KINGSPORT REGIONAL PLANNING COMMISSION
AGENDA

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

March 21, 2013 7:00 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON FEBRUARY 18, 2013 AND THE REGULAR MEETING HELD FEBRUARY 21, 2013.

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

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

03-01 Zoning Text Amendment – County Wide – Stormwater – (13-801-00002) – The Planning Commission is requested to consider approval and forward a favorable recommendation to the County Commission the amendment to the County's Zoning Resolution Governing Peak Stormwater Management and Erosion and Sediment Control. (Combs)

03-02 Shadyside Drive - Annexation, Zoning and Plan of Services – (13-301-00004) – The Planning Commission is requested to consider approval and recommendation of the annexation, zoning, and plan of services for Shadyside Drive (1101, 1105 & 1109), to the Board of Mayor and Aldermen. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Weems)

03-03 Bicycle Parking Ordinance – (13-101-00001) – The Planning Commission is requested to consider approval and forward a favorable recommendation to the Board of Mayor and Aldermen the Bicycle Parking Ordinance. (Weems)

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

VIII. OTHER BUSINESS

03-04 Receive a letter of resubdivision of the Bloomingdale Heights No. 2 Subdivision, on Dahlia Drive.

03-05 Receive a letter of subdivision of the Eva Gammon Slaughter Heirs Property, located at 855 Colonial Heights Road.

03-06 Receive a letter of subdivision of the Carmel Property, located along McIntosh Drive.

03-07 Receive a letter of subdivision of the Adams Acres Subdivision Section 2, located along Adams Street.

03-08 Receive, for informational purposes only, a report of New Businesses for February 2013 as provided by Jeff Fleming.

03-09 Receive, for informational purposes only, a report for February 2013 from the Building Division.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

The Improvement Building
201 W. Market Street, Kingsport, TN 37660

February 18, 2013 12:00 Noon

Members Present

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

Members Absent

Jim Lewis

Staff Present

Lynn Tully
Forrest Koder
Karen Combs
Ken Weems
Hank Clabaugh
Chris Alley
Michael Thompson
Tim Elsea
Corey Shepherd, Intern

Visitor's List

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for the February 21, 2013 meeting of the Planning Commission for discussion. No changes were presented. Mrs. Tully asked for changes to the minutes for the January 14, 2013 work session and the regular meeting held January 22, 2013 rescheduled as a called meeting. There being no changes, the minutes will be submitted as complete during the February 21, 2013 meeting.

No items were presented for the consent agenda and there was no unfinished business.

NEW BUSINESS

02-01 Performance Bond – Autumn Woods – Phase 3 – (10-201-00083) – The Planning Commission heard a presentation to consider approving a reduction in the Performance Bond for Autumn Woods Subdivision, Phase 3, from $181,500 to the new recommended amount of $146,465. Mr. Forrest Koder presented the item with the reduced bond amount as recommended by the Engineering department. There being no questions, no further action was required for this item.

02-02 Jones Concept Subdivision – (13-201-00004) – The Planning Commission heard a presentation regarding a concept subdivision on Snapps Ferry Road including 12 blocks. Staff stated that the concept subdivision is presented contrary to the Subdivision Regulations recommending an internal marginal access street for subdivisions located off collector streets. Snapps Ferry Road is a collector street and

staff is recommending access for these lots via a marginal access street. A potential reconfiguration was shown to the Commission which eliminates one lot however, does preclude a cul-de-sac street for internal access. Staff noted that the property is shown on the Future Land Use Plan is most appropriate for commercial uses based on its location between the existing interstate highway and the commercial junk yard across the street. There was some discussion regarding former subdivisions which included lots fronting on collector streets. The subdivisions discussed included Rock Springs South and Autumn Woods Subdivision. Staff noted that both of these approvals were given prior to the change to the Subdivision Regulations which now recommend the internal street access. There being no additional discussion, no official action was taken.

02-03 Zoning Text Amendment Report – County Wide – (13-801-00001) – Mrs. Karen Combs presented a request from the County to recommend to the County Commission a Zoning Text Amendment regarding residential yard sales. Mrs. Combs noted the difference between the presented County regulation of yard sales and the current City regulation of yard sales. She noted that they were very similar however; there was a different maximum allowance for the number of times the yard sales could be held during the year. She noted that this amendment was presented based on complaints and other issues being heard by the County at this time. There being no additional discussion, no further action was taken.

02-04 Tourist Accommodation/Commerce District (TA/C) – Ordinance for Signs - (12-801-00002) The Planning Commission heard a presentation from Mr. Forrest Koder regarding proposal to amend Article IV Signs as related to the TA/C District of the sign regulations. Mr. Koder outlined all seven potential sign types allowed within this district as well as the sign package requirement for the Planning Commission. He further presented pictorial descriptions of those sign packages and included a version for those sites which may be located within the Gateway overlay zoning district. Mr. Koder did note the locations of the existing TA/C zoned properties and will provide a new map for each of those at the regular meeting. There being some discussion regarding the sizes and allowances for these signs, no official action was taken.

OTHER BUSINESS

Mrs. Tully presented items of other business for the Planning Commission's review, with no official action taken on these items. Further, Mrs. Tully noted that upcoming items for the Planning Commission's consideration will include changes to the parking requirements for downtown businesses as well as changes to requirements for bike racks for commercial properties. She additionally noted the work ongoing for the Special Census for 2013 being done by Mr. Ken Weems. There being no additional business and no further changes to the agenda the work session was closed at approximately 12:50 p.m.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 W. Center Street, Kingsport, TN 37660

February 21, 2013 7:00 p.m.

Members Present

Colette George, Vice-Chairman
Alderman Mike McIntire
"Buzzy" Breeding
George Coleman
Jim Lewis
David Stauffer
Mark Selby

Members Absent

Dennis Ward, Chairman
Hoyt Denton

Staff Present

Lynn Tully
Forrest Koder
Karen Combs
Ken Weems
Chris Alley
Corey Shepherd, Intern

Visitor's List

Danny Carr
G. W. Hood
Brian Hite

At 7:00 p.m., Alderman Mike McIntire called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. A motion was made to approve the agenda for the meeting by Mark Selby seconded by George Coleman. The motion was approved unanimously. The minutes for the work session held January 14, 2013 and the regular meeting held January 22, 2013 were approved. A motion was made by George Coleman seconded by Jim Lewis. The motion was approved unanimously, 4-0. There being no items for the consent agenda and no unfinished business, the Planning Commission heard new business.

NEW BUSINESS

02-01 Performance Bond – Autumn Woods – Phase 3 – (10-201-00083) – The Planning Commission considered a request to approve the reduction of the Performance Bond for the Autumn Woods Subdivision, Phase 3, in the amount of $181,500 to a new amount of $146,465. Mr. Forrest Koder presented the bond reduction stating that the $35,000 in reduction was recommended by Engineering with a new estimate for the remainder of the work. Mr. Koder noted that the bond reduction is recommended by staff. Alderman McIntire opened the item for public hearing. There being no speakers in favor of or opposition to the request, the motion was made by George Coleman seconded by "Buzzy" Breeding to approve the reduction as requested. The motion was approved unanimously, 5-0.

Dave Stauffer arrived at 7:03 p.m. and Colette George arrived at 7:05 p.m. Upon Colette George's arrival, she took charge of the meeting as Vice Chair.

02-02 Jones Concept Subdivision – (13-201-00004) – The Planning Commission considered a request to deny the concept subdivision on Snapps Ferry Road. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Mr. Forrest Koder presented the item. Staff noted that the proposed concept plan includes 12 lots on approximately 4.68 acres. The lots front on Snapps Ferry Road and the subdivision regulations as approved currently recommend marginal access streets for any subdivision that fronts along a collector. As currently designed, all driveways for the 12 lots would back onto Snapps Ferry Road, which is a collector street. Mr. Koder noted that the topography in this area is quite steep with a 50' difference from one end of the lot to the other. This particular topography creates a blind area for some of these driveways. Staff did recommend denial of the concept plan based on the recommendations of the subdivision regulations and the future land use plan which currently indicates commercial uses is appropriate for this site. Mr. McIntire noted that the 12 lots are shown, however, sewer is not expected for installation for approximately 7 ½ years according to the current plan of services. He further noted that with a septic system, the lots would have to be larger, and in his estimation, would amount to no more than possibly 9 lots. Mr. Selby asked about the County having any jurisdiction for septic in this area, to which staff stated that septic, may be approved with limited extension from our sewer department. However, additional discussion would need to take place with our current Public Works department for that approval. There being no further questions, Mr. McIntire opened the item for public hearing. Mr. Danny Carr spoke in favor of the request noting that the property owner understands that the sewer question would need to be resolved. He noted that water is available at the eastern property line with a 2" line. Mr. Carr noted that although they would back out onto a collector street there is a steep bank on the other side of the road making the other side of the road relatively undevelopable. He also noted that other nearby subdivisions have been allowed to divide off of a collector street. Commissioner Breeding asked if the lots shown could accommodate a septic system, to which the surveyor replied that they could not as they are currently shown as they are too small. However the soils are appropriate for septic and should perc based on his experience. Commissioner Selby asked if the lots could be graded to an approved site distance to which the surveyor stated that they could not be redesigned for sight distance as proposed. Alderman McIntire noted that in his opinion that staff is correct in the recommendation for commercial uses on this particular property based on the surrounding interstate and other uses. Commissioner Breeding asked if the access road was a requirement of the subdivision regulations to which staff responded that the subdivisions do not require the road, however, design for subdivisions on a collector road are approved on a case by case basis with the recommendation being for marginal access streets. Commissioner Coleman noted that in this case a single point of entry would be preferable with the location as far from the top of the grade as possible. Commissioner Selby asked if this marginal access street would be a new public road. Staff stated that it would be in the public system for maintenance and construction specifications. Several commissioners also affirmed that a residential use for this property does not appear to be viable or best suited for this site. Commissioner Selby asked if it would be preferable to defer the subdivision request to next month for a redesign. The consensus from the Commission was that they could return with a new plan next month even with the denial. There being no further speakers, the hearing was closed. A motion was made by Mike McIntire seconded by "Buzzy" Breeding to deny the request as presented. The motion was approved unanimously, 6-0.

02-03 Zoning Text Amendment Report – County Wide – (13-801-00001) – The Planning Commission considered a request to approve and recommend to the County Commission a Zoning Text Amendment regarding residential yard sales. Mrs. Karen Combs presented the item. Staff noted that the Sullivan County zoning regulation amendment is for home occupation related uses specific to residential yard sales. They further noted that it applies to the County only and the City has a separate regulation. City staff introduced the City regulation and outlined the differences between the two as it is currently proposed. Staff did recommend approval of this request to the County Commission. Mr. Stauffer asked if this was a recent problem in the county to which Alderman McIntire responded that the County Planning Commission has been dealing with these types of complaints for quite some time. Vice

Chairman Colette George opened the item for public hearing. There being no speakers in favor of or opposition to the request, the public hearing was closed. A motion was made by Mike McIntire seconded by Dave Stauffer to approve and recommend the Zoning Text Amendment as presented. The motion was approved unanimously, 6-0.

02-04 Tourist Accommodation/Commerce District (TA/C) – Ordinance for Signs - (12-801-00002) The Planning Commission considered a request to approve and recommend to the Board of Mayor and Aldermen a proposed amendment to Article IV Signs, Section 114-569(13) – Tourist Accommodation District TA/C of the sign regulations. Mr. Forrest Koder presented the request. Mr. Koder noted that most of the smaller tracts of TA/C Zoning District that were inadequate to meet the current regulations have been rezoned at this time. He further noted the locations of the existing TA/C Districts that remain with one along Meadow View Parkway, one at the Carolina Pottery area, and one at the Airport Parkway intersection which includes Second Harvest Food Pantry and other uses. Mr. Koder introduced the new allowable sign types within the TA/C Zoning District. This included seven new sign types and a requirement for a sign package which is to be approved by the Planning Commission, also a sign covenant that may be allowed if the developer so chooses. Staff further noted that the Gateway District would allow the signs as well although at a 50 percent reduction. Staff presented examples of sizes allowable in the TA/C District inside and outside of the Gateway District. Staff also provided examples of the wall signage allowable with the reverse channel lighting feature. Vice Chairman George asked staff to consider where to measure the height. She noted that the height of the lights at the top of the monument signs were not included in the overall height of the sign, however, she indicated that she would like to see that height included in the calculation. Alderman McIntire asked whether the sign specifications indicate a requirement for site distance at intersections and driveways. Chris Alley noted that he would have traffic check these during the installation and we would further check the site triangle language in the zoning code. An inspector would be out there to check these items as the sign is being constructed. Mr. Alley also noted that traffic will check their location during the zoning plan approval. Further, Mr. Koder noted that the locations of these signs as part of the sign package will be noted on all the site plan approvals within the zoned district. Mr. Koder then outlined the definitions being added to reference the new signage types and specifically a definition for measurement of the copy area. Alderman McIntire complimented the staff on making a new and more attractive sign package available for the TA/C Zoning District. There were no speakers from the public and a motion was made by Mike McIntire seconded by "Buzzy" Breeding to approve the zoning code as presented with a definition for the measurement of height. The motion was approved unanimously, 7-0.

PUBLIC COMMENT

There were no speakers for public comment.

OTHER BUSINESS

02-05 Receive a letter of subdivision for Sullivan Baptist Church located along Maplewood Street.

02-06 Receive, for informational purposes only, the minutes of the Board of Zoning Appeals regular meetings held November 1 and December 6, 2012.

02-07 Receive, for informational purposes only, a monthly report from Jeff Fleming of new businesses for January 2013.

02-08 Receive, for informational purposes only, a monthly report from the Building Division for January 2013 as well as a report for calendar year 2012.

ADJOURNMENT

Director Tully reminded the Commission of the upcoming Home Show on March 1 & 2, 2013 and encouraged all to attend. Director Tully also thanked the Commission for promptly turning in their required ethics forms to the State. There being no further business, a motion was made Mike McIntire seconded by George Coleman to adjourn the meeting at approximately 7:52 p.m. The motion was approved unanimously, 7-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Zoning Text Amendment Report
File Number 13-801-00002

Abstract

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

Owner /Applicant Information

Name: Sullivan County Planning Commission

Address:

City:

State: **Zip Code:**

Email:

Phone Number:

Intent: To amend Sullivan County's Zoning Resolution governing Peak Stormwater Management and Erosion and Sediment Control.

Planning Department Recommendation

The Kingsport Planning Division recommends **APPROVAL** for the following reason:

- These additions clarify the current ordinance.
- These changes meet the latest standards for TDEC

Staff Field Notes and General Comments:

- This ordinance only applies to County property.
- This ordinance is similar to the City of Kingsport's ordinance.

Planner:	Karen Combs	Date:	1/31/13
Planning Commission Action		**Meeting Date:**	**3/21/13**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on March 21, 2013

PROPERTY INFORMATION

ADDRESS	**County wide**
DISTRICT, LAND LOT	
OVERLAY DISTRICT	
EXISTING ZONING	
PROPOSED ZONING	
ACRES	
EXISTING USE	
PROPOSED USE	

PETITIONER **Sullivan County Planning Commission**

INTENT

To amend Sullivan County's Zoning Resolution governing Peak Storm water Management and Erosion and Sediment Control. Planning staff is making some administrative changes. Dan Wankel has reviewed the County's ordinance and stated that though the changes are not exact they are very similar in nature. This ordinance only applies to property located in the County and has no effect on property within the city limits of Kingsport.

SULLIVAN COUNTY
REGIONAL PLANNING COMMISSION
STAFF REPORT – JANUARY 15, 2013

SULLIVAN COUNTY ZONING RESOLUTION – CODE EFFECTIVE TO ALL PROPERTIES IN THE COUNTY

8-103 Peak Stormwater Management and Erosion and Sediment Control ~~Pollution Prevention~~- Land disturbance and other forms of site excavation can contribute to the degradation of land surfaces and streams, erosion, siltation, earth slides, mudflows, dusty conditions, clogged storm sewers, additional road maintenance cost, increased water runoff and localized flooding. Furthermore, Sullivan County's streams, creeks, sinkholes, rivers and lakes have a high concentration of soil sedimentation due in part from poor construction practices. It is the intent of this section to protect the health and safety of residents and adjoining or nearby property in the county, including land, waterways, ridges, hills and vegetation through the regulation of erosion and sedimentation control measures. Except as otherwise provided for, the following regulations shall apply in all zoning districts of the unincorporated territories of Sullivan County as illustrated on the official *Sullivan County Zoning Map*.

8-103.1 Definitions - The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

Cut – means the portion of land surface or area from which earth has been or will be removed by excavation; also, the depth below original ground surface to excavated surface.

Erosion – means any removal or loss of soil by the action of wind and water. Erosion includes both the detachment and transportation of soil particles.

Erosion and Sediment Control Measures – means one or more of the following measures, or other methods of slowing or stopping the removal of soil by wind, water, or gravity used singularly or in combination as appropriate:

a. *Diversion:* A swale or channel with supporting ridge (berm, dike, or wall) constructed across a sloping land surface along the contour, or with predetermined grades, to intercept and divert surface runoff before it gains sufficient volume or velocity to create conditions of erosion.
b. *Drains:* Underground conduits or filter drains to reduce surface runoff or lower a high water table.
c. *Grade stabilization structures:* Drop structures made of concrete, corrugated metal pipe or other suitable materials, which dissipate the energy of flowing water by dropping it in a relatively short horizontal distance.
d. *Grassed waterways:* A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses used to carry surface water.
e. *Land grading:* Reshaping the ground surface by grading to planned slopes and configurations that will prevent excessive erosion conditions.

f. *Mulching:* The application of plant or other suitable materials on the soil surface to conserve moisture, reduce erosion and aid in establishing plant cover.
g. *Sediment and erosion control devices ~~barriers~~:* A temporary device ~~barrier~~ installed to intercept runoff containing sediment. The device shall settle out ~~sediment~~ or filter sediment ~~and allow runoff to pass through. Sediment barriers may include straw bale barriers and silt fences when installed.~~ **Any method approved by the Tennessee Department of Environment and Conservation Office may be utilized, as appropriate to the site; and**
h. *Temporary cover:* Any method approved by the Tennessee Department of Environment and Conservation to temporarily stabilize disturbed areas.

Excavation – means the act of removing dirt or soil (see cut).

Fill - means the portion of land surface or area to which soil, rock or other materials have been or will be added; height above original ground surface after the material has been or will be added.

Grade – means the slope or elevation of the ground surface prior to or after cutting and filling.

Grading – means any operation or occurrence by which the existing site elevations are changed by cutting, filling, borrowing or stock piling, or where any ground cover, natural or manmade, is removed, or any buildings or other structures are removed or any watercourse or body of water, either natural or manmade, is relocated on any site, thereby creating an unprotected area. Grading shall be synonymous with land disturbance activity.

Immediate threat to public health and safety – means a very serious threat to the community or adjacent property including, but not limited to, clogged drainage ditches, flooding of adjacent properties, threat of landslides or other problems

Land Disturbing Activity– means any activity, which removes or significantly disturbs the vegetative cover, including clearing and grubbing operations and top soil stripping.

Land disturbance plan (grading plan) – means the plan required before a grading permit may be issued. It consists of a narrative description and appropriate drawings and plans that spell out the methods, techniques and procedures to be followed on a site to control erosion and other potential degradation of adjoining or nearby properties, during and after development, including methods of final stabilization of the site. The plan shall also include stormwater conveyance and management systems, where applicable. Supporting technical design information must be provided for erosion and sediment control and measures and for the design of the permanent stormwater conveyance and management systems.

Owner – means the person or entity holding the registered title to property. The county property tax rolls shall be prima facie evidence that the persons or entity listed therein is the registered owner.

Permit holder – means the owner of the property or the owner's representative in whose name a permit has been applied for and issued by the county Land Use Office.

Riparian Zone/Natural buffer – means the existing wooded buffers, meadows and fields along the banks of any stream, creek, or river, ~~(as indicated on the latest version of the USGS topographical maps as blueline streams)~~ which serve as natural elements protecting the water quality.

Sediment – means rocks, sand, gravel, silt or other material deposited by action of wind, water or gravity.

Sedimentation – means the action of settling out of the soil particles, which are transported by wind, water, or gravity.

Stormwater Pollution Prevention Plan (SWPPP) - This is a combination of the Erosion and Sediment Control Plan and a narrative in accordance with the State of Tennessee's current Construction General Permit.

8.103.2 <u>Grading Permit</u>

A. *<u>Requirement -</u>* Except as otherwise exempted in section 8-103.3, no individual, property owner or other legal entity shall engage in any land disturbing activity which will modify the existing grade and/or may result in increased soil erosion or sedimentation including, but not limited to, clearing, stripping, grading, excavating transporting, and filling unless a grading permit and land disturbing plan has first been obtained from the County Land Use Office. The owner of the property or his representative shall complete an application for the permit and shall submit a proposed grading plan and land disturbing plan with the application. The property owner shall be responsible for compliance with all provisions of this section. The grading permit does not preclude additional permits or authorization required by the State of Tennessee or the county.

B. *<u>Planning Commission or Building Commissioner Authorization –</u>* In instances where a proposed land disturbance activity will equal or exceed 1 acre, is part of a larger common development which will disturb at least 1 acre, or will occur on any tract as a part of an overall high-density residential, commercial or manufacturing development plan, or will occur as a part of an environmental restoration project under the supervision of the United State Environmental Protection Agency or the State Department of Environment and Conservation or their successors, no grading permit shall be issued by the county until the grading plan and land disturbing plan is reviewed and approved by the Planning Commission and/or the Building Commissioner.

C. <u>*Pre*-construction Meeting –</u> For projects which drain into a siltation impaired stream or into an Exceptional Water of the State, a pre-construction meeting shall be held between the County and the Owner/Developer before the grading permit is issued. The purpose of the pre-construction meeting is to review the approved plan, SWPPP, inspection requirements, maintenance requirements, other items, and to discuss the importance of protecting the water quality of the receiving stream.

8-103.3 **Properties Exempt from Grading Permit** - The following uses and activities shall be exempt from the required grading plan and issuance of grading permit with the following guidelines:

(1) *Single-Family residences* – The construction of a single-family residence, addition to an existing single-family residence or all permitted accessory structures on a legal lot shall be exempt from the grading permit process, provided, however, such construction shall be required to comply with the erosion control requirements set forth herein. Upon receipt of a building permit, the property owner shall be advised by an employee of the county as to the minimum erosion and sedimentation control measures, to ensure practical management of stormwater run-off. All run-off of water and/or sedimentation shall be the responsibility of the current property owner and any clean-up of such shall be at no cost to the county.

(2) *Public Utilities and Roadway Construction* – The installation, maintenance and repair of any public utility as well as public roadway and storm drainage construction and maintenance by governmental agencies and/or their agents; provided, however that such land disturbing activity shall comply fully with the rules and regulations set forth by the ~~Tennessee Department of Environment and Conservation~~ *Tennessee's current Construction General Permit, ~~July 1, 2000~~).*

(3) *Agricultural Uses –* Farming or other accepted agricultural uses, as identified in the Tennessee Right to Farm Act (T.C.A. § 43-26-103), or as hereafter amended.

(4) *Lawns/Gardens/Landscaping –* Home gardens, home landscaping or lawn preparation on existing lots or parcels shall be exempted from the provisions stated in this article unless the possibility for erosion or alteration of drainage patterns or structures is such to necessitate a grading permit and/or alternative plan.

(5) *Silviculture Uses –* The timbering and harvesting of trees strictly as a silviculture practice and not as a precursor to later development. However, timbering activities should follow best management practices, as outlined in the *Guide to Forestry Best Management Practices* – Tennessee Department of Agriculture, Division of Forestry, or current revisions, to protect streams and other sensitive areas.

8-103.4 **Land Disturbance Plan (Grading Plan)** - The land disturbance plan, or grading plan, shall comply with the minimum general and technical requirements set forth in this section. The complexity of the plan shall be commensurate with the severity of the site conditions and potential for off-site damage. The Planning Commission and/or the staff planner may require additional information if deemed necessary and appropriate to evaluate the feasibility of the plan. The grading plan shall be submitted and approved prior to any grading or construction activities.

(1) *Plan Required –* Except as otherwise exempted from the requirements of this article, a grading plan shall be required prior to the issuance of a grading or building permit. The plan shall identify the specific and appropriate erosion control practices and sediment trapping facilities proposed for the site to be disturbed as well as a schedule for implementation and maintenance. The plan shall also identify final stabilized conditions for the site, provisions for removing temporary

control measures and stabilization of the site when temporary measures are removed, permanent stormwater conveyance structures and maintenance requirements for any permanent measures.

(2) *Professional Design –* The grading plan shall be developed by a qualified design professional, licensed to practice in the State of Tennessee ~~who has completed and been certified in the stormwater, erosion and sediment control for stormwater quality (CPESC-SWQ)~~, such as a qualified professional engineer, qualified landscape architect, or qualified land surveyor; or Certified Professional in Erosion and Sediment Control (CPESC).

For projects which require a construction general permit through the State of Tennessee, the SWPPP (plan and narrative) shall be prepared by a person in accordance with the current State of Tennessee Construction General Permit and submitted to the County. The SWPPP shall contain all required information at required by the current State of Tennessee Construction General Permit. Be aware that the requirements for projects which drain into an impaired stream or Exceptional Waters of the State are different than for projects draining to an unimpaired stream.

Erosion & Sedimentation Control – Erosion control measures shall be designed and provided in accordance with the latest version of the ***Tennessee Erosion and Sediment Control Handbook*** and Tennessee's Construction General Permit. If there is a conflict between these regulations and the State of Tennessee's Regulation, the most stringent regulation shall apply. Areas that are to be developed or excavated shall apply these guidelines, fitting the appropriate measures to the specific soils and topography so as to minimize soil erosion and surface water runoff. Erosion and sediment control measures shall be maintained until the site is significantly stabilized and maintained when necessary.

All perimeter sediment control devices such as construction exits, earth berms/dikes, swales, sediment basins sediment traps, and other perimeter drainage and sedimentation control measures shall be installed in conjunction with initial work and must be in place and functional prior to the initial grading operations.

All erosion and sediment control devices shall be designed for the 2 year, 24 hour storm as a minimum. For drainage area of 10 acres or more to a single outfall point, a sediment basin(s) or equivalent measures shall be used and designed for the 2 year, 24 hour storm.

For projects which drain into an impaired or exceptional state water, the erosion and sediment control devices shall be designed for the 5 year, 24 hour storm and a sediment basin or equivalent measures shall be used for drainage areas of 5 acres or more to a single outfall point.

(3) *Protection of Natural Vegetation and Trees –* Natural vegetation shall be retained and protected whenever feasible during construction. If an area is stripped of vegetation during construction, the exposed area shall be limited to the smallest practical size, and durations of the exposure limited to the shortest practical time. Temporary barriers shall be maintained around the drip line/canopy of the existing trees to be protected.

(4) *Minimum Information Required –* It shall be at the discretion of the Building Commissioner how much information is necessary to obtain a permit. At a minimum, the following information shall be required in order to evaluate the proposed development.

a) Name, address and all available numbers of the permit holder, and the owners and developer, if other than the permit holder, for the property to be graded.
b) The registration seal and signature of the engineer, landscape architect, land surveyor or Certified Professional in Erosion and Sediment Control (CPESC) who prepared, designed and referenced the plan.
c) Cover letters addressed to the Planning Commission and/or Building Commissioner stating the intent of plans and project description.
d) A plan drawn to a scale no less than one inch equals 100 feet, including predevelopment topographic conditions and post-development grades. The contour interval shall be no greater than five feet. The plan shall include off-site existing topographic conditions extended to a minimum of 25 feet beyond the boundaries of the subject tract of land if grading is designed to be within 25 feet of any boundary line. The pre-development conditions survey shall also include information on all public roads adjoining the subject property.
e) The site location, boundaries, adjacent properties, location of any existing or proposed buildings or structures on the property or on adjacent land within 100 feet of the area to be disturbed, floodplain areas, ditch lines and any existing on-site and off-site structural or natural features of the land which have a significant impact on drainage or sediment control.
f) Outline of all drainage basins within the project area.
g) Identification of all streams, wetlands and sinkholes within the project area.
h) The location and a description of the temporary and permanent erosion control measures and drainage apparatuses to be constructed and structural changes and improvements to the land, including clearing and grading limits, daily cleanup and site control practices and other activities to mitigate the adverse impact of land disturbance.

i) ~~A time schedule for initiation and completion of the measures and devices and periodic maintenance after completion~~. A general sequence of construction explaining when sediment control, drainage, and stormwater management devices are to be installed in relation to other components of the site development is to be provided on the plans. The sequence of construction shall state that no clearing or grading may begin until all perimeter sediment control devices are in place and functional.
j) Stormwater conveyance system
k) Stormwater Management system design and calculations.

(5) ~~*Final*~~ *Inspections Required* – Upon completion of the development, the design professional ~~engineer~~ who designed the stormwater conveyance and management system, or another design professional qualified to design stormwater systems, shall inspect the as-built condition ~~design~~ and issue a letter to the county certifying that such design complies with the approved plans, will support the stormwater run-off and complies with all requirements stated herein. All approvals of a final plat, final site plan and/or Certificate of Occupancy shall be withheld until such as-built inspection has been certified as stated above. ~~by the engineer who designed the stormwater plan~~.

For drainage areas of 10 acres or more to a single outfall (5 acres or more if draining to siltation or stream-side habitat alteration impaired or exceptional waters of the state), a site assessment by the design professional who prepared the plans shall be performed within 1 month of grading or clearing operations starting to verify the installation, functionality and performance of all erosion and sediment control measures on the plans and in the SWPPP. Any issues shall be addressed immediately and the plans and SWPPP updated, if applicable.

The Building Commissioner, with the assistance of others, shall make periodic inspections, during construction and development, of the land disturbing activities, the stormwater management system installations, and other activities requiring a grading permit to ensure compliance with the approved plan . For construction sites draining to siltation impaired stream or exceptional waters of the State, the County shall perform at least monthly inspections. Inspections will evaluate whether the measures required in the approved plan and/or grading permit and undertaken by the Developer are effective in controlling erosion. The right of entry to conduct such inspections shall be expressly reserved in the permit.

As a minimum, the owner/operator of any construction project which requires a land disturbance plan is required to perform twice weekly inspections of their erosion and sediment control devices and to perform required maintenance in a timely manner. If the construction

project requires a construction stormwater permit through the State of Tennessee, the owner/operator shall perform inspections, site assessments, maintenance of devices, and documentation in accordance with the State of Tennessee's current Construction General Permit.

8-103.5 Construction Access Routes - A stabilized stone pad, meeting requirements of the Tennessee Erosion and Sediment Control Handbook, shall be placed at any point where traffic will be entering and leaving a construction site to or from a public road prior to the initiation of any grading work. ~~Stone pads shall contain ASTM-1 stone, six inches thick, and shall be placed from the public road into the construction site a minimum width of 12 feet and length of 100 feet for commercial and 40 feet for residential developments.~~ If there is runoff flowing down the construction exit to the street, a mountable stone berm or equivalent measures shall be used to direct the runoff to sediment control devices adjacent to the exit.

8-103.6 Cut and Fill Slopes - Permanent cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Consideration shall be given to the length and steepness of the slope, the soil type, upslope drainage area, groundwater conditions and other applicable factors. Any slopes installed at two foot horizontal to one foot vertical or steeper shall be stabilized with rock riprap or other acceptable method approved by the Planning Commission and/or staff planner and Building Commissioner.

8-103.7 Stabilization of Denuded Areas and Soil Stockpiles - Permanent erosion control measures shall be applied to denuded areas within ~~15~~ 14 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within ~~15~~ 14 days to any denuded area, which may not be at final grade, but will remain dormant (undisturbed by construction activity) for longer than ~~30~~ 14 days. For slopes 3:1 or steeper, they must be temporarily or permanently stabilized within 7 days of grading ceasing on those slopes.

Any temporary soil stockpiles shall be stabilized or protected with sediment trapping measures to prevent erosion. Stockpiles of soil, fill or other materials shall not be placed in an area that may cause a site visibility hazard, such as within a right-of-way. Applicable erosion control measures shall include establishment of vegetation, mulching and the early application of gravel base on areas to be paved.

Selected permanent or temporary erosion control measures should be appropriate for the time of year, site conditions and estimated duration of use. Under no circumstances shall this local requirement relieve the applicant from complying with the TDEC General Permit No. TNR 10-0000 Construction General Permit for Stormwater Discharges.

8-103.8 Protection of Adjacent Properties

A. *Downhill Protection* – All properties adjacent and/or downhill from the site of a land disturbance shall be protected from soil erosion and sedimentation. This shall be accomplished by preserving a well-vegetated buffer strip around the

lower perimeter controls such as sediment barriers, filters or dikes, or sediment basins, or by a combination of such measures.

B. *Use of Buffer Strips* – Vegetated buffer strips shall be used alone only where stormwater runoff is anticipated to occur through sheet flow and shall be a minimum of 20 feet in width. If at any time it is found that a vegetated buffer strip alone is ineffective in stopping erosion onto adjacent property, additional perimeter controls shall be provided by the owner.

C. *Sediment Control* – Sediment basins and traps, perimeter dikes, sediment barriers, check-dams, diversions and other erosion control measures intended to trap sediment on-site to protect downstream or adjacent properties shall be constructed as the first step in grading and shall be made functional prior to disturbance of upslope land. Earthen structures such as dams, dikes and diversions shall be seeded and mulched/strawed within seven days of installation.

The Building Commissioner has the authority, at his/her discretion, to require ground cover or other remediation measures preventing stormwater, erosion and sediment run-off, if either determines, after construction begins, that the plan and/or implementation schedule approved by the Planning Commission does not adequately provide the protection intended by this Resolution and the plan approved by the Planning Commission. Additional protective measures required by the Building Commissioner are subject to appeal under the procedures outlined in the Zoning Resolution.

D. *Stormwater Runoff* – Stormwater runoff shall be managed to protect downstream or adjacent properties from sediment runoff, erosion, or an increase in runoff rate that could damage those properties. ~~from disturbed areas one acre of greater shall pass through a sediment basin or other suitable sediment trapping facility~~. All storm drainage inlets shall be protected during construction with a sediment barrier to prevent clogging and localized flooding. All means of protection shall be maintained and monitored throughout construction.

8-103.9 Disturbance in and along Streams and Floodways - The applicant for proposed land disturbance activities in streams or other Waters of the State ~~(defined by a blue line on a 7 ½ minute United States Geological Survey quadrangle)~~ and designated floodways shall be required to provide evidence of obtaining appropriate permits from federal and state regulatory agencies or a written waiver of such permits prior to the issuance of a grading permit by the county. ~~In all cases where the development site has a stream blue line streams and is not designated as a floodway on the most recent Flood Insurance Rate Map or other best available certified data, a minimum of 20 feet shall be reserved along the highest water mark or creek bank on both sides of the channel as a protected undisturbed riparian/buffer zone.~~

A minimum twenty-five (25) foot permanent undisturbed buffer shall be provided from the top of bank along both sides of streams or Waters of the State except as necessary for the crossing of the stream for installation of utilities, development of

roads, or construction of outfalls for stormwater facilities, related drainage improvements and for removal of invasive species to enhance the existing buffer. These utility, road, and stormwater outfall disturbances shall be designed to minimize disturbance and impact on the stream and its buffers. Any disturbance to a stream or wetland requires an Aquatic Resource Alteration permit through the State of Tennessee.

During construction, a 30' average (15' minimum) undisturbed buffer or equivalent measures, shall be provided from the top of the stream bank. If the stream is siltation or streamside habitat impaired or an exceptional water of the state, the undisturbed buffer during construction is increased to a 60' average (30' minimum) or equivalent measures.

8-103.10 Peak Stormwater Management ~~(Drainage Plan) – Pre-construction and Post-construction~~

A. *Purpose* – The intent of this section is to protect the health and safety of the residents of the county; to control the level and intensity of stormwater runoff consistent with existing runoff levels; to minimize expenditure of public funds for costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding; to maximize beneficial use of land without incurring flood hazard potential; to ensure a functional drainage system that will not result in excessive maintenance costs; to encourage the use of natural and aesthetically pleasing design; to ensure water quality; and to protect or improve groundwater or surface waters.

B. *Site Plan Approval* – Prior to approval of the site development plan or final subdivision plat; the county planning & zoning department in consultation with the design professional preparing the site development plan or final subdivision plat shall determine whether there is a need for a stormwater management plan based upon historical findings, any current adopted floodplain studies, hydrologic calculations as may be required, and other factual data as may be available. When a stormwater management plan is required, such plan shall be concurrently submitted to the highway department and planning & zoning department for review and recommendations prior to consideration by the Planning Commission.

C. *Improvements Required* – ~~The Planning Commission may require, as necessary, structural or other improvements designed to detain the level and intensity of stormwater runoff associated with the land development site. A drainage calculation report shall be addressed and submitted to the Planning Commission, as prepared by a licensed engineer. All plans and reports shall be original and wet stamped by such reporting engineer and addressed to the county directly. Any stormwater runoff, which is channeled, either through structural facilities or graded ditches, to adjacent properties, the developer shall be responsible for preparing, securing and recording a drainage easement to ensure that all adjacent land owners who may become affected by the development, now or in the future, are aware and agree to such plan.~~

If stormwater management is required, best management practices shall be implemented that accommodate any increase in stormwater runoff generated

by the development in a manner in which the pre development levels of runoff for the two (2) and ten (10) year storm events are not increased during and following development and construction. The Planning Commission reserves the right to require stormwater management to maintain pre development levels of runoff for the 25, 50, or 100-year storm event if a known flooding problem exists downstream.

Sullivan County wishes to minimize the negative effects of development on our environment, on our economy, and on our health while at the same time reducing development costs for the developers and maintenance costs for the Town and the developer. All efforts should be utilized to implement site design and non-structural stormwater management practices to reduce and minimize runoff in new development. Efforts to enhance infiltration, passage or movement of water into the soil surface, reduction of hard surfaces, minimizing the concentration of runoff, and lengthening of the time of concentration should be a priority~~:~~

The following BMPs and stormwater credits can be applied to the peak and water quality stormwater calculations thereby reducing the size and cost of the stormwater BMPs:

(a) Natural area conservation

The preservation of forest, wetlands, pasture land, and other sensitive areas of existing vegetation thereby retaining pre-development hydrologic and water quality characteristics. If these areas are undisturbed and placed in a recorded protective easement, these areas may be subtracted from the total site area when calculating water quality volume. The post development curve numbers for these areas can be modeled as forest in good condition.

(b) Disconnection of rooftop runoff

Rooftop runoff that is disconnected from another impervious surface and directed over a pervious area will infiltrate into the soil or be filtered by the surface material. The longer the flow path of the water from the pipe across vegetated areas, the greater the filtering and infiltration of the run-off which in turn improves water quality and reduces downstream run-off.

If the lot is graded to disperse the rooftop runoff as sheet flow through at least 50’ of thick grass or other thick vegetation or through at least 25’ of existing woodlands, 50% of the rooftop impervious area draining through the vegetation may be modeled as grass in good condition when calculating the post development curve number. If reforestation or planted landscape beds equal in area to 50% of the rooftop area is placed in the path of the disconnected rooftop runoff, then the remaining 50% of the rooftop impervious area may be modeled as grass in good condition when calculating the post development curve number.

If the rooftop runoff is discharged into a properly designed and constructed bioretention facility/rain garden onsite, 100% of the rooftop impervious area draining to the

device may be modeled as grass in good condition when calculating the post development curve number.

In addition, under both conditions listed above, the total impervious area in the water quality calculations may be reduced relative to the impervious area reduction associated with the curve number credit.

If downspouts need to be piped away from building foundations to prevent damage to the foundations, the pipes must outfall at least ten (10) feet, preferable further, from any property line. If the downspouts are piped and the runoff cannot disperse in accordance with the above requirements, no stormwater credit is available.

(c) Disconnection of non-rooftop impervious runoff

Rooftop runoff that is disconnected from another impervious surface and directed over a pervious area will infiltrate into the soil or be filtered by the surface material. The longer the flow path of the water across vegetated areas, the greater the filtering and infiltration of the runoff which in turn improves water quality and reduces downstream runoff.

Discharging run-off from impervious surfaces onto pervious surfaces through the use of pervious pavers, permeable paving surfaces, rain gardens/bioretention facilities, grassed swales, use of open road sections in lieu of curbed roads, and by grading the site so that run-off travels from an impervious surface to a pervious surface before being collected in a drainage system. All of these increase filtering and infiltration of stormwater before the flows become concentrated and this in turn improves water quality and reduces downstream run-off which means pipes, swales, ditches, and stormwater facilities can be smaller.

Avoid sending run-off from one impervious surface directly onto another impervious surface. Place pervious surfaces between impervious surfaces along the run-off path.

If the site is graded to disperse the impervious runoff as sheet flow through at least 50’ of thick grass or other thick vegetation or through at least 25’ of existing woodlands, 50% of the impervious area draining through the vegetation may be modeled as grass in good condition when calculating the post development curve number. If the impervious runoff is discharged into a properly designed and constructed bioretention facility/rain garden onsite, 100% of the impervious area draining to the device may be modeled as grass in good condition when calculating the post development curve number.

(d) Sheet flow

Maintain sheet flow for as long as possible before the run-off has to be collected in a stormwater conveyance system. Sheet flow increases infiltration and lengthens the time of concentration which in turn improves water quality and reduces run-off downstream. Spread out concentrated flows created by the development before they are discharged offsite using stilling basins, level spreaders, directing run-off through woodlands, or other means so the run-off returns to pre-development characteristics to meet the adequacy of outfall provision of this ordinance and to improve water quality and reduce run-off downstream.

(e) Grass channels in lieu of piping or hard surface channels.

(e) Environmentally sensitive development
Maintaining/not disturbing environmentally sensitive areas such as streams, stream buffers, existing woodlands, existing steep slopes, wetlands, etc., the reduction of cut and fill, excavating, etc. and the appropriate balance of buildings and parking on the development site.

(g) Improvements to and the reduction in the impervious areas on the development site. Design parking lots with the minimum amount of hard surface required to meet the zoning regulations. If additional parking area is desire, the Town strongly encourages the employee and/or overflow parking areas to be constructed in a more pervious material than asphalt or concrete. If the parking regulations require excessive parking for your type of development, discuss the issue with the County Staff. If the County Staff feels a reduction in the number of required parking spaces is justified, a variance can be submitted to the Board of Zoning Appeals to reduce the parking requirements which in turn will reduce the amount of impervious surface installed.

(h) Increased use of trees, shrubs and ground cover, which absorb up to 14 times more rainwater than grass and require less maintenance.

Any stormwater detention or retention pond shall also be designed to pass the post development 100 year storm (peak attenuation to the 100 year pre development rate is not required) through the pond without overtopping any portion of the dam. This can be accomplished through the principal spillway or an emergency spillway or using both. The emergency spillway shall be installed on virgin soil and is not to be placed on fill material or the dam. If it is not feasible to place the emergency spillway on virgin soil then the principal spillway shall be designed for the 100 year storm.

The overflow path through the site and from any stormwater management device for stormwater runoff above the design storm event, shall not adversely impact any onsite structures such as buildings and roadway stability.

Provide hydraulic calculations for stormwater facilities sealed by a design professional qualified to prepare hydraulic calculations in accordance with State of Tennessee law. As a minimum, the calculations shall include a pre and post development drainage area map, brief narrative, pre and post development runoff data, and routing calculations to determine the outflow rate from the stormwater management facility.

Provide location, size, details, and layout of proposed stormwater management. Provide appropriate details such as a profile through the principal spillway with cutoff trench, anti-seep control, trash rack details, compaction/backfill details or notes, riser detail, outlet stabilization, and emergency spillway detail for detention ponds and other details/sections as needed for the contractor to build the structures.The low flow opening in a riser structure and its overflow shall have a trash rack to prevent the opening, the riser, and/or the principal spillway from becoming clogged. The trash racks shall <u>not</u> be flat across the openings.

The location and amount of stormwater runoff leaving site after construction and from stormwater management measures proposed should be evaluated to protect adjoining and downstream properties and existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development. When water is concentrated, what is the capacity of waterways and storm drains, if any, accepting stormwater off-site, and what measures including infiltration, sheet flowing into buffers, outfall setbacks, etc. are to be used to spread concentrated runoff and prevent the scouring of waterways and drainage areas off-site.

Outfall pipes from storm drain systems and stormwater management facilities shall be setback sufficiently from offsite properties to allow the concentrated water to spread out back to pre development flow characteristics. Under no circumstance shall an outfall pipe, as measured from the end section, headwall, or pipe, if no end structure is used, be any closer than ten (10) feet from the offsite property unless a drainage easement from the offsite property owner is obtained and recorded. The outfall setback shall be determined by the design professional and shall be based on outflow rate and the receiving channel or pipe characteristics.

Stormwater discharge from a concentrated point such as a pipe outfall shall discharge onto rip rap or other velocity/energy dissipating method to reduce erosion potential. All rip rap or other stone used to reduce velocity shall be placed on a geotextile to prevent scouring and the stone from sinking into the underlying soil.

D. *Maintenance of Stormwater Management Facilities* ~~*Drainage Plan*~~ – ~~Upon final site plan or subdivision plat approval, the maintenance of the stormwater plan shall remain the responsibility of the current landowner(s) and shall by no means be the enforcement duty or maintenance responsibility of the county except for those stormwater systems within county rights-of-way or other county-owned properties.~~

Stormwater management facilities or devices, including detention ponds, which are located in subdivisions shall be located on a non-buildable lot or within an easement if located on a buildable lot. Any existing and proposed easements shall be shown on the construction drawings as well as the recorded final plat. The construction drawings and the final plat shall state who is responsible for the maintenance of the stormwater management devices. The County shall not be responsible for the maintenance of stormwater management facilities or devices except for those within County rights-of-way or on other County owned properties.

8-103.11 Illicit Discharge and Illegal Dumping – If the owner/operator of the site or project must design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained to:

1. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash-water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;

2. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater; and

3. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

The following discharges are prohibited from construction sites:

1. Wastewater from washout of concrete, unless managed by an appropriate control.

2. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials

3. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.

4. Soaps or solvents used in vehicle and equipment washing

8-103.12 **Notice of Termination** – With the exception of residential subdivision developments, all other developments and projects that were required to obtain a *General Construction Permit* with TDEC, shall be required to submit a copy of the *Notice of Termination* letter to the County Staff prior to issuance of a *Certificate of Occupancy* from the County. Notices of Termination for residential developments shall not be issued until the last home is completed. It is the responsibility of the owner/developer to request Notice of Termination.

CONCLUSION

Staff recommends APPROVAL to amend Sullivan County's Zoning Resolution governing Peak Storm water Management and Erosion and Sediment Control.

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Kingsport Regional Planning Commission

Annexation Report File Number 13-301-00004

Property Information	Shadyside Drive Annexation		
Address	1101, 1105, 1109		
Tax Map, Group, Parcel	92P, C, 20/ 21/ 22		
Civil District	13th		
Overlay District	n/a		
Land Use Plan Designation	Single Family		
Acres	1.6		
Existing Use	Single Family	**Existing Zoning**	County R-1
Proposed Use	Single Family Residential	**Proposed Zoning**	City R-1B

Owner /Applicant Information

Name: Carlton Purvis & W.F. McDavid

Address: 1105 & 1109 Shadyside Drive

City: Kingsport

State: TN **Zip Code: 37663**

Email: Purvis: yellowjacket59@rocketmail.com

McDavid: gregmcda@aol.com

Phone Number: Purvis: 423-239-8635

McDavid: 423-239-6831

Intent: Annexation partially by request (petition attached for 1105 and 1109 Shadyside Dr.)

Planning Department Recommendation

RECOMMENDATION: Approval to recommend the Annexation, Zoning, and Plan of Services to the BMA

The Kingsport Planning Division recommends approval for the following reasons:

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

Staff Field Notes and General Comments:

Utilities: Both City of Kingsport water and sanitary sewer currently serve the annexation area. The two petitioned parcels have requested annexation due to monetary savings (their property tax will be less than their services due to inside-city water/sewer rates and trash pickup). The two petitioned parcels already have their trash picked up by the City on a fee basis (the same holds true for many parcels in the Colonial Acres Subdivision).

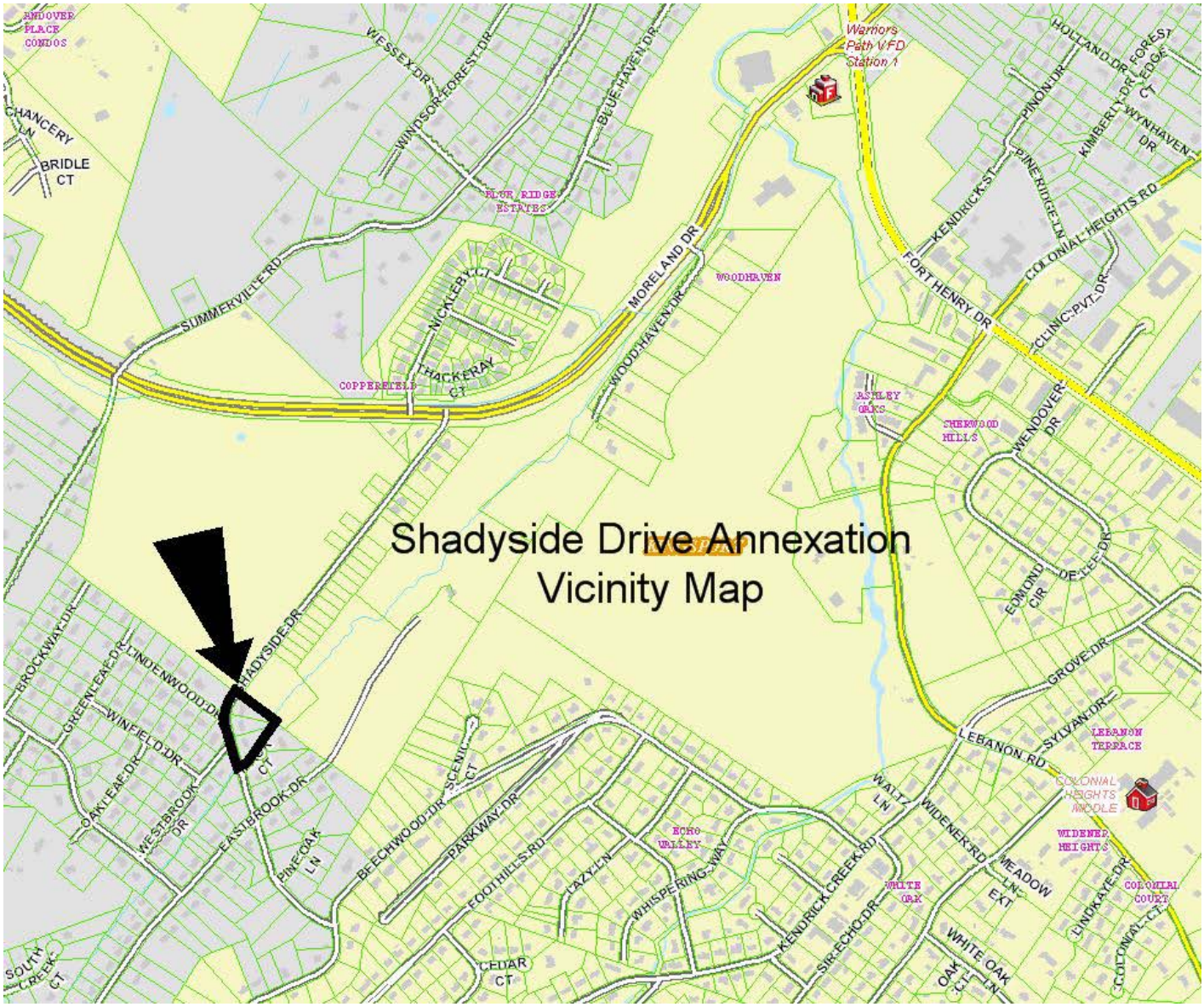
Planner:	Ken Weems	Date:	February 25, 2013
Planning Commission Action		**Meeting Date:**	**March 21, 2013**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 18, 2012

Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

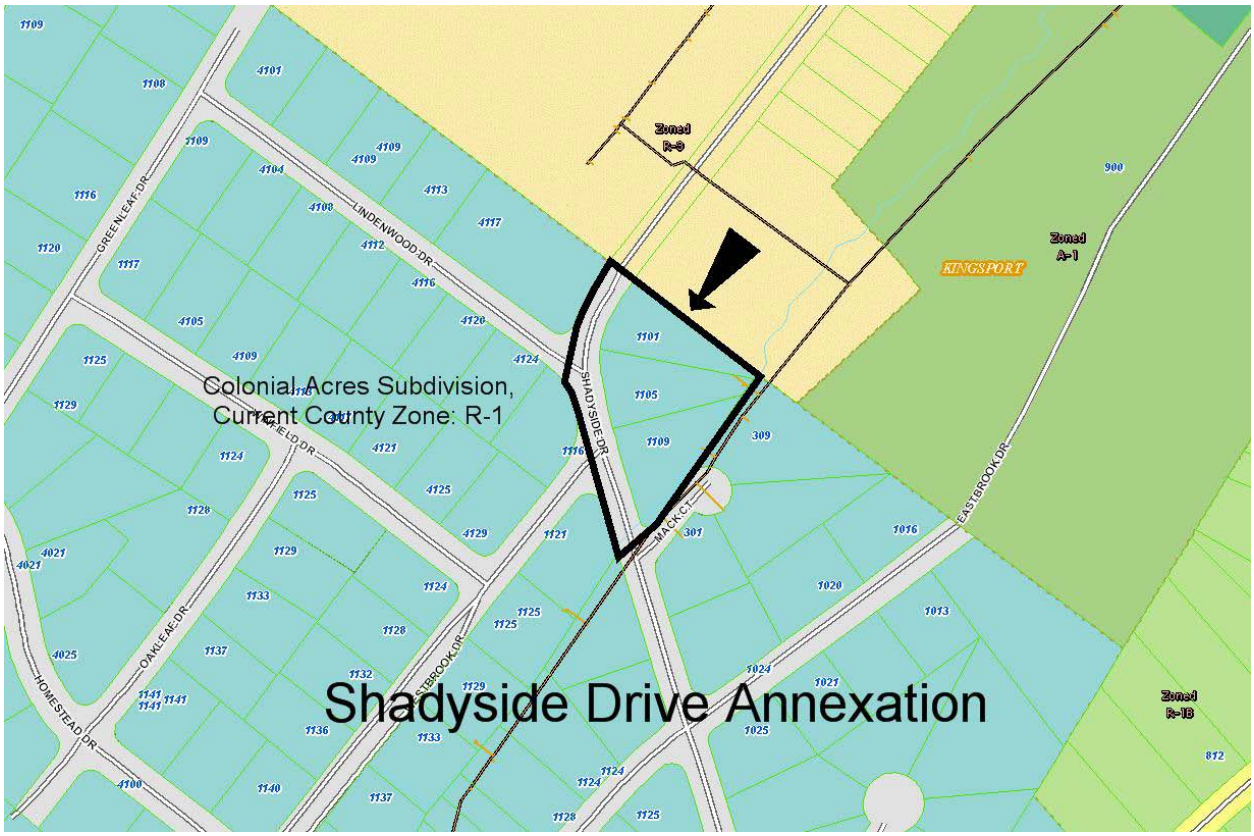
Area Map



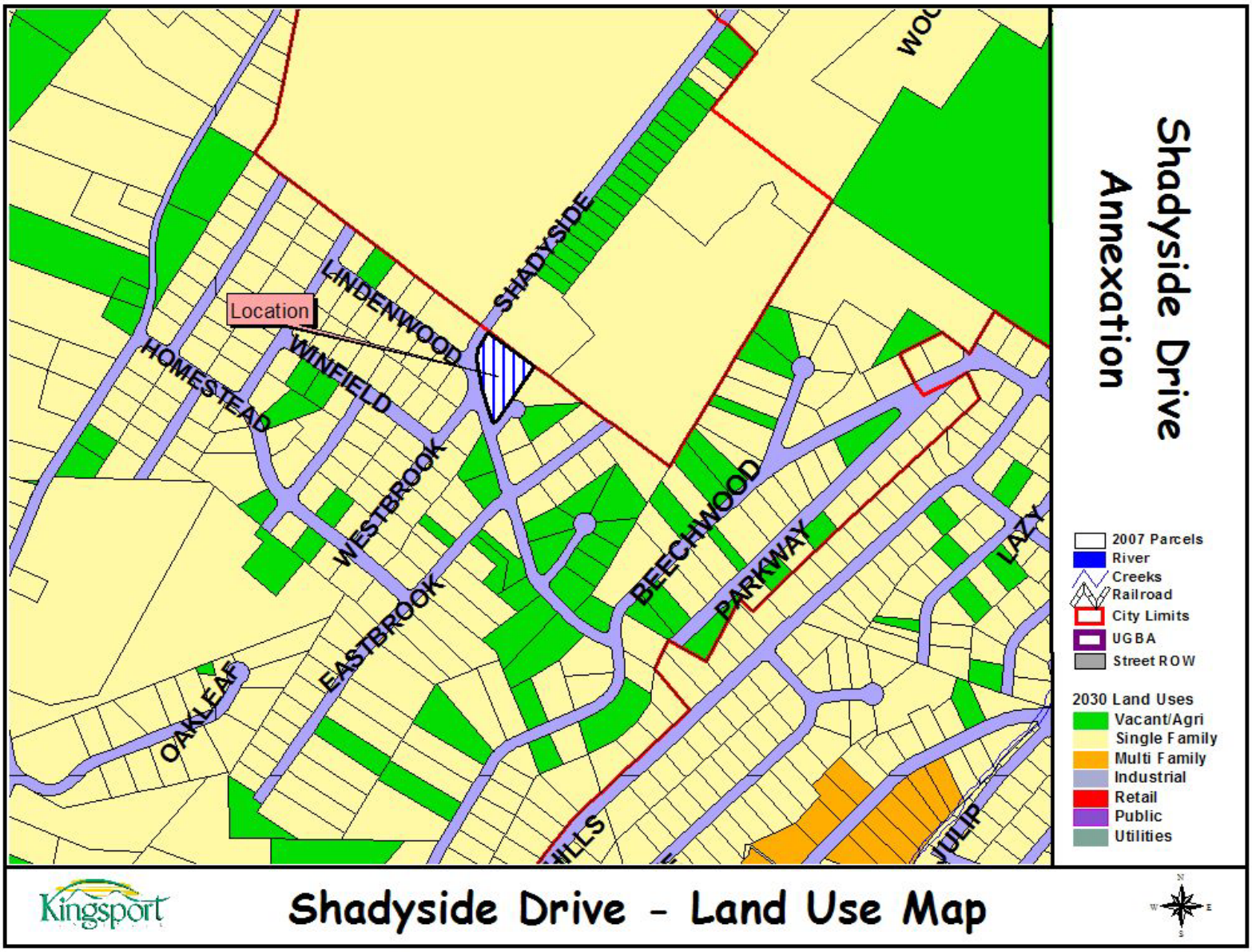
Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

Current Zoning Map



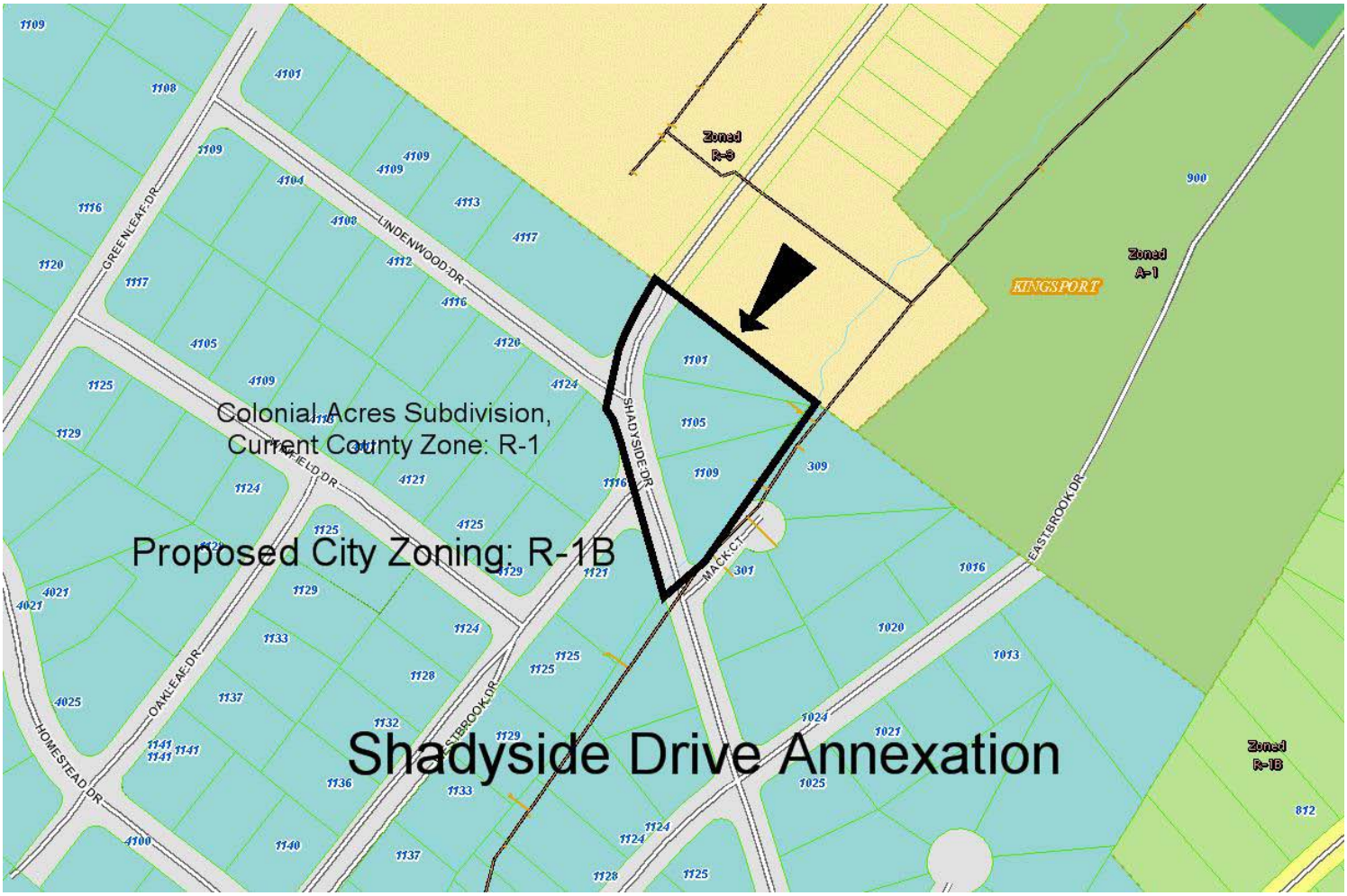
Future Land Use Map



Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

Proposed Zoning Map



Kingsport Regional Planning Commission

Annexation Report File Number 13-301-00004

Cost

Shadyside Drive Annexation Area

COST ESTIMATE/ tax records as of 25 February 2013

Revenues	One Time	Reoccuring (annual)	
Property Taxes	X	$1,724.00	
State Shared	X	$624.00	6 residents (X $104 estimated)
Sewer Tap Fees	X	$0.00	area already served with sewer
Water & Sewer Rev (loss)	X	-$99.00	
Total	$0.00	$2,249.00	

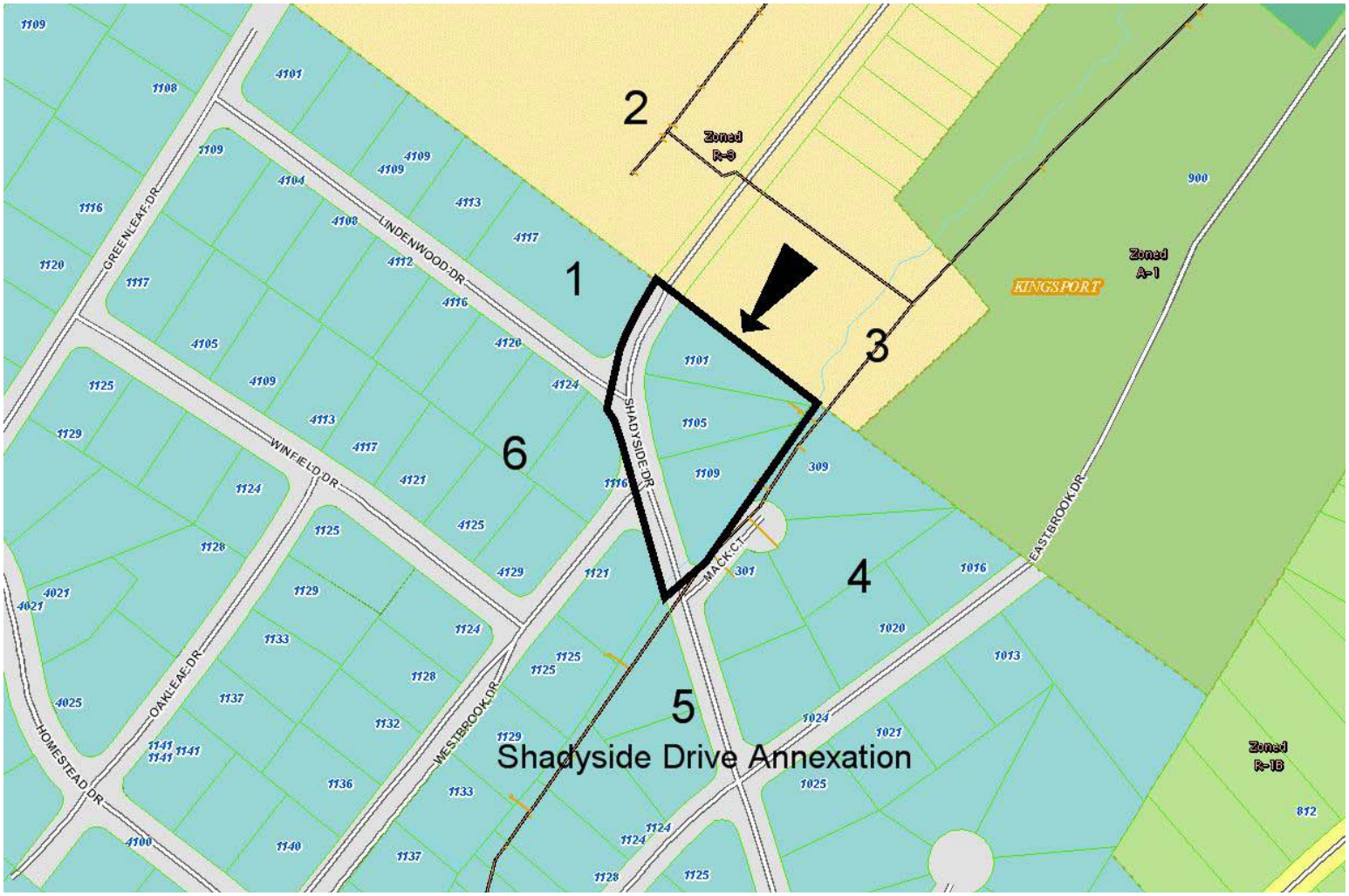
Expenses	One Time	Reoccuring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	minimal extra area
Transit Service	0.00	37.00	
Street Lighting	1,000.00	127.00	
Traffic Controls	1,950.00	15.00	
Streets & Sanitation	0.00	1,248.00	
Subtotal	2,950.00	1,427.00	
Capital Budget			
Water	0.00	0.00	adequate
Sewer	0.00	0.00	adequate
Streets	3,160.00	0.00	
Subtotal	3,160.00	0.00	
Grand Total	$6,110.00	$1,427.00	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 18, 2012

Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

Existing Surrounding Land Uses



Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	**1**	Zone: County R-1 Use: Single family residential, Colonial Acres subdivision	No prior action known
Further North	**2**	Zone: City R-3 Use: Undeveloped future phase of Hunt's Crossing	Initial residential development began in 2005
East	**3**	Zone: City R-3 Use: Undeveloped future phase of Hunt's Crossing	Initial residential development began in 2005
Southeast	**4**	Zone: County R-1 Use: Single family residential, Colonial Acres subdivision	No prior action known
South	**5**	Zone: County R-1 Use: Single family residential, Colonial Acres subdivision	No prior action known
West	**6**	Zone: County R-1 Use: Single family residential, Colonial Acres subdivision	No prior action known

CONCLUSION

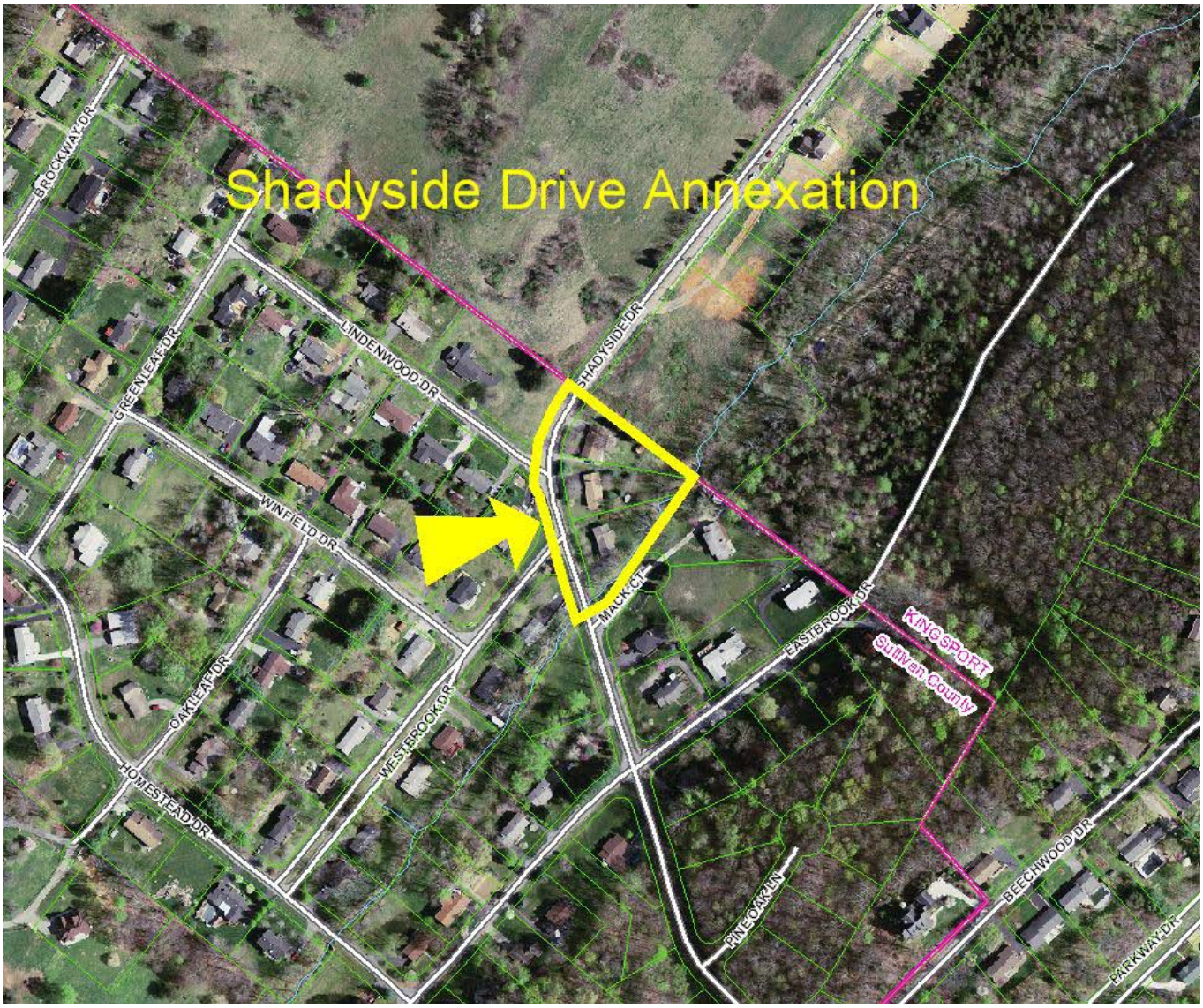
The Kingsport Planning Division recommends approval for the following reasons:

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

Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

Aerial Photo



Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

South View

West View

North View

Kingsport Regional Planning Commission

Annexation Report **File Number 13-301-00004**

Petitions (2)

CITY OF KINGSPORT, TENNESSEE
Petition for Annexation

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

1.	Name: CARLTON L. & JOAN S. PURVIS	Address: 1105 SHADYSIDE DR.
	Parcel # (if known):	Phone: (423) 239-8635
	Email Address: yellowjacket59@rocketmail.com	# In Household & Ages: 2 : 80 & 79
	Signature: Carlton L. Purvis	

2.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

3.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

4.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

5.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

CITY OF KINGSPORT, TENNESSEE

Petition for Annexation

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

1.	Name: W.E. McDAVID	Address: 1109 Shadyside DR.
	Parcel # (if known):	Phone: 239-6831
	Email Address: gregmcda@aol.com	# In Household & Ages: 3 - ADULTS
	Signature:	

2.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

3.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

4.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

5.	Name:	Address:
	Parcel # (if known):	Phone:
	Email Address:	# In Household & Ages:
	Signature:	

RESOLUTION NO.

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE SHADYSIDE DRIVE ANNEXATION OF THE CITY OF KINGSPORT, TENNESSEE

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

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

WHEREAS, a plan of services for the proposed Shadyside Drive annexation was submitted to the Kingsport Regional Planning Commission on March 21, 2013, for its consideration and a written report; and

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

WHEREAS, a public hearing was held April 16, 2013; and

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

WHEREAS, notice of the time and place of the public hearing was published in the Kingsport Times-News on April 1, 2013; and

WHEREAS, the City of Kingsport, pursuant to the provisions of Tennessee Code Annotated, §6-51-102 has endeavored to annex a portion of the 13th Civil District of Sullivan County, Tennessee, commonly known as the Shadyside Drive Annexation, said area being bounded and further described as follows:

> BEGINNING at a point, said point being the eastern corner of parcel 1, Tax Map 92P; thence in a northwesterly direction, crossing the right-of-way of Shadyside Drive, approximately 305 feet to a point, said point lying on the boundary of parcel 17; thence in a southwesterly direction, in an arc, following the western right-of-way of Shadyside Drive, approximately 480 feet to a point, said point lying on the boundary of parcel 15; thence in an easterly direction, crossing the right-of-way of Shadyside Drive, approximately 50 feet to a point, said point being the southern corner of parcel 20; thence in a northeasterly direction, approximately 320 feet to the point of BEGINNING, and being all of parcels 1, 2, and 3, as well as a portion of Shadyside Drive, approximately 450 feet in length, Tax Map 92P, as shown on the March 2011 Sullivan County Tax Maps.

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

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

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

Shadyside Drive 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. <u>Fire Protection</u>

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 8 fire stations, housing fire suppression, hazardous materials, rescue and other emergency equipment. Staffed by 106 full-time professional firefighters, 24 hours a day, 365 days a year to provide service. The City of Kingsport maintains a Class 3 insurance rating saving its residents the most possible on their insurance rates. Our response time average is approximately 4 minutes, 35 seconds after we receive the call from our dispatch center.

C. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.

D. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.

E. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.

F. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. <u>Water</u>

A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.

B. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.

C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

D. The Kingsport Water Treatment Plant has a capacity of 28 MGD and an average daily demand of 15 MGD leaving a surplus capacity of approximately 18 MGD for increased demand.

E. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. <u>Electricity</u>

Electric service in this area is currently under the jurisdiction of Johnson City Power Board and is currently available.

5. <u>Sanitary Sewer</u>

A. City of Kingsport sanitary sewer currently serves the annexation area.

B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.

C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.

D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.

E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.

F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. <u>Solid Waste Disposal</u>

Sanitation garbage (routine household refuse)**,** trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will

begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.

B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.

C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.

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

E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

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

B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.

C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.

D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

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

10. Zoning Services

A. The area will be zoned R-1B (Residential District).

B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.

C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.

D. Appeals to 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.

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

ADOPTED this the 21st day of April 2013.

ATTEST:

DENNIS R. PHILLIPS, Mayor

JAMES H. DEMMING
City Recorder

APPROVED AS TO FORM:

J. MICHAEL BILLINGSLEY, City Attorney

MEMORANDUM

To: Kingsport Regional Planning Commission

From: Ken Weems, Planner

Date: 11 March 2013

Subject: Bicycle Parking Ordinance

Project No: 13-101-00001

Introduction:

In an effort to adapt the city zoning code to better serve the changing transportation needs of the community, the Kingsport Planning Department is evaluating portions of the city zoning code to better serve the citizens of the community. A new addition to the parking ordinance is presented here with the addition of bicycle parking regulations. This proposed ordinance addition supports existing documents such as the Kingsport Regional Bicycle and Pedestrian Plan, the 2035 Long Range Transportation Plan, the Mayor's Blue Ribbon Task Force on Livability enhancements, and the Kingsport Active Transportation Report.

Presentation:

The wording proposed for addition to the parking ordinance is attached. All standards conform to the Association of Pedestrian and Bicycle Professional's (APBP) Bicycle Parking Guidelines (2nd edition).

Key points:

1. Bicycle racks will be required for all new commercial structures and uses with the exception of residential uses (Single and Multi-Family).
2. Bike rack requirement is proportional to required parking spaces
3. Focus on ease of accessibility for bicycle rack locations

Options:

The Planning Commission's options are as follow:

1. Forward a favorable recommendation to the Board of Mayor and Alderman

2. Postpone action pending receipt of additional information

Recommendation:

Staff **RECOMMENDS** the first option.

Recommendation:

Add definition to Sec. 114-1: Short-term bicycle parking facility: Typical use duration of less than two hours, unsheltered, with passive surveillance; typically used for commercial or retail, medical/healthcare, parks and recreation areas, community centers.

Add to Article VI parking ordinance:

Bicycle Parking

(1) Short-term bicycle parking facilities shall be provided as required for all new structures and uses established as provided in Sec. 114-564 (2-5).

(2) The minimum bicycle parking spaces shall conform to the standards of the following schedule: The number of bicycle parking spaces required shall be at least equal to 5% of the number of automobile parking spaces required.

(3) Standards. Required bicycle parking must meet the following standards:
   a. Required bicycle parking spaces must be at least 2 feet by 6 feet.
   b. An isle 5 feet in width shall be provided between rows of bicycle parking spaces
   c. Located outside a building, with a minimum of 8 feet vertical clearance
   d. At the same grade as the sidewalk or at a location that can be reached by an accessible route
   e. Bicycle parking spaces must be located in a manner that does not interfere with ADA accessibility guidelines.
   f. Within the following distances of the main entrance:
      (1) Building with one entrance: within 50 feet of the main entrance as measured from the most direct pedestrian access route (Figure A).
      (2) Building with more than one main entrance: along all facades with a main entrance, and within 50 feet of a main entrance as measured from the most direct pedestrian access route, and must be distributed to serve all primary buildings (Figure B). An alternative to bicycle parking for a building with more than one entrance is to cluster the required bicycle parking every 150 feet along each façade with a main entrance. This alternative may only be applied to building facades with a minimum length of 500 feet.
      (3) Sites with more than one primary building: within 50 feet from a main entrance as measured from the most direct pedestrian access route, and must be distributed to serve all primary buildings (Figure C).

(4) Design Criteria.

   a. Bicycle racks must be capable of locking the bicycle and of supporting the bicycle in an upright position
   b. A hard surfaced parking area made of concrete is required. Racks must be securely anchored to this supporting surface.

c. Unless otherwise specified by overlay or other aesthetic districts, stainless steel, unpainted, inverted “U” shaped bicycle racks conform to minimum standards (Figure D).

Figure A

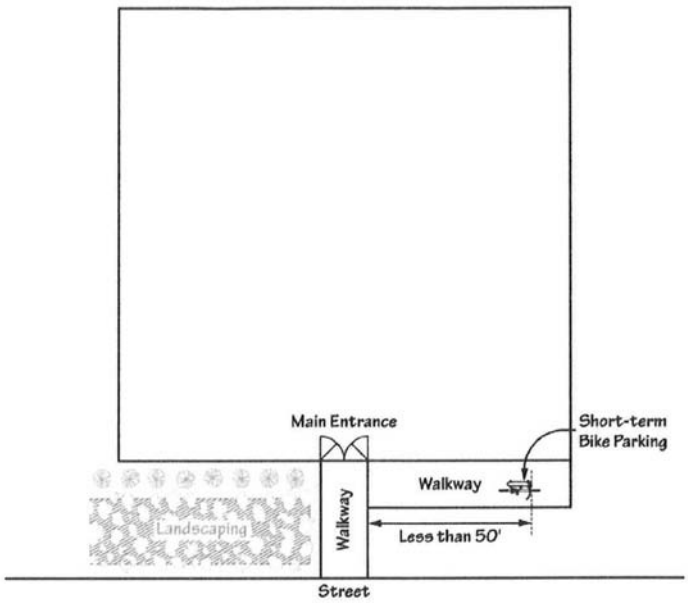


Figure B

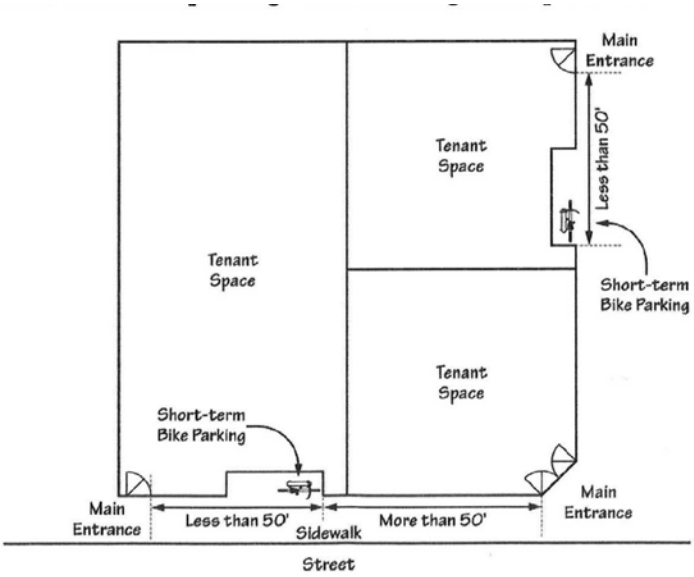


Figure C

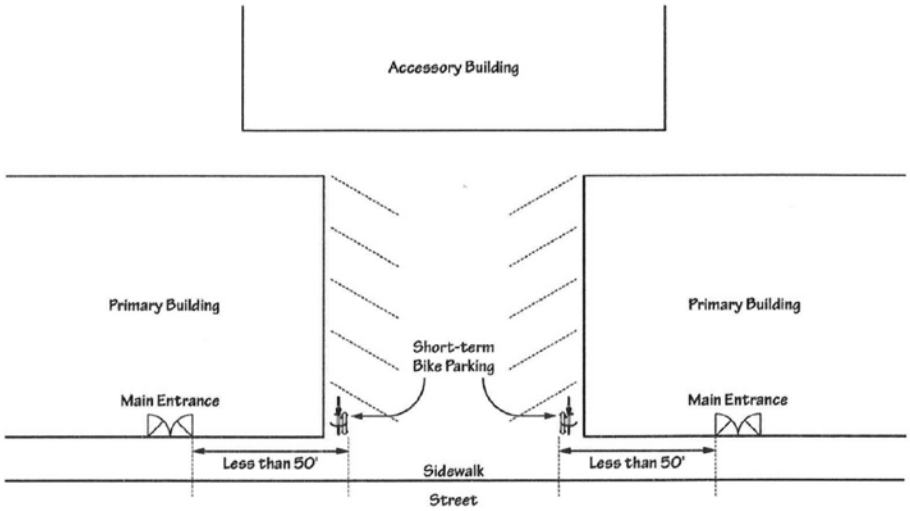


Figure D

CITY OF KINGSPORT, TENNESSEE

March 7, 2013

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 Bloomingdale Heights No. 2 Subdivision on Dahlia Drive, surveyed by Larry Culbertson, 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, AICP
Planning Director

C: Kingsport Regional Planning Commission

FLOOD CERTIFICATION

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

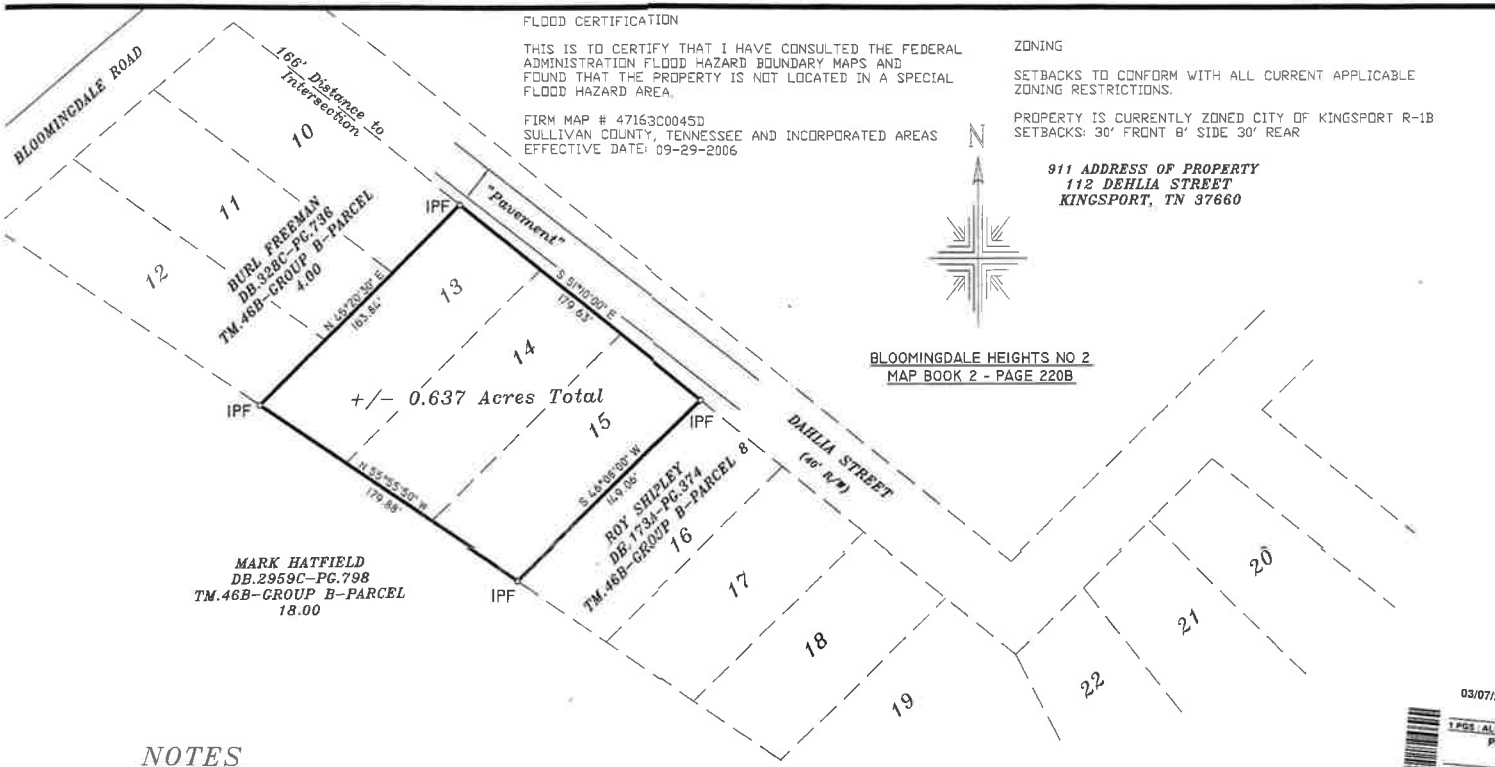
FIRM MAP # 47163C0045D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

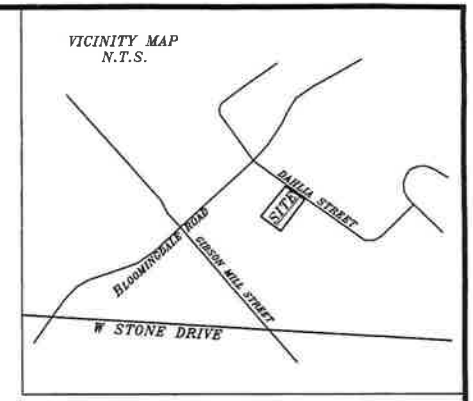
ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT R-1B
SETBACKS: 30' FRONT 8' SIDE 30' REAR

911 ADDRESS OF PROPERTY
112 DEHLIA STREET
KINGSPORT, TN 37660





NOTES

Deed Reference: DB. 3069-PG. 382
Tax Map: 46B-B-5, 46B-B-6, 46B-B-7
Owners Name: Paul C. Stanley & Peggy Melissa Dishner
Property Address: 112 Dahlia Street
Kingsport, TN 37660

0' 50' 100' 200'

LEGEND
IPS denotes Iron Pin Set
IPF denotes Iron Pin Found

03/07/2013 - 12:57:16 PM
13004492
1 PGS : AL - PLAT BATCH: 37416
PLAT BOOK: P54
PAGE: 89-89

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

LARRY M. CULBERTSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 863

KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

Feb 28 20 13
DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

March 20 13
DATE

Christiane Campbell
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

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

2-26 20 13
DATE

Larry M. Culbertson
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED
2. THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS
3. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

20
DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

3-4 20 13
DATE

AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/7 20 13

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

3-4 20 13
DATE

TENNESSEE DEPARTMEENT OF ENVIRONMENT AND CONSERVATION

(OR)

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

2-27 20 13
DATE

Paul C Stanley
OWNER

Peggy Melissa Dishner
OWNER

RESUBDIVISION OF LOTS 13,14,15 OF BLOOMINGTON HEIGHTS NO. 2

Date: 02-12-2013	**FILE:STANLEY.DWG** Drawn By: David Wallace	**Scale:** 1" = 50'	11th Civil District Sullivan County, TN
Total Acres: +/- 0.637 Acres New Road 0	Total Lots 1 Miles New Road 0	Surveyor : Culbertson Surveying Owner : PAUL C. STANLEY and PEGGY MELISSA DISHNER Closure Error 1:10000	
Culbertson Surveying P. O. Box 190, Nickelsville, VA 24271 (276) 479-3093		Drawing Number 5787	

03-04

03-05

CITY OF KINGSPORT, TENNESSEE

February 15, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 West 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 subdivision of the Eva Gammon Slaughter Heirs Property, located at 855 Colonial Heights Road and surveyed by Danny Carr of Carter, Carr and Associates, 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,

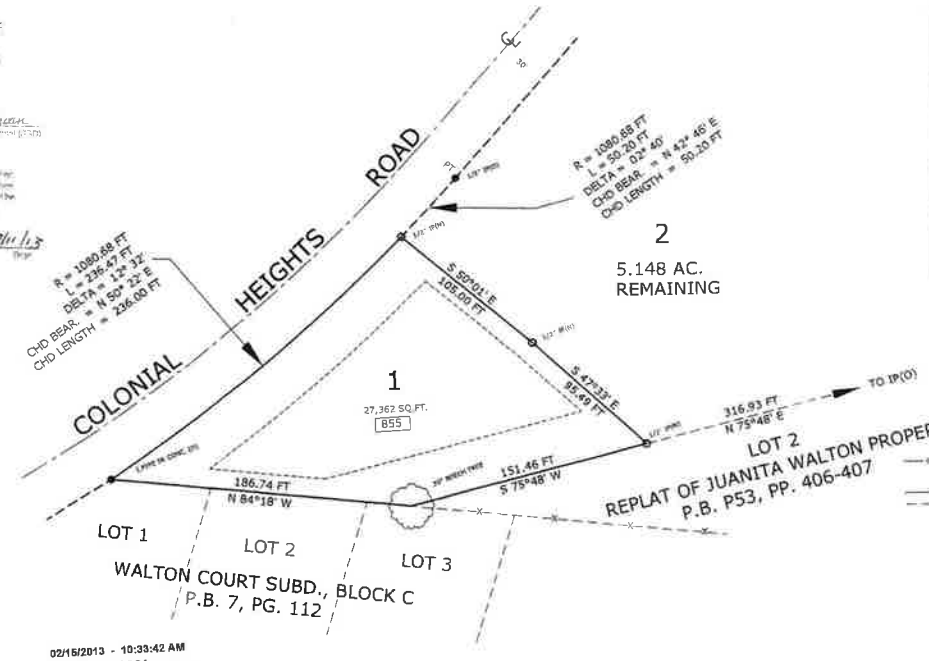
Lynn Tully
Director of Community Development

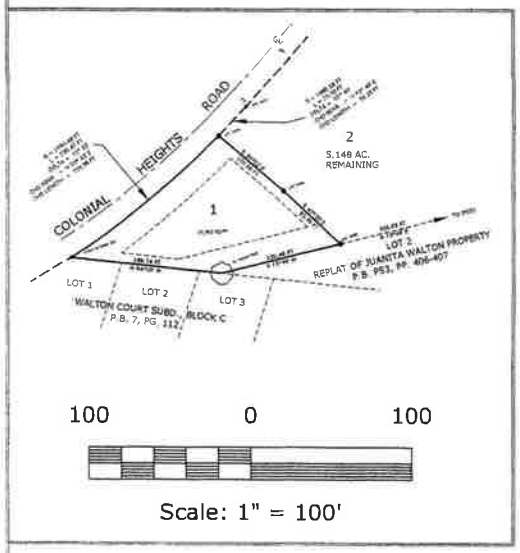
cc: Kingsport Regional Planning Commission
KC file

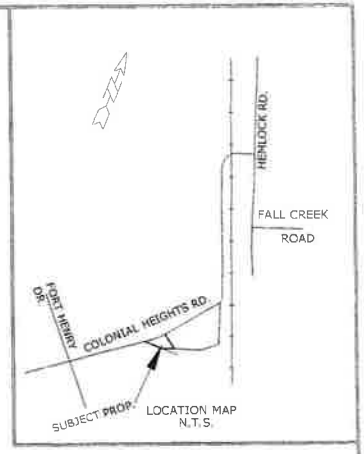
Lot 1 ARE APPROVED FOR STANDARD INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM SERVING A MAXIMUM OF 3 BEDROOMS

Slaughter Heirs — Sullivan

2/11/13







RECORDING DATA

PROPERTY RECORDED AT DEED BOOK 2615C/ PAGE 623 AND IS SHOWN ON TAX MAP 77, PARCELS 31.00

ABBREVIATIONS AND SYMBOLS

CON MON(O)- CONCRETE HIGHWAY MON. (OLD)
DB= DEED BOOK
IP(O)= IRON PIN OLD AND FOUND, SIZE AS NOTED
IP(N)= 1/2" IRON PIN NEW AND SET
OVERHEAD UTILITY LINES
PG= PAGE
R.O.W = RIGHT OF WAY
SANITARY SEWER LINE
UNSURVEYED ADJOINERS LINES
UPL= UTILITY POLE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE AREA ABOVE THE T.V.A. FLOWAGE EASEMENT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP # 47163C0235D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: SEPTEMBER 29, 2006

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS

PROPERTY IS CURRENTLY ZONED SULIVAN COUNTY P.B.D. 3
SETBACKS: 50' FRONT/25' SIDE*/25' REAR

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 1/2" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

B55 = SULLIVAN COUNTY 911 EXISTING ADDRESS ASSIGNMENT

02/15/2013 - 10:33:42 AM
13003021
1 POS : AL - PLAT BATCH: 36134
PLAT BOOK: P54
PAGE: 71-71

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS

SUBDIVISION OF THE EVA GAMMON SLAUGHTER HEIRS PROPERTY

PREPARED by:
CARTER, CARR & ASSOCIATES
SURVEYORS-PLANNERS
5615 LONE STAR ROAD
KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 349-6920
FAX: (423) 349-5107
EMAIL: cartercarr@charter.net

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

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20____

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

2-13-13

AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

2/13/13

KINGSPORT 911

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

1-23 20 13

DATE

OWNER

CERTIFICATE OF ACCURACY

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

DATE

TENNESSEE REGISTERED LAND SURVEYOR

TENNESSEE NO. 1535

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

I HEREBY CERTIFY:
1. THAT CONSTRUCTION PLANS HAVE BEEN APPROVED.
2. THE STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

1-23-13 20____

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE

TDEC

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

IF REQUIRED, A BURETY BOND TO THE AMOUNT OF $ N/A HAS BEEN FILED WITH THE REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AS OF DATE.

2/13/13

DATE

SECRETARY REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.628 AC±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	RICK VAUGHN	CIVIL DISTRICT	14TH
SURVEYOR	CARTER, CARR & ASSOC.	CLOSURE ERROR	1:7500

SCALE: 1"=50'

03-05

03-06

CITY OF KINGSPORT, TENNESSEE

March 1, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 West 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 Division of Carmel Property, located along McIntosh Drive and surveyed by Tim Lingerfelt of Alley and Associates, 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
Director of Community Development

cc: Kingsport Regional Planning Commission
KC file

03-06

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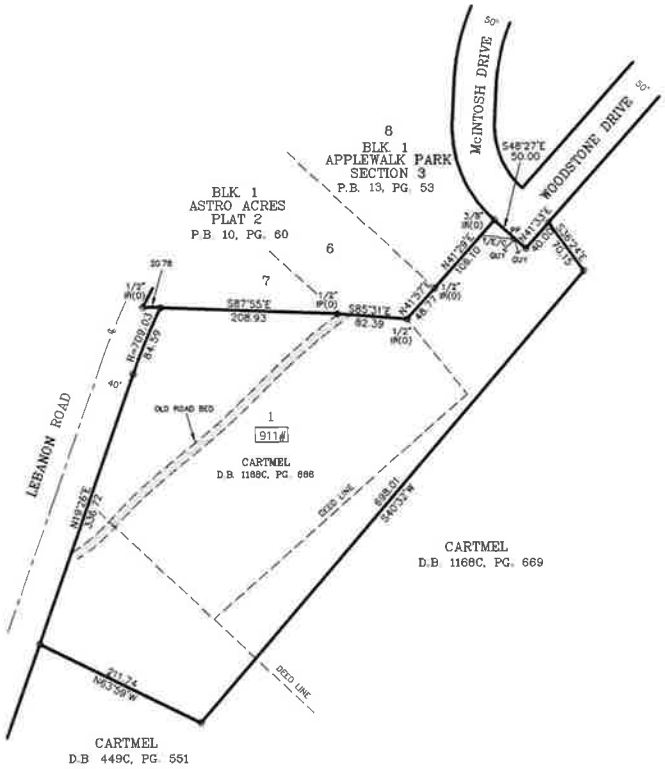
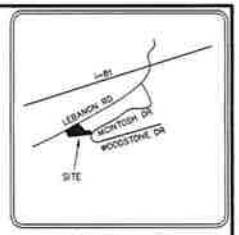




LOCATION MAP
NTS

LEGEND

IR(O)	*IRON ROD, OLD*
IP(O)	*IRON PIPE, OLD*
PP	*POWER POLE*
T/E/C	*TELEPHONE, ELECTRIC, & CABLE*
P.B	*PLAT BOOK*
D.B.	*DEED BOOK*
PG	*PAGE*
℄	*CENTER LINE*
N.T.S	*NOT TO SCALE*
123	*911 ADDRESS*

NOTES:

1) NORTH BASED ON N41°33'E AS SHOWN ON P.B. 13, PAGE 53 (APPLEWALK PARK, SECTION 3)
2) PROPERTY IS ZONED R-1
   SETBACKS:
   FRONT 30'
   REAR 30'
   SIDE 12'
   SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235 D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
4) JOB NO. 12-9136
5) ACAD FILE 12-9136 CARTMEL.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 106, PARCEL 51
8) DEED REFERENCE: D.B. 1168C, PAGE 666 & D.B. 1168C, PAGE 669
9) 1/2" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
10) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY SULLIVAN COUNTY PLANNING AND ZONING.

ADVANCE COPY

TIM LINGERFELT
TENNESSEE LAND SURVEYOR
TENNESSEE NO. 930

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ 20____

OWNER

CERTIFICATE OF ACCURACY

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

DATE _____ 20____

REGISTERED SURVEYOR

ALLEY & ASSOCIATES, INC.
• SURVEYORS •
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX: (423) 392-8898
E-MAIL: tlingerfelt@alleyassociates.com

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE _____ 20____

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS

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

COMMISSIONER OF HIGHWAYS _____ DATE _____ 20____

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ IN SULLIVAN COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS. PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUNDWATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATION OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

ENVIRONMENTAL SPECIALIST _____ DATE _____
DIVISION OF GROUNDWATER PROTECTION

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE _____ 20____

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ 20____

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

DIVISION OF CARTMEL PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.875	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	GENEVA & DERWIN CARTMEL	CIVIL DISTRICT	14TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=100' (100 50 0 100 200)

CITY OF KINGSPORT, TENNESSEE

February 22, 2013

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 West 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 Adams Acres Subdivision Section 2, located along Adams Street and surveyed by Steven Cross of Cross Land Surveying and Planning, 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
Director of Community Development

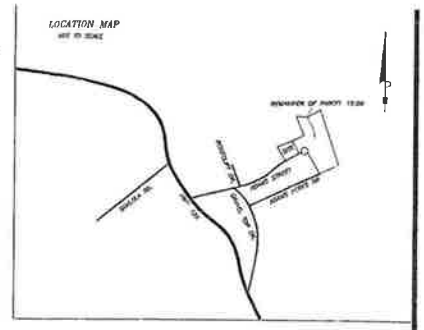
cc: Kingsport Regional Planning Commission
KC file

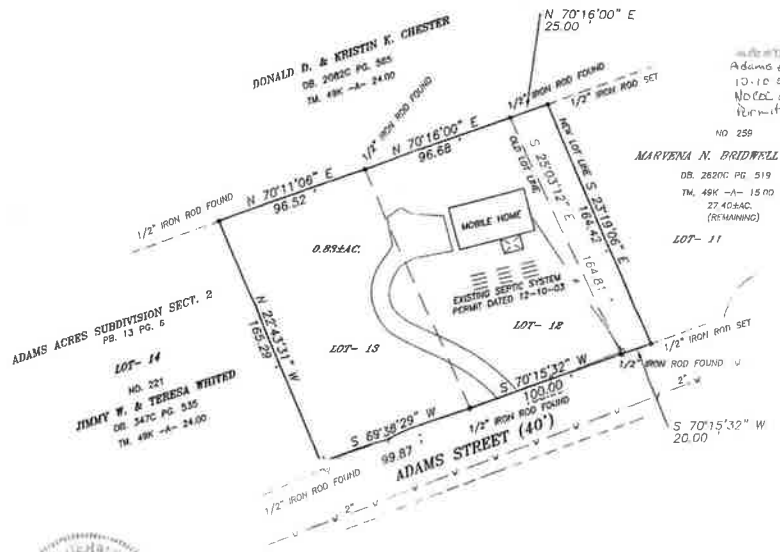
03-07

02/22/2013 - 07:67:47 AM
13003480
1 PGS : AL - PLAT BATCH: 38677
PLAT BOOK: P54
PAGE: 76-76

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
BART LONG
REGISTER OF DEEDS





Adams Acres lot 13
10.10.03
Notice of the
Permit early

NO 259

NOTE

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 5.0' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENT AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/ OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES
5. TITLE SOURCE; DEED BOOK 2620C, PAGE 519, PB 53 PG 630. TAX MAP: 49K- A- , PART OF PARCEL 15.00 TAX MAP: 49K- A- PARCEL 23.00 PB. 13 PG. 5
6. NORTH IS BASED ON PLAT BOOK 3, PAGE 231B & 231F
7. BUILDING SETBACKS TO CONFORM WITH ZONING
8. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL 47163C0070D DATED SEPT 29, 2006

LEGEND

- IRON PIN (OLD)
- IRON PIN (NEW)
- POINT
- POWER POLE
- LIGHT POLE
- BENCH MARK
- DATCH BASIN
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER LINE (OVERHEAD)
- FENCE LINE

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

PROPERTY ADDRESS: 243 ADAMS STREET
BLOUNTVILLE, TENNESSEE

OWNERS: MARVENA N. BIRDWELL FAMILY REAL ESTATE LLC
% DEBRA KENNEDY
213 SHADY BROOK DR
BRISTOL, TENNESSEE

DATE: 7-16-12
SEE FILE NO. 03011507
JOB NUMBER- 29052112

CROSS LAND
SURVEYING & PLANNING
55 THREE OAKS DR. BRISTOL, TENNESSEE (423) 764-0229
1608 EDGEMONT AVE. BRISTOL, TENNESSEE (423) 764-1667
EMAIL: CROSSLS @ BTES.TV FAX: (423) 764-1972

CERTIFICATE OF OWNERSHIP

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

7-16-12
DATE

I HEREBY CERTIFY THAT THIS IS A CURRENT SURVEY AND THE PROPER RE-PRODUCTION OF THE UNDERLYING SURVEY DATED 7-16-12 AS SHOWN HEREON.

DATE TN REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Sept 7 , 19 12
Debra Kennedy
OWNER

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR INSIDE AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE BONDS OF THIS DEDICATION WITH AN ENTIRE PUBLIC RIGHT SHALL SERVE THESE LOTS AS PROPOSED

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

2-20 , 19 13
DATE

AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE

See Note Above

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

SANITARIAN AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO INSURE COMPLETION OF THE IMPROVEMENTS NOT COMPLETED AT THE TIME OF DEFAULT.

DATE

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF REPLAT OF LOTS 12 & 13 AND PARCEL 15.00 OF
ADAMS ACRES SUBDIVISION SECTION 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.83±	TOTAL LOTS 1
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNER MARVENA BIRDWELL EST.	CIVIL DISTRICT 5TH
SURVEYOR STEVEN G. CROSS	CLOSURE ERROR 1:10,000
SCALE 1" = 50'	DRAWN BY RLB

New Businesses - City of Kingsport,

Feb-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
ALL SEASONS PROPERTY MAINTENAN	368 WADLOW GAP RD	LANGREL, DAVID	368 WADLOW GAP RD		KINGSPORT	TN	37660	423	3439578	130201
ALTERNATIVE SERVICES	2601 N JOHN B DENNIS HWY #703	RUSSELL, SEAN	2601 N JOHN B DENNIS HWY #703		KINGSPORT	TN	37660	630	6774195	130201
CIRCLE C MASONRY	950 WILCOX CT STE 105	CAMPBELL, TIMOTHY	950 WILCOX CT STE 105		KINGSPORT	TN	37660	423	5250948	130201
DONIHE GROUP A DIVISION OF DRU	2005 VENTURE PARK		THE DRUMMOND PRESS INC.	2472 DENNIS ST	JACKSONVIL LE	FL	32204	904	5626672	130201
GARY'S COLLECTIBLES	2745 E STONE DR	GODSEY, GARY	288 CEDAR BRANCH RD		KINGSPORT	TN	37664	423	3357171	130201
IDEA MODERN FURNISHINGS	302 SEQUOYAH DR	BENTLEY, AARON	302 SEQUOYAH DR		KINGSPORT	TN	37660	606	4223994	130201
JOHNNY'S BBQ & ASIAN EATERY	2101 E-13 FORT HENRY DR		2124 LONGREEN ROAD		KINGSPORT	TN	37660	423	2765473	130201
MAYHEM PARK	2000 STONEBROOK PL (PVT)	THOMPSON, JONATHAN	C/O JONATHAN THOMPSON	359 BARNETT DR LOT 17	KINGSPORT	TN	37664	423	9671879	130201
MILESTONE CONSTRUCTION, LLC	2837 N JOHN B DENNIS HWY		4499 COLUMBIA ROAD	SUITE 1	MARTINEZ	GA	30907	800	3041350	130201
PWC ROAD SERVICE INC	430 RIVERPORT RD	VICARS, MIKE A	430 RIVERPORT RD		KINGSPORT	TN	37660	423	2472700	130201
WHICH WICH SUPERIOR SANDWICHES	2600 E STONE DR STE 70		KP 206 INC.	33 BRIDLE PATH DR	BARNARDS VILLE	NC	28709	828	3351075	130201
YANKEE DELITE	2745 E STONE DR	FANNING, BARBARA	%BARBARA FANNING	5710 LONE STAR RD	KINGSPORT	TN	37660	423	9463646	130201
THE CREATIVE JEAN	2745 E STONE DR	CARTER, CRYSTAL	CYSTAL CARTER	509 WESTFIELD AVE	CHURCH HILL	TN	37642	423	5790756	130202
EL RANCHITO MEXICAN GRILL	1001 J E STONE DR	ONATE, GUADALUPE	1001 E STONE DR STE JK		KINGSPORT	TN	37660	423	2472224	130204
ANNIE'S ANTIQUES	981 LYNN GARDEN DR	HURD, RODNEY	RODNEY HURD	3001 N JOHN B DENNIS HWY	KINGSPORT	TN	37660	423	4163077	130205
KRISTY'S CUTS & SUCH	613 DICKERSON ST	WILLIAMS, CHRISTONJA	613 DICKERSON ST		KINGSPORT	TN	37665	423	3838211	130207
TIENDA LATINA LA COLMENA	1025 LYNN GARDEN DR	DELGADO, ROSARIO	1025 LYNN GARDEN DR		KINGSPORT	TN	37665	423	3406833	130208

03-08

New Businesses - City of Kingsport,

Feb-13

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
LYONS PAINTING AND MORE	1301 CHESTNUT ST	LYONS, SHAN	1301 CHESTNUT ST		KINGSPORT	TN	37664	423	2920166	130210
THE BLOOMING BOUQUET	4024 FORT HENRY DR		4024 FORT HENRY DR		KINGSPORT	TN	37663	423	2399000	130211
THE PHOTOGRAPHY OF MATT HALE	2109 CYPRESS ST	HALE, MATTHEW W	2109 CYPRESS ST		KINGSPORT	TN	37664	423	6123494	130211
TRI CITY TOWING AND RECOVERY	3001 N JOHN B DENNIS HWY STE B	HURD, RODNEY	3001 N JOHN B DENNIS HWY	SUITE B	KINGSPORT	TN	37660	423	2300869	130211
BLAINE CONSTRUCTION CORP.	BTA OUT OF TOWN ADDRESS		PO BOX 10147		KNOXVILLE	TN	37939	865	6938900	130213
ALMOND BLUE THIRD GENERATION P	1360 HOLYOKE ST	TYLER, JAMES EARL	1360 HOLYOKE ST	APT 10	KINGSPORT	TN	37664	423	3027818	130215
KELLY'S KARPETING & FLOOR COVE	1073 LE AMRON DR	KELLY, JAMES A	1073 LE AMRON DR		KINGSPORT	TN	37665	423	3920888	130215
POOL COMPANY INC., THE	1820 MEADOWVIEW PKWY		3077 20TH ST E SUITE D		TACOMA	WA	98424	253	9266875	130215
ASA CARLTON, INC.	BTA OUT OF TOWN ADDRESS	FLOYD, BRANNON	5224 PALMERO COURT		BUFORD	GA	30518	770	9452195	130217
CAMPBELL CONSTRUCTION	BTA OUT OF TOWN ADDRESS	CAMPBELL, RANDY	2602 AVONDALE DRIVE		JOHNSON CITY	TN	37604	423	7739519	130218

03-08

Building Division Monthly Report

February-13	Count	Value
ACCESSORY BUILDINGS-CARPORT		
ACCESSORY-DECK	1	$5,000
ACCESSORY-GARAGE	3	$84,000
ACCESSORY-POOL	1	$23,000
ACCESSORY PATIO		
ACCESSORY-PORCH		
ACCESSORY UTILITY BLDG	2	$2,500
ADDITION-RESIDENTIAL	6	$116,500
ALTERATIONS-RESIDENTIAL	5	$121,500
NEW CONDO		
ROOF RESIDENTIAL	7	$54,308
NEW SINGLE-FAMILY DWELLING	4	$516,580
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH	1	$2,600
ADDITIONS-COMMERCIAL	1	$834,658
ALTERATIONS-COMMERCIAL	3	$213,430
FOUNDATION (ONLY)		
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/	1	$823,308
NEW RETAIL/RESTAURANTS/MALL/WA	2	$2,210,000
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW PUBLIC WORKS/UTILITY BUILDINGS		
NEW INDUSTRIAL		
NEW CHURCHES OR RELIGIOUS CTR		
NEW PARKING GARAGE		
NEW SERVICE STATION/GARAGE		
ROOF COMMERCIAL	1	$248,748
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING	2	$15,574,000
TOTAL	**40**	**$20,830,132**
OTHER NON-STRUCTURAL PERMITS		
Signs	1	
Banners		
Tents		
Demolitions	2	
TOTAL PERMITS ISSUED	**43**	
****ESTIMATED CONSTRUCTION COST *****		**$25,899,734**
Calendar Y-T-D		

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