

## TENTATIVE AGENDA FOR THE KINGSPORT REGIONAL PLANNING COMMISSION

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

November 17, 2011

7:00 P.M.

### I. INTRODUCTION AND RECOGNITION OF VISITORS

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON OCTOBER 20, 2011

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

- 11-01 **Request an Extension of Irrevocable Letter of Credit for Harmony Ridge Subdivision (10-201-00010)** – The Planning Commission is requested to consider extending an Irrevocable Letter of Credit (ILOC) for Harmony Ridge Subdivision. (Koder)

### V. UNFINISHED BUSINESS

None

### VI. NEW BUSINESS

- 11-02 **Edinburgh Phase 2e, Preliminary Plat Approval (11-201-00060)** – The Planning Commission is requested to consider granting preliminary plat approval for Phase 2e of the Edinburgh Subdivision, located off Rock Springs Road. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. (Koder)
- 11-03 **Kendrick Creek Part B Annexation (11-301-00005)** - The Planning Commission is requested to consider the annexation, zoning, and plan of services for property located in the northern quadrant of the I-26/I-81 interstate interchange. The property is located in the 14<sup>th</sup> Civil District of Sullivan County. (Weems)
- 11-04 **Proposed Amendment to the Business Conference Center Sign Regulations** – The Planning Commission is requested to consider an amendment to Section 114-467(9) *Signs* of Division 9, Business Conference Center District in the City of Kingsport Zoning Code. (Koder)
- 11-05 **Sullivan County Zoning Text Amendment Report (11-801-00006)** – The Planning Commission is requested to consider a Sullivan County Zoning Text Amendment to Article 3-104.2 relating to accessory structures in mobile home parks. (Combs)
- 11-06 **Sullivan County Zoning Text Amendment Report (11-801-00007)** – The Planning Commission is requested to consider a Sullivan County Zoning Text Amendment to Article 3-103.6(2)(a)(vi) relating to sizes of residential accessory structures. (Combs)
- 11-07 **Sullivan County Zoning Text Amendment Report (11-801-00008)** – The Planning Commission is requested to consider a Sullivan County Zoning Text Amendment to propose two new districts be added to the Sullivan County zoning code relating to campgrounds. (Combs)

### VII. OTHER BUSINESS

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

Receive, for informational purpose only, a report of permits issued by the Building Division for the period of October 1-31, 2011.

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

Receive minor subdivision letter and map for the Resubdivision of the Winkle Subdivision on Shadowtown Road.

Receive minor subdivision letter and map for the Resubdivision of the Dean Trent Property on Stone Drive.

Receive minor subdivision letter and map for the Replat of Lot 1, Josie Hood Subdivision.

Receive report concerning items of interest.

## **VIII. ADJOURNMENT**

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

October 20, 2011

7:00 p.m.

**Members Present**

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

**Members Absent**

Jim Lewis  
Andy Hall

**Staff Present**

Lynn Tully  
Jason Meredith  
Ken Weems  
Chris Alley

**Visitors List**

Brenda S. Hickman  
Norma Steadman  
Judy Franklin  
William P. Sumner

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the Commissioners and staff, and summarized the meeting procedures. Staff advised there had been no changes made to the Tentative Agenda. A motion was made by Colette George, seconded by Mike McIntire, to approve the Agenda as presented. This motion was approved unanimously, 6-0.

The minutes of the Regular Meeting held on September 15, 2011, were discussed. A motion was made by Colette George, seconded by Dave Stauffer, to approve the minutes as presented. This motion was approved unanimously, 6-0.

**CONSENT AGENDA**

**Parker Subdivision – Shipley Ferry Road (11-201-00058)** – The Planning Commission considered a request to grant final plat approval for the Parker Subdivision, located off Shipley Ferry Road and Valley Drive respectively. Staff advised this is a minor three-lot subdivision that has city infrastructure improvements. The property is located outside the corporate limits of the City of Kingsport, 5<sup>th</sup> Civil District of Sullivan County. The Chairman opened the item for discussion. There being no discussion, the item was closed.

The Chairman asked if there were any changes to the Consent Agenda proposed from the Planning Commission or the audience. There being no changes, a motion was made by Colette

George, seconded by "Buzzy" Breeding, to approve the request as presented. The motion was approved unanimously, 6-0.

## **UNFINISHED BUSINESS**

No items

## **NEW BUSINESS**

**\*The Planning Commission asked that the next 4 items be presented together – Colonial Heights Area 6 Parts A, B, C, and D Annexations.**

**Colonial Heights Area 6 Part A Annexation (11-301-00017)** – The Planning Commission considered the annexation, zoning, and plan of services for property located west of Lebanon Road, Colonial Heights Area 6 Part A. The property is located in the 14<sup>th</sup> Civil District of Sullivan County.

**Colonial Heights Area 6 Part B Annexation (11-301-00014)** – The Planning Commission considered the annexation, zoning, and plan of services for property located north of Foothills Road, Colonial Heights Area 6 Part B. The property is located in the 14<sup>th</sup> Civil District of Sullivan County.

**Colonial Heights Area 6 Part C Annexation (11-301-00015)** – The Planning Commission considered the annexation, zoning, and plan of services for property located on and around Kendrick Creek Road, Colonial Heights Area 6 Part C. The property is located in the 14<sup>th</sup> Civil District of Sullivan County.

**Colonial Heights Area 6 Part D Annexation (11-301-00016)** – The Planning Commission considered the annexation, zoning, and plan of services for property located north of the intersection of Interstate 81 & Interstate 26, Colonial Heights Area 6 Part D. The property is located in the 14<sup>th</sup> Civil District of Sullivan County.

The Planning Commission considered a request for annexation, zoning, and plan of services for properties known as Colonial Heights Areas 6 Parts A-D annexations. Ken Weems presented all items together as per request of the Planning Commission. However, each area was voted on individually.

Ken Weems advised that all areas combined are approximately 330 acres in size and include a total of approximately 105 school age children currently attending county schools. The Plan of Services for all the areas, includes all the services typically provided on the effective date of the annexation with sewer, water line upgrades and street lights to be installed with a 5 year Plan of Services as is typical for the area. All the areas have been recommended by staff for annexation, zoning, and plan of services to the Planning Commission and the Board of Mayor and Aldermen. He explained that city taxes would be due in November 2012 for these areas based on an anticipated effective of December 16<sup>th</sup>. Commissioner Hoyt Denton asked the staff what type of questions and general concerns were expressed during the public meeting. Ken advised that it has been pretty balanced with some property owners very appreciative of the City services and others very opposed. In addition to the comments received, participation at the public meeting was quite high with approximately 80 persons in attendance. The Planning Commission went onto question if the city was prepared to handle these new services included in the Plan of Services. Staff

advised that all departments had been contacted and comment/input was requested for each annexation area. Further Schools have been in close contact assuring that all students can be accommodated. Commissioner "Buzzy" Breeding commented that it appears during the Work Session and other meetings that there is a lot of coordinated effort amongst the departments to take care of the issues of service to newly annexed areas. Further, Alderman Mike McIntire noted that his recent examination of the city budget appears to have accounted for new services being provided to these annexation areas and included expenditures for capital items noted in previous annexation reports. Commissioner Hoyt Denton questioned if there was anything different about these annexations from the other Colonial Heights annexations. Ken Weems advised that they are fairly similar; however, Area 6 Part D does have a 10' strip left in the county to provide an outlet to county property avoiding any unincorporated islands that might be created in the City boundaries. There being no further questions for staff, the Chairman opened each area up for public hearing.

Chairman opened Colonial Heights annexation Area 6 Part A public hearing to anyone in favor. There being none, he opened to anyone in opposition. Mr. William Petzoldt asked about the transition process from county zoning to city zoning. Ken Weems noted that a zoning ordinance is prepared with each annexation area and comparable zones are provided for city zoning with the previous county zone. Chairman Dennis Ward noted that non-conforming uses could remain. This was confirmed by staff. Mr. William Petzoldt asked what consideration is given to property that is in the taxed greenbelt program. Alderman Mike McIntire responded that for tax purposes you may want to consider asking for an agricultural zone if there is a benefit to the greenbelt properties; however, it does not affect the greenbelt status. Ms. Brenda Hickman spoke in opposition stating an economic hardship as they are on a fixed income. She further stated that some neighbors are outside the city limits and don't want to come into the City yet, but would rather wait until the neighboring properties come into the City. Ken Weems stated that to do so would create an unincorporated island in the City limits, which is not allowed by State Law. Ms. Hickman further questioned why City limits did not cross Moreland Drive. Ken Weems responded that the annexation areas are drawn based on sewer improvements and logical boundaries for neighborhoods. There being no further public comment, the public hearing was closed.

A motion was made by Collette George, seconded by "Buzzy" Breeding, to approve the annexation, zoning, and plan of services for Colonial Heights Area 6 Part A Annexation as presented. The motion was approved unanimously, 6-0.

Chairman opened Colonial Heights Area 6 Part B Annexation public hearing for public comment. There being no one speaking in favor or in opposition to the hearing, the public comment was closed. A motion was made by Mike McIntire, seconded by George Coleman, to approve the annexation, zoning, and plan of services as presented. The motion was approved unanimously, 6-0.

Chairman opened Colonial Heights Area 6 Part C Annexation public hearing for public comment. There being no one speaking in favor or in opposition to the hearing, the public comment was closed. Commissioner Hoyt Denton asked if the R-3, Multi-family Residential zoning is located on Tiffany Ct. This was confirmed by Ken Weems. There being no further comment, a motion was made by Hoyt Denton, seconded by Mike McIntire, to approve the annexation, zoning, and plan of services as presented. The motion was approved unanimously, 6-0.

Chairman opened Colonial Heights Area 6 Part D Annexation public hearing for public comment. There being no one speaking in favor or in opposition to the hearing, the public comment was

closed. A motion was made by George Coleman, seconded by Dave Stauffer, to approve the annexation, zoning, and plan of services as presented. The motion was approved unanimously, 6-0.

## **OTHER BUSINESS**

Staff noted that the Annexation Cost Analysis sheet presented at the Work Session had been updated to include additional items identified by staff contributing to the cost for each of the annexation areas. Staff noted that this is a first draft of comparing costs and revenues among the various annexation areas according to general fund vs. enterprise funds. Further, staff noted the potential time frame to re-coupe those costs under various scenarios. Again, staff noted that this is draft and would be revised several times in order to bring a more complete picture to the Planning Commission and to the Board of Mayor and Aldermen. Some of the costs may be somewhat more collapsed and others more detailed in the future. A more final version will be prepared for the Area 7 annexation areas and are anticipated to be brought forward to the Planning Commission in the Spring of 2012.

The Planning Commission received a memorandum from the Engineering Division regarding the Cleek Road Improvements, Phase 2, Orebank Road Right-of-Way. There was a question regarding the timing and design of the Cleek Road improvements. Staff member Chris Alley discussed the improvements and their design with Planning Commission .

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

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

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

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

- Resubdivision of the Riverwatch Subdivision, Lot 4 on Riverwatch Circle
- Resubdivision of the Autumn Woods Subdivision, Phase II, Lot 26A on Falling Leaf Drive
- Resubdivision of the Weaver Farm Subdivision on Harr Town Road
- Resubdivision of the Mable Ford Todd Property, Lots 6 & 7 and a portion of Lot 8 on Rock Springs Road

## **ADJOURNMENT**

There being no further business, a motion was made by Colette George, seconded by George Coleman, to adjourn the meeting at approximately 7:45 p.m. This motion passed unanimously, 6-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

# Memorandum

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**To:** Kingsport Regional Planning Commission  
**From:** Forrest Koder, Planning Division  
**Date:** 11/4/2011  
**Re:** Request Extension of ILOC for Harmony Ridge Subdivision  
**Case:** 10-201-00010

The Kingsport Regional Planning Commission approved the Irrevocable Letter of Credit (ILOC) for Harmony Ridge Subdivision during the April 5, 2010 meeting in the amount of \$137,000.00. The Performance Date for this ILOC is November 16, 2011 and the expiration date is December 16, 2011. The developer (Mr. Bob Garrett) is requesting approval for a one-year extension of the ILOC in the same amount as stated above.

Mr. Garrett has agreed to obtain a new ILOC from his bank, TruPoint Bank and submit this document to the Planning Division. At that time the old ILOC will be released back to the bank by the Planning Department.

Staff recommends granting the one-year extension on the ILOC for the Harmony Ridge Development.



20089 Riverside Drive • Post Office Box 1010  
Grundy, Virginia 24614

(276) 935-8161

## IRREVOCABLE LETTER OF CREDIT

December 1, 2010

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

RE: Harmony Ridge Subdivision  
Letter of Credit Number 419

At the request of Fairview Housing Management Corporation (the "Account Party"), TruPoint Bank ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$137,000 to construct certain sidewalk improvement at Harmony Ridge subdivision, Kingsport, Tennessee, as further described in the Account Party's Subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before November 16, 2011 (the "Performance Date")

This letter of credit shall remain open until 5:00 p.m. December 16, 2011, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before November 16, 2011 (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request of payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

TruPoint Bank

By: 

Cameron L. Forrester  
Executive Vice President & CLO

MEMORANDUM

**TO:** KINGSPORT REGIONAL PLANNING COMMISSION

**FROM:** Forrest Koder, Planning Division

**DATE:** October 13, 2011 for the **November 17, 2011 Meeting**

**SUBJECT:** **Edinburgh Phase 2e, Preliminary Plat Approval**

**PROJECT NO:** 11-201-00060

**INTRODUCTION**

Consider granting preliminary plat approval for Phase 2e of the Edinburgh Subdivision, located off Rock Springs Road. This is a major subdivision that requires city infrastructure improvements. The property is located inside the corporate limits of the City of Kingsport. It is further identified as being a portion of Tax Map 119, Parcel 11.00 of the Sullivan County Tax Maps for 2010 and in 15<sup>th</sup> Civil District and is zoned PD, Planned Development. The property owner is the Edinburgh Development Group and the surveying firm of BWSC & Associates, RLS prepared the subdivision plat.

**PRESENTATION**

The property owner is requesting preliminary plat approval before the Planning Commission for a total of eight (8) lots. Utilities will require extension from the existing lines around the bend of Edinburgh Channel to the north. The infrastructure will be bonded but only a preliminary request is being made at this time. The construction documents are being submitted and will be reviewed by the Engineering Department, at which point a bond amount will be established. An Irrevocable Letter of Credit will then be submitted and approved. The reason for the preliminary plat request is only one lot has a viable offer at this point and a final will be requested for this lot and the utilities are required from the north end of Edinburgh Channel. Additionally this keeps the lots off the tax rolls as separate entities. No variances have been requested.

All other requirements of the *Minimum Subdivision Regulations for the City of Kingsport* have been met. Staff recommends the Planning Commission grant Preliminary Plat approval for Phase 2e of the Edinburgh Subdivision.

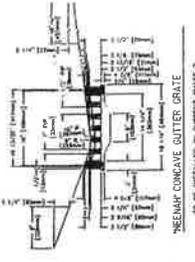
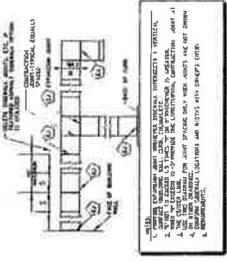
**OPTIONS**

The Planning Commission's options are as follows:

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

## **RECOMMENDATION**

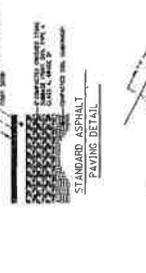
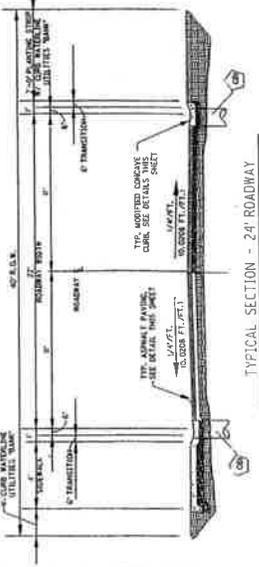
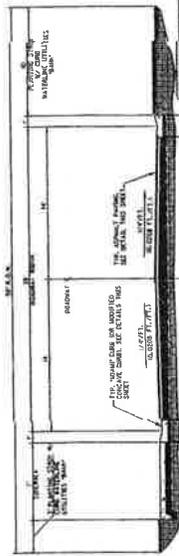
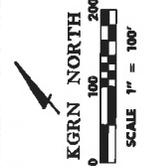
Staff recommends Option #1, pending the establishment of a bond amount and approval of an Irrevocable Letter of Credit.



- NOTES:
1. THE BEARING BASE IS BASED ON THE "KINGSFORT GEOTECH REFERENCE NETWORK" - 2005 DATA PROVIDED BY TONY ENGINEERING, INC. P. 107
  2. TYPICAL ROADWAY SECTIONS AND DETAILS PROVIDED BY SPOON & NELSON ENGINEERS
  3. 50' R.O.W. (SEE DETAIL - 28' ROADWAY)
  4. 50' R.O.W. (SEE DETAIL - 28' ROADWAY)
  5. PROPERTY IS ADJACENT TO EDINBURG PARK ALONG THE EXTENDED ROADWAY
  6. THERE IS A 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
  7. THIS DEVELOPMENT IS IN A FLOOD HAZARD AREA AND DOES NOT LIE WITHIN THE DESIGNATED FLOOD HAZARD AREA.

**BWSC** | BARSE  
WAGGONER &  
SUMNER &  
CANNON, INC

FOUR BRIDGES BLVD. SUITE 100, KINGSFORD, TENNESSEE 37086  
PHONE: 628-2143 FAX: 628-2143  
WWW.BWSCGROUP.COM



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

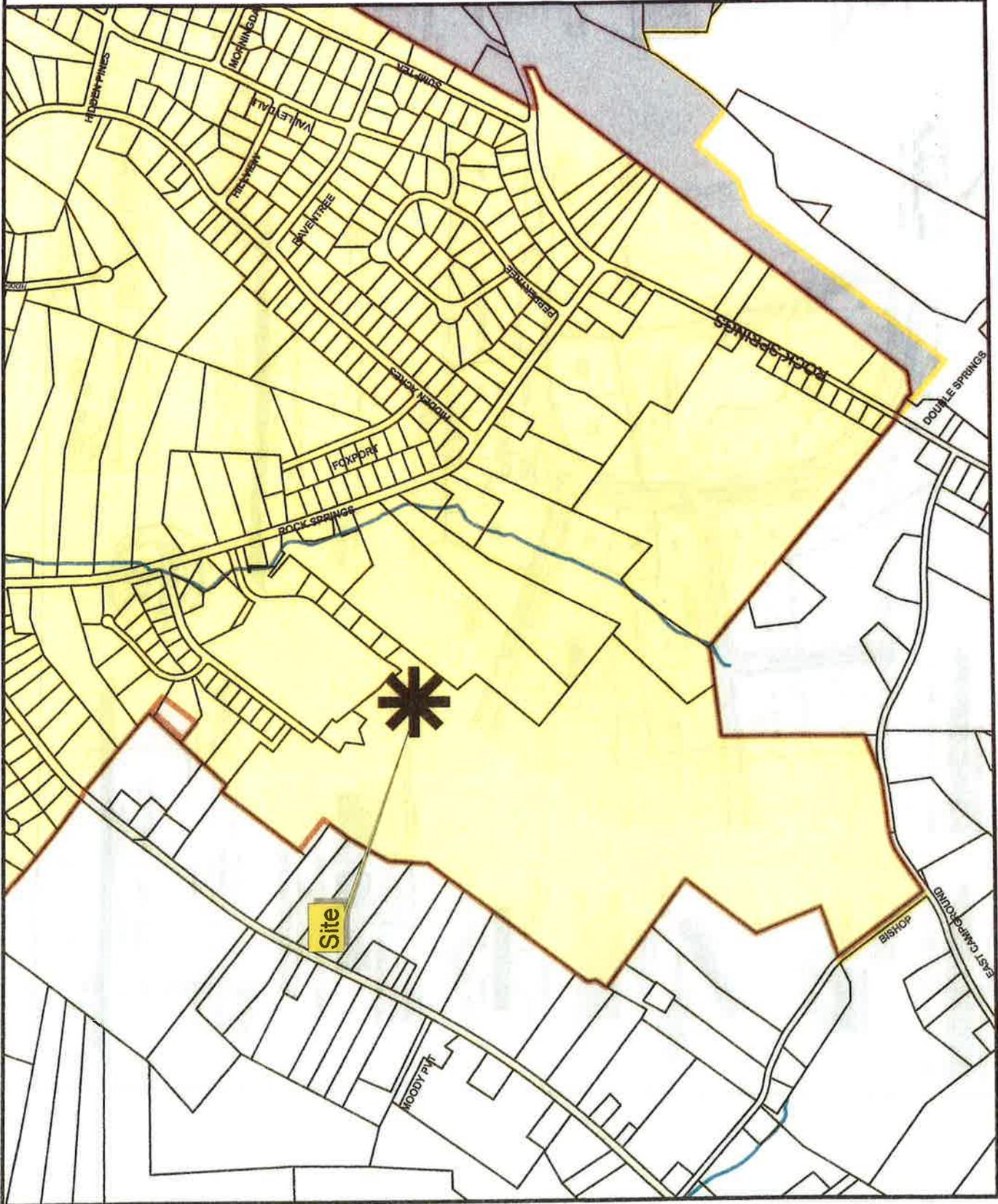
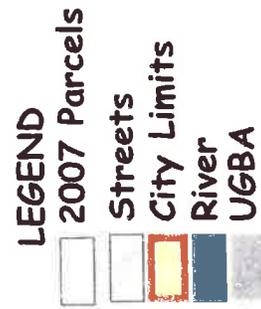
GOVERNMENT AND UTILITY ACCESS  
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL ACCESS TO ALL GOVERNMENT AGENCIES AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

PRELIMINARY PLAT	EDINBURGH - PHASE 2a
KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	3.04
TOTAL LOTS	8
ACRES NEAR ROAD/ALLEYS	0.61
MILES NEW ROAD	0.009
OWNER	THE EDINBURGH GROUP, LLC
CIVIL DISTRICT	6TH
SURVEYOR	NELSON ELAM
CLOSURE ERROR	0.0000
SCALE	1" = 100'

DATE: 10/25/11  
SIGNATURE: [Signature]  
TITLE: [Title]



# Edinburgh Subdivision Phase 2e Preliminary Plat



Edinburgh Subdivision  
Preliminary Plat - Phase 2e



**ANNEXATION REPORT  
KENDRICK CREEK PART B ANNEXATION  
FILE: 11-301-00005**

**TO:** KINGSPORT REGIONAL PLANNING COMMISSION

**FROM:** Ken Weems, Planner

**DATE:** 25 October 2011

**APPLICANT:** City of Kingsport

**REQUESTED ACTION:** Annexation and zoning to R-1A (Residential District) of approximately 119 acres/1.5parcels.

**LOCATION:** The area proposed for annexation is located in the northern quadrant of the I-26/I-81 interstate interchange.

**EXISTING LAND USE:** Single Family Residential & Agricultural

**PROPOSED USE:** Same

**SURROUNDING ZONING DISTRICTS & LAND USES:**

**General:** The annexation area is surrounded by County R-1 (Single Family), County R-2 (1 to 2 Family Residential) and City R-1B (Single Family Residential District) zoning with like uses. A large portion of this annexation area will reside inside the future Border Regions Retail Tourism District.

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

**LAND USE PLAN:** The Kingsport 2030 Land Use Plan addresses this area's use as single family residential.

**UTILITIES:** The annexation area is currently served by City of Kingsport Water service. Sanitary sewer serves a portion of the annexation area. Both water and sanitary sewer upgrades are necessary.

**TRANSPORTATION:**

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

- Summerville Rd: 1,690
- Kendrick Creek Rd: 1,950

Total: 3,640

**POPULATION:**

The annexation area contains 4 residents (1 single family home).

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

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

**STAFF RECOMMENDATION:**

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

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

**Kendrick Creek Part B Annexation Area**  
**COST ESTIMATE/ tax records as of 25 Oct 11**

Revenues	One Time	Reoccurring (annual)
Property Taxes	X	\$1,012.00
State Shared	X	\$416.00
Sewer Tap Fees	X	\$0.00
Water & Sewer Rev (loss)	X	-\$490.00
<b>Total</b>	<b>\$0.00</b>	<b>\$938.00</b>

4 res x 104 (estimated)

Expenses	One Time	Reoccurring (annual)
<b>Operating Budget</b>		
Police & Fire Service	0.00	0.00
Street Lighting	20,000.00	3,063.00
Traffic Controls	900.00	728.00
Streets & Sanitation	0.00	594.00
Subtotal	20,900.00	4,385.00
<b>Capital Budget</b>		
Water	6,000.00	0.00
Sewer	37,000.00	0.00
Streets	1,065.00	0.00
Subtotal	44,065.00	0.00
<b>Grand Total</b>	<b>\$64,965.00</b>	<b>\$4,385.00</b>

3 hydrants  
8" gravity

## **Kendrick Creek Part B Annexation Plan of Services**

### **1. Police Protection**

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

### **2. Fire Protection**

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

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

### **3. Water**

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

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

#### **4. Electricity**

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

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

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

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

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the

collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

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

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

## **8. Recreational Facilities**

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

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

## **9. Street Lighting**

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

## **10. Zoning Services**

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

## **11. Schools**

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

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

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

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**12. Traffic Control**

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

**13. Inspection Services**

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

**14. Animal Control**

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

**15. Storm Sewers**

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

**16. Leaf Removal**

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

**17. Litter Control**

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

**18. Graffiti Control**

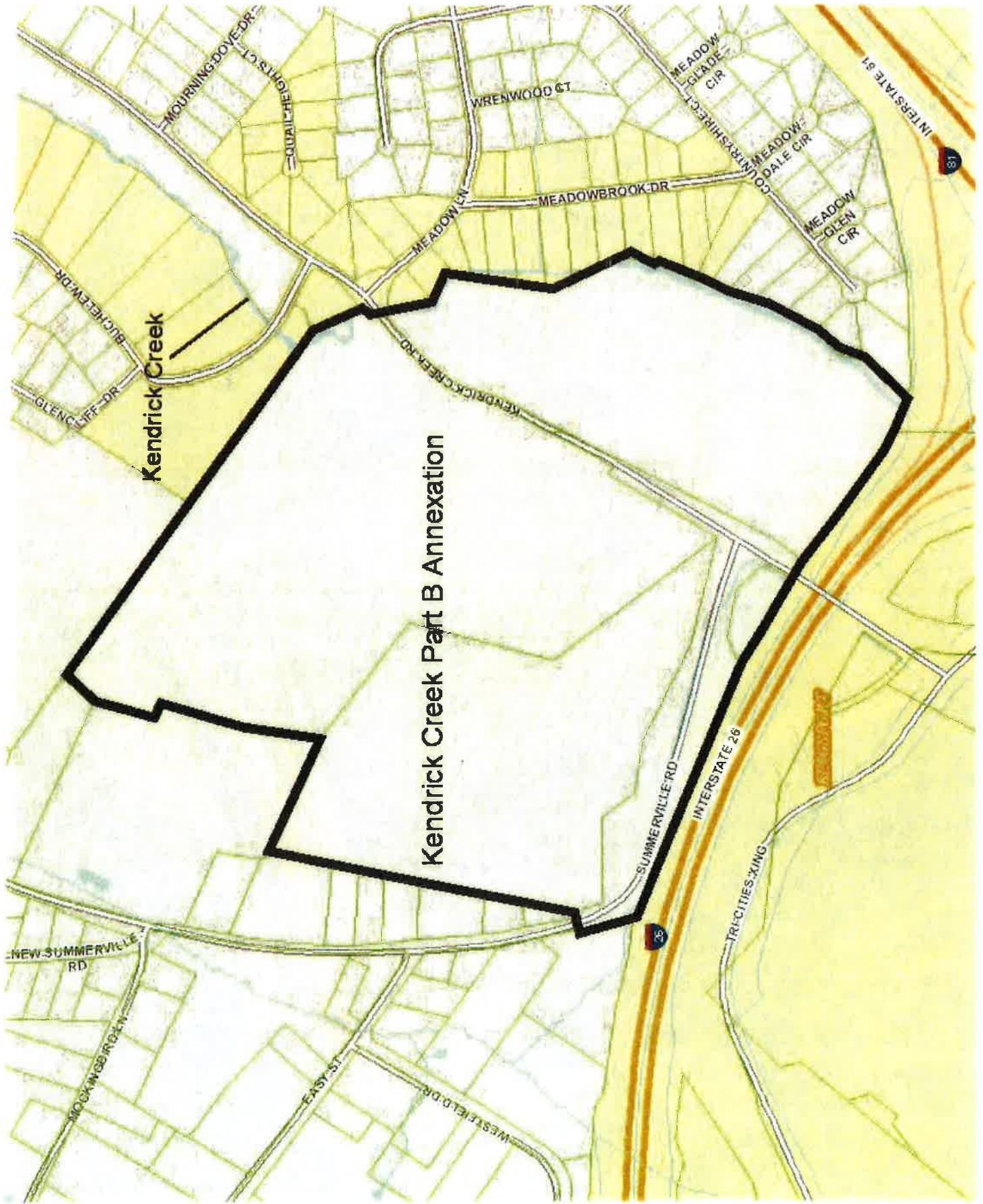
The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time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

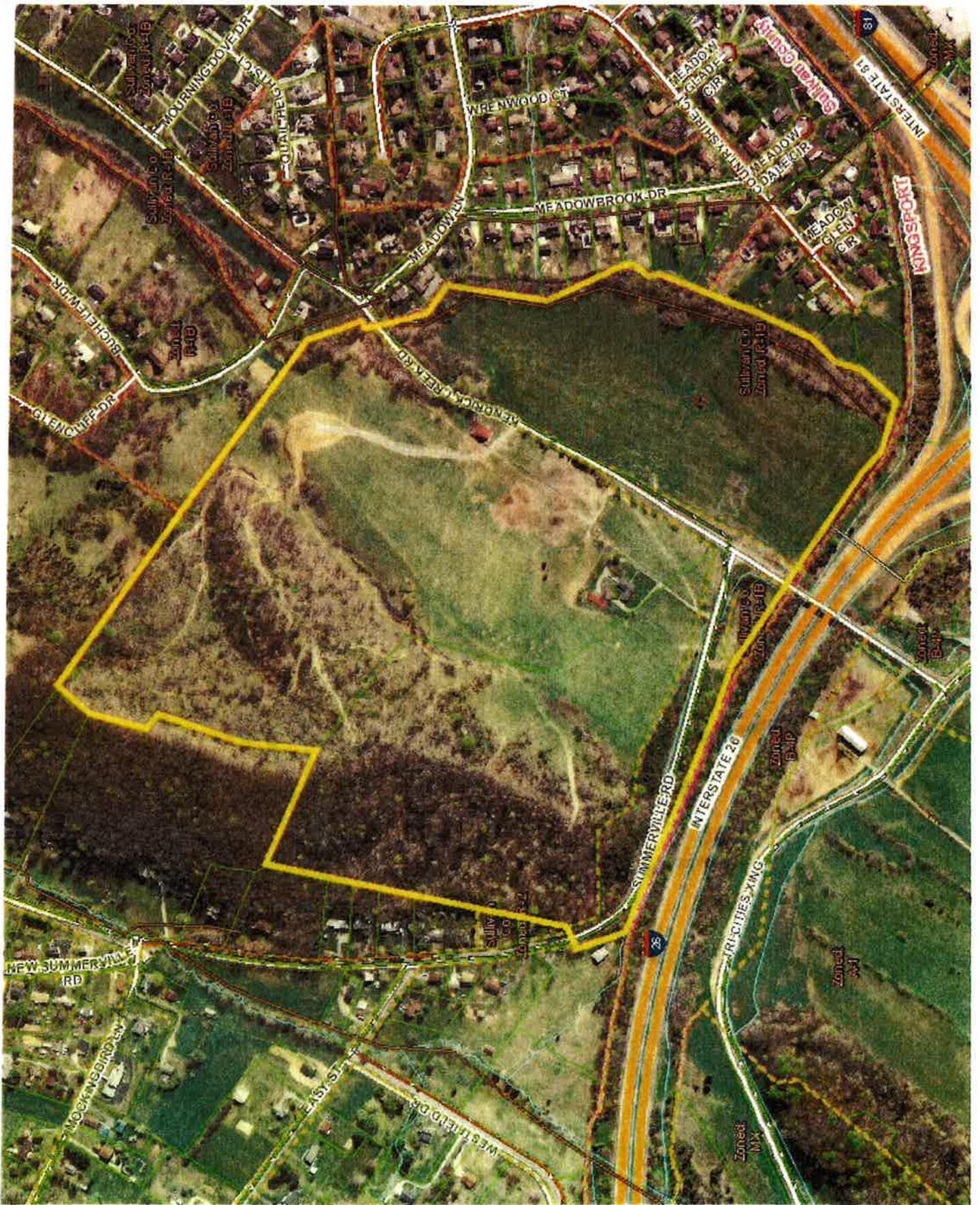
**19. Other Services**

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

# Kendrick Creek Part B Annexation

Kendrick Creek





## Rationale

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

# Memorandum

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**To:** Kingsport Regional Planning Commission Members

**From:** Forrest Koder – Principal Planner

**Date:** 11/7/2011

**Re:** Proposed Amendment to the Business Conference Center Sign Regulations

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This is a proposal to amend Section 114-467(9) *Signs* of Division 9, Business Conference Center District in the City of Kingsport Zoning Code. The purpose and intent of this amendment is to allow multiple businesses on a single parcel the ability to advertise on one freestanding sign provided they co-locate with one another on the same sign. This will be a Business Center Complex sign and the location must be adjacent to an interstate right-of-way system. Additionally this amendment will allow those businesses located on a single parcel in a BC zone to advertise their business logo on one freestanding monument sign. (Recommended Changes in Red)

Currently all of the Business Conference Center zoning is adjacent to Meadowview Parkway. Those businesses on the north side of Meadowview Parkway are located on separate parcels and allowed separate monument style freestanding signs. The Meadowview Conference Center is not afforded this ability because it is currently on one parcel. With the new Micro-winery serving Meadowview, there is no means for advertising this or any additional accessory uses that may locate on this site.

In creating this amendment, staff spoke to Mr. Andy King of *Meadowview Marriott*. Our concern was meeting a need while at the same time not adding to a proliferation of additional signage on the site. Mr. King stated at this time they were happy with the signage allowed for the hotel and conference center and had actually abandoned plans to place a lighted *Marriott* wall sign along the top floor of the motel.

Staff recommends the Planning Commission send a favorable recommendation for this amendment to the Board of Mayor and Alderman.

Planning Department

## DIVISION 9.

### BUSINESS CONFERENCE CENTER DISTRICT\*

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\* **Cross References:** Businesses, ch. 26.

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#### **Sec. 114-461. Intent.**

The intent of the business conference center district is to provide diversity in the permitted uses and variation in the relationship of uses, structures and open space while providing coordinate growth in an urban environment. The developments are intended to be unified projects designed with land use, transportation patterns, surrounding terrain and operations functioning cohesively in a carefully planned environment. This district is designed to accommodate a range of activities such as a regional convention center, employment based offices, commercial services, recreational facilities, educational uses and cultural events.

(Code 1981, app. A, art. XI, § 1)

#### **Sec. 114-462. Permitted principal uses.**

The following principal uses are permitted which will ensure compatibility between the internal operations of the business conference center district and the character of the community at large and provide opportunities for employment, cultural and convention events:

- (1) Public or privately owned or operated buildings and uses, such as convention centers, conference centers, civic centers, auditoriums, theaters, movie theaters, meeting centers and other public gathering places.
- (2) Museums, art galleries and libraries.
- (3) Corporate headquarters, business and professional offices, training centers, colleges and business/trade schools, research laboratories, research and development facilities when not objectionable due to noise, odor, dust, smoke, vibration or other reasons, as determined by the planning commission.
- (4) Hotels, full service restaurants, provided that drive-in or drive-through windows are excluded.
- (5) Financial institutions, brokerages.

(Code 1981, app. A, art. XI, § 2)

#### **Sec. 114-463. Accessory uses.**

In the business conference center district, accessory uses will be permitted that are incidental and necessarily supportive and related to principal permitted uses and shall not exceed 15 percent of the total proposed square footage of permitted principal structures. These include but are not limited to the following:

- (1) Alcoholic beverages, on-premises and off-premises sale.
  - (2) Commercial services oriented toward personal appearance and care, car rental, golf pro shops, business services such as paint shops and stationery stores.
  - (3) General and specialty shops.
  - (4) Antennas and satellite dishes (confined to rooftops or rear yard).
  - (5) Catering establishments and banquet facilities.
- (Code 1981, app. A, art. XI, § 3)

**Sec. 114-464. Special exceptions.**

Certain uses may be permitted in the business conference center district upon the granting of a special exception by the board of zoning appeals:

- (1) Elderly and child day care, nursery schools and kindergartens, elderly day care.
  - (2) Helistops and pay parking lots, when not objectionable due to noise, odor, dust, smoke, vibration or other reasons.
  - (3) Recreational facilities, health clubs, golf courses, golf driving ranges, stadiums, and civic fairs.
  - (4) Telecommunication facilities. Outside storage yards, trucks and equipment are prohibited.
  - (5) Hospital and health care centers.
  - (6) Parking structures.
- (Code 1981, app. A, art. XI, § 4)

**Sec. 114-465. Prohibited uses.**

The following principal uses have been determined to be incompatible with the intent of the business conference center district:

- (1) Outdoor markets, wrecking yards and junkyards, auto sales, mobile home sales and other retail, which includes outdoor storage of items for sale.
- (2) Trucking terminals, warehousing, recycling facilities.
- (3) Industrial, manufacturing, processing and assembly of any kind, except as incidental and accessory to a research and development facility.
- (4) Shopping centers, department or discount stores other than those which are allowed in sections 114-462 and 114-463.
- (5) Assembly of any kind, except as incidental and accessory to uses as enumerated in sections 114-462 and 114-463.

(Code 1981, app. A, art. XI, § 5)

**Sec. 114-466. Locational standards.**

The following locational standards shall apply in the business conference center district:

- (1) *Size.* The district shall be 50 acres or greater in size.
- (2) *Access.* The district shall have a minimum of 100 feet of frontage and principal access from a street designated in the major street and road plan as an arterial, collector or expressway.

(Code 1981, app. A, art. XI, § 6)

**Sec. 114-467. Design standards.**

The following dimensional standards shall apply in the business conference center district:

- (1) *Multiple uses.* Multiple principal uses, structures and accessory uses per lot are permitted.
- (2) *Lot area.* Minimum lot area within this district shall be one acre.
- (3) *Periphery yard.* The district shall have a 30-foot landscaped, development-free buffer. Structures, including parking areas, shall not be permitted within the district periphery yard.
- (4) *Setbacks.* The following minimum setbacks shall be observed:
  - a. *Front yard.* The minimum front yard setback from a public street or right-of-way for vehicular travel shall be 30 feet.

- b. *Side yard.*
    - 1. The minimum side yard setback from a public street or right-of-way for vehicular travel shall be 12 feet.
    - 2. Zero lot lines in lieu of the side yard setback may be permitted on one side only when complimentary joint uses are approved by the planning commission; the opposite side yard shall have a minimum setback of 24 feet.
  - c. *Rear yard.* The minimum rear yard setback from a public street or right-of-way for vehicular travel shall be 12 feet.
  - d. *Loading areas.* Loading docks, bays or maneuvering areas shall not be visible from abutting public streets.
  - e. *Transit facilities.* Transit stops and transit shelters may encroach into the setback.
- (5) *Building height.* There shall be no maximum building height. However, all minimum yards are increased by five feet for each story over three stories.
- (6) *Density.* Building ground coverage for each use in this district shall not exceed 35 percent of the lot or the average area of several lots when an integrated complex is developed, including all buildings and parking structures. A maximum floor area ratio (FAR) of 1:3 shall be observed for buildings, including parking structures.
- (7) *Parking and loading.* Parking and loading provisions for the business conference center district shall be as set out in article V of this chapter.
- (8) *Lighting.* All lighting shall be sufficient for the safe use of the facilities and shall not create a traffic hazard. Lighting facilities shall be required for all employee parking areas.

The purpose and intent of this amendment to the Business Conference District is to allow multiple businesses on a single parcel the ability to advertise on one free-standing sign provided they co-locate with one another on the same sign. This will be a Business Complex sign and the location must be adjacent to an Interstate system. Additionally those businesses located in a BC zone will be allowed one freestanding monument sign. (This statement is not part of the amendment)

- (9) *Signs.*
- a. All signs within the district shall be reviewed by the planning commission as part of the site plan approval process.

- b. **Complex Freestanding signs are permitted in the Business Conference District** as follows:
  1. A **Complex Freestanding sign** is permitted on the parcel adjacent to an interstate right-of-way, and only one such freestanding sign may be permitted per lot.
  2. Each business on the same parcel will be allowed one sign on the complex sign supports. Signs allowed placement on the complex sign base will be classified as a primary sign or a secondary sign as follows:
    - a. Only one primary sign will be allowed and it shall not to exceed 150 square feet per side or a maximum of 300 square feet total on all sides.
    - b. Each additional business will be allowed one secondary sign and it shall not exceed 100 square feet per side or a maximum of 200 square feet total on all sides.
  3. The maximum height of such sign shall be 15 feet above average ground level.
  4. **Complex** freestanding signs shall not be located closer than ten feet to any public street or permanent easement.
- c. **Business identification monument** signs may be located within setbacks of each individual business located on the same parcel. Each **business** is permitted one business identification sign and the sign shall comply with the following:
  1. The sign shall not exceed 32 square feet per side or a maximum of 64 square feet total of all sides.
  2. The maximum height of such sign shall be eight feet above existing grade and must be a monument sign.
  3. The sign shall not be located closer than ten feet to any public street.
  4. **Monument signs shall require landscaping around the base of the monument equal in square footage to both sign faces.**
- d. Wall mounted signs are permitted equivalent to a maximum of one percent of the building ground coverage area per side. Uses having

less than 4,000 square feet of area may utilize up to 40 square feet of signage.

e. One freestanding electronic message board to convey information by words, letters, or pictures:

1. The maximum height of the sign is to be 35 feet above the roadway and a minimum height of 12 feet.
2. The maximum allowable sign surface area is to be 150 square feet per side or 300 square feet total of both sides.
3. The sign must be located along an interstate highway and a part of the complex freestanding sign.

f. Traffic/directional or location signs are allowed and shall comply with the following:

1. All signs shall not exceed two square feet in area.
2. Signs shall be used to identify parking areas, direct traffic movements onto the premise and within the premise, service areas, freight entrances or to a particular location on the premise.
3. No signs shall be placed in the public right-of-way.

(10) *Lot frontage.* Access to individual lots shall be from public streets or permanent easements which have been approved by the planning commission. Fifty feet of frontage on a public street or permanent easement shall be required for each lot.

(Code 1981, app. A, art. XI, § 7(A)--(F), (H)--(J); Ord. No. 4077, §§ I, II, 7-5-95; Ord. No. 4714, § IV, 11-16-99)

#### **Sec. 114-468. Development plans and building permits.**

(a) *Final plan required for issuance of building permit.* No building permit for a business conference center district shall be issued by the building official until a final zoning development plan has been approved by the planning commission and certified to the building official. Such plan shall conform to the requirements of the city subdivision standards, major street and road plan and local/state driveway standards.

(b) *Preliminary plan contents.* The preliminary zoning development plan shall reflect the conceptual development scheme for the district and may provide schemes for phased development. Preliminary zoning development plans shall contain the following:

- (1) A location map sufficient in size and content to quickly relate others to the subject phase development/location within the district and community.
- (2) Access plans showing the relationship of the site to the existing and proposed street network, either public or permanent easements.
- (3) Internal transportation systems, both vehicle and pedestrian, shall be illustrated.
- (4) An erosion control plan showing existing and proposed elevations, areas of cut or fill, critical areas (streams, sinkhole, etc.) and methods to be implemented to control erosion.
- (5) Distances and dimensions at existing property lines, setbacks, driveway access, parking lot design and traffic flow, landscape areas, walkways, buildings, signage, loading and storage areas, flood areas including base floor elevations and all other proposed improvements.
- (6) Legend information showing ownership (name and address), north arrow, scale and identification of the project contact persons.
- (7) On-site information will include topography at five-foot intervals or less, proposed floor area ratio factors and ground coverage computations.
- (8) The providers of sewer and water service, natural gas, power and other utilities to the site proposed for development in the district must be identified. A timeframe for installation of utilities shall be submitted with the preliminary zoning development plan and shall include a statement by the utility providers that services can be provided to the site within the timeframe proposed. All new utility facilities for electrical, gas, telephone, water and other similar services shall be placed underground. Only underground power service shall be considered for new development. Provided the owner/developer provides sufficient information to design a preliminary service plan, Kingsport Power Company would be in a position to provide a general timeframe for the installation of facilities to accompany the preliminary zoning development plan. On-site sewage disposal of any kind is prohibited.

(c) *Final plan contents.* Final zoning development plans shall provide the planning commission and building official with the information needed to make decisions concerning the scope and detail of the project. Final zoning development plans shall contain the following:

- (1) Information required for preliminary plans, and the plans shall be stamped by an architect or engineer licensed by the state.

- (2) Utilities plan showing existing or proposed sewer lines, water lines, power service, natural gas, outdoor lighting and other utilities. The owner/developer will have to provide sufficient electrical load information needed for reasonable service design and provide property rights for right-of-way easements for Kingsport Power Company facilities.
- (3) Stormwater plan providing runoff calculations and proposed improvements.
- (4) Landscape plan showing details for screening, landscaping and treatment of buffer areas that meet the city's landscape requirements.
- (5) Elevation drawings of sign structures, and location, design, and dimensions of signage.
- (6) Elevation drawings of buildings or structures for the purpose of determining scale of the project.

(d) *Amendment to development plans.* Amendments can be made to any zoning development plan for this district only by official action of the planning commission, except that amendments which fully meet the requirements of this chapter may be approved and signed by the director of planning without further action by the planning commission. If any question arises as to the compliance, however, or if the proposed use differs from the use noted on the approved zoning development plan, the director shall refer the plan to the commission for action. Action by the director of the planning department is intended to expedite approval in those situations where amendments are of minor significance and generally relate to the shifting of previously approved sites. Such amendments must meet the requirements of this chapter. Such amended plans also shall have written on them the exact changes made, and a note for the director's signature shall be added signifying his approval under this subsection for the amendments as noted. Any plans approved by the director shall be fully described to the commission at its next regular meeting and properly entered into the minutes of that meeting.

(Code 1981, app. A, art. XI, § 8)

**ZONING TEXT AMENDMENT REPORT**  
**File No.: 11-801-00006**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION

**FROM:** Karen B. Combs, PRINCIPAL PLANNER

**DATE:** November 4, 2011

**APPLICANT:** Sullivan County Planning

**REQUESTED ACTION:** Sullivan County Zoning Text Amendment Review & Approval

**STAFF REPORT:** From time to time, as the Sullivan County Planning Commission determines need, zoning resolution text amendments are necessary to maintain standards in good keeping with modern demands of Sullivan County. This text amendment proposes to add to Article 3-104.2. This amendment will add language to govern accessory structures within established and new mobile home parks within the county.

A minor County Zoning Text Amendment to include provisions permitting and regulating the individual detached residential accessory structures within established and new mobile home parks within the county.

Amends Article 3-104.2 to include paragraph #11 below

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

The Sullivan County Planning Commission at their October 2011 meeting voted unanimously in favor of this text amendment.

**OPTIONS:**

The Planning Commission's options are as follows:

1. Approve the zoning text amendment by sending a favorable recommendation to the Sullivan County Commission.
2. Deny the zoning text amendment by sending an unfavorable recommendation and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

**STAFF**

**RECOMMENDATION:** The Kingsport Planning Division recommends Approval

**12. Proposed Minor Edits to the Zoning Resolution:** *The department found several errors in the zoning code that needed to be addressed.*

- 1) Minor County Zoning Text Amendment to include provisions permitting and regulating the individual detached residential accessory structures within established and new mobile home parks within the county.

**Amends Article 3-104.2 to include paragraph #11 below:**

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

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- 2) Minor County Zoning Text Amendment – to change square footage on exempt detached, portable residential accessory structure from 200 square feet to 120 square feet (to match 2006 IRC building Code standard): changes in yellow highlight

**3-103.6 Yard Regulations**

All structures less than 120 200-square feet and not having a fixed base to the ground require no permit, shall adhere to the minimum setbacks and location as required above.

<b><u>Sullivan County Regional Planning Commission Action – Final Recommendation to the County Commission</u></b>	
Approval: <i>Mark Webb, Dennis Ward – passed unanimously</i>	
Denied:	Reason for Denial:
Deferred:	Reason for
Deferral:	

<b><u>Bristol Regional Planning Commission Action – Final Recommendation to the County Commission</u></b>	
Approval:	
Denied:	Reason for Denial:

Deferred:	Reason for
Deferral:	

<b><u>Kingsport Regional Planning Commission Action – Final Recommendation to the County Commission</u></b>	
Approval:	
Denied:	Reason for Denial:
Deferred:	Reason for
Deferral:	

<b><u>Sullivan County Board of County Commissioners Action – Final Public Hearing/Final Reading</u></b>	
Approval:	
Denied:	Reason for Denial:
Deferred:	Reason for
Deferral:	

**ZONING TEXT AMENDMENT REPORT**  
**File No.: 11-801-00007**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION  
**FROM:** Karen B. Combs, PRINCIPAL PLANNER  
**DATE:** November 4, 2011  
**APPLICANT:** Sullivan County Planning  
**REQUESTED ACTION:** Sullivan County Zoning Text Amendment Review & Approval

**STAFF REPORT:** From time to time, as the Sullivan County Planning Commission determines need, zoning resolution text amendments are necessary to maintain standards in good keeping with modern demands of Sullivan County. This text amendment proposes to amend section 3-103.6 (2)(a)(vi). This amendment will change the square footage on exempt detached portable residential accessory structures (ex. Carports) from 200 square feet to 120 square feet. This change will bring the zoning code into compliance with the IRC building code standard. This request if adopted will minimize confusion by matching the zoning code requirements to the building code standards.

The Sullivan County Planning Commission at their October 2011 meeting voted unanimously in favor of this text amendment.

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

1. Approve the zoning text amendment by sending a favorable recommendation to the Sullivan County Commission.
2. Deny the zoning text amendment by sending an unfavorable recommendation and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

**STAFF RECOMMENDATION:** The Kingsfort Planning Division recommends Approval

**ZONING TEXT AMENDMENT REPORT**  
**File No.: 11-801-00008**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION  
**FROM:** Karen B. Combs, PRINCIPAL PLANNER  
**DATE:** November 4, 2011  
**APPLICANT:** Sullivan County Planning  
**REQUESTED ACTION:** Sullivan County Zoning Text Amendment Review & Approval

**STAFF REPORT:** In an effort to govern campgrounds within the county, two new districts are proposed to be added to the Sullivan County zoning code.

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

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

The Sullivan County Planning Commission at their October 2011 meeting voted unanimously in favor of this text amendment.

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

1. Approve the zoning text amendment by sending a favorable recommendation to the Sullivan County Commission.
2. Deny the zoning text amendment by sending an unfavorable recommendation and state the reasons for denial in writing.
3. Postpone action pending receipt of additional information.

**STAFF RECOMMENDATION:** The Kingsport Planning Division recommends Approval

SULLIVAN COUNTY  
REGIONAL PLANNING COMMISSION  
STAFF REPORT – OCTOBER 18, 2011

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**H. OLD BUSINESS:**

**H1. Recreational Facilities Proposed Land Use Maps – deferred until next month to allow staff time to compile district maps into one county-wide updated map.**

**H2.** Staff recommends the following DRAFT zoning districts descriptions to be considered:

- *AR2 – Agricultural/Rustic Campground Zoning District*, which would allow for designated tent sites with basic amenities such as bath houses, potable water, shelters, and playground areas. Such AR2 zones can be planned next to full-service AR zones in order to attract both types of camp users to be cost-beneficial. Or AR2 zones might be a viable option for lands not otherwise suitable for development due to topography constraints or soil suitability for septic systems. Alternative sewerage disposal systems may be considered with TDEC approval. AR2 zones may offer amenities and activities such as nature trails, bike trails and other outdoor recreational activities opened to the campers that are not obtrusive or cause a nuisance upon adjoining properties with established residential or agricultural land uses. The AR2 setbacks and site plan requirements should be the same as AR guidelines – the main difference is the type of camp user (tent versus campers and short-term stay versus long-term season). AR2 zones should limit length of stay to 14 days in/14 days out in order to prevent “squatting” and maintain open accessibility to the public.
- *CT – Commercial Tourism Zoning District*, which would allow for campgrounds with full hook-ups, bath houses, dump stations and be near or include commercial facilities such as convenience stores, gas stations, and restaurants in order to meet the needs of the thru-travelers. Such districts should be considered near interstates, state highways and existing commercial centers located on major thoroughfares that have adequate space and buffering between it and residential zones. Such zone may also allow designated areas for long-term RV and camper sites for transient workers and contracted labor folks who may need temporary housing within close proximity to the job site. Such areas for long-term transient camp sites shall be limited to 25% of the gross acreage of the campground and shall have full hook-ups, bathhouses, laundry facilities and manager living on site. The CT zone can include a mix of service commercial land uses, hotels, motels, and campgrounds but prohibit manufacturing land uses, mobile home parks and other incompatible land uses. The CT zoning setbacks should be that of the same as B4 zoning setbacks.
- *AR – Agricultural/Recreational zoning district* already established should be limited to seasonal campers open March through October and winterized in the late fall and winter months. AR zones do allow for cabins and lodges that can remain open year-round assuming the utilities are available (Such as Possum Creek Retreat).

**Discussion at Planning Commission:**

- *Staff read the purpose and intent/description of the two proposed zoning districts and explained how that would be inserted into the Zoning Resolution (codified – see attached sections of the code). These have been discussed since April.*
- *Discussion followed. Members agreed to recommend the AR2 zone and the CT zone to County Commission based upon staff's rationale and feedback from the public over the last several months.*
- *There was no one from the audience that addressed the board at this time; however several residents have attended the meetings and workshops since April.*

<b><u>Sullivan County Regional Planning Commission Action</u> – Final Recommendation to the County Commission</b>		
<b>Approval:</b> <i>Jack Dutton, Buddy King – passed unanimously</i>		
<b>Denied:</b>	<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for</b>
<b>Deferral:</b>		

<b><u>Bristol Regional Planning Commission Action</u> – Final Recommendation to the County Commission</b>		
<b>Approval:</b>		
<b>Denied:</b>	<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for</b>
<b>Deferral:</b>		

<b><u>Kingsport Regional Planning Commission Action</u> – Final Recommendation to the County Commission</b>		
<b>Approval:</b>		
<b>Denied:</b>	<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for</b>
<b>Deferral:</b>		

<b><u>Sullivan County Board of County Commissioners Action</u> – Final Public Hearing/Final Reading</b>		
<b>Approval:</b>		
<b>Denied:</b>	<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for</b>
<b>Deferral:</b>		

## FY2012 Year-to-Date Relocation Report

July 1, 2011-October 31, 2011

[www.MoveToKingsport.com](http://www.MoveToKingsport.com)

During the 4 month period (July 1, 2011-October 31, 2011), there were 517 new families in Kingsport (and 614 existing Kingsport area residents moved to a new location within the Kingsport area.)

The net difference is +521 families (July 2005-October 2011)

The annual economic impact at \$25,000 per person = 521 families x 2.3 persons/family = **\$29,957,500**

Of these 517 new families:

- 43 were new construction (8%)
- 474 moved into existing structures (92%)
  
- 255 relocated from elsewhere in Northeast Tennessee (< 35 miles, excluding Kingsport zips)
- 34 relocated from elsewhere in Tennessee (> 35 miles)
  
- 43 relocated from Southwest Virginia (<35 miles of Kingsport)
- 11 relocated from elsewhere in Virginia (>35 miles)
  
- 69% chose to live inside the city limits of Kingsport
- 51% of new construction was inside city limits of Kingsport

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

- New residential construction is down -58%
- Out-of-state relocation to Kingsport is up 10%

During the 4 month period (July 1, 2011-October 31, 2011), 185 families moved from out-of-state (34 states):

VIRGINIA	54
NORTH CAROLINA	19
FLORIDA	14
OHIO	8
TEXAS	8
UNKNOWN STATE	7
ILLINOIS	6
INDIANA	5
KENTUCKY	5
SOUTH CAROLINA	5
CALIFORNIA	4
GEORGIA	4

IDAHO	4
MARYLAND	4
NEW YORK	4
ALABAMA	3
COLORADO	3
LOUISIANA	3
MICHIGAN	3
MISSISSIPPI	3
NEVADA	3
ARKANSAS	2
MAINE	2
WEST VIRGINIA	2

ARIZONA	1
DELAWARE	1
KANSAS	1
MISSISSIPPI	1
MISSOURI	1
MONTANA	1
OKLAHOMA	1
PENNSYLVANIA	1
VERMONT	1
WISCONSIN	1

**2,484 families moved to Kingsport from 49 states and the District of Columbia since the beginning of MoveToKingsport.com (July 2005-October 2011)**

1	VIRGINIA	818
2	FLORIDA	283
3	NORTH CAROLINA	200
4	SOUTH CAROLINA	92
5	GEORGIA	90
6	KENTUCKY	89
7	TEXAS	82
8	OHIO	73
9	CALIFORNIA	64
10	NEW YORK	58
11	MARYLAND	55
12	MICHIGAN	55
13	PENNSYLVANIA	44
14	ALABAMA	38
15	MISSISSIPPI	37
16	ILLINOIS	36
17	ARIZONA	34
18	INDIANA	33
19	WEST VIRGINIA	30
20	NEW JERSEY	27
21	LOUISIANA	25
22	COLORADO	23
23	NEVADA	16
24	ARKANSAS	14
25	MASSACHUSETTS	14
26	MISSOURI	14

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

**Of the 1,266 different places moving to Kingsport since beginning of MoveToKingsport.com (July 2005-October 2011), these are the Top Ten:**

1	JOHNSON CITY	TN	907
2	CHURCH HILL	TN	573
3	BLOUNTVILLE	TN	496
4	JONESBOROUGH	TN	263
5	MOUNT CARMEL	TN	260
6	BRISTOL	TN	242
7	FALL BRANCH	TN	216
8	GATE CITY	VA	207
9	ROGERSVILLE	TN	136
10	KNOXVILLE	TN	121

**Of the 1,010 different places where Kingsporters moved since beginning of MoveToKingsport.com (July 2005-October 2011), these are the Top Ten:**

1	JOHNSON CITY	TN	856
2	BLOUNTVILLE	TN	608
3	CHURCH HILL	TN	497
4	FALL BRANCH	TN	357
5	JONESBOROUGH	TN	280
6	MOUNT CARMEL	TN	265
7	BRISTOL	TN	156
8	KNOXVILLE	TN	149
9	GATE CITY	VA	143
10	ROGERSVILLE	TN	83

Of the 1,266 different places moving to Kingsport since the beginning of MoveToKingsport.com (July 2005-October 2011), these are the top places by net difference:

			INSTALL	CUTOUT	DIFF
1	BRISTOL	TN	242	156	86
2	CHURCH HILL	TN	573	497	76
3	GATE CITY	VA	207	143	64
4	ROGERSVILLE	TN	136	83	53
5	JOHNSON CITY	TN	907	856	51
6	PENNINGTON GAP	VA	41	8	33
7	ELIZABETHTON	TN	85	53	32
8	GREENEVILLE	TN	80	63	17
9	BLUFF CITY	TN	62	46	16
10	UNICOI	TN	19	4	15
10	DUFFIELD	VA	46	31	15
12	JACKSONVILLE	FL	17	4	13
12	MORRISTOWN	TN	38	25	13
12	BIG STONE GAP	VA	34	21	13
15	WISE	VA	26	15	11
15	MADISON	NJ	11	0	11
17	BRISTOL	VA	73	63	10
17	HILTONS	VA	28	18	10
17	WEBER CITY	VA	44	34	10
20	LEBANON	VA	10	1	9
21	DELAND	FL	8	0	8
21	PIKEVILLE	KY	8	0	8
21	CLARKSVILLE	TN	13	5	8
21	ERWIN	TN	32	24	8
21	CHESAPEAKE	VA	9	1	8
21	CLINTWOOD	VA	9	1	8
27	ORLANDO	FL	10	3	7
27	KODAK	TN	9	2	7
27	PINEY FLATS	TN	87	80	7
27	SAN ANTONIO	TX	8	1	7
27	CASTLEWOOD	VA	11	4	7
27	FORT BLACKMORE	VA	12	5	7
33	NEW YORK	NY	6	0	6
33	CLEVELAND	TN	9	3	6
33	NEWPORT	TN	7	1	6
36	ALTAMONTE SPG	FL	5	0	5
36	KISSIMMEE	FL	5	0	5

Of the 1,010 different places where Kingsporters moved since the beginning of MoveToKingsport.com (July 2005-October 2011) top places by net difference:

			INSTALL	CUTOUT	DIFF
1	FALL BRANCH	TN	216	357	-141
2	BLOUNTVILLE	TN	496	608	-112
3	DRYDEN	VA	11	50	-39
4	KNOXVILLE	TN	121	149	-28
5	JONESBOROUGH	TN	263	280	-17
6	JAMESTOWN	NY	0	15	-15
7	RALEIGH	NC	3	17	-14
8	NASHVILLE	TN	16	25	-9
9	SURGOINSVILLE	TN	62	70	-8
10	CHATTANOOGA	TN	39	46	-7
10	MOUNTAIN CITY	TN	7	14	-7
10	BRADENTON	FL	4	11	-7
10	HERMITAGE	TN	2	9	-7
10	SPARTANBURG	SC	1	8	-7
10	HENDERSONVILLE	TN	1	8	-7
10	LA QUINTA	CA	0	7	-7
17	WHITE PINE	TN	2	8	-6
17	MYRTLE BEACH	SC	1	7	-6
17	CARY	NC	0	6	-6
20	MOUNT CARMEL	TN	260	265	-5
20	COLUMBUS	OH	3	8	-5
20	SAINT LOUIS	MO	1	6	-5
20	GASTONIA	NC	1	6	-5
20	PATTERSON	CA	0	5	-5
20	MELBOURNE	FL	0	5	-5
20	PLANT CITY	FL	0	5	-5
20	HOT SPRINGS	NC	0	5	-5
20	BECKLEY	WV	0	5	-5
20	DUBOIS	WY	0	5	-5
30	RICHMOND	VA	7	11	-4
30	BULLS GAP	TN	5	9	-4
30	INDIANAPOLIS	IN	3	7	-4
30	BLACK MOUNTAIN	NC	2	6	-4
30	GORDO	AL	0	4	-4
30	BOWLING GREEN	FL	0	4	-4
30	ENGLEWOOD	FL	0	4	-4
30	DARIEN	IL	0	4	-4

For more information contact:

**Tilden J. Fleming, AICP**

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

Building Permits - City of Kingsport, Tennessee

Oct-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-03-11	710 EASTERN STAR RD	FREE SERVICE TIRE	VOLUNTEER BUILDING SYSTEMS LLC		\$ 665,000	0		N/A	REQ	\$ 250	\$ 250
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-05-11	4300 W STONE DR	MCDONALD'S	HUDSON COMPANY OF TENNESSEE	REMODEL	\$ 545,000	0		N/A	REQ	\$ 250	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-26-11	300 CLINGFIELD ST STE 160	BEEF O'BRADY'S	HIGHCRAFT USA		\$ 250,000	0		N/A	REQ	\$ 100	\$ 100
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-18-11	337 W CENTER ST	NORTHEAST STATE TECHNICAL	HOLLMAN CONSTRUCTION CO. INC.		\$ 233,814	0		N/A	REQ	\$ 100	\$ 100
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-14-11	1000 STONEGATE RD	MODEL CITY LLC	EXCEL BUILDING & DEVELOPMENT	STORM DAMAGE REPAIR (ROOFS)	\$ 228,876	0		N/A	REQ	\$ 100	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-11-11	105 W STONE DR STE1G	HMG HAND CLINIC	STREET, J A & ASSOCIATES		\$ 212,313	0		N/A	REQ	\$ 100	\$ 100
NEW SINGLE-FAMILY DWELLING	10-18-11	3323 WHISPERWOOD CIR		MITCH COX CONSTRUCTION, INC.		\$ 122,000	1436	1436	\$ 84.96	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	10-18-11	3327 WHISPERWOOD CIR		MITCH COX CONSTRUCTION, INC.		\$ 122,000	1436	1436	\$ 84.96	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	10-25-11	3813 THORNTON DR	CARTER, ED	KINGSPORT PLUMB, COOLG, & HTG		\$ 119,000	1400	1400	\$ 85.00	N/A	\$ -	\$ -
NEW SINGLE-FAMILY DWELLING	10-21-11	1873 ROCK SPRINGS RD	GRAY, RICK	JEFF VAUGHN CONSTRUCTION		\$ 115,000	900	900	\$ 127.78	N/A	\$ -	\$ -
ALTERATIONS-RESIDENTIAL	10-05-11	136 PATTERSON RD	GREER, SUSAN C &	BELFOR USA GROUP INC	FIRE DAMAGE	\$ 75,000	0		N/A	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-11-11	105 W STONE DR STE4B	THE ORTHOPEDIC CENTER OF THE	STREET, J A & ASSOCIATES		\$ 68,870	0		N/A	REQ	\$ 25	\$ 25

# Building Permits - City of Kingsport, Tennessee

Oct-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SOFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
NEW OTHER NON-HOUSEKEEPING SHELTERS	10-03-11	710 EASTERN STAR RD	FREE SERVICE TIRE	VOLUNTEER BUILDING SYSTEMS LLC		\$ 60,000	0		N/A	REQ	\$ 25	\$ 25
ACCESSORY-GARAGE	10-05-11	1342 WATAUGA ST	MCCOSKEY, STEVEN L &		ATT GARAGE... APPROVED 05/26/11	\$ 50,000	0		N/A	N/A	\$ -	\$ -
ADDITION-RESIDENTIAL	10-27-11	95 PERIWINKLE PL	BROOKS, ANDREW M		OWNER IS CONTRACTOR	\$ 36,000					\$ -	
NEW OTHER NON-HOUSEKEEPING SHELTERS	10-12-11	2000 BROOKSIDE DR	INDIAN PATH MEDICAL CENTER	J & L CONSTRUCTION CONTRACTORS	PUMP HOUSE	\$ 26,699	196		\$ 136.22	REQ	\$ 25	\$ 25
ACCESSORY-GARAGE	10-07-11	3935 GLEN ALPINE RD	MCKINNEY, LAUREL J & GARY	ALSTEL ASSOCIATES		\$ 24,500	0		N/A			
NEW OTHER NON-HOUSEKEEPING SHELTERS	10-14-11	1814 E CENTER ST	KINGSPORT CITY OF	JERRY W JONNER MASONRY	SOFTBALL PRESS BOX	\$ 24,000	384		\$ 62.50	REQ	\$ 25	\$ 25
ALTERATIONS-RESIDENTIAL	10-24-11	826 FOREST ST	DUTY, VICTORIA A	ALL RITE CONSTRUCTION	ROOF, SIDING & GUTTERS	\$ 20,160	0					
ROOF COMMERCIAL	10-24-11	101 INDIAN CENTER CT	MAGNUM DEVELOPMENT	ROOFMASTERS		\$ 20,000	0		N/A	N/A	\$ -	\$ -
ADDITION/ALTERATION CHURCH	10-24-11	1820 PINEBROOK DR	BETHEL APOSTOLIC		REPAIR STORM DAMAGE	\$ 20,000	0		N/A		\$ 25	\$ -
ACCESSORY-DECK	10-24-11	2625 SUFFOLK ST	BLEVINS, ROBERT L JR &	CUSTOM DECK BUILDERS, INC		\$ 18,300	0		N/A	N/A	\$ -	\$ -
ROOF COMMERCIAL	10-03-11	214 E CENTER ST		MORRISTOWN ROOFING CO, INC		\$ 15,763	0		N/A	N/A		
ALTERATIONS-RESIDENTIAL	10-05-11	3715 SKYLAND CIR	MCCREARY, CAROL S		REMODEL KITCHEN	\$ 15,000	0		N/A	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-07-11	629 W INDUSTRY DR	CITY OF KINGSPORT	BEURIS CONSTRUCTION INC		\$ 14,937						

Building Permits - City of Kingsport, Tennessee

Oct-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ROOF RESIDENTIAL	10-10-11	1028 FIDDLERS WAY	MOHR, C DOUGLAS & REBECCA L	GRAY BUILDERS, INC		\$ 12,000	0	N/A	N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-05-11	1036 FIDDLERS WAY	BOSHEARS, MARK L & BETTY J	BEGLEY BUILDERS, LLC	VINYL REPAIR	\$ 10,000	0	N/A	N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-24-11	818 FEDERAL PL	MORGAN, RONALD J &	PEAYHOUSE CONSTRUCTION		\$ 9,200	0	N/A	N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-05-11	3304 HULL DR	FRANZUS, DAVID			\$ 8,600	0	N/A	N/A	N/A	\$ -	\$ -
ADDITION-RESIDENTIAL	10-25-11	1673 REDWOOD DR	COMI, TROY JARVIS ETAL		OWNER IS CONTRACTOR	\$ 8,500	0	504	N/A	N/A	\$ -	\$ -
ALTERATIONS-RESIDENTIAL	10-12-11	3442 POTATO HILL RD	KILGORE, DEAN AJR & DONNA	DAVID BRYANT CONST INC		\$ 7,758	0	N/A	N/A	N/A	\$ -	\$ -
ALTERATIONS-RESIDENTIAL	10-12-11	3912 GLEN ALPINE RD	LAWSON, THOMAS F	DAVID BRYANT CONST INC		\$ 7,700	0	N/A	N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-07-11	1032 WANDERING DR	MIRMOHAMADS ADEGHI, SEYED M	BLACKWELL CONSTRUCTION		\$ 6,200	0	N/A	N/A	N/A	\$ -	\$ -
ACCESSORY-DECK	10-25-11	804 RIDGEFIELDS RD	SALYERS, PATRICK A & RODEFER, NEAL &	S.A.W. CONSTRUCTION		\$ 6,000	0	N/A	N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-07-11	1100 FIDDLERS WAY		BLACKWELL CONSTRUCTION		\$ 5,400	0	N/A	N/A	N/A	\$ -	\$ -
ALTERATIONS-COMMERCIAL (MALLS, ETC)	10-07-11	2450 MEMORIAL BLVD	GARIETY PROPERTIES LLC	S & S CONSTRUCTION		\$ 5,000	0	N/A	N/A	REQ	\$ 25	\$ 25
ACCESSORY-DECK	10-11-11	1100 NELMS LN	CHURCH LYNN GARDEN		RAMP	\$ 5,000	0	N/A	N/A	N/A	\$ -	\$ -
ALTERATIONS-RESIDENTIAL	10-20-11	3252 KENRIDGE ST	WARNER, JOHN MAX &	DB CONSTRUCTION		\$ 4,828	0	N/A	N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-17-11	1512 CAROLINA AV	SUTHERLAND, ROBERT K	PEAYHOUSE CONSTRUCTION		\$ 4,700	0	N/A	N/A	N/A	\$ -	\$ -
ACCESSORY UTILITY BLDG	10-31-11	1820 GOLDEN OAK LN	ORTH, CONSTRUCTION	A & S CONST SERVICES		\$ 4,475	0	#DIV/0!	N/A	N/A	\$ -	\$ -

### Building Permits - City of Kingsport, Tennessee

Oct-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ROOF RESIDENTIAL	10-25-11	1374 CATAWBA ST	SLAGLE, TERRY LYNN	DON SMITH CONSTRUCTION		\$ 4,405	0		N/A	N/A	\$ -	\$ -
ACCESSORY-DECK	10-25-11	1410 HILLMONT DR	HALE, DIMINGO M &		OWNER IS CONTRACTOR	\$ 3,600	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-06-11	1725 ROCK SPRINGS RD	SCHLEG, THOMAS ROY &	BRW CONSTRUCTION		\$ 3,500	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-31-11	2125 SHERWOOD RD	CODY, JASON V	STORIE ROOFING CONTRACTOR		\$ 3,460	0		N/A	N/A	\$ -	\$ -
ALTERATIONS-RESIDENTIAL	10-12-11	3413 BAILEY RANCH RD	WHITE, JARED L & ROBIN K	DAVID BRYANT CONST INC		\$ 3,430	0		N/A	N/A	\$ -	\$ -
ACCESSORY UTILITY BLDG	10-17-11	222 E WANOLA AV	MENYA, WILLIAM O		OWNER IS CONTRACTOR	\$ 3,200	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-25-11	1329 E SEVIER AV	BOWMAN, CARLYLE L &			\$ 3,200	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-03-11	3821 MEMORIAL BLVD	CARR, GLORIA J & CLYDE W		OWNER IS CONTRACTOR	\$ 2,894	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-17-11	1556 E SEVIER AV	DILLOW, DELLA DIANE	PEAVYHOUSE CONSTRUCTION		\$ 2,607	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-03-11	1345 E SEVIER AV	MURRAY, EDITH			\$ 2,500	0		N/A	N/A	\$ -	\$ -
ALTERATIONS-RESIDENTIAL	10-31-11	1406 E CENTER ST	WILLIAMS, JANETTE C	ROBINSON CONSTRUCTION		\$ 2,318	0		N/A	N/A	\$ -	\$ -
ACCESSORY-DECK	10-20-11	2105 ST ERICS CT	WOOTEN, MICHAEL R &			\$ 2,000	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-25-11	2482 ROCK SPRINGS RD	WYNNE, HARRIET GAIL	MGLGLOTHLIN, KIT BUILDERS		\$ 2,000	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-31-11	1338 SEVIER TERRACE DR	LOCKHART, MARK P & AMANDA F	CANOPY CONSTRUCTION LLC		\$ 1,966	0		N/A	N/A	\$ -	\$ -
ACCESSORY UTILITY BLDG	10-17-11	225 SHERRY ST	BOONE, DAVID & AMY			\$ 1,410	0		N/A	N/A	\$ -	\$ -

Building Permits - City of Kingsport, Tennessee  
Oct-11

Type	Issue Date	Property Address	Owner	Contractor	Additional Description	Valuation	Square Footage	Total Living SQFT	\$/sf	Plans Review Req'd	Plans Review Fee	Plans Review Collected
ADDITION-RESIDENTIAL	10-11-11	1908 HEATHER LN	FLEENOR, FRED A J	SCOTT TITTON BUILDERS	EXTENDING ROOF OF CARPORT	\$ 1,200	64	N/A	\$ 18.75	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-31-11	1501 E SEVIER AV	DOMINY, COURTNEY			\$ 1,092	0		N/A	N/A	\$ -	\$ -
ROOF RESIDENTIAL	10-19-11	305 SEWANEAW	EDWARDS, FREDA	BLACKWELL CONSTRUCTION		\$ 900	0		N/A	N/A	\$ -	\$ -
<b>\$3,253,275</b>											<b>\$ 1,075</b>	<b>\$ 700</b>

New Businesses - City of Kingsport, Tennessee

October 2011

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
A & S CONST SERVICES	BTA OUT OF TOWN ADDRESS	ADKINS, JEFFREY L	405 OLD STAGE RD		GRAY	TN	37615	423	7913015	111031
AFFORDABLE CLEANING & PAINTIN	2623 PEARL ST	OSBORNE, KIM	2623 PEARL ST		KINGSPORT	TN	37660	423	3495344	111013
BEURIS CONSTRUCTION INC	326 HUNTERS CROSSING LN		326 HUNTERS CROSSING LN		KINGSPORT	TN	37664	423	2074787	111003
BRW CONSTRUCTION	CONTR OUT OF TOWN ADDRESS	BOBBY WILLIAMS	PO BOX 303		HAMPTON	TN	37658	423	4409703	111006
CANOPY CONSTRUCTION LLC	BTA OUT OF TOWN ADDRESS	HEAPE, ANDREW	11700 PRESTON RD STE 660-337		DALLAS	TX	75230	423	2545629	111019
CHRISTOPHER OWENS CONTRACTOR	2364 WOODRIDGE AV	OWENS, CHRISTOPHER	P.O. BOX 7496		KINGSPORT	TN	37664	520	4658757	111026
CLEAN EASY INVESTMENTS LLC	1204 ERVIN CT	WRAY, GWEN CUNNINGHAM, KEITH	PO BOX 1303 DBA / THE BAGEL EXCHANGE	107 W CENTER ST	KINGSPORT	TN	37662	423	2458192	111018
CUSTOM DECK BUILDERS, INC	BTA OUT OF TOWN ADDRESS		152 WOODWAY CIRCLE		BLUFF CITY	TN	37618	423	4160685	111024
DB CONSTRUCTION	BTA OUT OF TOWN ADDRESS	BRUSH, ERNEST A	661 N HOLSTON RIVER RD		KINGSPORT	TN	37660	423	7375690	111020
EMORY ELECTRIC, INC	BTA OUT OF TOWN ADDRESS		P. O. BOX 3315		ASHEVILLE	NC	28802	828	6588300	111003
FISHERMAN'S DOCK	4307 FORT HENRY DR STE 2		4307 FORT HENRY DR STE 2		KINGSPORT	TN	37663	423	2390268	111004
FLETCHER FLOORING	521 HICKORY TREE (PVT) DR	FLETCHER, JOSH	521 HICKORY TREE (PVT) DR		KINGSPORT	TN	37664	423	7913306	111012
G ROGERS ENTERPRISES LLC	CONTR OUT OF TOWN ADDRESS		119 STANMORE DR		JOHNSON CITY	TN	37601	423	2320170	111005
GOLD DIGGERS LLC	4354 W STONE DR	MCMURRAY, DONNA	4354 W STONE DR		KINGSPORT	TN	37660	423	9635669	111001
HIGHCRAFT USA	BTA OUT OF TOWN ADDRESS	JONES, RAY	2121 SIGNAL DR		JOHNSON CITY	TN	37604	423	7946415	111020
INDIAN BARBEAR SHOP	1503 FORT HENRY DR	MILHORNN, JAMES C	1503 FORT HENRY DR		KINGSPORT	TN	37664	423	3239233	111004

**New Businesses - City of Kingsport, Tennessee**

October 2011

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
KINGSPORT TOWING	308 E SULLIVAN ST	SALYERS, JILL	308 E SULLIVAN ST		KINGSPORT	TN	37660	423	7826245	111007
NAIL ART	1425 E STONE DR #3	TRAN, NIKKI DATHI	1425 E STONE DR #3		KINGSPORT	TN	37660	423	2452425	111013
NEW HORIZONS SENIOR CURE CONNE	804 SUMMER HILLS CT		PO BOX 6227		KINGSPORT	TN	37663	423	8178248	111001
OHIO VALLEY GOLD & SILVER REFI	1217 STEWBALL CIR		% THR & ASSOCIATES INC	3200 PLEASANT RUN	SPRINGFIELD	IL	62711	217	7267590	111025
PEAVYHOUSE CONSTRUCTION	CONTR OUT OF TOWN ADDRESS		2526 ZANE WHITSON DRIVE		UNICOI	TN	37692	423	3884259	111017
QUESINBERRY ELECTRIC	1933 HOLLY ST	QUESINBERRY, BRIAN	1933 HOLLY ST		KINGSPORT	TN	37660	423	9481231	111003
ROBINSON CONSTRUCTION	411 GUSTAVIS CT	ROBINSON, BRAD	411 GUSTAVIS CT		KINGSPORT	TN	37664	423	4160137	111031
TOWN AND COUNTRY BARBER SHOP	1049 LYNN GARDEN DR	HEGLAR, EDNA	1049 LYNN GARDEN DR		KINGSPORT	TN	37665	423	2464372	111011
WARREN ASSOCIATES DEVELOPMENT	CONTR OUT OF TOWN ADDRESS		507 WOOD AVE E		BIG STONE GAP	VA	24219	276	5235021	111001
NOE, RANDALL	CONTR OUT OF TOWN ADDRESS		789 BRANCH RD		FALL BRANCH	TN	37656	423	4295489	110902
STEREO JOES	835 E CENTER ST	FINLEY, PHYLLIS W	835 E CENTER ST		KINGSPORT	TN	37660	423	5782388	110902
EAST TN FIREARMS	932 COOKS VALLEY RD #68	WATTERSON, ALAN M	932 COOKS VALLEY RD #68		KINGSPORT	TN	37664	423	2889265	110901
KANISHKA BIDDANDA	902 BROAD ST	KANISHKA BIDDANDA	902 BROAD ST #4		KINGSPORT	TN	37660	423	9431470	110901
SECOND SHIFT SERVICES	4539 TIMBERLAKE LN	MCDAVID, TRACY	4539 TIMBERLAKE LN		KINGSPORT	TN	37664	423	5788371	110901
WHITE FLORAL COMPANY	2218 E CENTER ST	FUGATE, CHRISTOPHER LYNN	2218 E CENTER ST		KINGSPORT	TN	37664	423	2455174	110901
YOUR WAY CLEANING SERVICE	930 WILCOX CT	GILLENWATER, BOBBY	930 WILCOX CT SUITE 125		KINGSPORT	TN	37660	423	7828386	110901



## CITY OF KINGSPORT, TENNESSEE

October 19, 2011

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

Dear Mr. Ward:

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

Sincerely,

Lynn Tully  
Planning Manager

C: Kingsport Regional Planning Commission







## CITY OF KINGSPORT, TENNESSEE

October 17, 2011

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

Dear Mr. Ward:

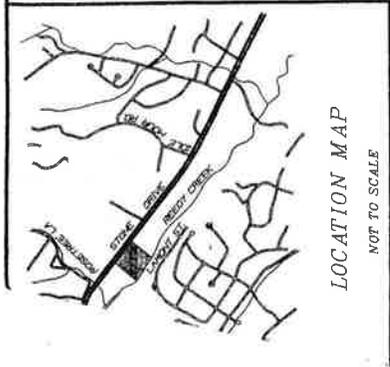
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the resubdivision of the Dean Trent Property on Stone Drive, surveyed by Joe Connelly, RLS, meets the Minimum Standards for Subdivision Development of Minor Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully  
Planning Manager

C: Kingsport Regional Planning Commission





LOCATION MAP  
NOT TO SCALE

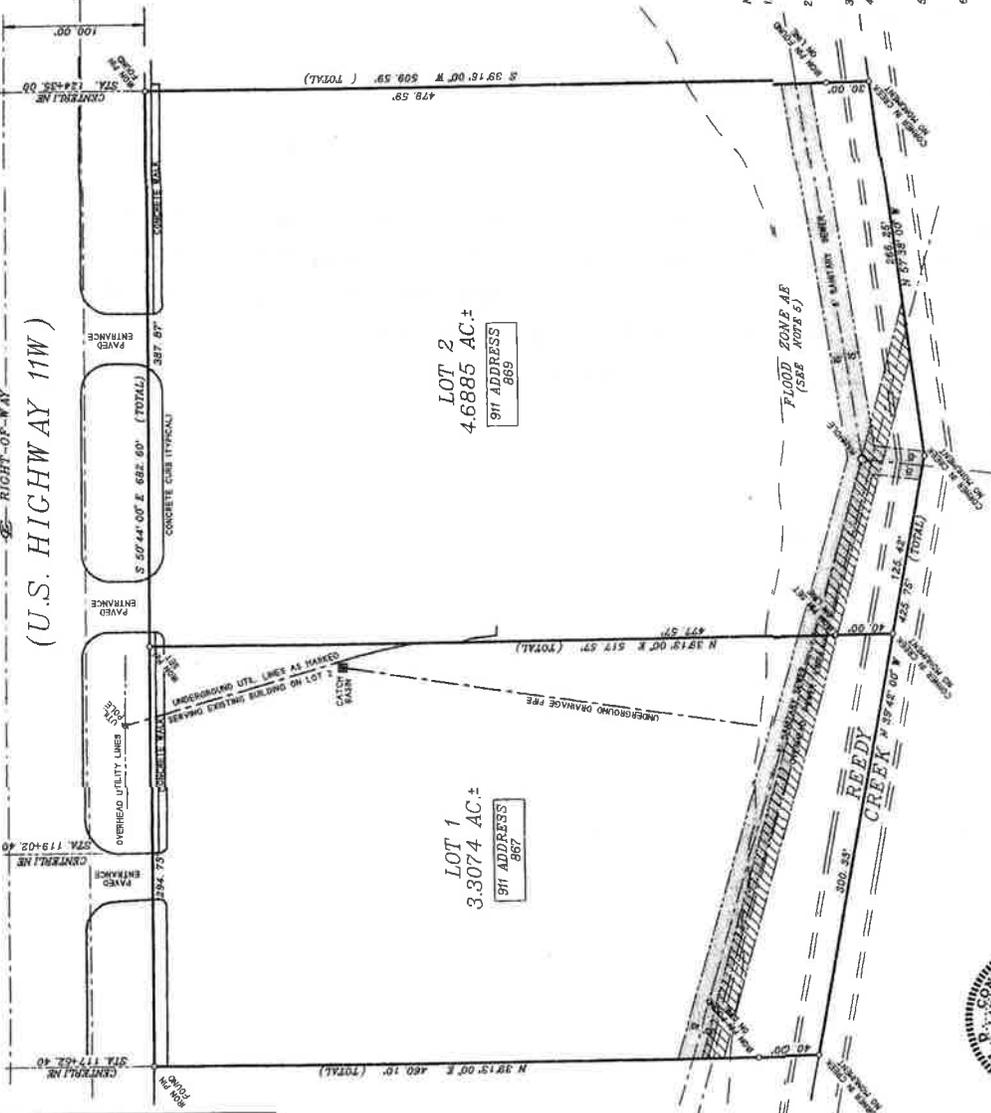
DORA FLANARY FAMILY  
LIMITED PARTNERSHIP  
DEED BOOK 700, PAGE 232  
TAX REF.: 046F, A, 00300

J. DON HILL, LESSEE

LOT 1  
3.3074 AC.±  
ST. ADDRESS  
967

LOT 2  
4.6885 AC.±  
ST. ADDRESS  
969

EAST STONE DRIVE  
9E - RIGHT-OF-WAY  
(U.S. HIGHWAY 11W)



EXISTING 12" WATER MAIN

SEP  
NOTE 1

SUBDIVISION OF PART OF  
THE WILLIAM D. NEIL ESTATE  
PLAT BOOK 51, PAGE 737

BARRY G. MONROE  
DEED BOOK 372C, PAGE 583  
TAX REF.: 046F, A, 00410

10/17/2011 - 08:23:48 AM

11311630  
PLAT BOOK: P53  
PAGE: 486-488

PLAT	11311630
BOOK	P53
PAGE	486-488
DATE	10/17/2011
TIME	08:23:48 AM
TOTAL	17.00

STATE OF TENNESSEE  
COUNTY OF BARTON

NOTES:

1. NOTES, REFERENCES, AND RIGHTS OF WAY INFORMATION ARE SHOWN ON PLAT, PLAT BOOK 51, PAGE 737, AND DEED BOOK 372C, PAGE 583.
2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND MAY VARY FROM THOSE LOCATIONS.
3. ADDITIONAL UNDERGROUND UTILITIES / STRUCTURES MAY EXIST.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, ETC. THAT MAY AFFECT THIS PLAT. ANY SUCH EASEMENTS OR ENCUMBRANCES WILL BE DISCLOSED BY THE RECORDING OFFICE.
5. FLOOD ZONE AS WAS SCALED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 476060460, DATED SEPTEMBER 28, 2006.
6. PROPERTY IS ZONED B-3.  
BUILDING SETBACKS: REAR: 30 FT.  
SIDE: N/A
7. TAX REFERENCE MAP 046F, GROUP 4, PARCEL 00400.
8. SOURCE OF BOUNDARY DESCRIPTION: DEED BOOK 2486C, PAGE 10.
9. INDICATES 20 FT. WIDE SANITARY SEWER EASEMENT.
10. INDICATES 18 FT. WIDE OVERHEAD UTILITY EASEMENT.

**CERTIFICATE OF THE APPROVAL FOR THE ADDRESSING ASSIGNMENT**

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

DATE: 10-17-11  
BY: Joseph D. Connelly  
COUNTY CLERK

**CERTIFICATE OF APPROVAL OF EASEMENT SYSTEM**

I HEREBY CERTIFY THAT THE EASEMENT SYSTEMS SHOWN ON THIS PLAT, MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND ARE APPROVED AS SHOWN.

DATE: 10-17-11  
BY: [Signature]  
TENS. DEPT. OF REVENUE AND CONSERVATION

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE THESE EASEMENTS, ENCUMBRANCES, ETC. AS SHOWN ON THIS PLAT, AND I HEREBY DEDICATE THEM TO THE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10-17-11  
BY: [Signature]  
OWNER



CONNELLY LAND SURVEYING  
P.O. BOX 276  
KINGSPORT, TENNESSEE 37662  
PHONE: (423) 246-5640

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAT WORKS SHOWN ON THIS PLAT, MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND ARE APPROVED AS SHOWN.

DATE: 10-17-11  
BY: [Signature]  
TENS. DEPT. OF REVENUE AND CONSERVATION

**CERTIFICATE OF THE APPROVAL OF STREETS**

I HEREBY CERTIFY THAT THE STREETS SHOWN ON THIS PLAT, MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND ARE APPROVED AS SHOWN.

DATE: 10-17-11  
BY: [Signature]  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM**

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM SHOWN ON THIS PLAT, MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND IS APPROVED AS SHOWN.

DATE: 10-17-11  
BY: [Signature]  
PUBLIC UTILITY

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION MAPS SHOWN ON THIS PLAT, MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND CONSERVATION AND ARE APPROVED AS SHOWN.

DATE: 10-17-11  
BY: [Signature]  
REGISTERED PROFESSIONAL SURVEYOR

**SUBDIVISION OF DEAN E. TRENT PROPERTY**

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 2.09594  
ACRES NEW ROAD: 0  
MILES NEW ROAD: 0  
OWNER: DEAN E. TRENT  
CIVIL DISTRICT: CIVIL DISTRICT  
SURVEYOR: JOSEPH D. CONNELLY  
CLOSURE ERROR: 0.00

SCALE: 1" = 60'



## CITY OF KINGSPORT, TENNESSEE

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November 2, 2011

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

Chairman Dennis Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 1, Josie Hood Subdivision, surveyed by Carter, Carr & Associates meets the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Lynn Tully  
Planning Manager

C: Kingsport Regional Planning Commission



