

## TENTATIVE AGENDA FOR THE KINGSPORT REGIONAL PLANNING COMMISSION

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

June 21, 2012

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 MAY 14<sup>th</sup>, 2012 AND THE REGULAR MEETING HELD MAY 17<sup>th</sup>, 2012.

### 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.

None

### V. UNFINISHED BUSINESS

None

### VI. NEW BUSINESS

**06-01 Childress Ferry Annexation – (12-301-00005)** – The Planning Commission is requested to consider the annexation, zoning and plan of services for property located south of the Chase Meadows Development in Fall Creek. The property is located inside the corporate limits of the City of Kingsport, 7<sup>th</sup> Civil District of Sullivan County. (Weems)

**06-02 Edinburgh Subdivision – Phase 2f – Preliminary Plat – (12-201-00014)** – The Planning Commission is requested to consider granting the preliminary plat for the Edinburgh Subdivision, Phase 2f located adjacent to Calton Hill. The request includes a variance to Sections 5-1.1.8.A. of the Minimum Regulations for Subdivision Development within the Kingsport Tennessee Planning Region for sidewalk construction. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. (Koder)

**06-03 Nominating Committee** – 3 members of the Planning Commission shall be appointed by the Chairman to solicit nominations for the positions of Chairman, Vice-Chairman and Secretary for the 2012-13 term. Elections are to be held during the July 19, 2012 Regular Meeting.

### VII. OTHER BUSINESS

Receive, for informational purpose only, the minutes of the Regular Meeting of the Board of Zoning Appeals held May 3, 2012.

Receive, for informational purpose only, a report of permits issued by the Building Division for the period of May 1-31, 2012.

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

**VII. ADJOURNMENT**

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

May 14, 2012

12:00 Noon

**Members Present**

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

**Members Absent**

Andy Hall  
Hoyt Denton

**Staff Present**

Lynn Tully  
Forrest Koder  
Ken Weems  
Jason Meredith  
Mike Thompson  
Chris Alley

At 12:00 p.m., the meeting was called to order by Lynn Tully. Director Tully asked to present some information regarding Ex-Parte Contact as reminder to commission members as she had received several calls regarding a future applicant who would like to speak with commissioners. Mrs. Tully presented the Ex-Parte contact rules of thumb put out by the Tennessee Department of Economic And Community Development from the Tennessee Planning Commissioner's Handbook. Those rules included.

1. Refusal to be obligated to a particular side of any issue prior to any formal meeting of the discussion.
2. To insist that any and all information offered to an individual planning commissioner be withdrawn or presented to the whole commission.
3. To conduct on site reviews of any proposed project as a full commission or by a committee of commissioners and not typically by individuals.
4. To present all written information concerning any upcoming action of the commission to all commission members.

Further she added, 2 rules of thumb she has used with commissions in times past, including:

1. Don't hold Ex-Parte Contact on pending applications. All though it's not technically outside the bounds of the law it can be uncomfortable with members of the public.
2. Disclose, disclose, disclose, meaning that any such contacts should be disclosed at the meeting by simply stating the conversation was had between the parties and when that may have occurred.

The agenda was presented for the Planning Commission's discussion for the May 17<sup>th</sup> regular meeting. A change was proposed by Director Tully including the addition of a bond release for Edinburgh Subdivision 2b to the Consent Agenda as all infrastructure has been completed; and secondly to move the item regarding bond extension for Chase Meadows to the New Business Agenda as the bond has not been received by staff thus far and potentially may need to be called prior to the next Planning Commission meeting due to the expiration date of June 14<sup>th</sup> 2012. After some discussion the agenda was changed and revised for the final meeting agenda. No changes were proposed for the minutes of the April 16<sup>th</sup> work session or the April 19<sup>th</sup> regular meeting.

Colette George arrived at approximately 12:15 PM.

The Planning Commission heard a presentation regarding the extension for Chase Meadows bond from Mr. Forrest Koder indicating the original bond amount of \$5,300.00 is set to expire on June 14<sup>th</sup> 2012 and the improvements have not been made to date. Mr. Koder confirmed that staff has not received a new bond at this time. After some discussion, no official action was taken.

The Planning Commission heard a presentation regarding Edinburgh Subdivision 2c-2 by Mr. Forrest Koder. After minor discussion, no official action was taken.

The Planning Commission heard a presentation regarding final plat approval for Lynnview Ridge Subdivision. The presentation was made by Mr. Forest Koder who indicated that this two lot subdivision does require infrastructure improvements and road dedication. Mr. Chris Alley also spoke concerning the need for variance to our typical cul-de-sac requirements based on the unusual and unique circumstances of the entrance for the purposed apartment complex. After some discussion, no official action was taken.

The Planning Commission heard a presentation regarding the annexation zoning and plan of services for John B. Dennis Highway annexation area. The presentation was made by Mr. Ken Weems. After some discussion concerning the individual businesses included within the area, no official action was taken.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:45 PM.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

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

May 17, 2012

7:00 p.m.

**Members Present**

Dennis Ward, Chairman  
Colette George, Vice-Chairman  
Mike McIntire, Alderman  
Andy Hall, Alderman  
George Coleman  
Hoyt Denton  
Dave Stauffer

**Members Absent**

Jim Lewis  
"Buzzy" Breeding

**Staff Present**

Lynn Tully  
Forrest Koder  
Ken Weems  
Jason Meredith

**Visitors List**

Diane Adams  
Lisa Smith  
John Rose  
Scott Williams  
Brent Moore

At 7:00 p.m. Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. A motion was made by Mike McIntire, seconded by Dave Stauffer to approve the revised agenda as presented at the work session on May 14, 2012. The motion was approved unanimously, 6-0.

The minutes of the work session held April 16, 2012 and the regular meeting held on April 19, 2012 were discussed. There being no corrections, a motion was made by George Coleman, seconded by Mike McIntire to approve the minutes as presented. The motion was approved unanimously, 6-0.

**CONSENT AGENDA**

The secretary for The Commission read the Consent Agenda items as proposed.

**Request Release of ILOC for Edinburgh phase 2-B (11-201-00053)**-The Planning Commission considered releasing an irrevocable letter of credit for Edinburgh Phase 2B; the amount of \$159,400.00. The ILOC is drawn on First Community Bank and staff recommended the release. The Chairman asked if there were any speakers in favor or opposition to the item on the consent agenda. There being none, a motion was made by Mike McIntire, seconded by Dave Stauffer to approve the consent agenda item as proposed. The motion was approved unanimously, 6-0.

## NEW BUSINESS

**Request Extension for Chase Meadows Subdivision (10-103-00001)**-The Planning Commission considered an extension to the irrevocable letter of credit for the Chase Meadows Development, located on Fall Creek Road originally approved during the June 14, 2011 meeting. The original amount of the bond included \$5,300.00 and is set to expire on June 14, 2012. Mr. Forrest Koder presented a revised report and recommendation for the bond in the same amount to construct pedestrian mobility pathways within the development. Mr. Koder confirmed that the infrastructure is not yet completed and discussions with the developer indicated intent to extend the bond, however one has not yet been received by our office. Due to the timing of the expiration of the bond, staff has requested to extend the bond with a contingency that submittal of the new bond in the appropriate amount is provided. Barring that submittal, staff has requested permission to call the bond by June 13, 2012 at 5pm in the amount of \$5,300.00 to complete the infrastructure as required by the original bond. Commissioner Stauffer asked why this bond was in such a small amount, staff responded stating although this is a small amount the developer has recently been dealing with other issues within the development and this has delayed his response time although the developer has assured staff the bond is forthcoming. The Chairman opened the item for public hearing. No one spoke in favor of the request, or in opposition to the request. There being no speakers the Chairman closed the hearing.

After some discussion by the Planning Commission a motion was made by Hoyt Denton, seconded by Dave Stauffer to approve the request for the extension of the bond with the contingencies as stated by staff if no new bond is received. The motion was approved unanimously, 6-0.

**Edinburgh Subdivision Phase 2C-2 final plat (12-201-00025)**-The Planning Commission considered granting final plat approval for the Edinburgh Subdivision, phase 2C-2 located adjacent to Bridge Forth Crossing. Mr. Forrest Koder presented the subdivision plat. Mr. Koder stated this is a major 8 lot subdivision with installation of public infrastructure being required for completion, a bond is currently in place which coincided with the previous subdivision phase approval. The total bond amount would therefore cover both phases. Staff stated the plat does meet the requirements of the subdivision regulations and has been recommended by staff. Chairman Ward asked for an explanation regarding the strip left for the pedestrian walkway indicated on the plat, Mr. Koder stated that the walkway is intended to be maintain and owned by the HOA at this time. Commissioner Denton asked if this section included extension of the cul-de-sac, to which staff responded that no extension is included on this phase but was included on the phase adjacent to this section, 2B-2. Commissioner Denton asked to get additional explanation regarding the walkways which continue throughout the subdivision. Mr. Koder stated a preliminary trail drawing was submitted within the last couple of years and is currently being revised for presentation to the Commission at a future date. Commissioner Denton asked if there were materials specified for this trail, staff deferred to the representative for the subdivision Mr. John Rose. Mr. Rose spoke indicating that the materials and details of the nature trail will be consistent with the existing nature trail in other phases. An updated conceptual plan with a full scope of the trails will be presented within the next 2 months. Mr. Ward opened the item for public hearing; with no other speakers in favor of or in opposition to the request. There being no speakers the chair closed the public hearing.

A motion was made by Colette George, seconded by Andy Hall to approve the subdivision as recommended by staff contingent on the bond currently being held for the previous phase. The motion was approved unanimously, 6-0.

**Lynnview Ridge final plat (12-201-00018)**-The Planning Commission considered granting final plat approval with a variance to section 4-1 (1.3), (J), dead end streets, for the Lynnview Ridge Subdivision located adjacent to Barnett Drive. Mr. Forrest Koder presented the item. Mr. Koder stated that the subdivision is proposed to accommodate a new apartment complex and is a 2 lot subdivision requiring infrastructure improvements. Those improvements include an extension to the end of Barnett Drive in order to serve the new parcel and the existing homes to the west of the site. The new lot includes approximately 15 acres. The plat includes a right of way dedication for the extension and a variance is being requested for the offset "T" turn-around. A bond has been requested in the amount of \$16,800.00 to cover all infrastructure improvements. The bond is currently in process and should be available soon; however staff currently does not have the bond in hand. Staff recommended the subdivision subject to receipt of a bond in the appropriate amount. Commissioner George asked if there was an easement included for the lots located at the rear of the property, staff stated the parcels are accessed by a driveway in existence but not a public roadway and deferred to the representative for the subdivision for easements. Mr. Scott Williams surveyor for the owner, spoke stating that those homes are accessed by a driveway and do have current easements in place which will remain with the property to provide access until other public accesses are constructed. Commissioner Denton asked if the current property owner is allowing or giving the right of way for dedication. Mr. Koder responded that they have approved the dedication of right-of-way for the subdivision. In fact this dedication allows for future extension of Barnett Drive should it become necessary.

Chairman Ward opened the item for public hearing, there being no other speakers in favor and no speakers in opposition, Chairman Ward closed the hearing. A motion was made by Hoyt Denton, seconded by Mike McIntire to approve the subdivision with contingencies as recommended by staff. The motion was approved unanimously, 6-0.

**John B. Dennis Highway Annexation (11-301-00023)**-The Planning Commission considered the annexation, zoning and plan of services for property located on the east side of John B. Dennis Highway north of Sullivan North High School adjacent to the corporate limits of the City of Kingsport, and 10<sup>th</sup> and 11<sup>th</sup> civil districts of Sullivan County. Mr. Ken Weems presented the annexation area report. Mr. Weems stated that a public meeting had been held for this annexation area with approximately one half of the property owners in attendance at that time. The area includes approximately 16 parcels and 18 acres with the majority of parcels being served by Bloomingdale Utility District and the rest served by City of Kingsport Water and Sewer Services. The proposed city zoning is similar to the current county zoning districts and staff does recommend the annexation, zoning and plan of services to the Planning Commission. Commissioner Hall asked if the northerly parcel was a single family home, staff stated that the parcel is not at this time but is currently a garage or car lot. Commissioner George asked if this rezoning would make this a non conforming use. Staff stated that the property is currently zoned residential and would therefore continue as a non conforming use. Commissioner Coleman asked if there was a tax advantage to zoning this property commercial at this time. Staff stated there is no tax advantage now based on the method of assessment by the county assessors. Additionally Director Tully stated that there are current safe guards in place in state law for existing non-conforming uses and that it may continue to expand within the bounds of the existing zoning under the current state law. There being no further discussion, Dennis Ward opened the item for public hearing. Ms. Diane Adams spoke in favor of the annexation, however expressed a concern regarding the requirement for food service in

order to serve alcohol by the drink. She stated that her building is currently a bar on John B. Dennis Highway and the building is very old. Due to its current state, in order to build a commercial kitchen to serve food the cost would be extremely prohibitive. She further asked if they could operate the food service in a different way either by having it catered or otherwise warmed and served. Director Tully responded, she would check into the requirements and see what flexibility there is. There is a grace period in order to obtain a city beverage permit, however the requirement of food is included as a minimum for service of alcoholic beverages inside the city. Therefore there maybe some additional issues that we may need to address for this specific use. Commissioner Coleman stated, he has a very large concern about bringing in a business with new regulations that would result in potentially putting them out of business. He reminded the commission of a time in the past where there was an alcohol service business that was not annexed specifically for that reason. Ms. Adams stated she would appreciate being on sewer, however remains concerned about the requirements for food service for her beverage permit. Commissioner George asked if this property could be left out of the annexation area logically. Staff stated that this property could be excluded with minimal impact to the annexation area.

There being no further speakers in favor or against the proposed annexation area Chairman Ward closed the public hearing. Commissioner George made a motion to recommend the annexation, zoning and plan of services for the John B. Dennis Highway annexation area with the exclusion of Ms. Adams property. The motion was seconded by George Coleman. The motion was approved unanimously, 6-0.

## **OTHER BUSINESS**

Director Tully announced the availability of training for Planning Commissioners through a Livable Regions and Communities in Appalachia Workshop. Interested commissioners are to contact the office for registration.

The Planning Commission received for informational purposes only a report of permits issued by the Building Division issued April 1st-30th. 2012.

The Planning Commission received for information purposes only a report of new businesses as provided by Jeff Fleming.

Receive, for informational purpose only, the minutes of the Regular Meeting of the Board of Zoning Appeals held April 5, 2012.

Receive minor subdivision letter and map for the Resubdivision of the Celebration Church, Lot 1 & Lot 8 of Emory Jones Subdivision.

Receive minor subdivision letter and map for the Resubdivision of Quail Creek Replat, Lots 1 & 2 on Countryshire Drive.

Receive minor subdivision letter and map for the Resubdivision of Country Shore Replat, Lot 1 on Cooks Valley Road.

Receive minor subdivision letter and map for the Resubdivision of the City of Kingsport, Lots E & F on Tennessee Street.

Receive minor subdivision letter and map for the Resubdivision of Ivan and Peggy Smith Property,  
Located along High Ridge Drive.

Receive minor subdivision letter and map for the Resubdivision of the Timothy L. Cloud Subdivision on  
Brookhaven Drive.

#### **ADJOURNMENT**

There being no further business, a motion was made by Mike McIntire, seconded by George Coleman  
to adjourn the meeting at approximately 7:42 p.m. This motion passed unanimously, 6-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

**ANNEXATION REPORT  
CHILDRESS FERRY ANNEXATION  
FILE: 12-301-00005**

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION

**FROM:** Ken Weems, Planner

**DATE:** 29 May 2012

**APPLICANT:** Owner requested (petition attached)

**REQUESTED ACTION:** Annexation and zoning to an A-1 (Agricultural District) of approximately 8.2 acres/1 parcel.

**LOCATION:** The area proposed for annexation is located south of the Chase Meadows Development in Fall Creek.

**EXISTING LAND USE:** Residential

**PROPOSED USE:** Same

**SURROUNDING ZONING DISTRICTS & LAND USES:**

**General:** The annexation area is surrounded by County A-1 (Agricultural), City PD (Planned Development), and City R-1B (Single Family) zoning.

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

**LAND USE PLAN:** The Kingsport 2030 Land Use Plan addresses this area's use as appropriate for Multi Family use.

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

**TRANSPORTATION:**

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

Childress Ferry Road: 450

**POPULATION:**

The annexation area contains 4 residents.

**SCHOOLS:**

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

Elementary: Indian Springs

Middle: Holston

High: Central

The City School zones for the annexation area consist of the following:

Elementary: John Adams

Middle: Robinson

High: Dobyns-Bennett

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

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

**STAFF RECOMMENDATION:**

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

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



# CITY OF KINGSPORT, TENNESSEE

## Petition for Annexation

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

*Garnett E. Simmers, Jr.*

1.	name: <u>Melinda B. Simmers</u>	address: <u>1776 Childress Ferry Road Blountville, TN 37617</u>	parcel # (if known): <u>          </u>
	phone: <u>423-963-7361 (cell)</u>	email address: <u>msimmers@eastman.com</u>	# in household & ages: <u>4; 38, 35, 5, 1</u>
2.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
3.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
4.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
5.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
6.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
7.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
8.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
9.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____
10.	name: _____	address: _____	parcel # (if known): _____
	phone: _____	email address: _____	# in household & ages: _____

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## **RESOLUTION NO.**

### **A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE CHILDRESS FERRY 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 Childress Ferry annexation was submitted to the Kingsport Regional Planning Commission on June 21, 2012, 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 July 10, 2012; 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 June 25, 2012; and

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

BEGINNING at a point, said point being the northern corner of parcel 24.60, Tax Map 78H; thence in a southeasterly direction, crossing the right-of-way of Childress Ferry Road, approximately 880 feet to a point, said point lying on the southeastern right-of-way of Childress Ferry Road; thence in a southwesterly direction, following the southeastern right-of-way of Childress Ferry Road, approximately 430 feet to a point, said point lying on the southeastern right-of-way of Childress Ferry Road; thence in a northwesterly direction, crossing the right-of-way of Childress Ferry Road, approximately 890 feet to a point, said point being the western corner of parcel 24.60; thence in a northeasterly direction, approximately 400 feet to the point of BEGINNING, and being all of parcel 24.60 as well as a portion of Childress Ferry Road, approximately 430 feet in length 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 KINGSFORT, TENNESSEE, AS FOLLOWS:

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

**Childress Ferry Annexation  
Plan of Services**

**1. Police Protection**

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

- G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

## **2. Fire Protection**

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

## **3. Water**

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. The City of Kingsport Water Department operates and maintains a 28 MGD water filtration plant, 22 water storage tanks, 15 water booster station and over 750 miles of waterlines. The water treatment plant is staffed by state certified operators 24 hours a day, 365 days a year to provide safe drinking water to our customers.

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

#### **4. Electricity**

Electric service in this area is currently under the jurisdiction of AEP and is currently available.

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

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

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

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

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

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

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

## **8. Recreational Facilities**

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

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

#### **9. Street Lighting**

Street lighting will not be provided per request of the property owner.

#### **10. Zoning Services**

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

#### **11. Schools**

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

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

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**12. Traffic Control**

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

**13. Inspection Services**

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

**14. Animal Control**

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

**15. Storm Sewers**

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

**16. Leaf Removal**

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

**17. Litter Control**

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

**18. Graffiti Control**

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

**19. Other Services**

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

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

ADOPTED this the 10<sup>th</sup> day of July 2012.

ATTEST:

\_\_\_\_\_  
DENNIS R. PHILLIPS, Mayor

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

APPROVED AS TO FORM:

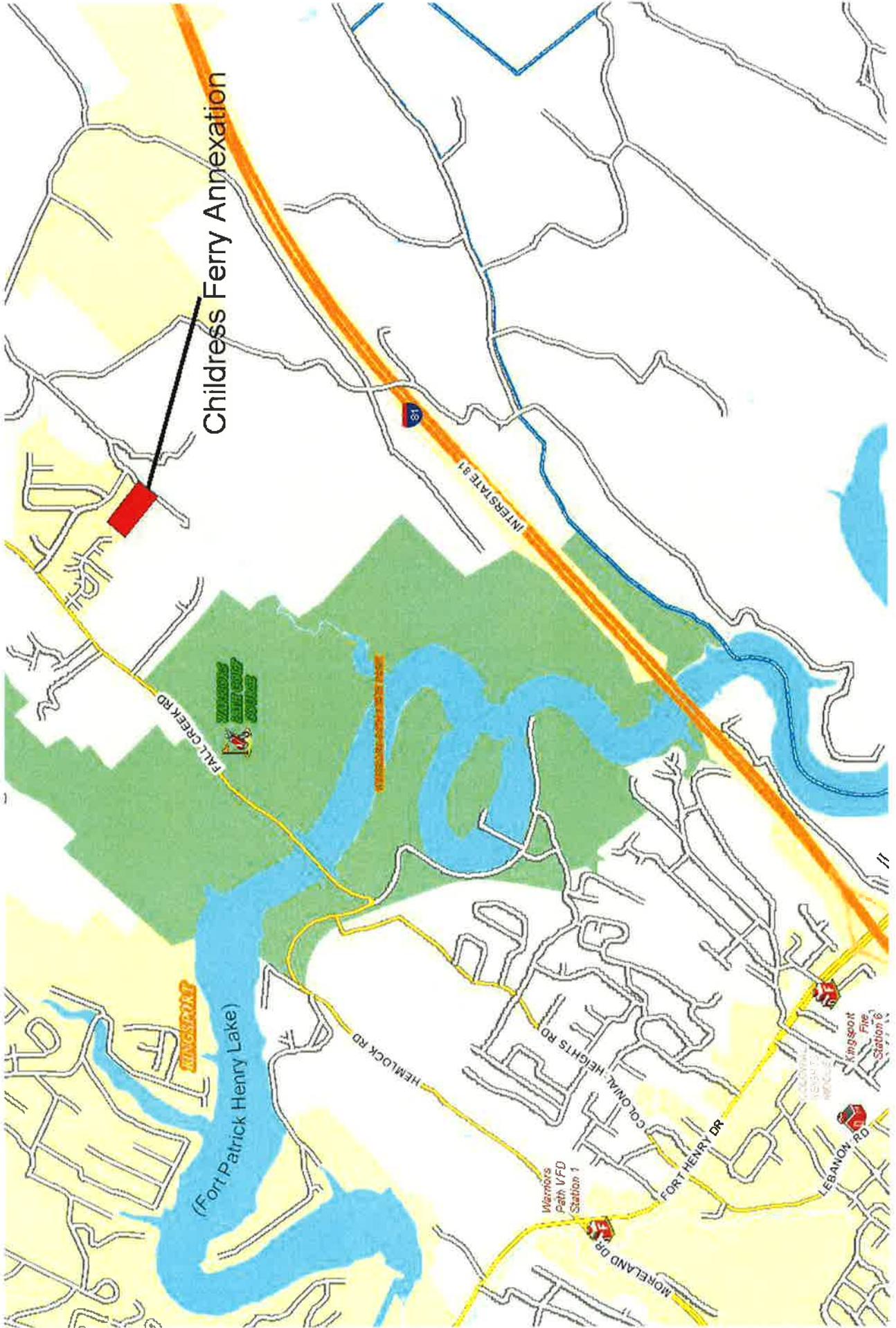
\_\_\_\_\_  
J. MICHAEL BILLINGSLEY, City Attorney

**Childress Ferry Annexation Area**

**COST ESTIMATE/ tax records as of 29 May 2012**

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	\$1,561.00	
State Shared	X	\$416.00	4 res x 104 (estimated)
Sewer Tap Fees	X	\$0.00	
Water & Sewer Rev (loss)	X	-\$350.00	water only
Stormwater revenue		\$42.00	
<b>Total</b>	<b>\$0.00</b>	<b>\$1,669.00</b>	

Expenses	One Time	Reoccurring (annual)	
<b>Operating Budget</b>			
Police & Fire Service	0.00	0.00	
Street Lighting	0.00	0.00	no street lights per owner request
Traffic Controls	0.00	0.00	
Streets & Sanitation	0.00	728.00	
Subtotal	0.00	728.00	
<b>Capital Budget</b>			
Water	0.00	0.00	
Sewer	0.00	0.00	
Streets	1,358.00	0.00	
Subtotal	1,358.00	0.00	
<b>Grand Total</b>	<b>\$1,358.00</b>	<b>\$728.00</b>	



Childress Ferry Annexation

81

INTERSTATE 81

WARRIOR'S  
EDGE GOLF  
COURSE

FALL CREEK RD

LEBANON RD

(Fort Patrick Henry Lake)

HEMLOCK RD

Warriors  
Path VFD  
Station 1

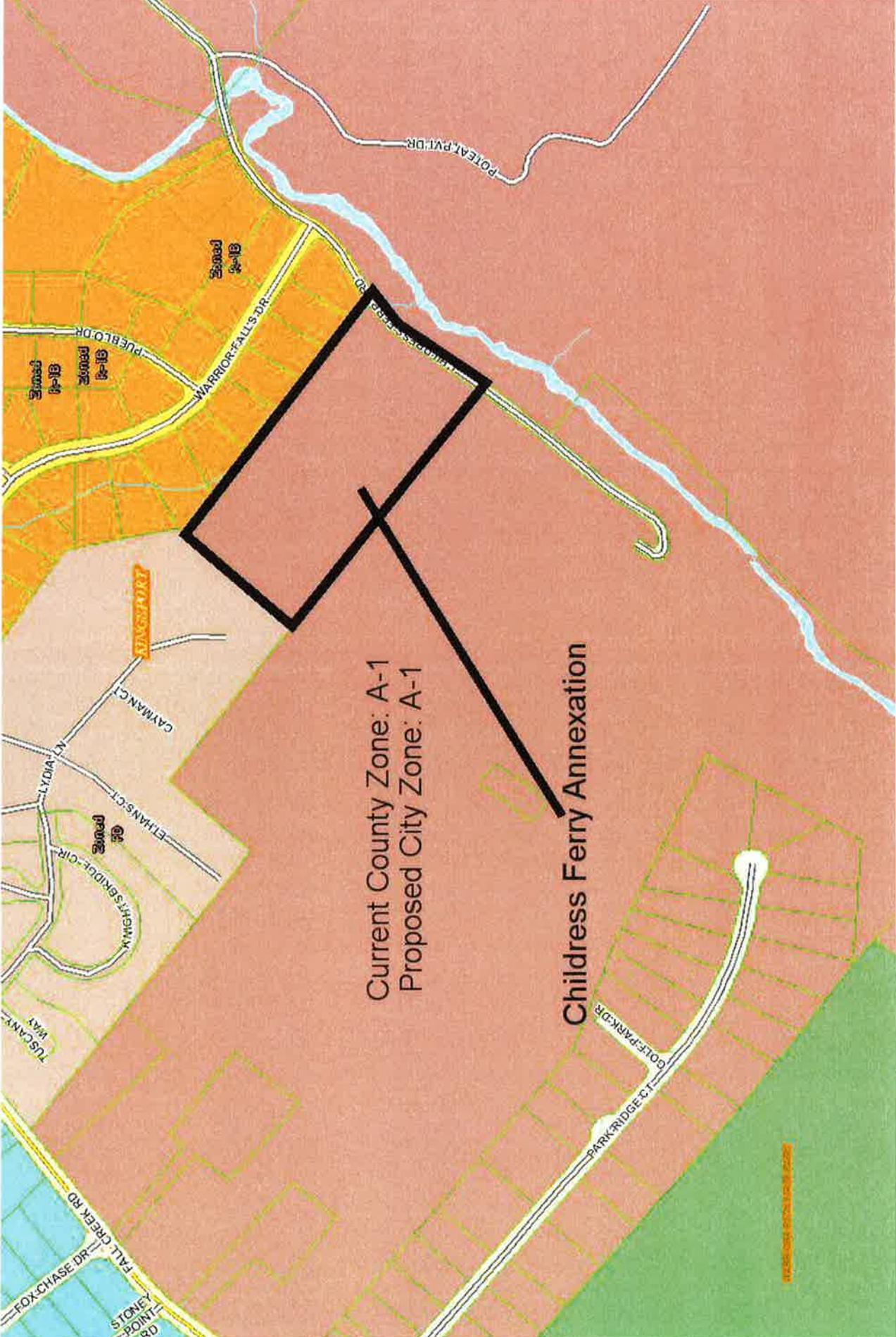
MORELAND DR

COLONIAL HEIGHTS RD

FORT HENRY DR

LEBANON RD

Kingsoot  
Fire  
Station 6



Current County Zone: A-1  
Proposed City Zone: A-1

Childress Ferry Annexation

Scale: 1 inch = 100 feet



## Rationale

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

## MEMORANDUM

**TO:** KINGSFORT REGIONAL PLANNING COMMISSION

**FROM:** Forrest Koder, Planning Division

**DATE:** May 23, 2012 for the **June 21, 2012 Meeting**

**SUBJECT:** **Edinburgh Subdivision – Phase 2f – Preliminary Plat**

**PROJECT NO:** 12-201-00014

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### INTRODUCTION

Consider granting the Preliminary Plat for the Edinburgh Subdivision, Phase 2f is located adjacent to Calton Hill. This is a major twelve-lot subdivision that requires public infrastructure improvements. The property is located inside the corporate limits of the City of Kingsport. It is further identified as a portion of Tax Map 119, Parcel 11.00 of the Sullivan County Tax Maps for 2010 and in 15<sup>th</sup> Civil District and is zoned PD, Planned Development District. The property owner is the Edinburgh Group and the surveying firm of BWSC, RLS prepared the subdivision plat.

### PRESENTATION

The property owner is requesting Preliminary Plat approval for Phase 2f before the Planning Commission. This is a twelve-lot (12) plat and will require public infrastructure improvements. Calton Hill right-of-way as presented is fifty (50) feet wide with a sidewalk on one side. A variance is being requested by the developer to allow a six-foot sidewalk on only one side of the roadway Staff feels although this was appropriate for the phases with short streets ending in a cul-de-sac and along the Edinburgh Channel Loop where density was low, this phase will ultimately have a density in excess of 130 home sites with a single access to the subdivision outlet and therefore not appropriate in this case. Additionally considering the recent change requested by the Planning Commission of expanding the size of the sidewalk on both sides of a fifty (50) foot right-of-way from four (4) feet to five (5) feet in width should be considered. The written request does not meet the requirements for granting a variance under Section 6-3 citing any extraordinary hardships or particular difficulties as it relates to Physical Surroundings, Unique Conditions or Detriment to Public Safety. Therefore five foot wide sidewalks should be installed on both sides of this right-of-way.

All other requirements of the *Minimum Subdivision Regulations for the City of Kingsport* have been met. Staff recommends the Planning Commission granting Preliminary Plat approval for the Edinburgh Subdivision Phase 2f but denying the sidewalk variance and requiring a five (5) foot sidewalk on both sides of the proposed street.

### OPTIONS

The Planning Commission's options are as follows:

1. Grant Preliminary Plat approval for the Edinburgh Subdivision Phase 2f but denying the sidewalk variance and requiring a five (5) foot sidewalk on both sides of the proposed street.
2. Grant Preliminary Plat approval for the Edinburgh Subdivision Phase 2f with the sidewalk variance as requested.
3. Postpone action pending receipt of additional information.

**RECOMMENDATION**

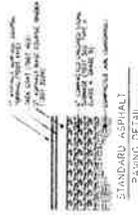
Staff recommends Option #1.



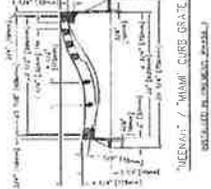
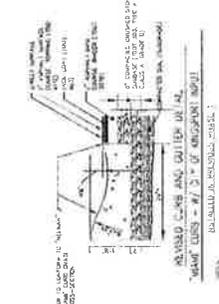
**GOVERNMENT AND UTILITY ACCESS**  
 THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL GOVERNMENT AND UTILITY SERVICES AND PROVIDE FOR THE PROTECTION OF ALL GOVERNMENT AND UTILITY SERVICES AND OTHER ESSENTIALS FOR GOVERNMENTAL AND UTILITY SERVICES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

**MAINTENANCE OF COMMON OPEN SPACE**  
 THE OWNER OF THE PROPERTY HEREBY AGREES TO MAINTAIN AND BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND IMPROVEMENT OF ALL COMMON OPEN SPACE.

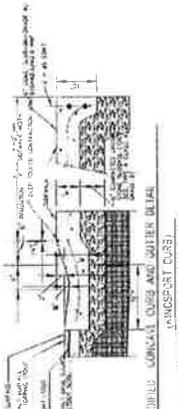
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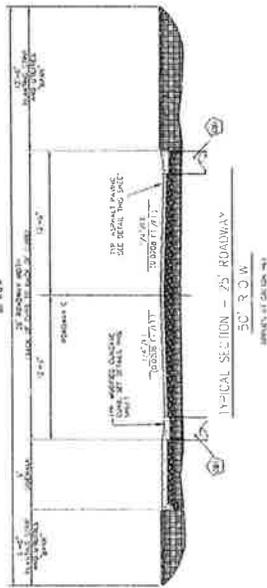
TYPICAL SIDEWALK SECTION (TEXTURED ASPHALT)



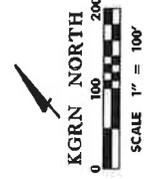
MEANWALL / MARIAM CURB GRATE



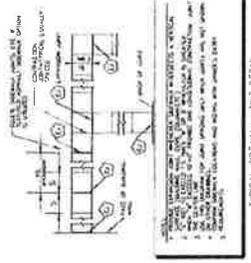
SIDEWALK CURB AND GUTTER DETAIL



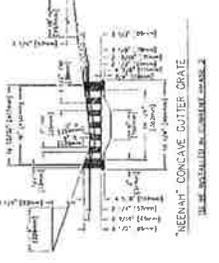
TYPICAL SECTION - 25' ROADWAY



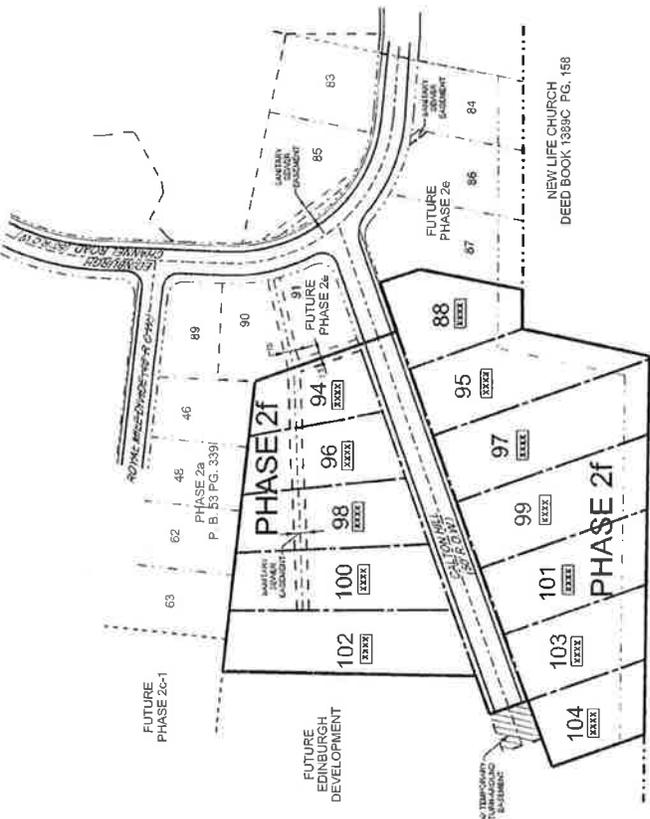
VIGNETTE MAP



TYPICAL SIDEWALK DETAIL



MEANWALL / MARIAM CURB GRATE



NOTES

1. THE BEARING BASE IS BASED ON THE KINGSFORD GEODETIC REFERENCE NETWORK.
2. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TYPICAL ROADWAY SECTIONS AND DETAILS PRODUCED BY TYPICAL & WILSON ENGINEERS.
4. SEE CIVIL DISTRICT JOB 7-2102 # 2-20.
5. PROPERTY IS ZONED R-0.
6. THERE IS A 30 FOOT PERIPHERY YARD ALONG THE EXTERIOR BOUNDARY OF THE PROPERTY.
7. THIS PROPERTY IS SHOWN ON THE COMMUNITY PANEL 14 (BIRMINGHAM) AND IS A PART OF THE EDINBOROUGH DEVELOPMENT.
8. (XXXX) - 91 ADDRESS

**BWSC**  
 BARGE  
 WASSONER  
 SUMNER &  
 CANNON, INC.

FOUR ANDREWS SQUARE SUITE 100 KINGSFORD TOWER SUITE 2180  
 PHONE 425-954-5252 FAX 425-954-5253  
 www.bwscgroup.com

PRELIMINARY PLAN	EDINBOROUGH - PHASE 2f
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES	4.76
ACRES NEW ROAD/ALLEYS	0.560
MILES NEW ROAD	0.09
OWNER	Edinborough Group
CIVIL DISTRICT	6TH
SURVEYOR	NELSON ELAM
CLOSURE ERROR	1/10,000
SCALE: 1" = 100'	

DEVELOPER  
 EDINBOROUGH GROUP  
 1502 CRESCENT DRIVE  
 KINGSFORD, TN 37664

CONTRACT NO. 14-0000000000  
 SHEET NO. 14-0000000000

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

## MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday May 3, 2012

NOON

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

**MEMBERS PRESENT:**

Frank Oglesby, Vice Chairman  
Diane Hills  
Bob Winstead Jr

**MEMBERS ABSENT:**

Leland Leonard, Chairman  
Bill Sumner

**STAFF PRESENT:**

Karen Combs  
Lynn Tully

**VISITORS:**

John Whitten

Ken Bates

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Vice Chairman Olgesby called the meeting to order.

Vice Chairman Olgesby then explained the meeting procedures. Those wishing to testify were sworn in.

**Public Hearing:**

**Case: 12-701-00002 – Property located at 128 Old Mill Ct; Control Map 63O, Group C, Parcel 31.00** Requested variance of 3 feet 9 inches on one side yard to [Sect.114-196.(e)(1)(d)] in order to construct a covered and screened deck in a R-1B Single Family Residential District. The code requires an 8foot side yard setback. Mr. Whitten presented the case to the Board. In his presentation, discussion ensued on the irregular shape of the lot and how the roof will be the same pitch and made of the same materials as the existing roof. Vice Chairman Olgesby clarified as to how the deck would be enclosed. Staff received no phone calls on this item. No one spoke for or against this item. The Board heard the next case.

**Case: 12-701-00003 – Property located at 1220 Tuscany Way; Control Map 78A, Group E, Parcel 00100** Requested variance of 8 feet to the periphery yard requirement [Sect.114-196.(e)(1)(d)] in order to construct a single family house in a PD, Planned Development District. The code requires a 30 foot undeveloped periphery yard surrounding the district. Mr. Bates presented the case to the Board. In his presentation he stated that he had made a mistake and forgot about the 30 foot periphery yard boundary. He was used to building the houses on the inside where the boundary is not a requirement. It was also noted that staff had previously approved the footers for this house and that Mr. Bates had received a building permit. The error was brought Mr. Bates' attention when the house next to the house in question was sold and the bank required a survey. The surveyor contacted Mr. Bates and he then contacted the City. Staff received several phone calls on this item with one of them being the neighbor that directly backs up to the house in question. She has no problems with the placement of this house. The other phone calls were inquiries in nature and no one had an issue for this house but stated that they would not like to

see a variance for the whole development. No one spoke for or against this item at the meeting. **(Note: the public hearing was suspended to give Mr. Bates time to produce a survey for the property. At this time the Board adjudicated Case number 12-701-00002 and held the business portion of the meeting).** Vice Chairman Olgesby reopened the public hearing and Mr. Bates could not produce a survey as requested so the Board proceeded to table the item until the June 7<sup>th</sup> meeting. This motion was made by Bob Winstead and seconded by Diane Hills.

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

**Other Business:**

On a motion by Diane Hills, the Board voted unanimously to approve the April 5, 2012 minutes as mailed.

The BZA stated for the public record the next application deadline on May 15, 2012 at noon and that the next meeting date would be on June 7, 2012.

Staff reported to the Board that Jason Meredith was promoted to Senior Planner.

**Adjudication of Case:**

**Case: 12-701-00002 – Property located at 128 Old Mill Ct; Control Map 630, Group C, Parcel 31.00** There was a brief discussion concerning shape of the lot and the materials and manner in which the roof and deck would be constructed.

**PROOF PRESENTED:**

1. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. *This lot is irregular in shape with a very narrow rear yard so placement of the deck would be a hardship in the rear.*
2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.  
*With the shape of the lot, a deck could not be covered and used as intended without a variance.*
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.  
*The boundaries of the lot were set by the original developer with the placement of the houses and are unique to this property. These circumstances were not result of any action taken by the applicant.*
4. Reasons that the variance will preserve not harm the public safety and welfare and will not alter the essential character of the neighborhood.  
*There are existing screened decks in the neighborhood. The improved deck will be attached to the house improving the safety of the structure.*

**MOTION:** made by Bob Winstead; seconded by Diane Hills – To approve a request as presented and allow a 3 foot 9 inch side yard variance in order to construct a screened in deck with the

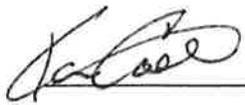
following conditions: 1. The Pitch of the new roof is the same as the existing roof on the house. 2. The materials and shingles match the existing house in material and color.

**VOTE:** 3-0 to grant the variance request as presented with conditions.

**Case: 12-701-00003 – Property located at 1220 Tuscany Way; Control Map 78A, Group E, Parcel 00100**

**MOTION:** made by Bob Winstead; seconded by Diane Hills – To table the request until the May 5, 2012 meeting to allow Mr. Bates time to present to the Board a survey for their review.

**VOTE:** 3-0 to table request.

A handwritten signature in black ink, appearing to read 'K. Combs', written over a horizontal line.

Karen B. Combs, Principal Planner

## Building Division Monthly Report

May-12	Count	Value
ACCESSORY BUILDINGS-CARPORT	3	\$1,795
ACCESSORY-DECK	2	\$12,200
ACCESSORY-GARAGE		
ACCESSORY-POOL	1	\$2,900
ACCESSORY PATIO		
ACCESSORY-PORCH	2	\$26,000
ACCESSORY UTILITY BLDG	9	\$37,735
ADDITION-RESIDENTIAL	6	\$140,600
ALTERATIONS-RESIDENTIAL	8	\$136,000
NEW CONDO		
ROOF RESIDENTIAL	18	\$62,969
NEW SINGLE-FAMILY DWELLING	6	\$913,000
NEW MULTI-FAMILY DWELLINGS		
ADDITION/ALTERATION SCHOOL		
ADDITION/ALTERATION CHURCH		
ADDITIONS-COMMERCIAL		
ALTERATIONS-COMMERCIAL	6	\$604,041
FOUNDATION (ONLY)		
NEW HOTEL/MOTEL		
NEW SCHOOL, LIBRARY, MUSEUM		
NEW SOCIAL, RECREATIONAL, AMUSE		
NEW PROFESSIONAL OFF/MED/BANK/	1	\$450,000
NEW RETAIL/RESTAURANTS/MALL/WA	1	\$580,000
NEW NON RESIDENTIAL BARNS/JAILS/POST O		
NEW OTHER NON-HOUSEKEEPING SHE	1	\$30,000
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	2	\$38,775
UNDERGROUND TANK REMOVAL		
COMMUNICATION TOWER		
GRADING	1	\$145,000.00
<b>TOTAL</b>	<b>67</b>	<b>\$3,181,015</b>
<b>OTHER NON-STRUCTURAL PERMITS</b>		
Signs	7	
Banners	1	
Tents		
Demolitions		
<b>TOTAL PERMITS ISSUED</b>	<b>75</b>	
<b>**ESTIMATED CONSTRUCTION COST ***</b>		<b>\$40,714,914</b>
<b>Calendar Y-T-D</b>		

## Building Division Monthly Report

May-12

### MONTHLY REVENUE

	<u>CURRENT</u>	<u>CALENDAR Y-T-D</u>	<u>FISCAL Y-T-D</u>
<b>BUILDING</b>	<b>\$12,839.50</b>	<b>\$126,871.50</b>	<b>\$215,837.50</b>
<b>ELECTRICAL</b>	<b>\$3,755.50</b>	<b>\$16,649.50</b>	<b>\$32,512.00</b>
<b>MECHANICAL</b>	<b>\$2,219.00</b>	<b>\$26,036.00</b>	<b>\$48,113.00</b>
<b>PLUMBING</b>	<b>\$1,285.00</b>	<b>\$6,835.00</b>	<b>\$14,075.00</b>
<b>TOTALS</b>	<b>\$20,099.00</b>	<b>\$176,392.00</b>	<b>\$310,537.50</b>

### ON-SITE CONSTRUCTION INSPECTIONS

	<u>CURRENT</u>	<u>CALENDAR Y-T-D</u>	<u>FISCAL Y-T-D</u>
<b>BUILDING</b>	<b>121</b>	<b>411</b>	<b>858</b>
<b>ELECTRICAL</b>	<b>163</b>	<b>783</b>	<b>1721</b>
<b>MECHANICAL</b>	<b>58</b>	<b>306</b>	<b>817</b>
<b>PLUMBING</b>	<b>82</b>	<b>312</b>	<b>659</b>
<b>TOTALS</b>	<b>424</b>	<b>1812</b>	<b>4055</b>

### PERMITS ISSUED

	<u>CURRENT</u>	<u>CALENDAR Y-T-D</u>	<u>FISCAL Y-T-D</u>
<b>BUILDING</b>	<b>75</b>	<b>348</b>	<b>774</b>
<b>ELECTRICAL</b>	<b>49</b>	<b>257</b>	<b>569</b>
<b>MECHANICAL</b>	<b>38</b>	<b>170</b>	<b>422</b>
<b>PLUMBING</b>	<b>45</b>	<b>148</b>	<b>311</b>
<b>TOTALS</b>	<b>207</b>	<b>923</b>	<b>2076</b>

## Building Division Monthly Report

May-12

### New Housing

<u>Address</u>	<u>Category</u>	<u>Construction Cost</u>	<u>Total Square Feet</u>
707 Brookhaven Dr	SFR	\$136,000	1600
1324 Carrberry Ct	SFR	\$144,500	1700
1328 Carrberry Ct	SFR	\$144,500	1700
700 Willowcrest Pl	SFR	\$153,000	1800
2808 Wallace Ct	SFR	\$170,000	3048
715 Brookhaven Dr	SFR	\$165,000	1750

## New Businesses - City of Kingsport, Tennessee

May-12

Business Name	Address	Owners Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
ALLSTAR CONSTRUCTION & DEMOLIT LLC	CONTR OUT OF TOWN ADDRESS		223 EUCLID AVE	PO BOX 1408	MORRISTOWN	TN	37816	423	3120253	120518
APPALACHIAN BUILDERS LLC	CONTR OUT OF TOWN ADDRESS		578 JIM FOX ROAD		GREENEVILLE	TN	37743	423	3295854	120511
BRITE ELECTRIC	BTA OUT OF TOWN ADDRESS	LANE, STEVEN A	P O BOX 2374		ABINGDON	VA	24212	276	2068741	120530
CIRCLE L INVESTMENT	1004 FAIRVIEW AV	PARSON, LEONARD	1004 FAIRVIEW AV		KINGSPORT	TN	37660	423	3605642	120501
COMMERCIAL INSTALLATION & CONS	BTA OUT OF TOWN ADDRESS	RICHERT, MARK	1325 N WARSON RD		ST LOUIS	MO	63132	314	5674139	120522
CRAFT BEVERAGE SUPPLY	217 BROAD ST	COLLINS, KEVIN	217 BROAD ST		KINGSPORT	TN	37660	859	9480325	120501
DUCO CONSTRUCTION LLC	CONTR OUT OF TOWN ADDRESS		203 HIGH POINT DRIVE		JOHNSON CITY	TN	37601	423	9290900	120502
FAUVER CONSTRUCTION CO LLC	CONTR OUT OF TOWN ADDRESS		774 MASSENGILL RD		BLOUNTVILLE	TN	37617	423	3402593	120502
HI-LINE CONSTRUCTION LLC	1109 E SEVIER AV		1109 E SEVIER AV		KINGSPORT	TN	37660	423	2452407	120530
K & K REMODELING INC	1029 SURMOUNT CT	WHITE, KENNETH	1029 SURMOUNT CT		KINGSPORT	TN	37660	423	3439266	120522
KWIK KAFE OF TRI-CITIES INC	CONTR OUT OF TOWN ADDRESS		26501 NEW BANKS RD		ABINGDON	VA	24210	276	3224691	120522
LANGRELS LAWN CARE & LANDSCAPI	CONTR OUT OF TOWN ADDRESS		154 VALE RD		GATE CITY	VA	24251	276	5942305	120508
LEEMAN INSTALLATION INC	BTA OUT OF TOWN ADDRESS	LEMAN, GARY	4975 POWDER SPRING DALLAS RD		POWDER SPRINGS	GA	30127	578	7181721	120528
LEGACY PROPERTY MGMT LLC	CONTR OUT OF TOWN ADDRESS		1363 MELINDA FERRY RD		BULLS GAP	TN	37711	423	9230225	120507
LOWRIE ELECTRIC COMPANY	CONTR OUT OF TOWN ADDRESS		7520 BARTLETT CORP COVE EAST		MEMPHIS	TN	38133	901	3814300	120502
MACK WILLIAMS ELECTRIC	673 OAK GLEN CIR	WILLIAMS, MACK	673 OAK GLEN CIR		FALL BRANCH	TN	37656	423	9674117	120503
NECESSARY CONSTRUCTION	BTA OUT OF TOWN ADDRESS	NECESSARY, GARRY L	318 CHURCH RD S		FALL BRANCH	TN	37656	423	5796377	120530
PAPA'S PLACE	330 LYNN GARDEN DR	SILLIMON, ALBERT	308 HICKORY HILLS ROAD		CHURCH HILL	TN	37642	423	7210845	120501
SCOTT ROUNTREE CONSTRUCTION	CONTR OUT OF TOWN ADDRESS		116 CHRISTIANS BEND RD		CHURCH HILL	TN	37642	423	3062240	120504

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

May-12

Business Name	Address	Owner's Name	Mail Address 1	Mail Address 2	City	State	Zip	Area Code	Phone Number	Open Date
SIMPSON DRYWALL	CONTR OUT OF TOWN ADDRESS 1167 N EASTMAN RD		560 KAILLEN DR		KINGSPORT	TN	37660	423	5790453	120516
STADIUM DOGS		HENRY, TOMMY	1167 N EASTMAN RD		KINGSPORT	TN	37664	423	2453647	120521
SUNDANCE GROUP INC	CONTR OUT OF TOWN ADDRESS		518 E HOLSTON AVE STE 201		JOHNSON CITY	TN	37601	423	2326255	120503
TIKI TANS	4001 MEMORIAL BLVD #4	BOURQUE, JAMES JUSTUS	4001 MEMORIAL BLVD #4		KINGSPORT	TN	37684	423	2468267	120503