

Property Information		Polo Fields Phase 2 – Section A	
Address		Downing Place	
Tax Map, Group, Parcel		TM 91E, Group A, Parcel 005.00	
Civil District		13 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 2.52	
Major or Minor / #lots		Major - 15	Concept Plan
Two-lot sub			Prelim/Final Final
Owner /Applicant Information		Surveyor Information	
Name: Jack McMurray Address: P.O. Box 5536 City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: 423-967-5510		Name: Miller Land Surveying Address: 116 Robindale Court City: Kingsport State: TN Zip Code: 37663 Email: jeff@millersurveys.com Phone Number: 423-552-5300	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations <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. 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>Staff recommends final plat approval of the Polo Fields Phase two based upon conformance to the Minimum Subdivision Regulations and the PD District standards.</p>			
Planner:	Garland	Date: 5/25/2023	
		Meeting Date:	June 15th, 2023

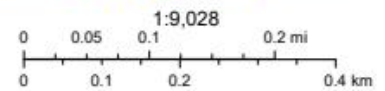
Site Map



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

Sullivan County Parcels Jan 2023

- | | | | | |
|-----------------------|----------------|------------------|----------------|---------------|
| Parcels | Interstate | Collector Street | Minor Arterial | Ramp |
| Urban Growth Boundary | Expressway | Local Street | Private Street | Red: Band_1 |
| | Major Arterial | | | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning

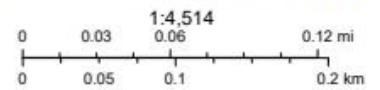


5/31/2023, 8:58:37 AM

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



5/31/2023, 8:59:57 AM

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

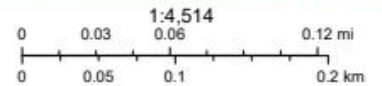
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



Web AppBuilder for ArcGIS

Utilities



5/31/2023, 9:02:54 AM

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

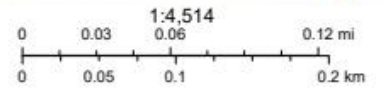
Ramp

2948821.tif

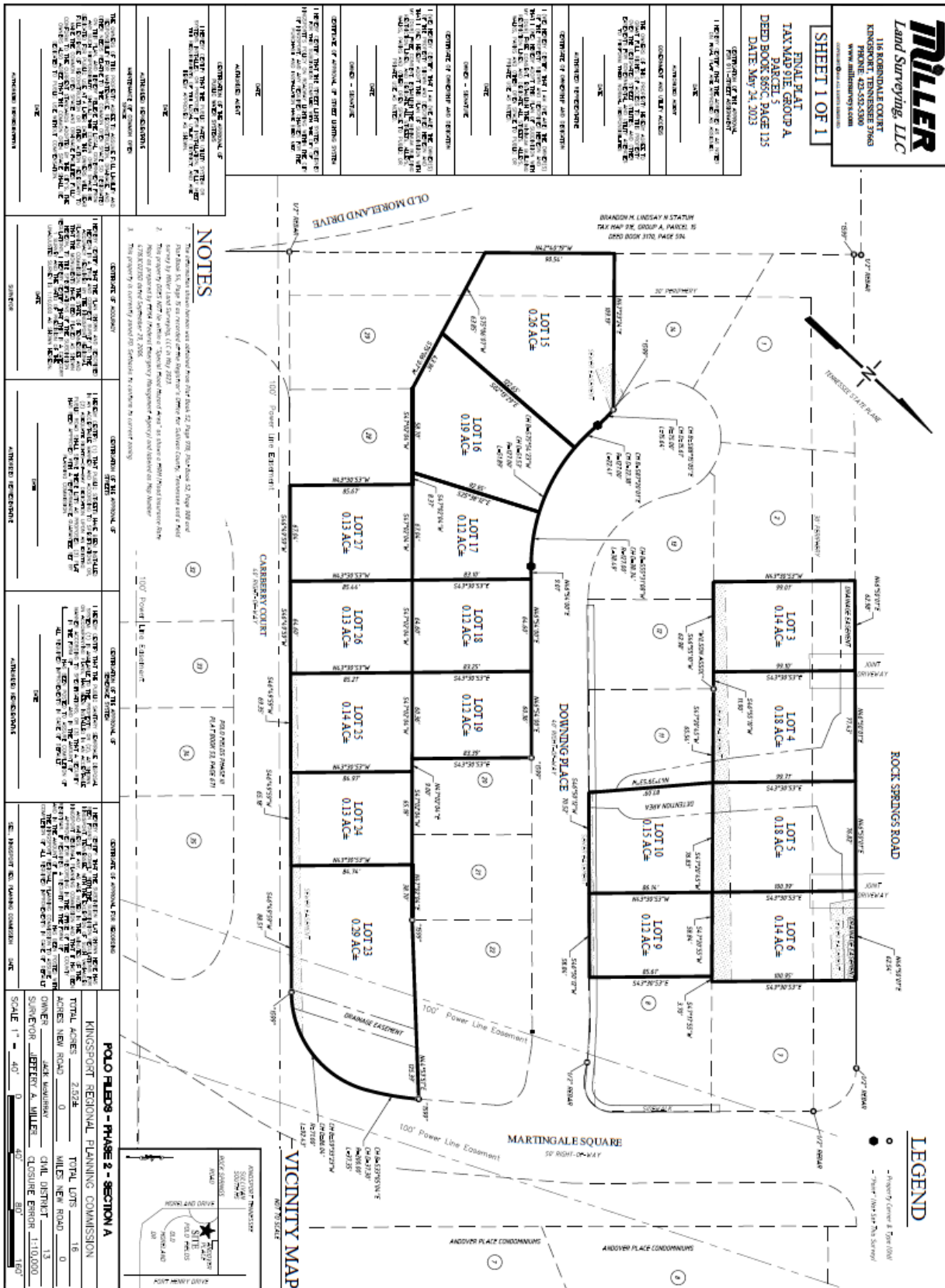
Red: Band_1

Green: Band_2

Blue: Band_3

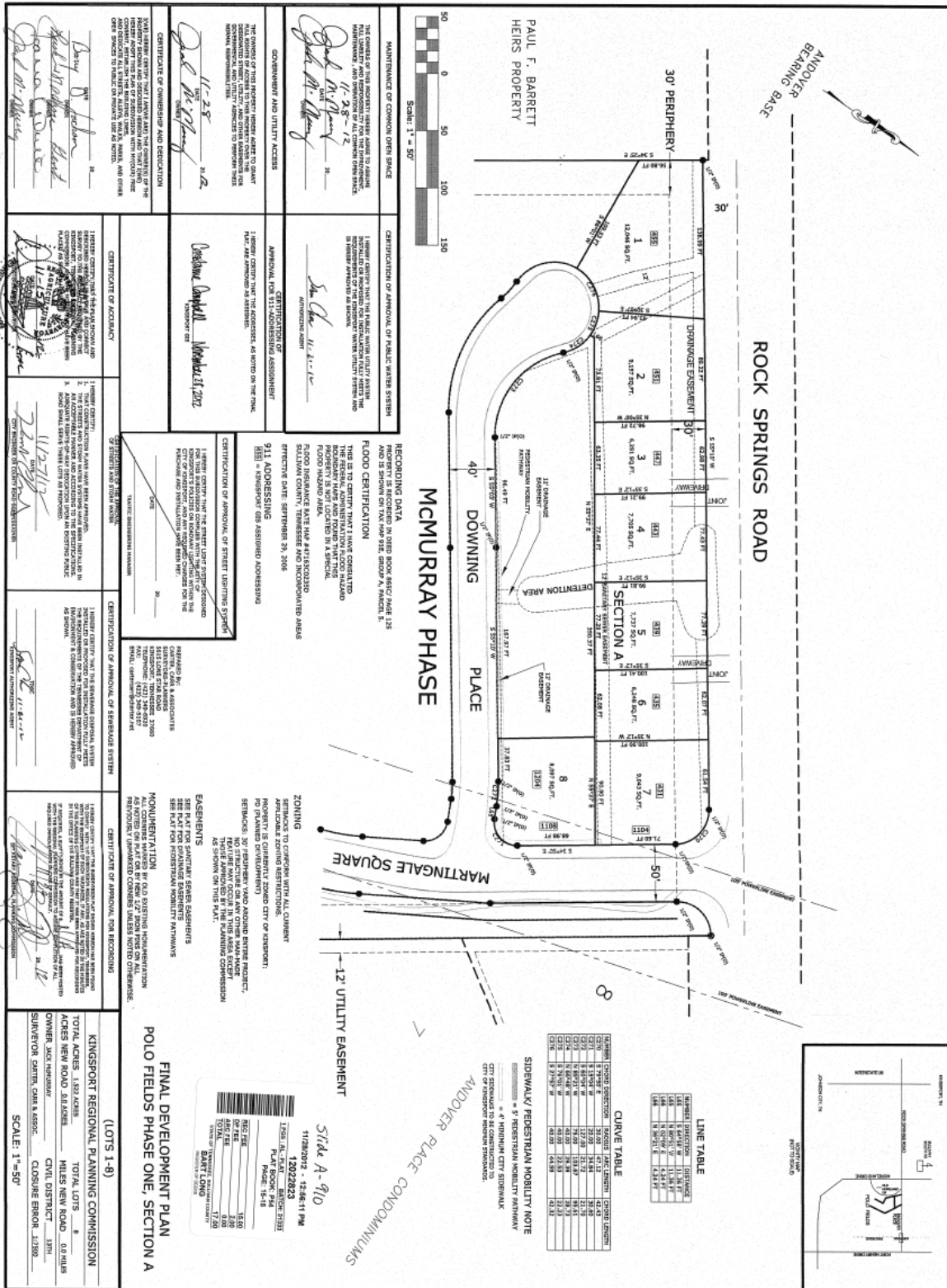


Web AppBuilder for ArcGIS

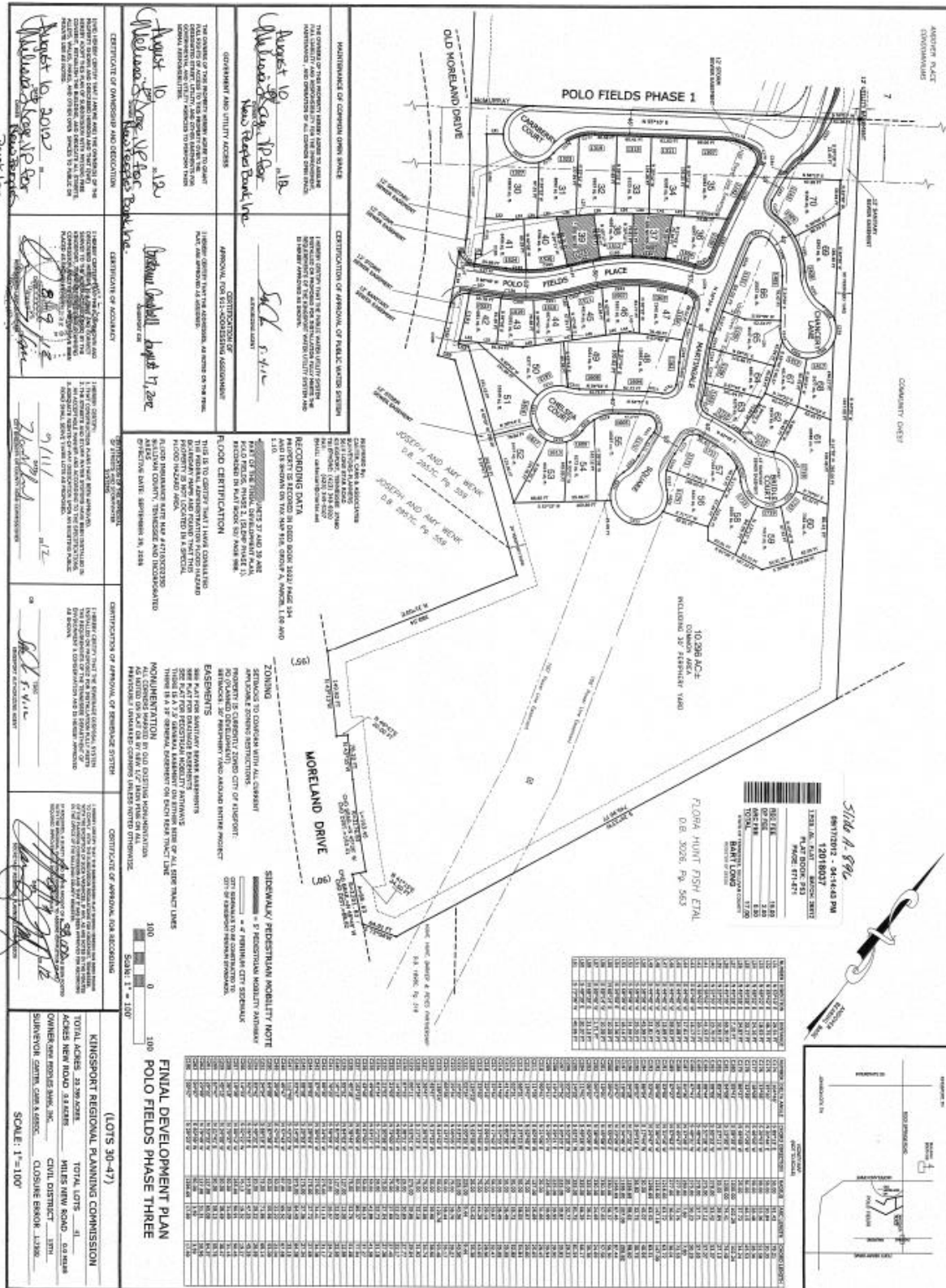


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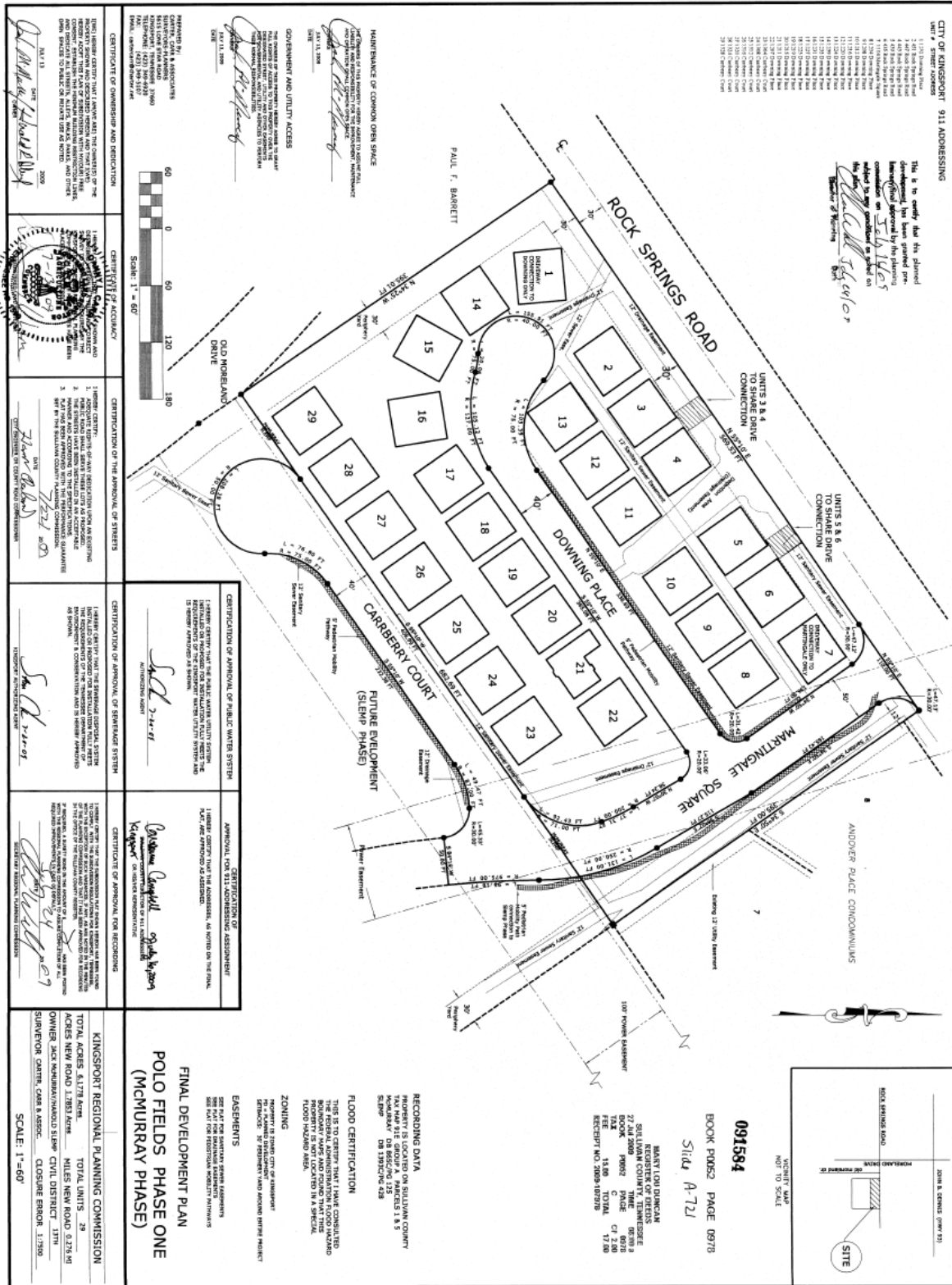
Final Development Plan lots 1-8; 2012



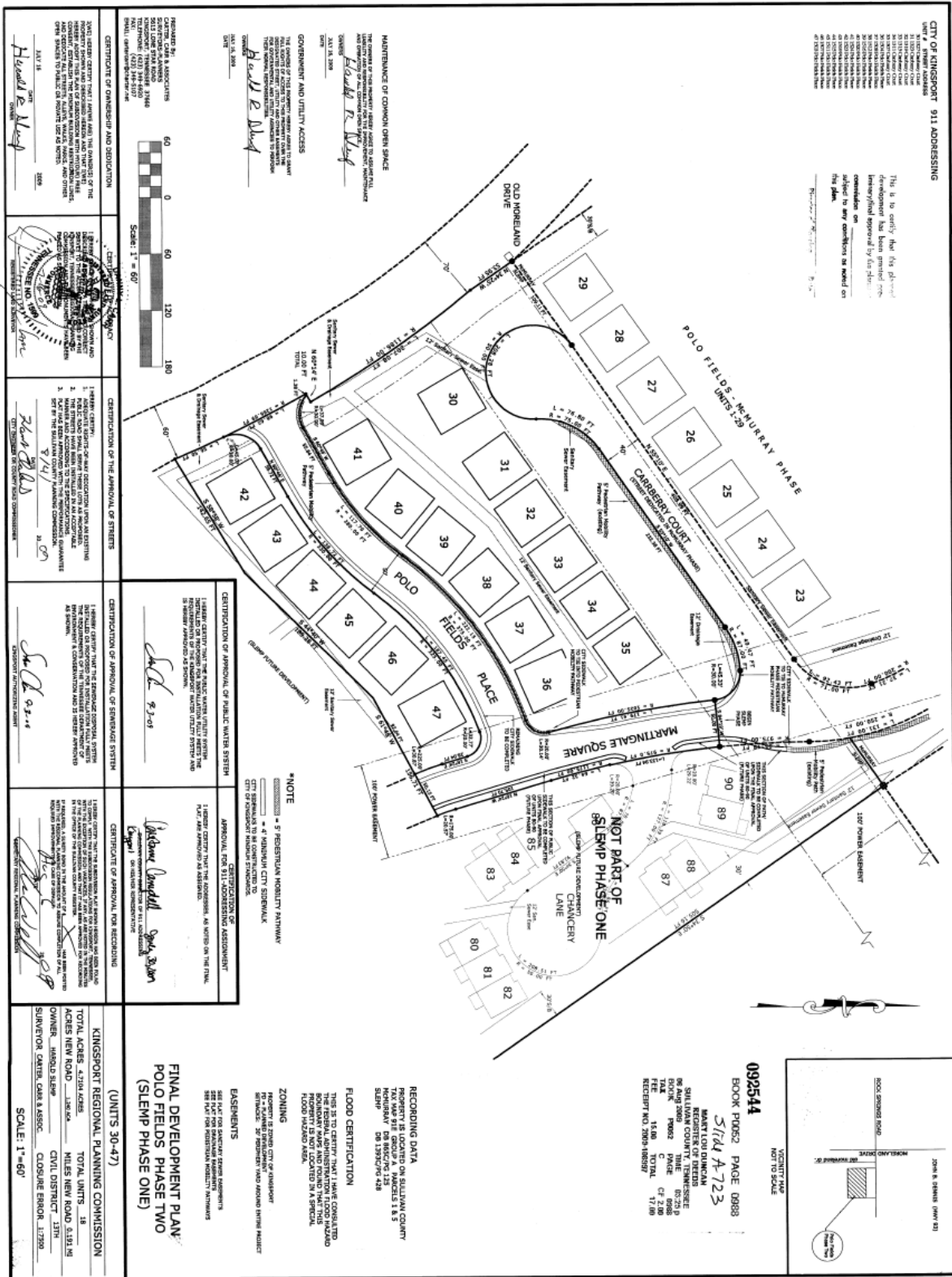
Polo Fields Phase 3; 2012



Polo Fields Phase 1; 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 consideration of any conditions as stated on the plan.

RECORDING DATA
PROPERTY IS LOCATED IN SULLY COUNTY
TAX MAP RE GROUP A, PARCELS 1 & 5
SULLY COUNTY, TENNESSEE
SUBDIVISION NO. 12082/09/428

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL AGENCIES FOR FLOOD HAZARD INFORMATION AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ZONING
PROPERTY IS ZONED CITY OF KINGSPORT
R-1 - RESIDENTIAL SINGLE-FAMILY DETACHED
R-1.5 - RESIDENTIAL SINGLE-FAMILY DETACHED
R-2 - RESIDENTIAL SINGLE-FAMILY DETACHED
R-3 - RESIDENTIAL SINGLE-FAMILY DETACHED

EASEMENTS
SEE PLAN FOR SURETY BOUNDARY EASEMENTS
SEE PLAN FOR SURETY EASEMENTS
SEE PLAN FOR EASEMENT HONORING MAPPING

092544
BOOK PG052 PAGE 0088
S114 P 123
MARTY LOUI DUNCAN
SULLY COUNTY, TENNESSEE
NO. AUG 2009 TIME 03:20 P
TAX PARCELS 1 C C OF 2 00
FEE 15.00 TOTAL 17.00
RECEIPT NO. 2009 08029

JOHN B. SHINN (HWY 23)
VICINITY MAP
NOT TO SCALE

MAINTENANCE OF COMMON OPEN SPACE
THE DEVELOPER SHALL MAINTAIN ALL COMMON OPEN SPACE AREAS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS.

GOVERNMENT AND UTILITY ACCESS
THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL PUBLIC ROADS AND STREETS.

DATE: 12.18.09
SIGNED: *Robert E. Black*
TITLE: COUNTY CLERK

CONDUCTED BY: [Signature]
DATE: 12.18.09

60 0 60 120 180
SCALE: 1" = 60'

CERTIFICATE OF OWNERSHIP AND OBSERVATION
I, the undersigned, being the owner of the property described herein, do hereby certify that the plat development has been prepared and filed in accordance with the provisions of the Subdivision Map Act and the Subdivision Map Act Regulations, and that the same are true and correct in all respects, and that no fraud, force, or other illegal means have been used in the preparation and filing of the same.

DATE: 12.18.09
SIGNED: *Robert E. Black*
TITLE: COUNTY CLERK

CERTIFICATE OF THE APPROVAL OF STREETS
I, the undersigned, being the County Engineer, do hereby certify that the streets shown on the plat development have been laid out in accordance with the provisions of the Subdivision Map Act and the Subdivision Map Act Regulations, and that the same are true and correct in all respects, and that no fraud, force, or other illegal means have been used in the preparation and filing of the same.

DATE: 12.18.09
SIGNED: [Signature]
TITLE: COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
I, the undersigned, being the Public Health Director, do hereby certify that the plat development has been prepared and filed in accordance with the provisions of the Subdivision Map Act and the Subdivision Map Act Regulations, and that the same are true and correct in all respects, and that no fraud, force, or other illegal means have been used in the preparation and filing of the same.

DATE: 12.18.09
SIGNED: [Signature]
TITLE: PUBLIC HEALTH DIRECTOR

CERTIFICATE OF APPROVAL FOR RECORDING
I, the undersigned, being the County Clerk, do hereby certify that the plat development has been prepared and filed in accordance with the provisions of the Subdivision Map Act and the Subdivision Map Act Regulations, and that the same are true and correct in all respects, and that no fraud, force, or other illegal means have been used in the preparation and filing of the same.

DATE: 12.18.09
SIGNED: [Signature]
TITLE: COUNTY CLERK

KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES: 2.584 ACRES
TOTAL UNITS: 18
ACRES NEW ROAD: 1.2816 ACRES
MILES NEW ROAD: 5.1816
OWNER: JAMES E. NEWBERRY
CIVIL DISTRICT: 13TH
SUBDIVISION: GANTT, CARB & ASSOC. CLOSURE ERROR: 11/23/09

SCALE: 1" = 60'

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

(UNITS 30-47)

Downing St. facing Rock Springs Road



Facing Cranberry Court





Conclusion

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