

<b>Property Information</b>		Polo Fields Phase 2 – Section A	
<b>Address</b>		Downing Place	
<b>Tax Map, Group, Parcel</b>		TM 91E, Group A, Parcel 005.00	
<b>Civil District</b>		13 <sup>th</sup> Civil District	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Single Family Residential	
<b>Acres</b>		+/- 2.52	
<b>Major or Minor / #lots</b>		Major - 16	<b>Concept Plan</b>
<b>Two-lot sub</b>			<b>Prelim/Final</b> Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Jack McMurray <b>Address:</b> P.O. Box 5536 <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> N/A <b>Phone Number:</b> 423-967-5510		<b>Name:</b> Miller Land Surveying <b>Address:</b> 116 Robindale Court <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> <a href="mailto:jeff@millersurveys.com">jeff@millersurveys.com</a> <b>Phone Number:</b> 423-552-5300	
<b>Planning Department Recommendation</b>			
<p>(Approve, Deny, or Defer)</p> <p><b>The Kingsport Planning Division recommends final plat approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>This is the final part of Polo Fields that is being converted into individual lots instead of common ownership.</b></li> <li>• <b>Plat meets the minimum subdivision regulations</b></li> </ul> <p>A request for final division of lots 1-16 for property zoned Planned Development inside the City Limits has been received. The property is located off of Downing Place.</p> <p>The submitted plat divides the 2.52+/- acres into sixteen lots. This is phase two section A of the Polo Fields. All lots are zoned PD. Polo Fields final development plan was recorded in 2009, Polo Fields Phase 1 lots 1-8 was recorded in 2012, Polo Fields Phase 3 was recorded in 2012, and Polo Fields Phase 2 units 30-47 was recorded in 2009. The last Polo Fields Final was approved at the June 2023 PC and recorded in June 2023. There is +/-10.296 acres of open space noted on Phase three. A sidewalk/pedestrian mobility path is also noted on the phase one recorded plat. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><b>Staff recommends final plat approval of the Polo Fields Phase two based upon conformance to the Minimum Subdivision Regulations and the PD District standards.</b></p>			
<b>Planner:</b>	Garland	<b>Date:</b> 1/23/2024	
		<b>Meeting Date:</b>	<b>Feb. 15<sup>th</sup>, 2024</b>

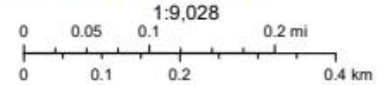
Site Map



5/31/2023, 8:48:58 AM

Sullivan County Parcels Jan 2023  
 Parcels  
 Urban Growth Boundary

- |                |                  |               |
|----------------|------------------|---------------|
| Streets        | Minor Arterial   | Ramp          |
| Interstate     | Collector Street | 2948821.tif   |
| Expressway     | Local Street     | Red: Band_1   |
| Major Arterial | Private Street   | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning



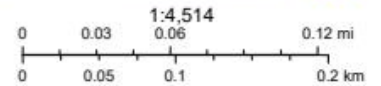
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Sullivan County Parcels Jan 2023

Parcels  
Kpt 911 Address

City Zoning  
<Null>

TA/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A
B-2E	B-1	B-4	GC	MX	PBD*	PUD	R-1B



Web AppBuilder for ArcGIS

Future Land Use



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Sullivan County Parcels Jan 2023

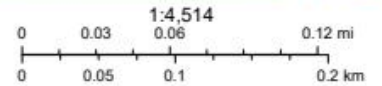
Parcels  
Kpt 911 Address

Future Land Use  
Agri/Vacant

Single Family  
Multi-Family  
Industrial  
Retail/Commercial

Public  
Utilities  
Urban Growth Boundary

Streets  
Interstate  
Expressway  
Major Arterial  
Minor Arterial  
Collector Street  
Local Street  
Private Street



Web AppBuilder for ArcGIS

Utilities



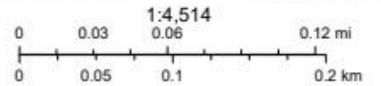
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Sullivan County Parcels Jan 2023

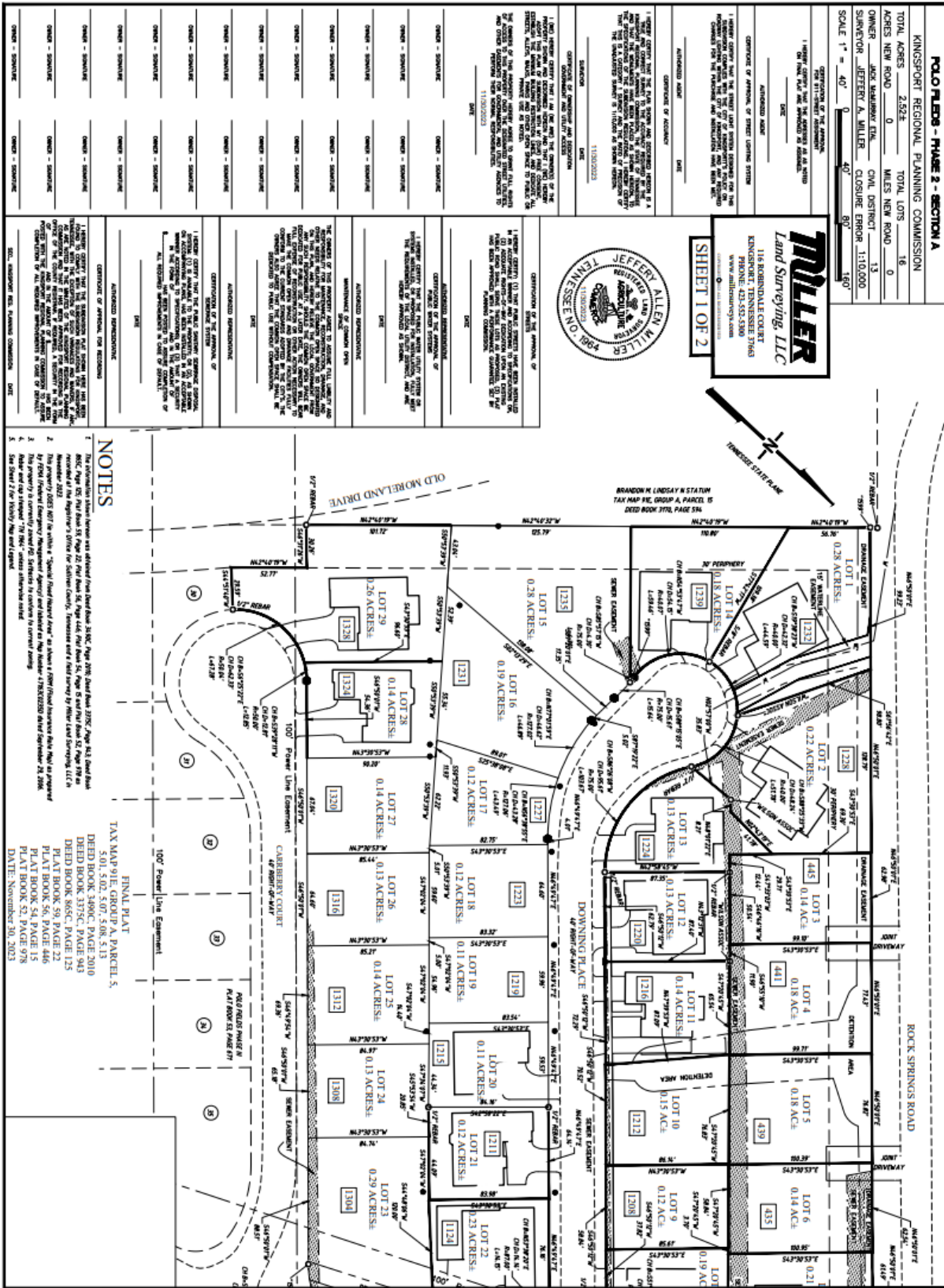
- Parcels
- Kpt 911 Address
- Water Lines

- Sewer Mains
- Urban Growth Boundary
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp

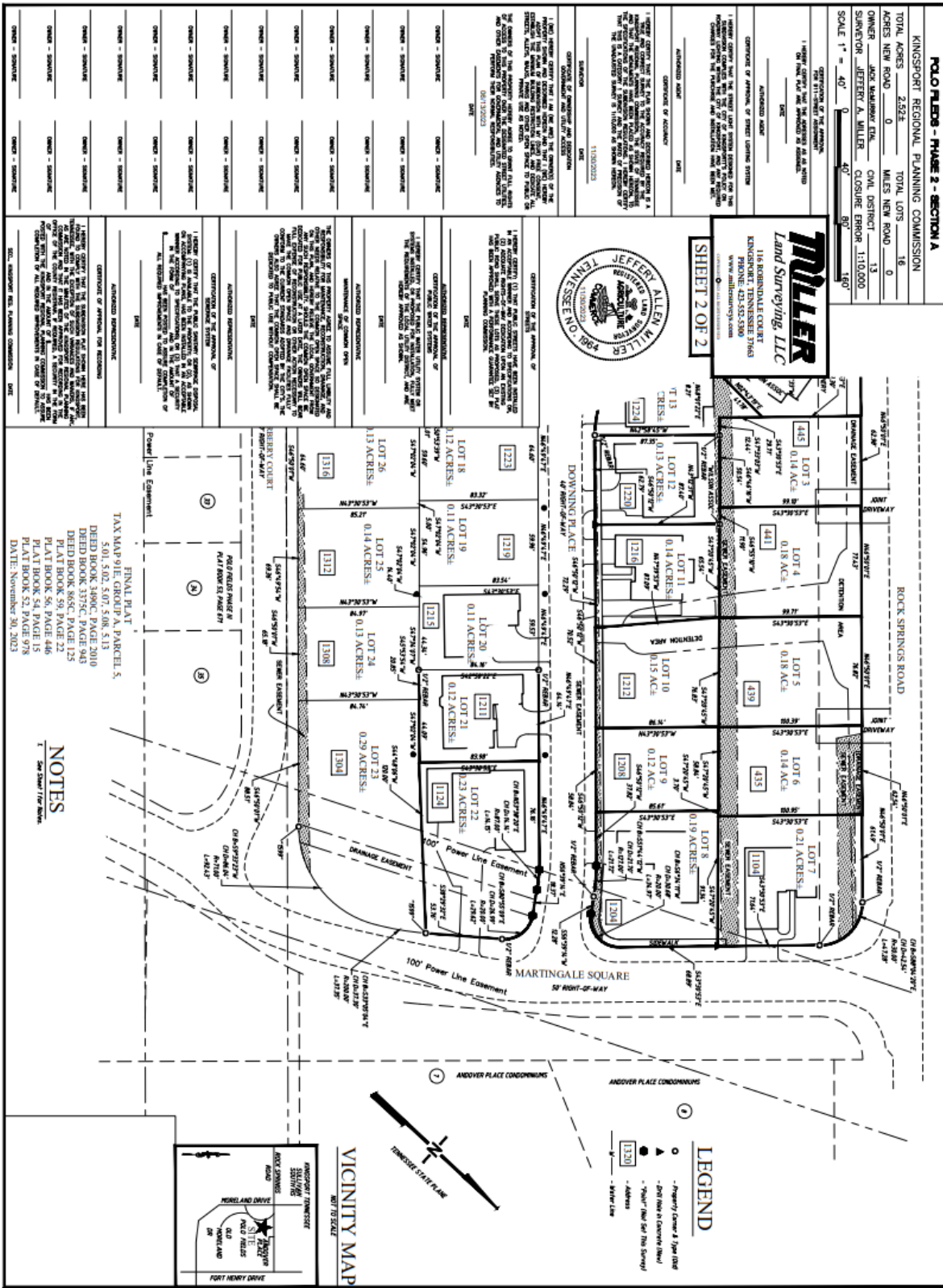
- 2948821.tif
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



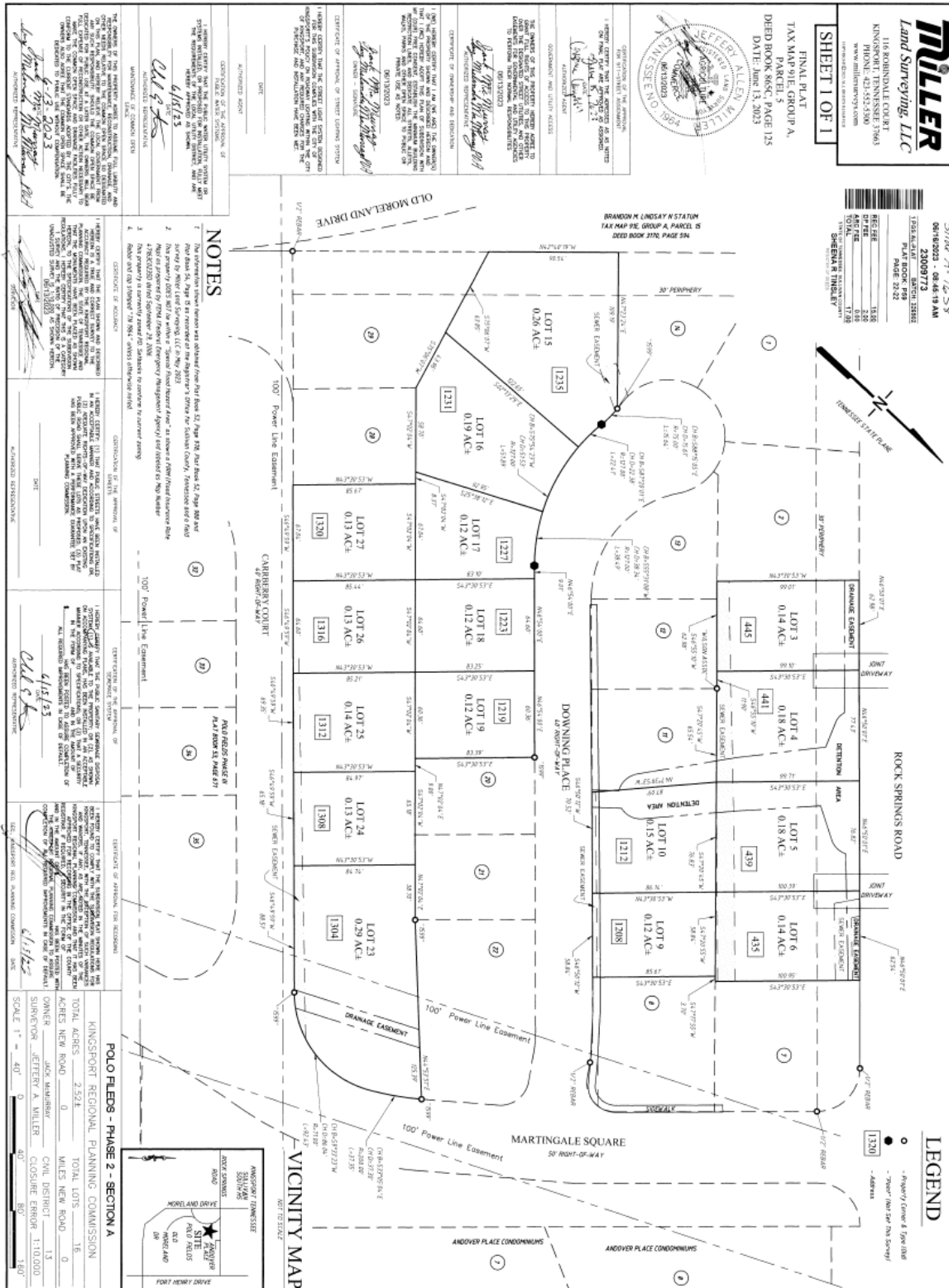
Web AppBuilder for ArcGIS



#1588/1588 Resubdivision.dwg



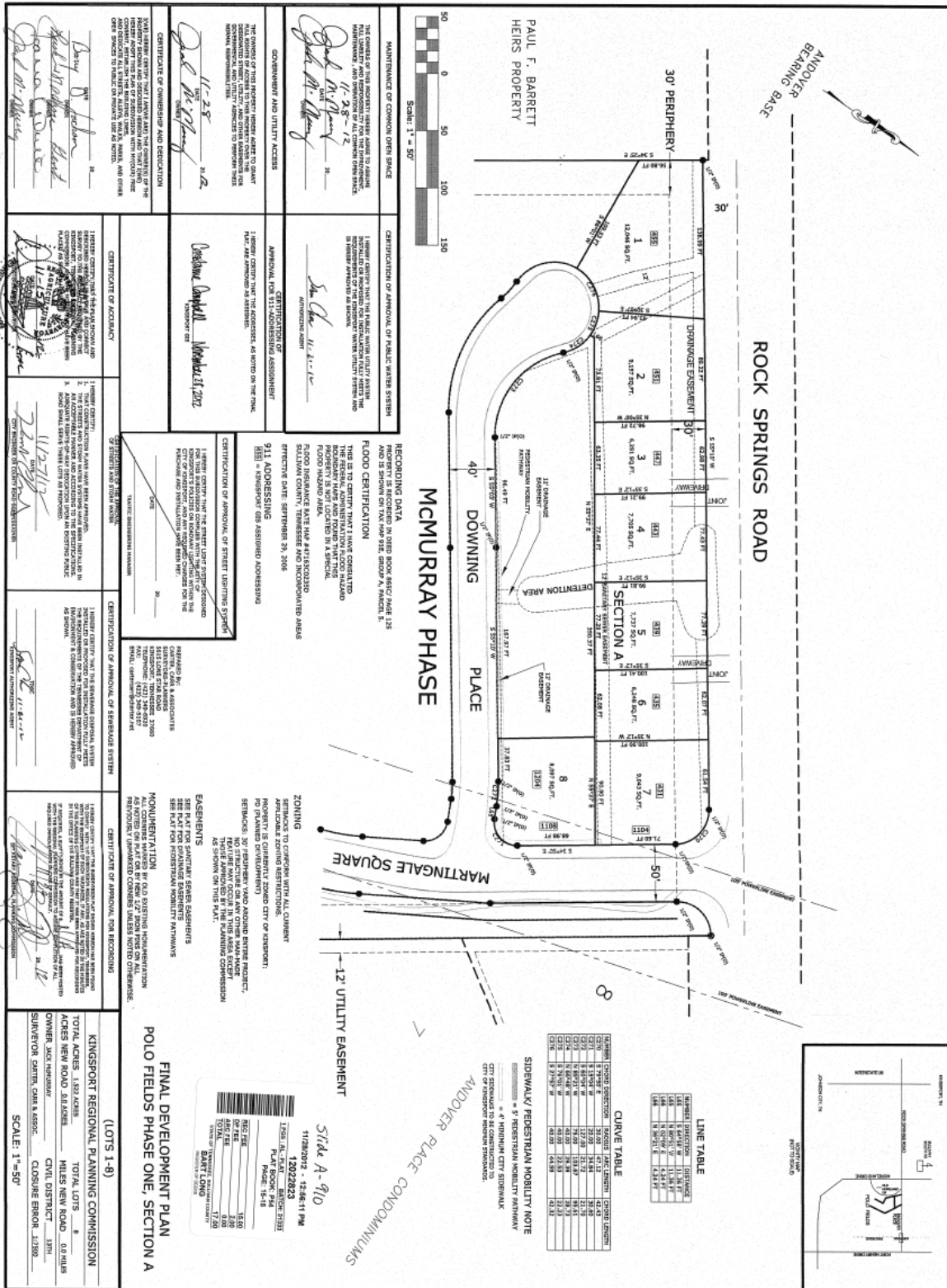
June 2023 Plat



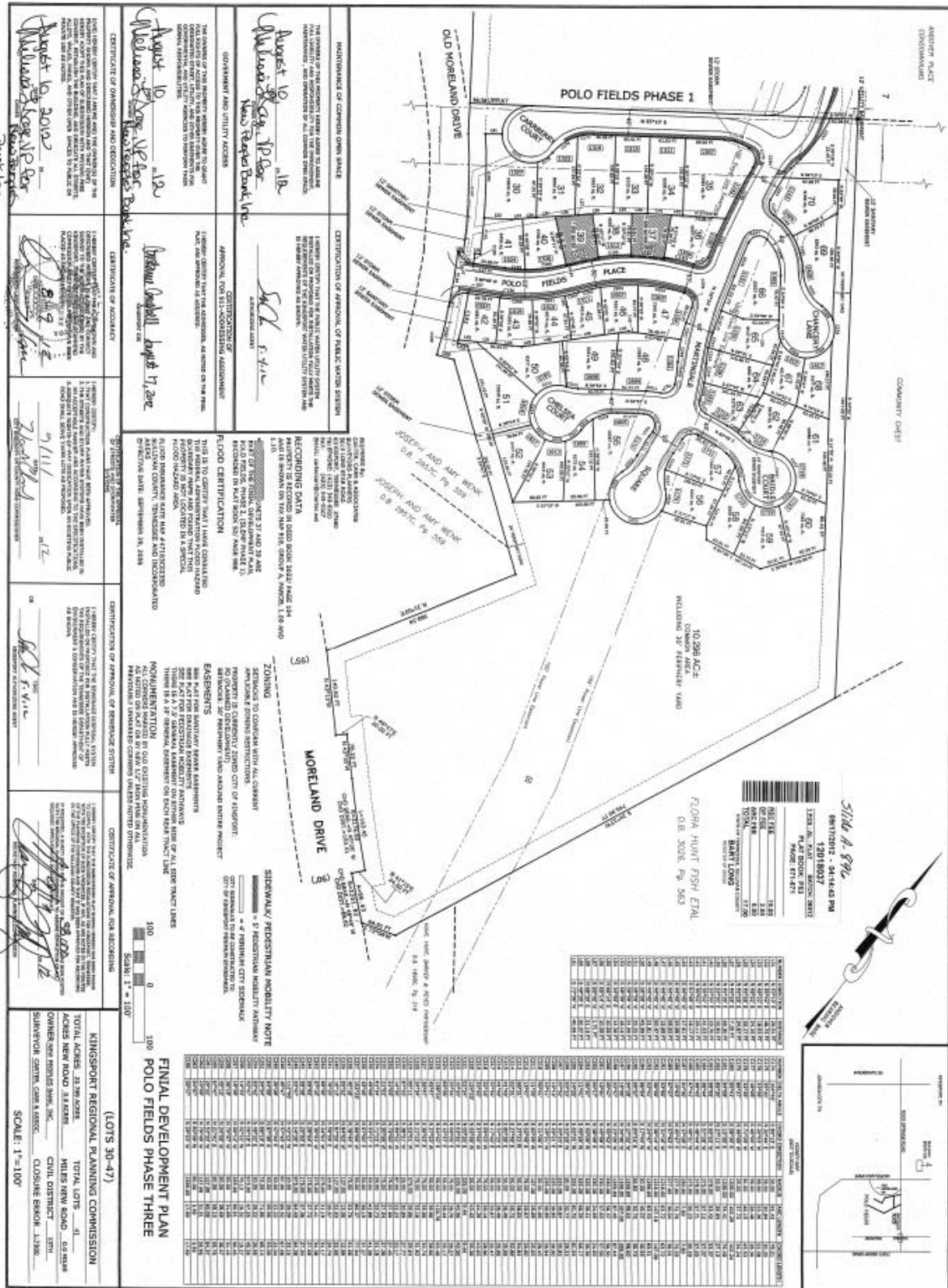
#1588/1588 Replot.dwg



**Final Development Plan lots 1-8; 2012**



**Polo Fields Phase 3; 2012**



**MAINTENANCE OF COMMON OPEN SPACE**  
THE OWNER OF THE PROPERTY HEREBY AGREES TO MAINTAIN THE COMMON OPEN SPACE, INCLUDING THE PLAY AREA, IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP AND TO PROVIDE ACCESS TO THE COMMON OPEN SPACE TO ALL ADJACENT PROPERTIES.

August 16, 2012  
Kingsport Regional Planning Commission

**CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES SYSTEM**  
I, the undersigned, certify that the proposed subdivision complies with the requirements of the public utilities system and that the proposed subdivision is in accordance with the requirements of the public utilities system.

August 16, 2012  
Kingsport Regional Planning Commission

**CERTIFICATE OF APPROVAL OF FLOOD CONTROL SYSTEM**  
I, the undersigned, certify that the proposed subdivision complies with the requirements of the flood control system and that the proposed subdivision is in accordance with the requirements of the flood control system.

August 16, 2012  
Kingsport Regional Planning Commission

**CERTIFICATE OF APPROVAL OF SIDEWALK MOBILITY PLAN**  
I, the undersigned, certify that the proposed subdivision complies with the requirements of the sidewalk mobility plan and that the proposed subdivision is in accordance with the requirements of the sidewalk mobility plan.

August 16, 2012  
Kingsport Regional Planning Commission

**CERTIFICATE OF APPROVAL OF RECORDING SYSTEM**  
I, the undersigned, certify that the proposed subdivision complies with the requirements of the recording system and that the proposed subdivision is in accordance with the requirements of the recording system.

August 16, 2012  
Kingsport Regional Planning Commission

**FINAL DEVELOPMENT PLAN**  
POLO FIELDS PHASE THREE

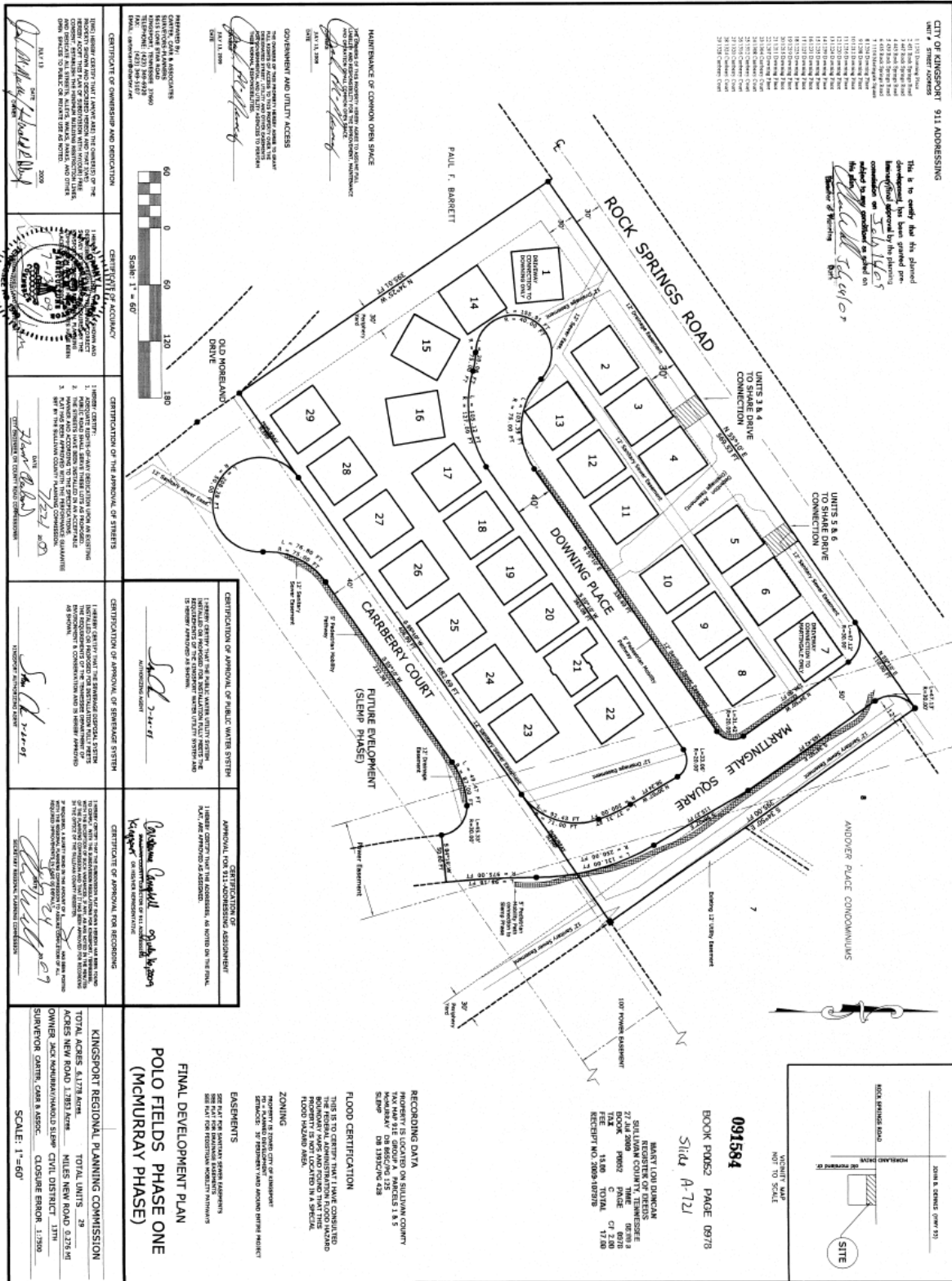
(LOTS 30-47)

**KINGSPORT REGIONAL PLANNING COMMISSION**  
TOTAL ACRES: 25.39 ACRES  
TOTAL LOTS: 31  
ACRES NEW ROAD: 3.6 ACRES  
MILES NEW ROAD: 0.2 MILES  
OWNER: KINGSPORT SUB, INC.  
CIVIL DISTRICT: 1371  
SURVEYOR: GENTLE, CUM & ASSOC.  
CLOSURE ERROR: 1.3566  
SCALE: 1" = 100'

LOT NO.	ACRES	AREA (SQ. FT.)	AREA (SQ. YD.)
30	0.10	13,600	1,511
31	0.10	13,600	1,511
32	0.10	13,600	1,511
33	0.10	13,600	1,511
34	0.10	13,600	1,511
35	0.10	13,600	1,511
36	0.10	13,600	1,511
37	0.10	13,600	1,511
38	0.10	13,600	1,511
39	0.10	13,600	1,511
40	0.10	13,600	1,511
41	0.10	13,600	1,511
42	0.10	13,600	1,511
43	0.10	13,600	1,511
44	0.10	13,600	1,511
45	0.10	13,600	1,511
46	0.10	13,600	1,511
47	0.10	13,600	1,511

Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on February 15<sup>th</sup>, 2024

**Polo Fields Phase 1; 2009**

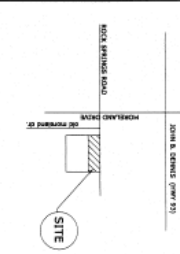


**FINAL DEVELOPMENT PLAN  
POLO FIELDS PHASE ONE  
(MCMURRAY PHASE)**

**KINGSPORT REGIONAL PLANNING COMMISSION**  
 TOTAL ACRES: 3,177.8 ACRES  
 TOTAL UNITS: 28  
 ACRES NEW ROAD: 1,393.1 ACRES  
 MILES NEW ROAD: 0.215 MI  
 OWNER: JACI KUMBARAKI/DAVID SLEMP CIVIL DISTRICT 137H  
 SURVEYOR: GARTH, CARL & ASSOC. CLOSEST ERROR: 1.398  
 SCALE: 1" = 60'

**RECORDING DATA**  
 DATE: 02/27/2009  
 TIME: 10:55 AM  
 OFFICE: RECORDS SECTION  
 BOOK: 091584  
 PAGE: 0978  
 SHEET: A-721

**091584**  
 BOOK PAGE PAGE 0978  
 SHEET A-721



**CITY OF KINGSPORT 911 ADDRESSING**  
 This is to certify that the address information shown on this plan has been reviewed and approved by the City of Kingsport. The address information shown on this plan is subject to any conditions or restrictions that may be imposed by the City of Kingsport.  
 Mayor: [Signature]  
 City Clerk: [Signature]

**MAINTENANCE OF COMMON OPEN SPACE**  
 THE OWNERS OF THE SUBJECT PROPERTY AGREE TO MAINTAIN, REPAIR, REPLACE, AND IMPROVE THE COMMON OPEN SPACE AND UTILITIES SHOWN ON THIS PLAN IN ACCORDANCE WITH THE TERMS OF THE SUBDIVISION AGREEMENT.  
 [Signature]  
 DATE: 02/27/2009

**GOVERNMENT AND UTILITY ACCESS**  
 THE OWNERS OF THE SUBJECT PROPERTY AGREE TO MAINTAIN, REPAIR, REPLACE, AND IMPROVE THE COMMON OPEN SPACE AND UTILITIES SHOWN ON THIS PLAN IN ACCORDANCE WITH THE TERMS OF THE SUBDIVISION AGREEMENT.  
 [Signature]  
 DATE: 02/27/2009

**APPROVED BY ASSOCIATES**  
 SUBDIVISION AGREEMENT  
 AGREEMENT NUMBER: 2009-001  
 DATE: 02/27/2009

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, the undersigned, hereby certify that I own all the property shown on this plan and that I have the right to convey the same. I hereby certify that I have read the terms and conditions of the subdivision agreement and that I agree to the same. I hereby certify that I have read the terms and conditions of the subdivision agreement and that I agree to the same. I hereby certify that I have read the terms and conditions of the subdivision agreement and that I agree to the same.  
 [Signature]  
 DATE: 02/27/2009

**CERTIFICATE OF ACCURACY**  
 I, the undersigned, hereby certify that I am a duly licensed and qualified surveyor and that I have personally surveyed the property shown on this plan and that the same is true and correct to the best of my knowledge and belief.  
 [Signature]  
 DATE: 02/27/2009

**CERTIFICATE OF THE APPROVAL OF STREETS**  
 I, the undersigned, hereby certify that the streets shown on this plan have been approved by the Kingsport Regional Planning Commission and that the same are in accordance with the terms and conditions of the subdivision agreement.  
 [Signature]  
 DATE: 02/27/2009

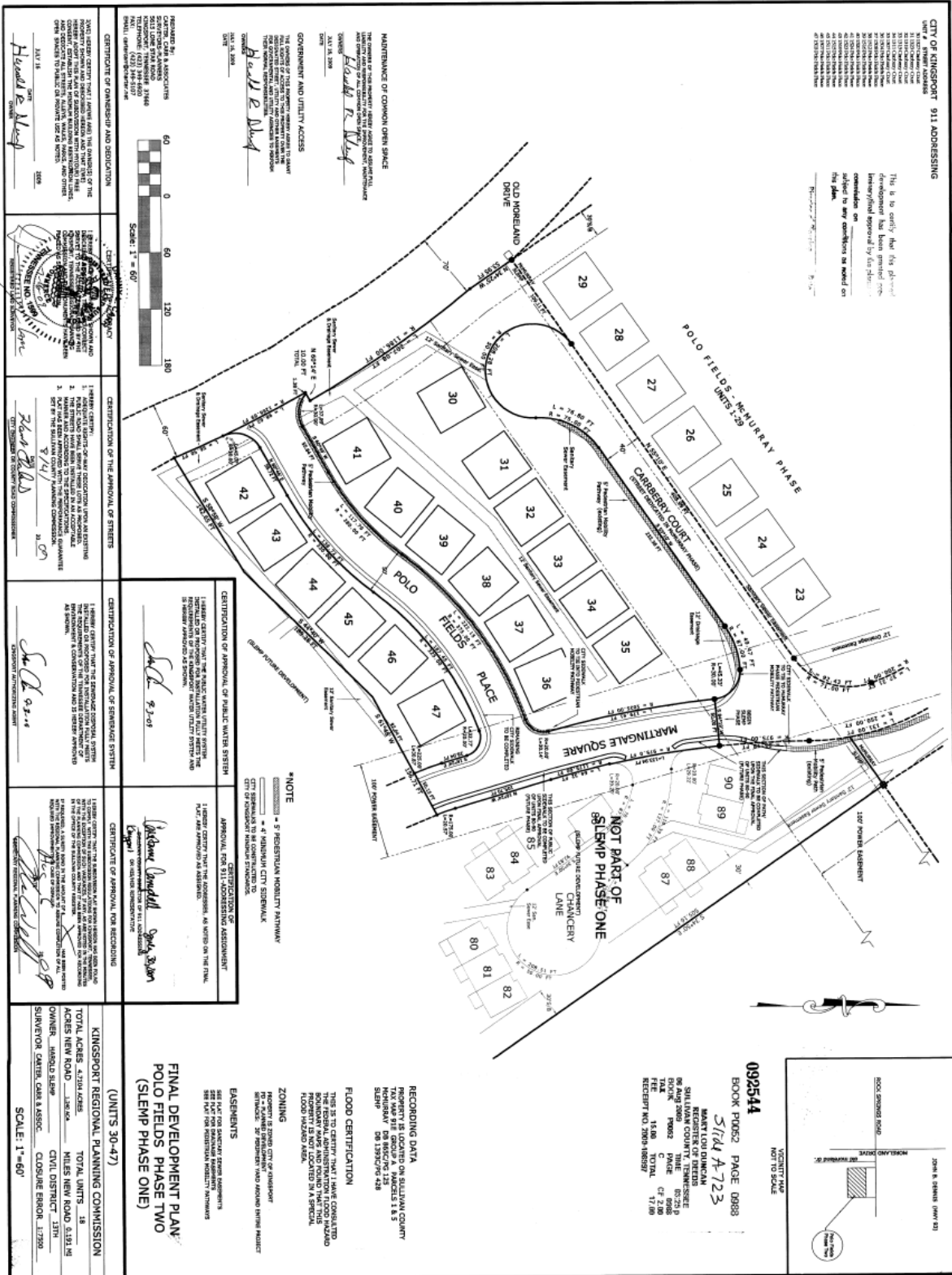
**CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM**  
 I, the undersigned, hereby certify that the sewerage system shown on this plan has been approved by the Kingsport Regional Planning Commission and that the same is in accordance with the terms and conditions of the subdivision agreement.  
 [Signature]  
 DATE: 02/27/2009

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I, the undersigned, hereby certify that the subdivision agreement shown on this plan has been approved by the Kingsport Regional Planning Commission and that the same is in accordance with the terms and conditions of the subdivision agreement.  
 [Signature]  
 DATE: 02/27/2009

**CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM**  
 I, the undersigned, hereby certify that the public water system shown on this plan has been approved by the Kingsport Regional Planning Commission and that the same is in accordance with the terms and conditions of the subdivision agreement.  
 [Signature]  
 DATE: 02/27/2009

**APPROVAL FOR 911 ADDRESSING**  
 I, the undersigned, hereby certify that the address information shown on this plan has been approved by the City of Kingsport and that the same is in accordance with the terms and conditions of the subdivision agreement.  
 [Signature]  
 DATE: 02/27/2009

**Polo Fields Ph 2 units 30-47; 2009**



**CITY OF KINGSPORT 911 ADDRESSING**  
 UNIT # STREET ADDRESS

This is to certify that the plat development has been granted preliminary approval by the Planning Commission on [date] and is subject to any conditions as noted on the plan.

**MAINTENANCE OF COMMON OPEN SPACE**  
 The owner of the property shall maintain the common open space in accordance with the provisions of the subdivision map and the rules and regulations of the Kingsport Regional Planning Commission.

**GOVERNMENT AND UTILITY ACCESS**  
 The owner of the property shall provide access to the common open space for government and utility purposes.

**CERTIFICATE OF OWNERSHIP AND OBLIGATION**  
 I, the undersigned, being the owner of the property described in the subdivision map, do hereby certify that the same is being subdivided in accordance with the provisions of the subdivision map and the rules and regulations of the Kingsport Regional Planning Commission.

**CERTIFICATE OF APPROVAL OF STREETS**  
 I, the undersigned, being the City Engineer, do hereby certify that the streets shown on the subdivision map are in accordance with the provisions of the Kingsport City Code and the rules and regulations of the Kingsport Regional Planning Commission.

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM**  
 I, the undersigned, being the City Engineer, do hereby certify that the public water system shown on the subdivision map is in accordance with the provisions of the Kingsport City Code and the rules and regulations of the Kingsport Regional Planning Commission.

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I, the undersigned, being the City Engineer, do hereby certify that the subdivision map is in accordance with the provisions of the Kingsport City Code and the rules and regulations of the Kingsport Regional Planning Commission.

**FINAL DEVELOPMENT PLAN**  
 POLO FIELDS PHASE TWO (SLEMP PHASE ONE)

(UNITS 30-47)

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.534 ACRES

TOTAL UNITS 18

OWNER NEW ROAD 1.316 ACRES

CIVIL DISTRICT 13TH

SUBDIVISION CANTER, COAK & ASSOC. CLOSURE ERROR 11/23/09

SCALE: 1" = 60'

**Downing St. facing Rock Springs Road**



Facing Cranberry Court





**Conclusion**

Staff recommends final plat approval of the Polo Fields Phase 2 Final based upon conformance to the Minimum Subdivision Regulations and the PD District Standards.