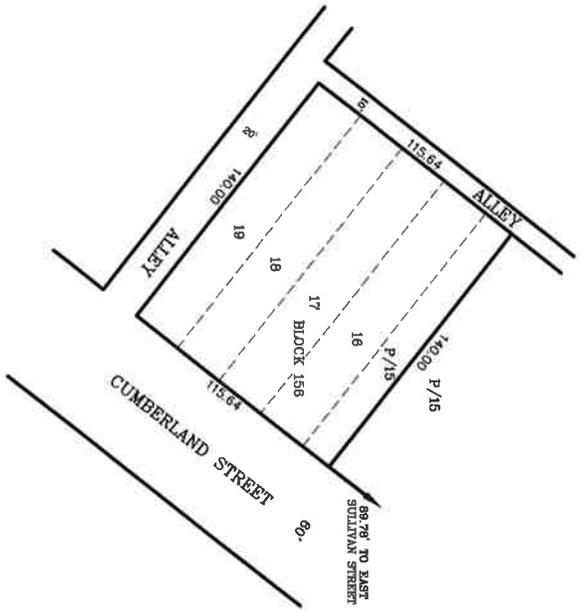
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Block 156, Lots 16 through 19 and a portion of Lot 15, on Cumberland Street, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Chanya L. Tully  
Development Services Director

C: Kingsport Regional Planning Commission





PRELIMINARY RECORDING OF CONSTRUCTION, REPAIRS OR IMPROVEMENTS

**LEGEND**  
 IR(0) IRON ROD (OLD)  
 AC ACRES  
 B.B.D. BOUNDARY BOOK  
 P.C. PLAT CORNER  
 [T28] 914' ADDRESS  
 K.T.S. NOT TO SCALE

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
  - 2) PROPERTY IS ZONED B-2

- 3) SETBACK TO CONFORM TO ZONING DESIGNATION. THIS IS TO CERTAIN THAT I HAVE CONSIDERED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
- 4) JOB NO. 13-10203 DIXON/DWG
- 5) FIELD NOTES AND PHOTOGRAPHS OF ALL CORNERS AND POINTS OF INTEREST.
- 6) TAX MAP 48P "D" PARCEL 27
- 7) PRIOR DEED REFERENCE: DEED BOOK 3146, PAGE 1399
- 8) PLAT REFERENCE: P 8 A, PAGE 15A
- 9) MAG NAILS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY EASEMENTS, EASEMENTS, RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 11) HERBERT CENYRY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

**ALLEY & ASSOCIATES, INC.**  
 24 E HUNTER STREET  
 KINGSPORT, TENNESSEE 37680  
 TELEPHONE (423) 382-8886  
 FAX: (423) 382-4886  
 E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

RESUBDIVISION OF LOTS P/15 & 16--19

BLOCK 166 CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION

OWNER: MCA DEVELOPERS

OWNER: ALLEY & ASSOCIATES, INC. CIVIL DISTRICT 117E

<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>
<p>DATE: 20</p>	<p>DATE: 20</p>	<p>DATE: 20</p>	<p>DATE: 20</p>
<p>CITY ENGINEER</p>	<p>REGISTERED SURVEYOR</p>	<p>TOWN ENGINEER</p>	<p>REGISTERED ALTIMETER USER</p>

<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>
<p>DATE: 20</p>	<p>DATE: 20</p>	<p>DATE: 20</p>	<p>DATE: 20</p>
<p>CITY ENGINEER</p>	<p>REGISTERED SURVEYOR</p>	<p>TOWN ENGINEER</p>	<p>REGISTERED ALTIMETER USER</p>

<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>
<p>DATE: 20</p>	<p>DATE: 20</p>	<p>DATE: 20</p>	<p>DATE: 20</p>
<p>CITY ENGINEER</p>	<p>REGISTERED SURVEYOR</p>	<p>TOWN ENGINEER</p>	<p>REGISTERED ALTIMETER USER</p>

<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>	<p>1. HERBERT CENYRY THAT THE APPROVAL FOR THE INSTALLATION OF THE ABOVE SYSTEMS HAS BEEN APPROVED AS SHOWN.</p>
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<p>CITY ENGINEER</p>	<p>REGISTERED SURVEYOR</p>	<p>TOWN ENGINEER</p>	<p>REGISTERED ALTIMETER USER</p>

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<p>CITY ENGINEER</p>	<p>REGISTERED SURVEYOR</p>	<p>TOWN ENGINEER</p>	<p>REGISTERED ALTIMETER USER</p>



## CITY OF KINGSPORT, TENNESSEE

November 24, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of Lot 11, resubdivision of Lots 10 through 12, Block C of the Hemlock Park subdivision and Lot 1 of the resubdivision of Lot 10, Block C Hemlock Park Subdivision and Richards Property, on Hemlock Park Drive, surveyed by Time Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

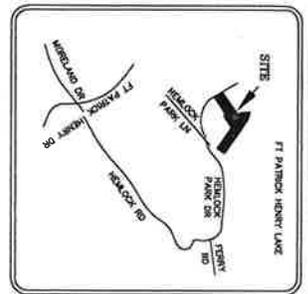
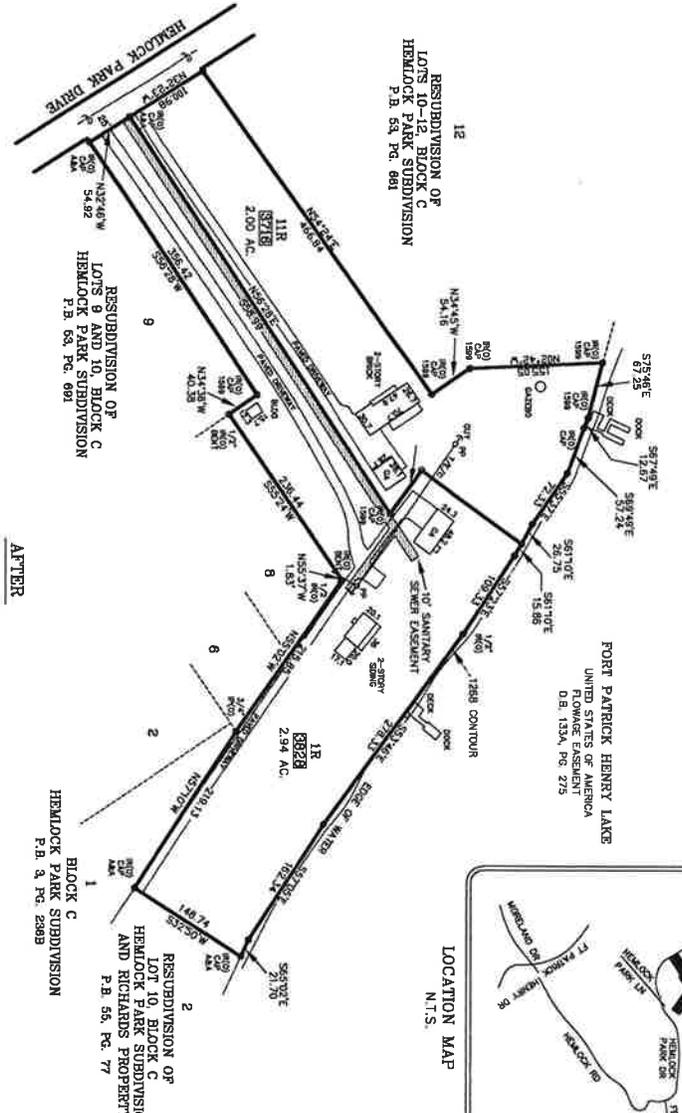
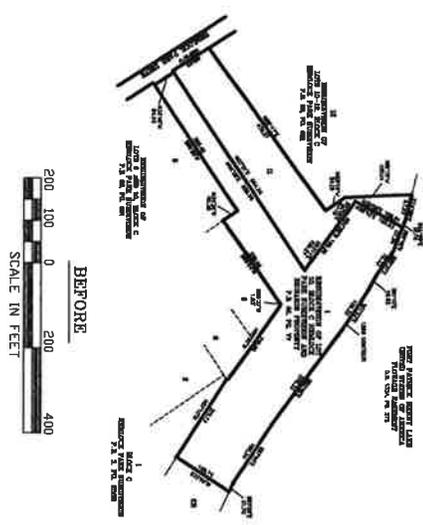
Sincerely,

Chanya L. Tully  
Development Services Director

C: Kingsport Regional Planning Commission



Nov. 9 2015



RESUBDIVISION OF LOT 10, BLOCK C, HEMLOCK PARK SUBDIVISION AND RICHARDS PROPERTY

RESUBDIVISION OF LOT 11, RESUBDIVISION OF LOTS 10-12, BLOCK C HEMLOCK PARK SUBDIVISION AND RICHARDS PROPERTY

NOTES:

- 1) NORTH BASED ON CHASE LANDING SUBDIVISION (P.B. 37, PAGE 56)
- 2) PROPERTY IS ZONED R-1
- 3) SETBACKS:

  - FRONT 30'
  - REAR 30'
  - SIDE 12'

SETBACKS TO CONFORM TO ZONING DESIGNATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00655 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BELOW 1268 CONTOUR.

ACAD FILE 15-9975 RICHARDS.DWG

FIELD INFORMATION ELECTRONIC DATA COLLECTED

TAX MAP 77-J 'B' PARCELS 1 AND 7

DEED REFERENCE: D.B. 2441C, PAGE 56 D.B. 2443C, PAGE 592 AND D.B. 3057, PAGE 1009

5/8' IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

PROPERTY EXTENDS TO THE MEANDERS OF SOUTH FORK OF THE HOUSTON RIVER.

RESUBDIVISION OF LOTS 10-12, BLOCK C, HEMLOCK PARK SUBDIVISION

NOTES:

- 1) SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.
- 2) SETBACKS: 30'FRONT/8' SIDE/30' REAR

CERTIFICATE OF OWNERSHIP AND EDUCATION	CERTIFICATE OF RESUBDIVISION	CERTIFICATE OF APPROVAL OF STREETS
<p>1. I HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE PROPERTY AND THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>	<p>1. I HEREBY CERTIFY THAT THE PROPERTY IS BEING SUBDIVIDED INTO LOTS AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>	<p>1. I HEREBY CERTIFY THAT THE STREETS HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE HOUSTON CITY CODE AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>

PRELIMINARY PLAN FOR CONSTRUCTION OF ROAD AND UTILITY LAYOUT

ALLEY & ASSOCIATES, INC.

248 E. MARKET STREET  
MEMPHIS, TENNESSEE 38100  
PHONE: (901) 392-6666  
FAX: (901) 392-6688  
E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

NOTES:

- 1) NORTH BASED ON CHASE LANDING SUBDIVISION (P.B. 37, PAGE 56)
- 2) PROPERTY IS ZONED R-1B
- 3) SETBACKS: FRONT 30', REAR 30', SIDE 8'

SETBACKS TO CONFORM TO ZONING DESIGNATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00655 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BELOW 1268 CONTOUR.

ACAD FILE 15-10207 RICHARDS.DWG

FIELD INFORMATION ELECTRONIC DATA COLLECTED

TAX MAP 77-J 'B' PARCELS 1, 6, AND 7

DEED REFERENCE: D.B. 3087, PAGE 224, D.B. 2443C, PAGE 592, AND D.B. 3057, PAGE 1009

5/8' IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

PROPERTY EXTENDS TO THE MEANDERS OF SOUTH FORK OF THE HOUSTON RIVER.

I HEREBY CERTIFY THAT THIS IS A CATERGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF			
<p>1. I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWS THE LOTS TO BE CREATED AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>	<p>1. I HEREBY CERTIFY THAT THE STREETS HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE HOUSTON CITY CODE AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>	<p>1. I HEREBY CERTIFY THAT THE STREETS HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE HOUSTON CITY CODE AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>	<p>1. I HEREBY CERTIFY THAT THE STREETS HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE HOUSTON CITY CODE AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>	<p>1. I HEREBY CERTIFY THAT THE STREETS HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE HOUSTON CITY CODE AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION AND THAT I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS SUBDIVISION.</p>

OWNER: D. RICHARDS RICHARDS, JR.	CITY DISTRICT: 147E
SURVEYOR: ALLEY & ASSOCIATES, INC.	CADASTRE ERROR: 1/10000
SCALE: SEE ABOVE	



## CITY OF KINGSPORT, TENNESSEE

November 24, 2015,

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

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Lots 53 and 54 in The Islands at Old Island, on Golf Ridge Drive, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Chanya L. Tully  
Development Services Director

C: Kingsport Regional Planning Commission





Building Division Monthly Report  
November 2015

<b>RESIDENTIAL PERMITS</b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	12	\$376,572
ADDITIONS	2	\$100,000
ALTERATIONS	7	\$144,715
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	9	\$1,585,780
RESIDENTIAL ROOF	12	\$121,276
<b>COMMERCIAL PERMITS</b>		
ADDITIONS		
ALTERATIONS	10	\$10,961,811
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	\$250,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	1	\$20,000
FOUNDATION ONLY	1	\$12,000
COMMERCIAL ROOF	2	\$216,880
<b>TOTAL</b>	<b>57</b>	<b>\$13,789,034</b>
<b>OTHER MISC PERMITS</b>		
BANNERS	1	
DEMOLITIONS	2	
MOVE STRUCTURE		
SIGNS	6	
TENTS		
<b>TOTAL PERMITS ISSUED</b>	<b>66</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$83,359,261</b>

Building Division Monthly Report  
November 2015

<b>RESIDENTIAL PERMITS</b>	<b>COUNT</b>	<b>CONSTRUCTION COST</b>
ACCESSORY STRUCTURES	12	\$376,572
ADDITIONS	2	\$100,000
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ADDITIONS		
ALTERATIONS	10	\$10,961,811
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
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BANNERS	1	
DEMOLITIONS	2	
MOVE STRUCTURE		
SIGNS	6	
TENTS		
<b>TOTAL PERMITS ISSUED</b>	<b>66</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$83,359,261</b>