

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 - 16	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"> • This is the final part of Polo Fields that is being converted into individual lots instead of common ownership. • 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. 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>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: 12/1/2023	
		Meeting Date:	Dec. 21st, 2023

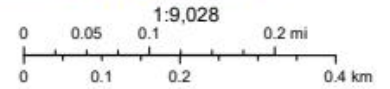
Site Map



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



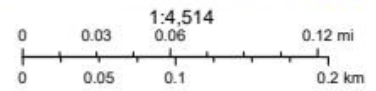
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Sullivan County Parcels Jan 2023

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



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

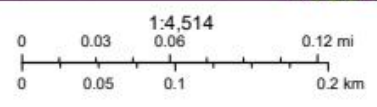
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



Web AppBuilder for ArcGIS

Utilities



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Sullivan County Parcels Jan 2023

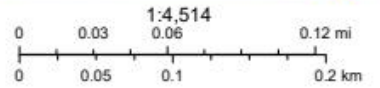
- Parcels
- Kpt 911 Address
- Water Lines

- Sewer Mains
- Urban Growth Boundary
- Streets
- Interstate

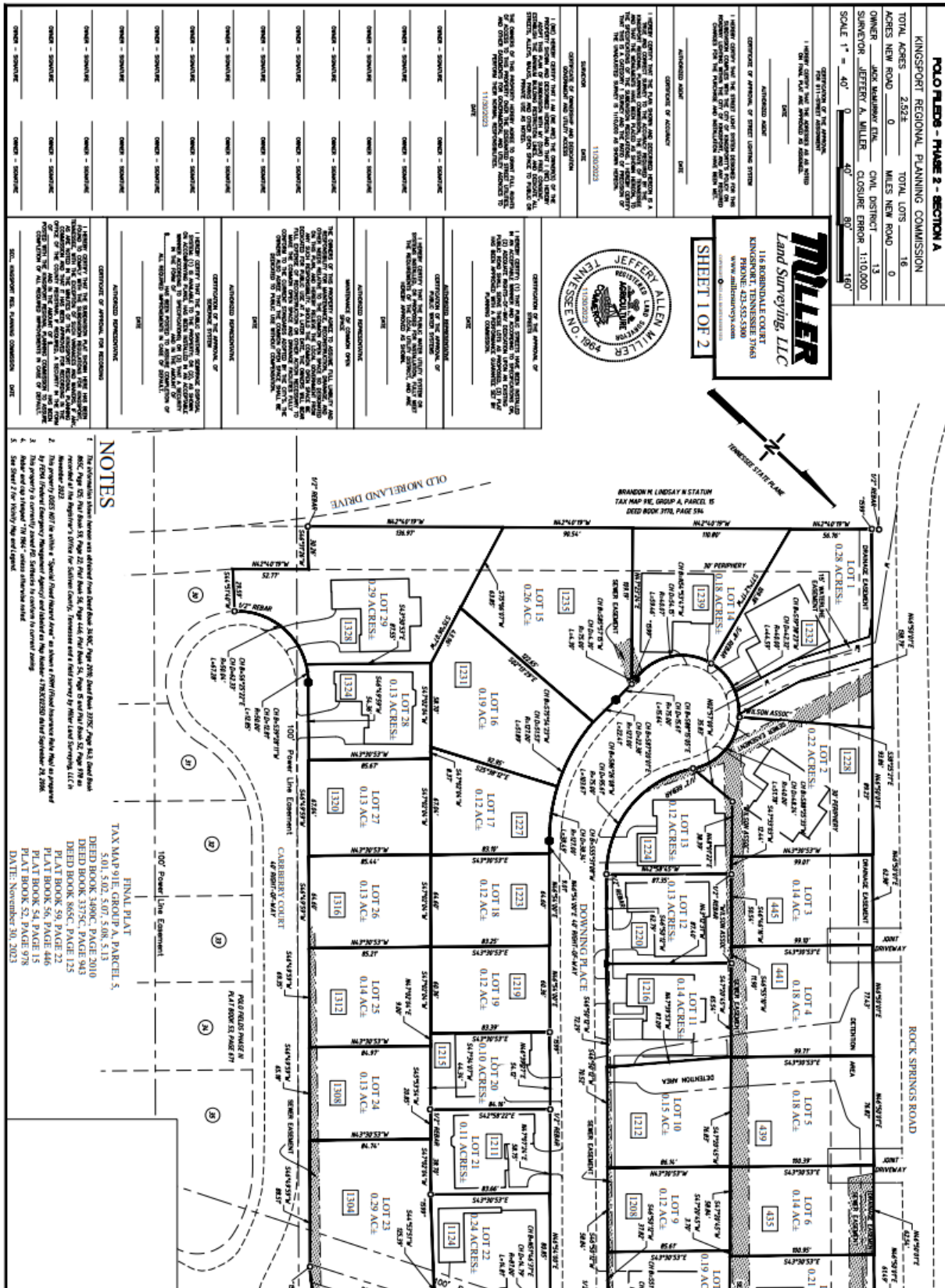
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street

- Local Street
- Private Street
- Ramp

- 2948821.tif
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

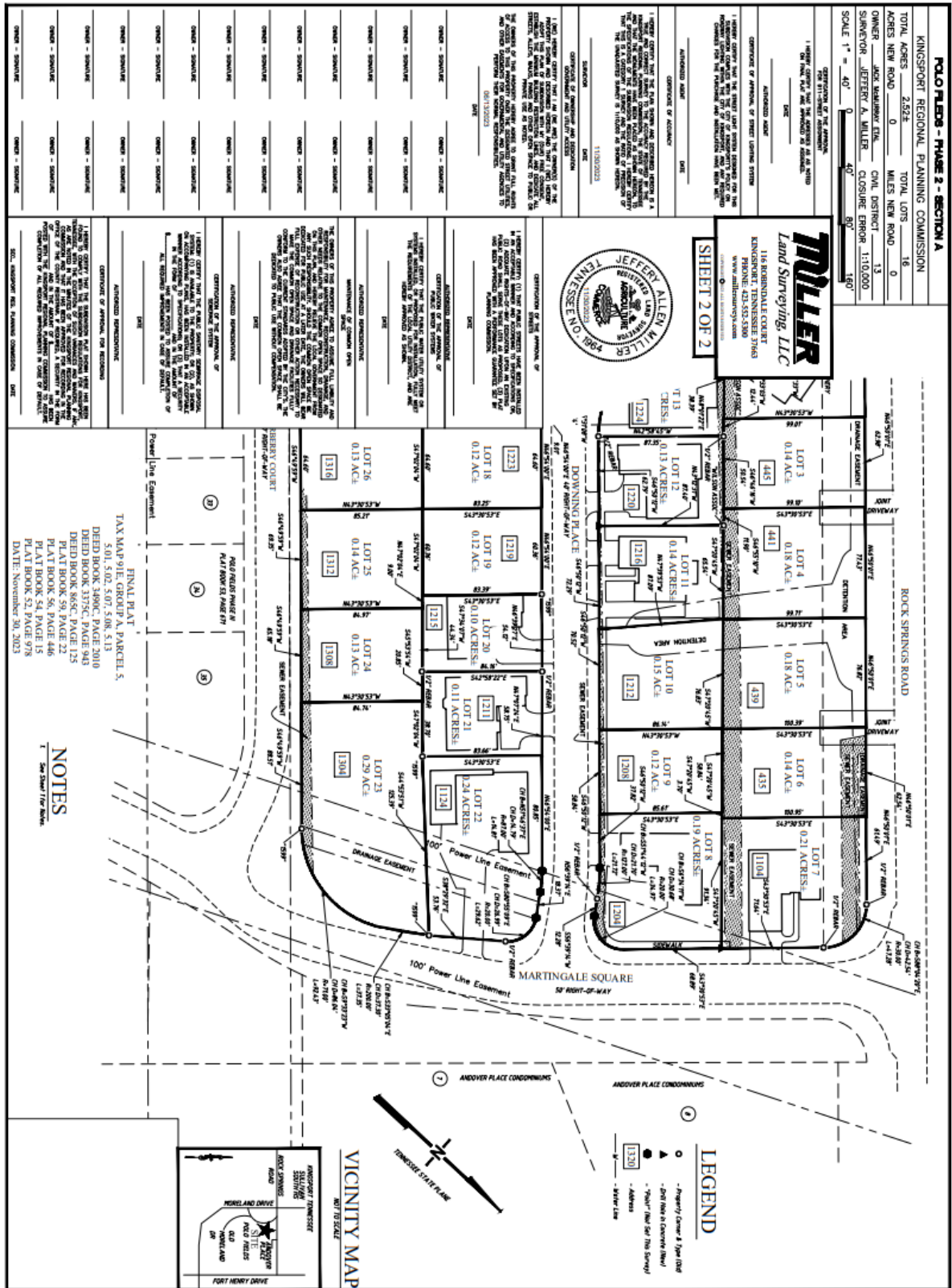


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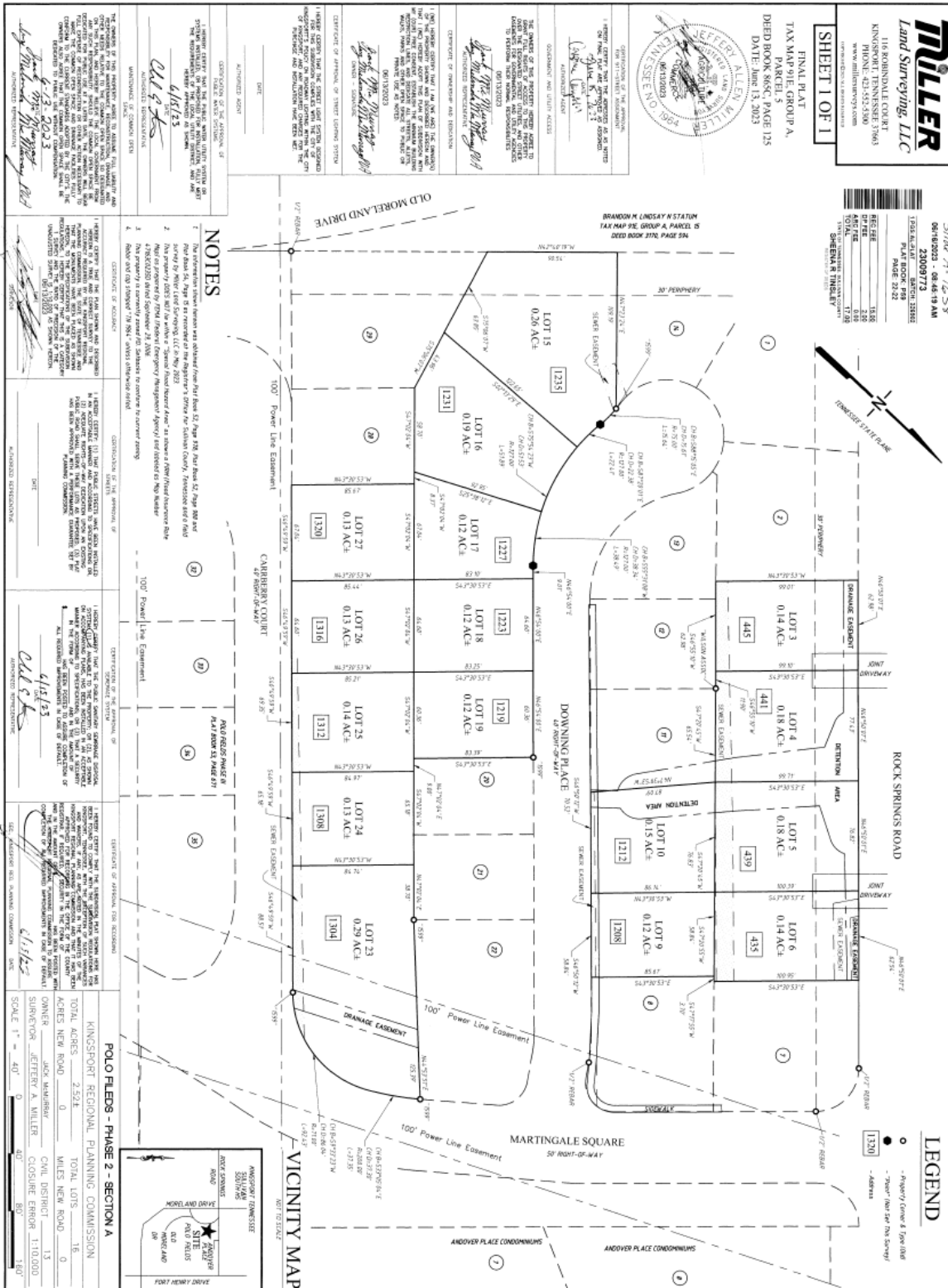
#1588/1588 Resubdivision.dwg

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December, 21st 2023



#1588/1588 Resubdivision.dwg

June 2023 Plat



MILLER
 Land Surveying, LLC
 116 ROBINDALE COURT
 KINGSFORD, TENNESSEE 37663
 PHONE: 423-545-5300
 WWW.MILLERSURVEYING.COM

SHEET 1 OF 1
 FINAL PLAT
 TAX MAP #16, GROUP A,
 PARCEL 5
 DEED BOOK 868C, PAGE 125
 DATE: June 13, 2023

OPERATION OF THE AMERICAN SURVEYING AND MAPPING BOARD OF TENNESSEE
 I, **Jack Hamblin**, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in Deed Book 868C, Page 125, and that the same has been duly filed for record in the office of the Register of Deeds for the County of Sullivan, Tennessee, and that the same is a true and correct copy of the original plat as recorded in Deed Book 868C, Page 125, and that the same is a true and correct copy of the original plat as recorded in Deed Book 868C, Page 125.

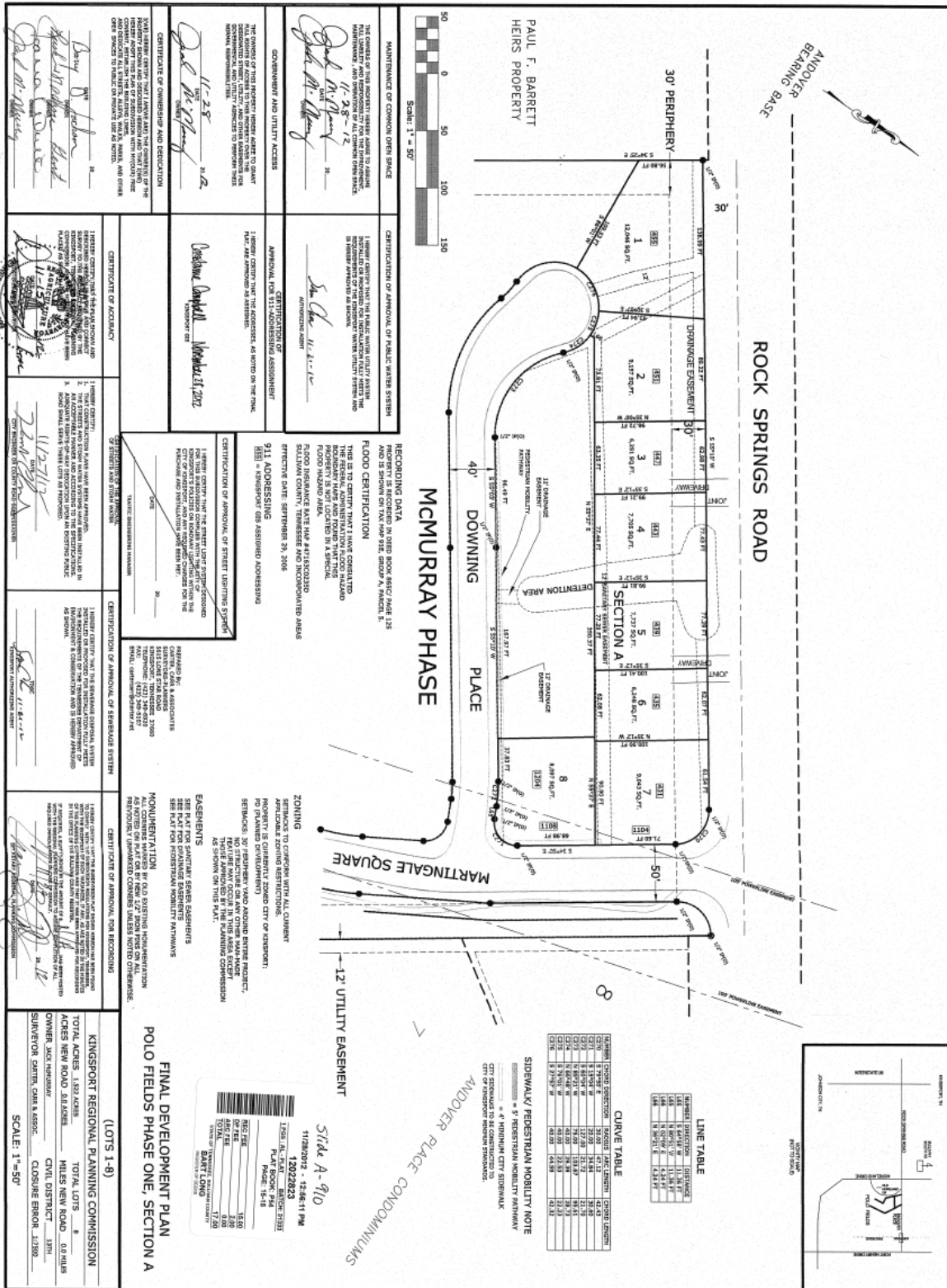
Slide # 7-12-58
 06/13/2023 10:19 AM
 1258.A374E
 PLAT BOOK: P98
 PAGE: 232
 REC. FEE: 1.55
 DEED FEE: 2.55
 TOTAL: 4.10
 DEEDEN: R. FINLAYSON
 DEEDEN: R. FINLAYSON

NOTES
 1. This subdivision was prepared from the plat filed in Deed Book 868C, Page 125, and the same is a true and correct copy of the original plat as recorded in Deed Book 868C, Page 125, and that the same is a true and correct copy of the original plat as recorded in Deed Book 868C, Page 125.
 2. All easements shown on this plat are as shown on the original plat filed in Deed Book 868C, Page 125, and the same are a true and correct copy of the original plat as recorded in Deed Book 868C, Page 125.
 3. The property is to be used for residential purposes only and no other use is permitted.
 4. All easements shown on this plat are to be used for the purposes stated herein and no other use is permitted.

CONVEYANCE OF THE PERSON OF THE REGISTER OF DEEDS	CONVEYANCE OF THE PERSON OF THE REGISTER OF DEEDS	CONVEYANCE OF THE PERSON OF THE REGISTER OF DEEDS	CONVEYANCE OF THE PERSON OF THE REGISTER OF DEEDS	CONVEYANCE OF THE PERSON OF THE REGISTER OF DEEDS	CONVEYANCE OF THE PERSON OF THE REGISTER OF DEEDS
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POLO FIELDS - PHASE 2 - SECTION A
 KINGSFORD REGIONAL PLANNING COMMISSION
 TOTAL ACRES: 2.524
 TOTAL LOTS: 18
 OWNER: JACK HAMBLIN
 SURRENDER: JEFFERY A. MILLER
 SCALE: 1" = 40'

Final Development Plan lots 1-8; 2012



MAINTENANCE OF COMMON OPEN SPACE
 THE OWNER OF THIS PROPERTY SHALL MAINTAIN, REPAIR, REPLACE, IMPROVE, AND OPERATE ALL COMMON OPEN SPACE, INCLUDING BUT NOT LIMITED TO, THE COMMON OPEN SPACE, AND SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE, REPAIR, REPLACE, IMPROVE, AND OPERATE SUCH COMMON OPEN SPACE.

GOVERNMENT AND UTILITY ACCESS
 THE OWNER OF THIS PROPERTY SHALL MAINTAIN, REPAIR, REPLACE, IMPROVE, AND OPERATE ALL COMMON OPEN SPACE, INCLUDING BUT NOT LIMITED TO, THE COMMON OPEN SPACE, AND SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE, REPAIR, REPLACE, IMPROVE, AND OPERATE SUCH COMMON OPEN SPACE.

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SERVICE IS AVAILABLE TO ALL COMMON OPEN SPACE AND THAT THE UTILITY SERVICE IS TO BE PROVIDED TO ALL COMMON OPEN SPACE AND THAT THE UTILITY SERVICE IS TO BE PROVIDED TO ALL COMMON OPEN SPACE.

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM
 I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM IS AVAILABLE TO ALL COMMON OPEN SPACE AND THAT THE STREET LIGHTING SYSTEM IS TO BE PROVIDED TO ALL COMMON OPEN SPACE.

RECORDING DATA
 THIS PROPERTY IS RECORDED IN DEED BOOK 6602 PAGE 135 AND IS SHOWN ON TAX MAP 912, GROUP A, PARCEL 5.

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP.

CERTIFICATION OF APPROVAL OF STREETS LIGHTING SYSTEM
 I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM IS AVAILABLE TO ALL COMMON OPEN SPACE AND THAT THE STREET LIGHTING SYSTEM IS TO BE PROVIDED TO ALL COMMON OPEN SPACE.

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM IS AVAILABLE TO ALL COMMON OPEN SPACE AND THAT THE SEWERAGE SYSTEM IS TO BE PROVIDED TO ALL COMMON OPEN SPACE.

ZONING
 THIS PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS SHOWN ON TAX MAP 912, GROUP A, PARCEL 5.

EASEMENTS
 THERE ARE NO EASEMENTS SHOWN ON THIS PLAN.

MONUMENTATION
 THIS PROPERTY IS MONUMENTED BY A SURVEY DATED 11/27/07 AND IS SHOWN ON TAX MAP 912, GROUP A, PARCEL 5.

FINAL DEVELOPMENT PLAN
 POLO FIELDS PHASE ONE, SECTION A
 (LOTS 1-8)

KINGSFORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES: 1.82 ACRES
 TOTAL LOTS: 8
 OWNER: JACK HENNING
 CIVIL DISTRICT: 13TH
 SURVEYOR: DAVID L. ASSOC.
 SCALE: 1"=50'

LINE TABLE

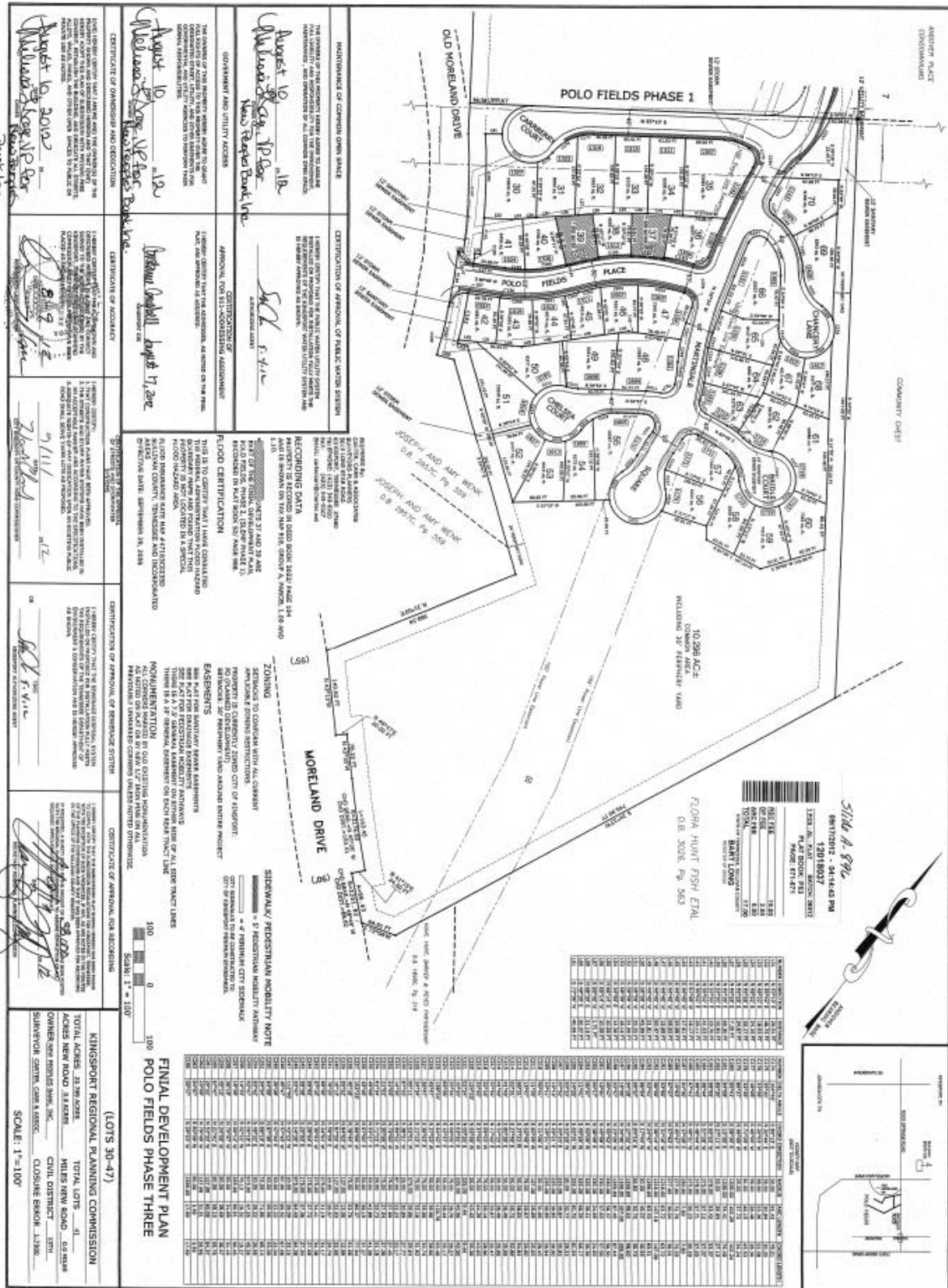
LINE NO.	START POINT	END POINT	LENGTH	BEARING
1
2
3
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CURVE TABLE

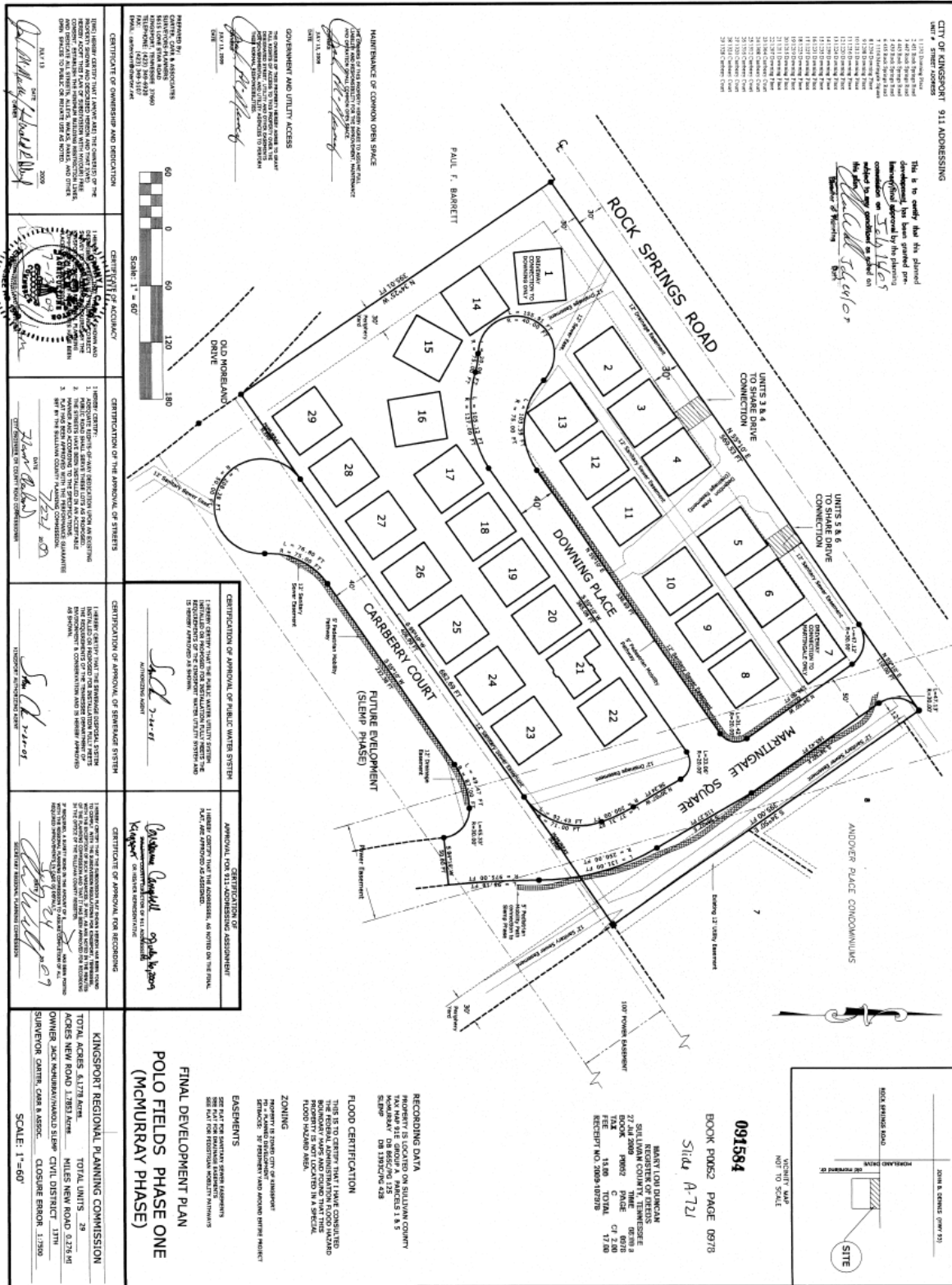
CURVE NO.	START POINT	END POINT	LENGTH	BEARING
1
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20

SIDEWALK/PEDESTRIAN MOBILITY NOTE
 THIS PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS SHOWN ON TAX MAP 912, GROUP A, PARCEL 5.

Polo Fields Phase 3; 2012

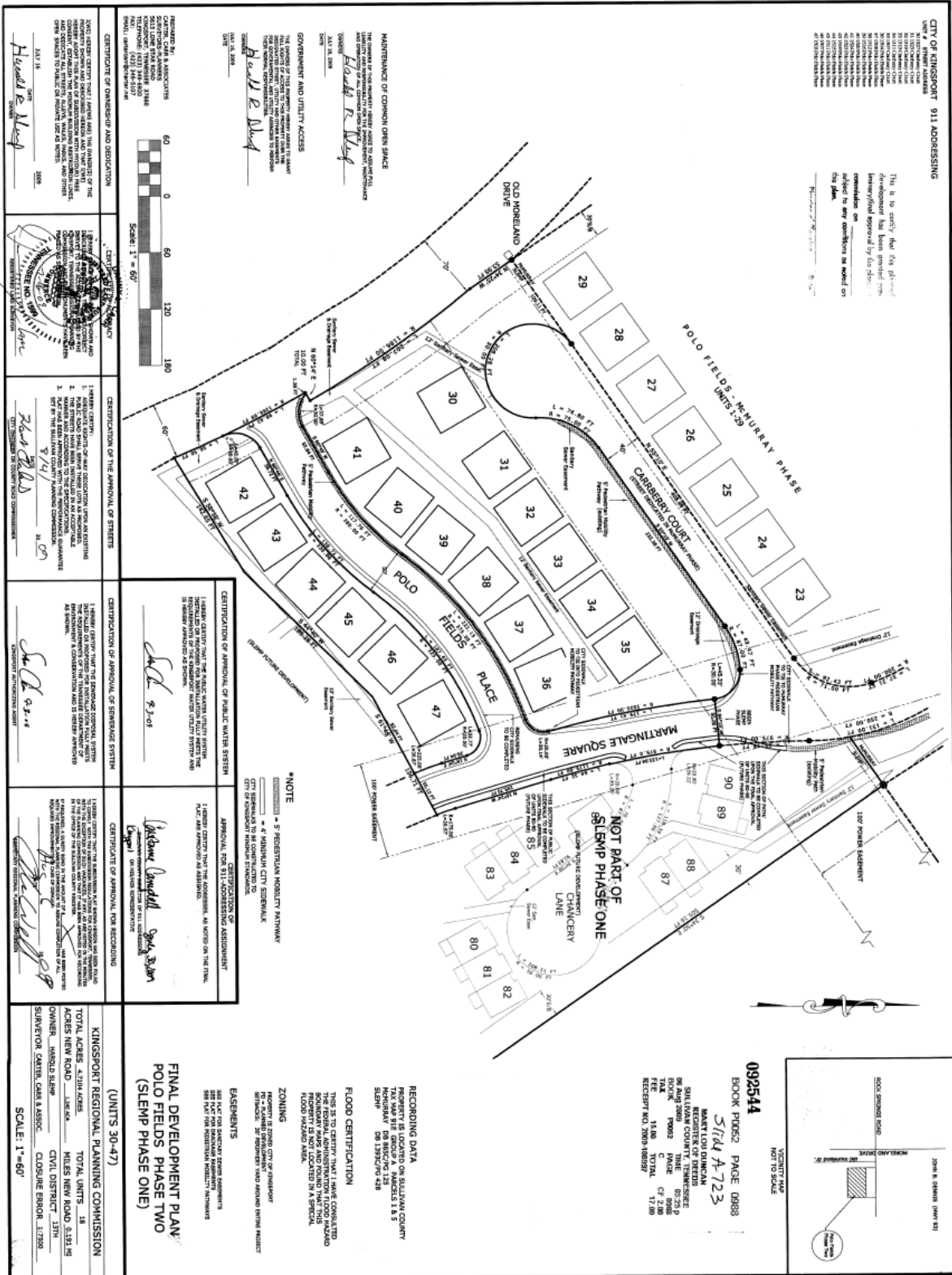


Polo Fields Phase 1; 2009



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December, 21st 2023

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 city. Consideration on 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 plat. The common open space shall be maintained in accordance with the provisions of the subdivision plat.

GOVERNMENT AND UTILITY ACCESS
The owner of the property shall provide access to the common open space and utility lines in accordance with the provisions of the subdivision plat.

CERTIFICATE OF OWNERSHIP AND OBLIGATION
I, the undersigned, being the owner of the property described in the subdivision plat, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the office of the Register of Deeds for the State of Tennessee.

CERTIFICATE OF THE APPROVAL OF STREETS
I, the undersigned, being the City Engineer, do hereby certify that the streets shown on the plat are in accordance with the provisions of the subdivision plat and the provisions of the Kingsport City Code.

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 plat is in accordance with the provisions of the subdivision plat and the provisions of the Kingsport City Code.

CERTIFICATE OF APPROVAL FOR RECORDING
I, the undersigned, being the City Engineer, do hereby certify that the subdivision plat is in accordance with the provisions of the Kingsport City Code and the provisions of the Tennessee Subdivision Act.

RECORDING DATA
PROPERTY IS LOCATED IN KINGSBURY COUNTY, TENNESSEE
TAX MAP REFERENCE: MAPS 1 & 2
SUBDIVISION NO. 18
DATE OF RECORDING: 11/23/09

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

(UNITS 30-47)

KINGSBURY REGIONAL PLANNING COMMISSION
TOTAL ACRES: 2.134 ACRES
TOTAL UNITS: 18
OWNER: NEW ROAD, LLC
CIVIL DISTRICT: 13TH
SILVERTON, GANTER, COAK & ASSOC.
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.