KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

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

August 20, 2015 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 JUNE 15, 2015, THE REGULAR MEETING HELD ON JUNE 18, 2015 AND THE SPECIAL CALLED MEETING HELD ON JUNE 29, 2015.

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

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

08-01 Jefferson Gardens Rezoning – (15-101-00003)
The Kingsport Regional Planning Commission is requested to consider rezoning from B-3 (Highway Oriented Business) to PD (Planned Development) to accommodate the addition of 59 multi-family units (primarily duplexes) and an assisted living facility. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

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

VIII. OTHER BUSINESS

08-02 Receive a letter of resubdivision of lot 10, Block C Hemlock Park Subdivision and Richards Property, on Hemlock Park Drive.

08-03 Receive a letter of resubdivision of lots 12 and 13, Block 21 of the Fort Robinson Addition on Fort Robinson Drive.

08-04 Receive a letter of resubdivision of lots 1 and 2 of Eagle Point Subdivision, Phase II on Eagle Point Drive.

08-05 Receive a letter of resubdivision of the Riverbend Development Lot 3, on Riverbend Drive.

08-06 Receive a letter of resubdivision of the Riverbend Development Lot 2B, on Riverbend Drive.

08-07 Receive a letter of resubdivision of the Huddle Heirs Property, Lot 2, on Childress Ferry Road.

08-08 Receive a letter of resubdivision of Edinburgh Phase 8 on East Campground Road and Bishop Road.

08-09 Receive a letter of resubdivision of the Grogg Property, on Princeton Road.

08-10 Receive a letter of resubdivision of Edinburgh Phase 5, Lots 145 & 146, on Calton Hill.

08-11 Receive a letter of resubdivision of the Profession park, Lot 3, on Fort Henry Drive.

08-12 Receive a letter of resubdivision of Lots 25-44, Block 4 City of Kingsport and a 20' abandoned alley, on Cumberland Street and Cherokee Street.

08-13 Receive a letter of resubdivision of 19' alley public street dedication, on Asphalt Alley, located between Hale Street and Bordon Street.

08-14 Receive a letter of resubdivision of Polo Fields Phase Three, Lots 67 & 68, on Chancery Lane.

08-15 Receive a letter of resubdivision of Lee Emerson Poore & Rufus Pierson Property, on Gillenwater Drive.

08-16 Receive a letter of resubdivision of the final Edinburgh Phase 5, on Calton Hill.

08-17 Receive a letter of resubdivision of the Babb Property, on Chert Drive.

08-18 Receive a letter of resubdivision of the Dean Property, on Dean Road.

08-19 Receive a letter of resubdivision of Millye Street, on Millye Street.

08-20 Receive a letter of resubdivision of Gravely Baptist Church Property, on Gravely Drive.

08-21 Receive, for informational purposes only, the June 2015 and July 2015 report from the Building Division.

08-22 Receive, for informational purposes only, the June 2015 and July 2015 New Business report.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Jimmy Walker Conference Room
201 W. Market Street, Kingsport, TN 37660

June 15, 2015 12:00 p.m.

Members Present
Sam Booher
Dr. Heather Cook
Dr. Mike McIntire, Vice Mayor
Beverley Perdue
Mark Selby
Dave Stauffer

Members Absent
Dennis Ward, Chairman
John Moody
Phil Rickman

Staff Present
Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Jacob Grieb

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. The commission mentioned a potential development revision of Edinburgh Phase 8 to be heard for preliminary approval. PC discussed that a called meeting might be in order to get the plan reviewed and potentially have more members in attendance. It was the consensus of the commission that they wanted to see that land developed although the concept is somewhat new for development in this unusual situation regarding the extension of sewer. It was indicated that there was support from Engineering for hearing subject to engineering plans and approval. The Planning Commission would like this added to the regular meeting agenda with that stipulation. There being no other changes the agenda will be set for the June 18, 2015 meeting. She then asked for any changes for the minutes of the work session held May 18, 2015 and the regular meeting held May 21, 2015.With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

06-01 Autumn Woods Phase II Bond Release – (15-201-00040)

The Kingsport Regional Planning Commission heard a presentation to consider releasing the $54,300 bond for the Autumn Woods Phase II subdivision off of Cooks Valley Road. Corey Shepherd presented the item. There being no further discussion, no official action was taken.

UNFINISHED BUSINESS

None

NEW BUSINESS

06-02 Bloomingdale Terrace Rezoning – (15-101-00002)

The Kingsport Regional Planning Commission heard a presentation to consider rezoning property on Bloomingdale Pike from B-3 (Highway Oriented Business) to R-3 (Low Density Apartment) to

accommodate the addition of 24 apartment dwelling units to the existing apartment complex. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item and stated the property is located off Bloomingdale Pike near its intersection with Stone Drive. It has similar zoning to the surrounding area and it is near another rezoning recently heard. Staff stated this will allow an expansion of 24 additional apartments units to the zoning development plan. All items of the regulations have been satisfied in the new plan. Staff noted one call was received in support of the rezoning. Staff is recommending the request. Mark Selby asked if the trees shown in the aerial were a part of the cemetery. Staff answered It appears to follow the line of the existing cemetery, although the aerial photo does not show the existing office that was added prior to this expansion. Dave Stauffer asked if the cemetery was well defined. Staff answered there is a fence although the cemetery is very old including revolutionary war soldiers and portions of the cemetery are maintained with some not so well taken care of. There being no further discussion, no official action was taken.

06-03 Huddle Property – County Subdivision – (15-201-00037)

The Kingsport Regional Planning Commission heard a presentation to recommend Preliminary Subdivision approval contingent upon approval of the irregular lot shape variance. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is located between Fall Creek Road and Childress Ferry Road. The request is to consider a subdivision of one lot from Childress Ferry road in order to build a long driveway. The lot itself is irregular in width vs. depth. Staff noted once the ROW is extended from Ethan Court then they may resubdivide to gain access from the Chase Meadows subdivision. The current temporary cul-de-sac is on the main portion of the Huddle property. A variance is necessary for the irregular shape. They would like access from Childress Ferry temporarily. Mark Selby asked if there was no real recourse to force a replat. Staff answered not at all. There is an excessively long pipestem which is not always appropriate for urban settings. In the future if he wants a public road for new lots then he would need to build a full road to current subdivision specs. There is some easement allowance for future utility extension. There being no further discussion, no official action was taken.

06-04 Riverbend Lot 7 & 8 – (15-201-00038)

The Kingsport Regional Planning Commission heard a presentation to consider Preliminary and Final Plat approval for 1125 and 1133 Riverbend Road. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating this is the latest set of lots for River bend development. The request is for preliminary and final approval for a proposed apartment complex with future development on lot 7 not yet decided. Staff stated Riverbend Road has been designed to terminate at these two lots. Staff recommends approval contingent on engineering approval. A question was asked about housing types on the plan. Staff answered it will thus far include apartments only with potentially an assisted living facility. The existing homes which were never completed will be torn down. Topography shields the view of Walmart. Staff noted they are looking at pedestrian mobility between to two development areas at the north and south ends of the development, but topographically this linkage is challenged. Staff is recommending. There being no further discussion, no official action was taken.

06-05 Bays Mountain Park Road – (15-301-00003)

The Kingsport Regional Planning Commission heard a presentation to recommend to the Kingsport Board of Mayor and Alderman the annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating this is a one parcel owner requested annexation. The parcel is zoned county R-1 and the City proposes an R-1B designation. Staff noted the family wants to take advantage of the city school system. Staff stated the item meets the short term annexation policy criteria. Staff recommends the annexation, zoning and POS. There being no further discussion, no official action was taken.

06-06 Article IV. Signs, Zoning Text Amendment – (15-801-00002)

The Kingsport Regional Planning Commission heard a presentation to approve amending the sign portion of the City Zoning Code to prohibit lighting bordering windows and doors in P-1, TA/C, B-1, B-2, B-3, B-4P, M-1, M-1R, M-2, M-X, BC, and PVD zones. Ken Weems presented the item stating Mike McIntire asked the commission to consider holding this to update the ordinance with other sign ordinance changes. Staff noted this item is addressing twinkling, flashing, moving lights, etc. in a new consideration of the regulations. Staff will need to relate to the sign ordinance purpose as currently stated in the ordinance. There being no further discussion, the item will be held for additional study.

PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)
No speakers present for public comment.

OTHER BUSINESS

06-07 Receive a letter of resubdivision of the Strickler Property, on Cedar Avenue.

06-08 Receive a letter of resubdivision of the Ervin Property, on Rock Springs Road.

06-09 Receive a letter of resubdivision of the Villas at Netherland Lane, on Whisperwood Drive.

06-10 Receive a letter of resubdivision of the Greenwood Hills Section 2, on Spring Hill Drive.

06-11 Receive, for informational purposes only, the April 2015 report from the Building Division.

06-12 Receive, for informational purposes only, the April 2015 New Business report.

06-13 Nominating Committee Report

06-14 Election of Officers

06-15 Ollie's Bargain Outlet Loading Dock Expansion (15-102-00004)

This staff-approved change addresses expansion of the existing loading dock at the new Ollie's Bargain Outlet planned for 1151 North Eastman Road in the Green Acres Shopping Center. (Weems)

06-16 Sidewalk Dining Code Changes

These changes are presented for informational purposes only and are proposed to be presented to the Kingsport Board of Mayor and Alderman in July. Justin Steinmann presented the item stating the current ordinance will allow for sidewalk dining, we have recommended some changes to the ordinance however they are city code items and outside the regulatory authority of the PC. Some definition of outdoor barriers where alcoholic beverages are sold are necessary. The changes will further address the clear zone width of sidewalk. Staff noted some additional criteria for attaching the barriers to the public property. The change only addresses areas within B-2 zoning.

06-17 Mobile Food Unit Pilot Program

This program is presented for informational purposes only. Justin Steinmann presented the program indicating the ordinance component is limited to insurance requirements and locations of trucks on public parking areas. Some addressing of inspections for fire regulation and building code are necessary. Staff noted this does not apply to special events and an application fee will be required of approximately $200.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:08 pm.

Respectfully Submitted,

_____

Lynn Tully, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall Council Room
225 West Center St., Kingsport, TN 37660

June 18, 2015 7:00 p.m.

Members Present
Dennis Ward, Chairman
Sam Booher
Dr. Heather Cook
John Moody
Beverley Perdue
Mark Selby

Members Absent
Dr. Mike McIntire, Vice Mayor
Phil Rickman
Dave Stauffer

Staff Present
Lynn Tully
Corey Shepherd
Ken Weems
Justin Steinmann
Jacob Grieb

Visitor's List
Curtis Huddle
Miranda Huddle
Jonathan Lewis
Tim Lingerfelt
Rodney Mullins
Brandy Mullins
Danny Karst

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. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Mark Selby seconded by Commissioner Beverley Perdue to approve the revised agenda as presented. The motion was approved unanimously 5-0. Chairman Ward asked for any changes to the minutes of the work session held May 18, 2015 and the regular meeting held May 21, 2015. A motion was made by Commissioner Mark Selby seconded by Commissioner John Moody to approve the minutes as presented. The motion was approved unanimously 5-0.

CONSENT AGENDA

06-01 Autumn Woods Phase II Bond Release – (15-201-00040)

The Kingsport Regional Planning Commission considered a request for releasing the $54,300 bond for the Autumn Woods Phase II subdivision off of Cooks Valley Road. Corey Shepherd presented the item. There being no additional discussion a motion was made by John Moody seconded by Mark Selby to approve the item. The motion was approved unanimously 5-0.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

06-02 Bloomingdale Terrace Rezoning – (15-101-00002)

The Kingsport Regional Planning Commission heard a request to consider rezoning from B-3 (Highway Oriented Business) to R-3 (Low Density Apartment) to accommodate the addition of 24 apartment dwelling units to the existing apartment complex. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the property is located just north of the intersection of Bloomingdale Pike and Stone Drive. The request is to rezone approximately 2 acres. The adjoining development is zoned R-3 and the other properties around are B-3. The units will be accessed from the existing Bloomingdale terrace apartments. Staff noted there is an existing cemetery is located at the northern corner of the area that is to be rezoned. The public contacts have been supportive of the rezoning. Staff recommends approval of the rezoning and recommendation to the BMA. Sam Booher asked who is the owner of the lot? Staff answered Poplar Ridge development whose spokesperson is Mark Corcoran. The public hearing was opened. Jonathan Lewis spoke in favor representing the engineering plan. Mark Selby asked about cemetery maintenance and boundaries? Jonathan Lewis answered most of the cemetery appears to be overgrown with one gravesite being maintained. The buildings were moved a far as possible from the cemetery area. Tim Lingerfelt spoke in favor noting that he has recommended to the developer that they investigate with ground penetrating radar for any nearby gravesites. The cut slopes are at minimum 10' from any identified gravesites. The public hearing was closed. There being no additional discussion a motion was made by Heather Cook seconded by Mark Selby to approve the item. The motion was approved unanimously 5-0.

06-03 Huddle Property – County Subdivision – (15-201-00037)

The Kingsport Regional Planning Commission is requested to recommend Preliminary Subdivision approval contingent upon approval of the irregular lot shape variance. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is between Fall Creek Rd. and Childress Ferry Rd. The subdivision adjoins Chase Meadows Subdivision. Staff noted the driveway will be difficult from Fall Creek. The lot itself is irregular due to excessive lot vs. width. The intent of the owner for replat when new access is acquired from Ethan's Court. Staff stated utilities will be brought from Ethan's Court and access from Childress Ferry Rd is planned at first. Mark Selby asked how do they get easement for utility extension? The public hearing was opened. Tim Lingerfelt spoke in favor. He noted in Chase Meadows the street was extended via Ethan's Court with the intent for extension during development of the huddle property. Deed restriction was suggested and rejected by past planning commissions. The easements have been acquired for extension of the utilities. There will be an easement on the balance of the property for utility access. There were no other speakers and the public hearing was closed. There being no additional discussion a motion was made by Mark Selby seconded by John Moody to approve the item. The motion was approved unanimously 5-0.

06-04 Riverbend Lot 7 & 8 – (15-201-00038)

The Kingsport Regional Planning Commission heard a request to consider Preliminary and Final Plat approval for 1125 and 1133 Riverbend Road. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the minor 2 lot subdivision requests for preliminary and final approval. No future plans for

development are final at this time, but the properties will be marketed. No variances are requested. Staff recommends approval. Dennis Ward asked if there any comments from the neighbors? Not at this time. The public hearing was opened. No speakers present so the public hearing was closed. There being no additional discussion a motion was made by Mark Selby seconded by Heather Cook to approve the item. The motion was approved unanimously 5-0.

06-05 Bays Mountain Park Road – (15-301-00003)

The Kingsport Regional Planning Commission heard a request to recommend to the Kingsport Board of Mayor and Alderman the annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating that a single parcel owner requested annexation from Mr. & Mrs. Mullins. Located at 251 Bays Mountain Park Rd. which is currently zoned county R-1 and requested City R-1B. Staff noted city sewer and water are available and the request is based on wish for city schools. Staff stated all typical services are included in the Plan of Services. Transportation on the school buses will be provided either along the roadway or at another existing bus stop. Notary information found that notary is an at large position regardless of county. Staff recommends annexation, zoning and POS. School that they would be attending is the John Adams Elementary School and the bus routes are yet to be determined. The nearest concentration of school age children is Bailey Ranch Subdivision. A question was asked if trash service is currently available? Staff answered yes. The public hearing was opened. Ms. Mullins spoke in favor of the annexation noting that she currently transports her kids to school. The public hearing was closed. The commission mentioned they would like to know requirements or policy on school transportation. There being no additional questions a motion was made by Mark Selby seconded by Heather Cook to approve the item. The motion was approved unanimously, 5-0.

06-06 Edinburgh Concept Plan – (15-201-00020)

The Kingsport Regional Planning Commission heard a request to recommend approval to amend the previously approved concept plan of December 12, 2014. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating this is future Phase 7 in the concept plan previously approved. The new concept plan includes future Phase 8. Calculations are very similar and open space continues to meet the minimum requirements. This is the latest version and meets the requirements. Staff recommends approval. The public hearing was opened. Danny Karst spoke in favor. No other speakers were present and the public hearing was closed. There being no additional questions a motion was made by John Moody and seconded by Beverley Perdue to approve the item. The motion was approved unanimously, 5-0.

06-07 Edinburgh Subdivision Phase 8 Preliminary Plat – (15-201-00019)

The Kingsport Regional Planning Commission heard a request to recommend Preliminary Subdivision approval for Edinburgh Phase 8. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating it is similar to previous item in that it includes just Phase 8. The southern boundary is also

the limits of the Urban Growth Boundary. Staff noted due to topographic challenges of the property a unique utility provision is requested. The residences must be sprinkled for fire protection as well as the inclusion of a low pressure forced main sewer system. No variances requested and meeting all requirements. Mark Selby asked about the existing unpaved road. Staff noted it is shown in the pictures as an old farm access road. The public hearing was opened. Danny Karst spoke in favor stating there has been a concern previously about prior owners opposing a connecting road to East Campground. The solution appears to be a fire access road with one way gate .It will be single lane only. This is a new system and will allow development of formerly unusable property. The roads could connect to existing Edinburgh however the current owners would not want full access from East Campground Rd. The public hearing was closed. There being no additional discussion a motion was made by Heather Cook seconded by Sam Booher to approve the item. The motion was approve unanimously, 5-0. It was noted this was a difficult issue solved by creative staff.

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

VIII. OTHER BUSINESS

06-08 Receive a letter of resubdivision of the Strickler Property, on Cedar Avenue.

06-09 Receive a letter of resubdivision of the Ervin Property, on Rock Springs Road.

06-10 Receive a letter of resubdivision of the Villas at Netherland Lane, on Whisperwood Drive.

06-11 Receive a letter of resubdivision of the Greenwood Hills Section 2, on Spring Hill Drive.

06-12 Ollie's Bargain Outlet Loading Dock Expansion (15-102-00004)
This staff-approved change addresses expansion of the existing loading dock at the new Ollie's Bargain Outlet planned for 1151 North Eastman Road in the Green Acres Shopping Center. (Weems)

06-13 Receive, for informational purposes only, the April 2015 report from the Building Division.

06-14 Receive, for informational purposes only, the April 2015 New Business report.

06-15 Nominating Committee Report
Mike McIntire, Dave Stauffer and Beverley Perdue have nominated Dennis Ward as chair and Heather Cook as Vice-Chair. Lynn Tully was nominated as secretary.

06-16 Election of Officers
A motion was made by Beverley Perdue seconded by John Moody to elect the officers. The motion was approved unanimously 5-0.

IX. ADJOURNMENT

It was stated that we are looking for volunteers for serving on the Sullivan County Planning Commission. John Moody volunteered.

There being no further business, a motion was made by Mark Selby and seconded by Heather Cook to adjourn the meeting at approximately 7:47 pm. This motion passed unanimously, 5-0.

Respectfully Submitted,

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Chanya Lynn Tully, AICP, Planning Commission Secretary

MINUTES OF THE SPECIAL CALLED MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Bob Clear Conference Room
201 W. Market Street, Kingsport, TN 37660

June 29, 2015 2:00 p.m.

Members Present
Dennis Ward, Chairman
Sam Booher
John Moody
Phil Rickman
Dave Stauffer

Members Absent
Dr. Heather Cook
Dr. Mike McIntire, Vice Mayor
Beverley Perdue
Mark Selby

Staff Present
Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann

Visitor's List
Danny Carr
Randy Hallford
Ken Bates

At 2:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Commissioner Dave Stauffer seconded by Commissioner John Moody to approve the revised agenda as presented. The motion was approved unanimously 5-0.

CONSENT AGENDA

UNFINISHED BUSINESS
None

NEW BUSINESS

06-01 Chase Meadows PD Plan Amendment - (15-201-00047)

The Planning Commission is requested to approve the amended Chase Meadows Planned Development Plan. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating the property is located off Fall Creek Rd. near the Huddle property. This is a PD Plan Amendment changing the open space. Changes include several lots to be reconfigured. Staff noted the minimum requirements for open space is being met at 21.11% down from 22% in the original which still includes more than the 20% required. Staff stated all open space changes on a PD require PC approval. There are only 3 items in PD zoning that cannot be approved by staff - decrease in open space, increase in density and change of type of housing provided. The public hearing was opened. There were no speakers so the public hearing was closed. There being no additional discussion a motion was made by Dave Stauffer seconded by Phil Rickman to approve the item. The motion was approved unanimously 5-0.

PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)
No speakers present for public comment.

OTHER BUSINESS
ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 2:18 pm.

Respectfully Submitted,

_____
Lynn Tully, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Rezoning Report **File Number 15-101-00003**

Jefferson Gardens Rezoning

Property Information			
Address	Vicinity of Memorial Blvd and Island Road, Kingsport, TN 37664		
Tax Map, Group, Parcel	Map 48, Parcel 39.50 and a portion of parcels 36.10 and 36.05		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	23.44 acres +/-		
Existing Use	Vacant Land	**Existing Zoning**	B-3
Proposed Use	59 Multi-Family Units and Assisted Living Facility	**Proposed Zoning**	PD

Owner /Applicant Information

Name: Kingsport Indian Springs, LLC. Mr. Jefferson Bennett

Address: 1 Potters Lane

City: Savannah

State: GA **Zip Code: 31411**

Email: jeffersonbennett@comcast.net

Phone Number: (912) 308-1856

Intent: ***To rezone from B-3 (Highway Oriented Business) to PD (Planned Development) to accommodate the development of 59 multi-family units (primarily duplexes) and an assisted living facility.***

Planning Department Recommendation

The Kingsport Planning Division recommends approval for the following reasons:

- *The change from a B-3, Commercial District to a PD, Residential District, will create a better transition land use between existing and proposed commercial development along Memorial Boulevard and single family development that borders the southeast side of the rezoning area.*
- *The proposed development will be more in conformance with the Future Land Use Plan as a residential use than development consistent with the current B-3 zoning of the property.*

Staff Field Notes and General Comments:

- *The rezoning area will be served by future public streets that will allow proper ingress/egress to Memorial Boulevard.*
- *The rezoning site was annexed in 2014 as part of the Bennett Area 2 annexation.*
- *All future development of the rezoning site will require both preliminary and final PD plan approval from the Planning Commission*

Planner:	Ken Weems	Date:	August 3, 2015
Planning Commission Action		**Meeting Date:**	**August 20, 2015**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report File Number 15-101-00003

PROPERTY INFORMATION	
ADDRESS	Memorial Boulevard, Kingsport, TN 37664
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	B-3 (Highway Oriented Business District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	23.44 +/-
EXISTING USE	vacant land
PROPOSED USE	development of 59 multi-family units and an assisted living facility

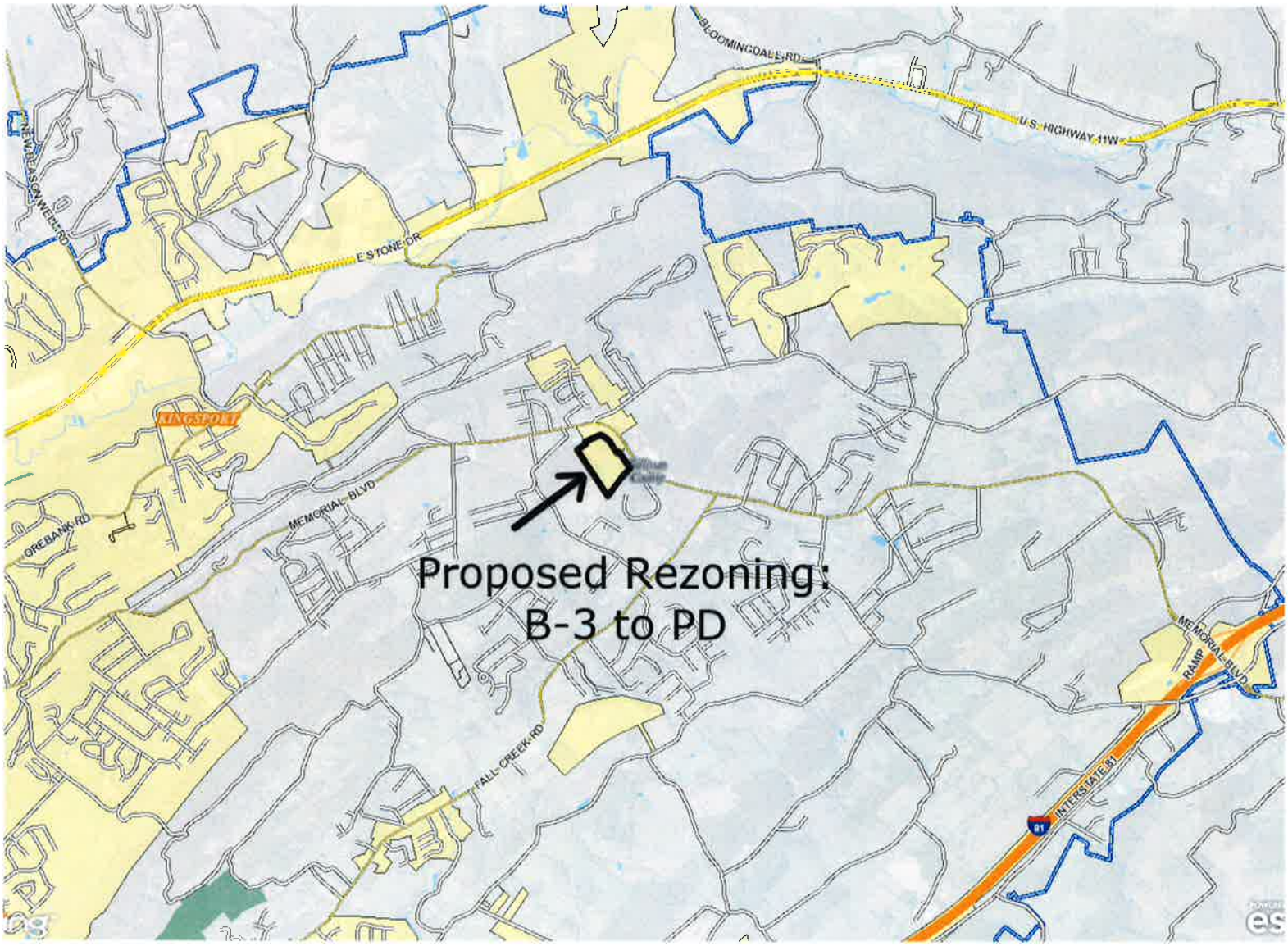
PETITIONER ADDRESS **1 Potters Lane, Savannah GA 31411**

REPRESENTATIVE PHONE **(912) 308-1856**

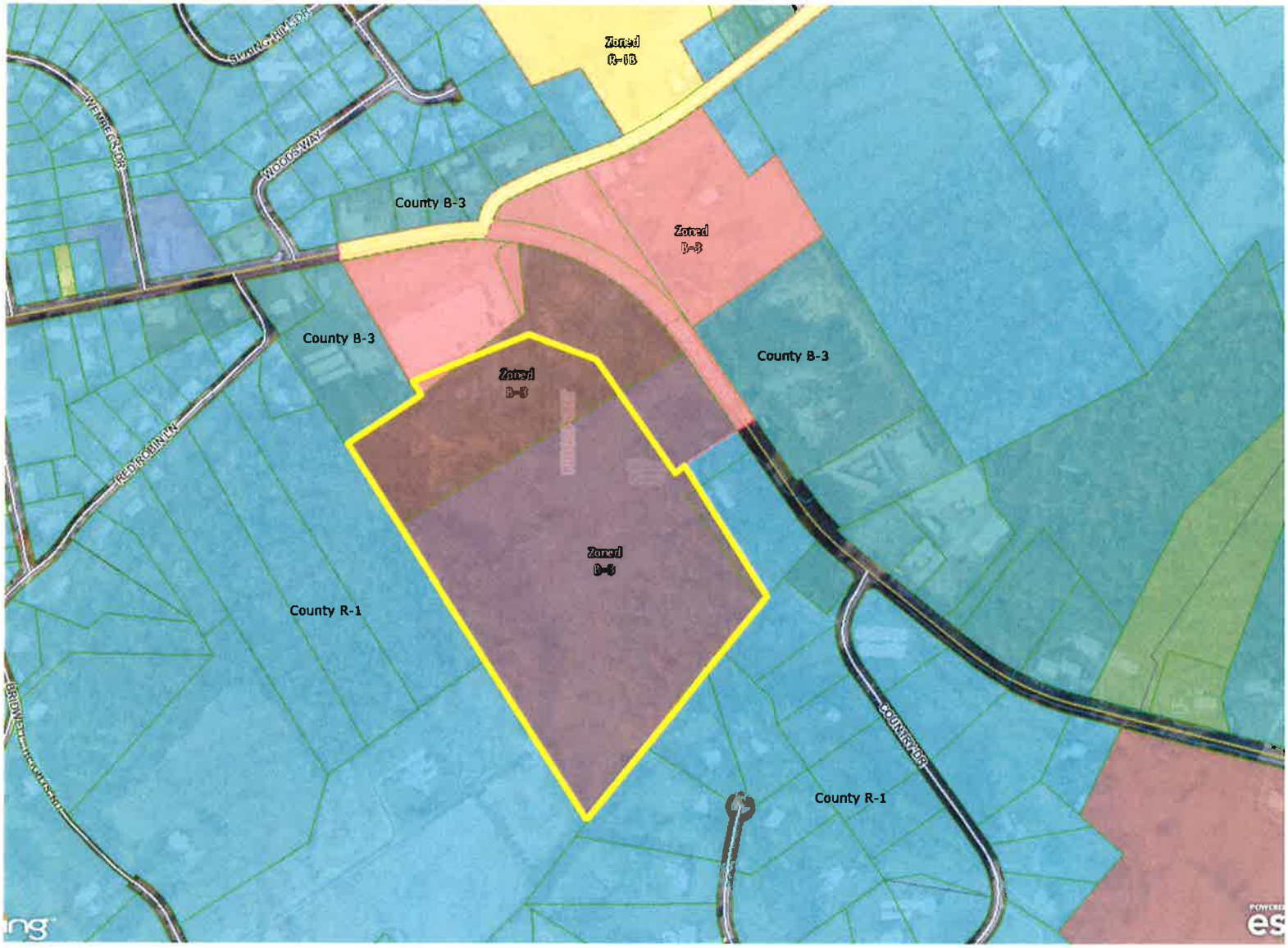
INTENT

To rezone from B-3 (Highway Oriented Business) to PD (Planned Development) to accommodate the development of 59 multi-family units (primarily duplexes) and an assisted living facility.

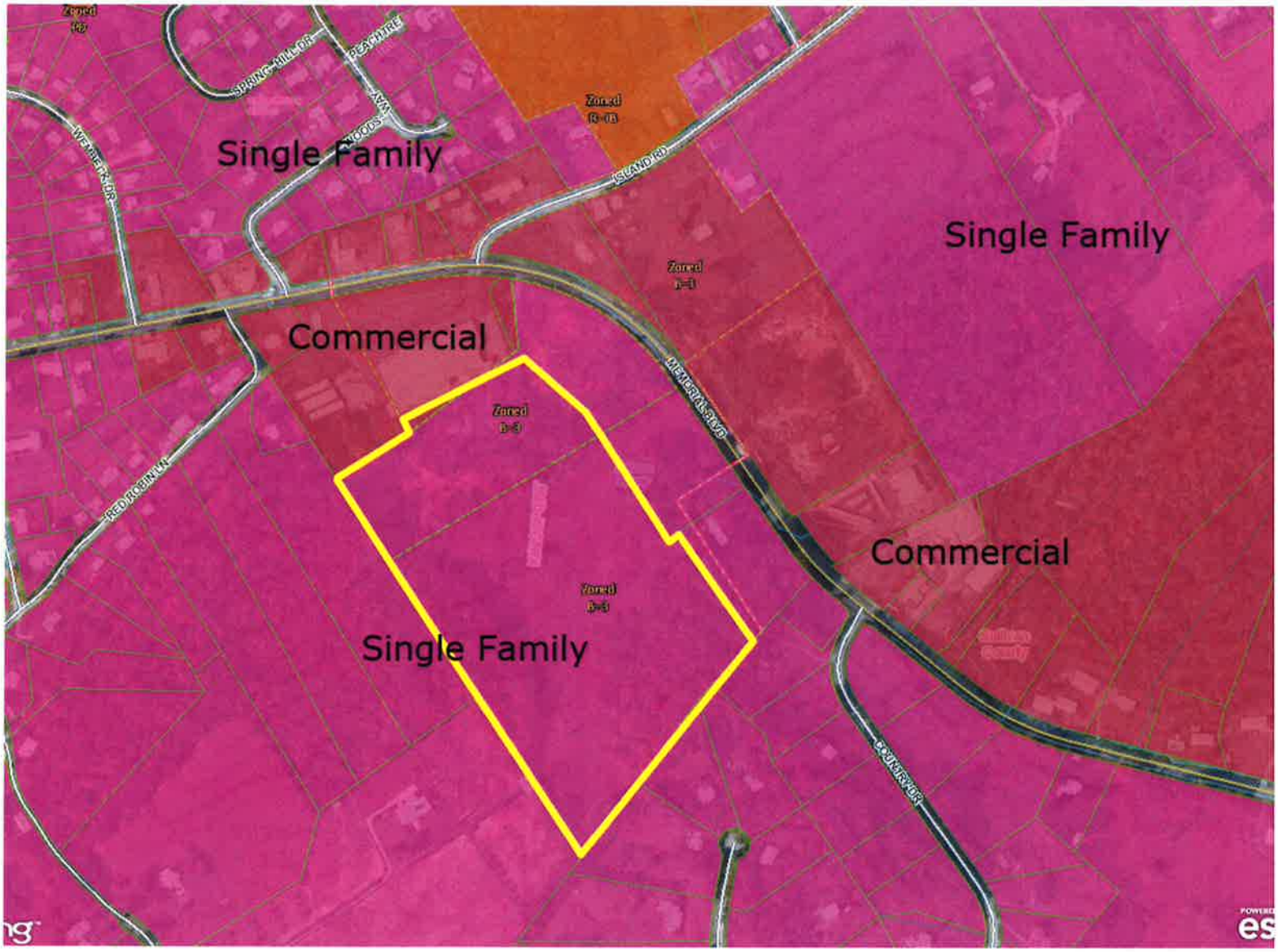
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030



Aerial

Proposed Rezoning:
B-3 to PD
WOODSWAY
ISLAND RD
MEMORIAL BLVD
KINGSPORT
REDROBIN LN
Sullivan County
COUNTRY DR

South View (toward rezoning area taken from behind Dollar General Market)

East View

North West View (toward Memorial Boulevard)

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North, East, Northwest	1	Zone: City B-3 Use: Existing Dollar General Market and CVS	Annexed in 2007 as part of the Old Island Annexation
Further North and Northwest	2	Zone: County R-1 Use: Single Family	n/a
East	3	Zone: County B-3 Use: vacant land	n/a
Further East	4	Zone: County B-3 Use: auto repair and cabinet shop	n/a
Southeast and South	5	Zone: County R-1 Use: Single Family	n/a
Further South	6	Zone: County R-1 Use: Single Family	n/a
West	7	Zone: County R-1 Use: Vacant land	n/a

EXISTING USES LOCATION MAP

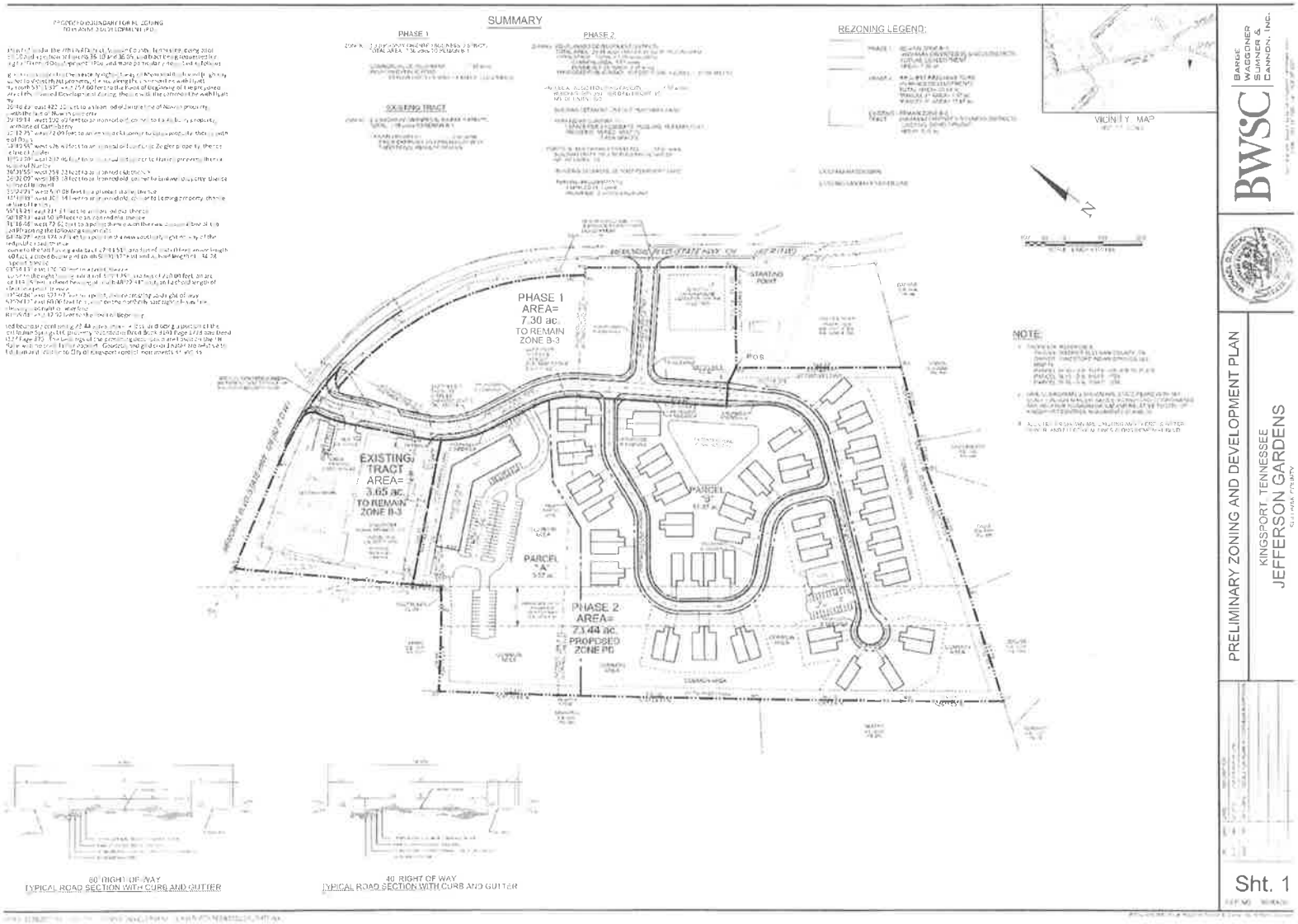
Kingsport Regional Planning Commission

Rezoning Report **File Number 15-101-00003**

Site Plan

In accordance with the PD zoning code regulations, a PD zone may be established prior to submission of development plans by a property owner. Please note that prior to development, both preliminary and final PD plans must be approved by the Planning Commission.

A conceptual site plan is provided below:



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on August 20, 2015

Developer statement and potential elevation examples provided by the developer:

Jefferson Gardens Development

The style will be alternative arts and crafts with clapboards and brick accents. The target market is for those who want a well built and aesthetically pleasing symbiotic community. While the footprints on the site plan are consistent there will be a mix of appearances which complement their neighbors while representing the desires of the homeowners.

We plan on owning the property for the long term and we intend on completing the infrastructure, roads and amenities in one phase.

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 10, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will permit a more appropriate abutting land use for properties to the south and west. The assisted living and duplex housing will serve as a buffer between the abutting county uses and Memorial Boulevard.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The proposal will provide a more suitable abutting land use for adjacent property as opposed to the development that would be permitted in the existing B-3 zone.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.

4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will not cause a burdensome use of existing streets, transportation facilities, or schools.

5. **Whether the proposal is in conformity with the policies and intent of the land use plan?**

   Proposed use: The use of the rezoning site as development of 59 duplex units and an assisted living facility will better compliment the land use plan as opposed to the current B-3 zone.

   The Future Land Use Plan Map recommends Single-family use

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning.

7. **Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of the City of Kingsport?** There are no adverse uses proposed.

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PD zone will be an appropriate residential zone that is related to adjacent County R-1 zones.

9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** Present district boundaries allow City commercial zoning to abut County single family zoning and uses. The proposed PD zone will provide for a more logically drawn boundary.

10. **Whether the change will constitute a grant of special privilege to an individual as contrasted to the general welfare?** The change will not allow a special privilege to an individual as contrasted to the general welfare.

CONCLUSION

Staff recommends APPROVAL to rezone from B-3 to PD. This down-zoning is consistent with both on-site conditions and will provide a proper transition from surrounding county single family districts to the commercial zones along Memorial Boulevard.

CITY OF KINGSPORT, TENNESSEE

June 9, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lot 10, Block C Hemlock Park Subdivision and Richards Property, on Hemlock Park Drive, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-02

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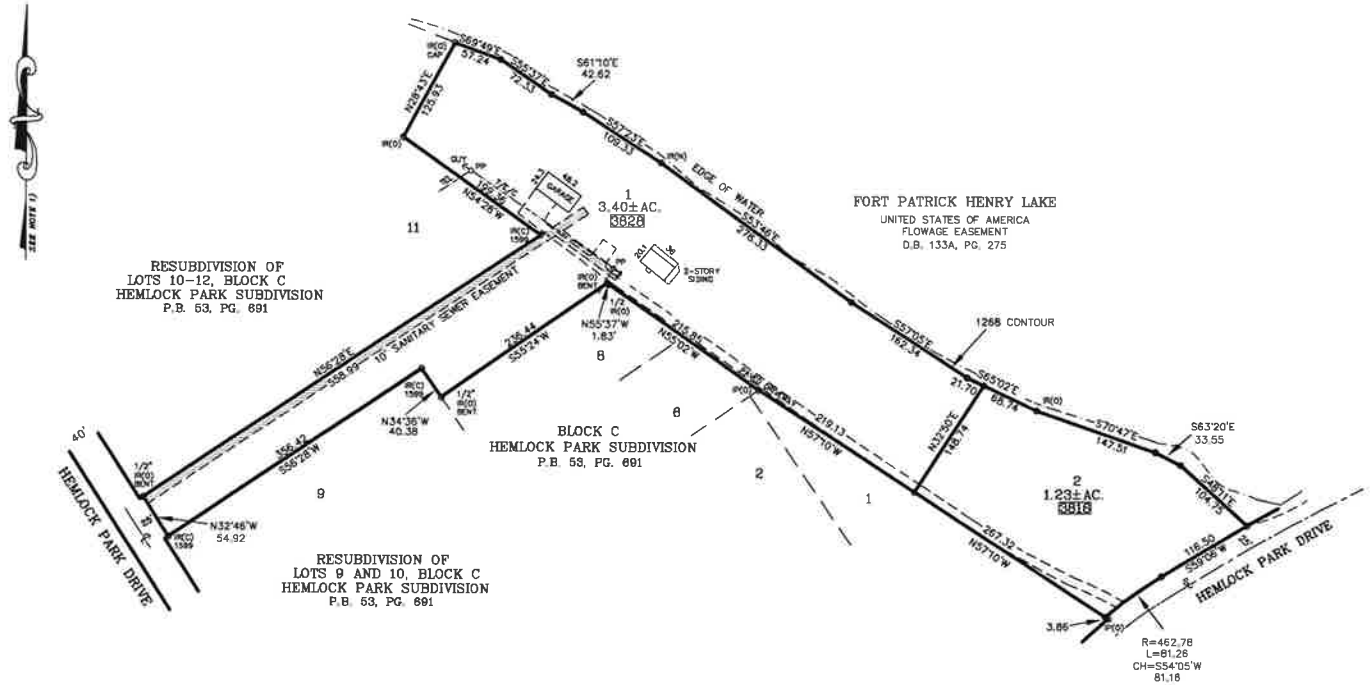
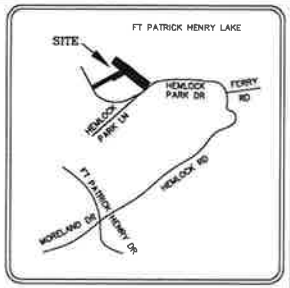




LOCATION MAP
N.T.S.

LEGEND

IR(O)	*IRON ROD, OLD*
IP(O)	*IRON PIPE, OLD*
•	*UNMARKED POINT*
DB	*DEED BOOK*
PG	*PAGE*
PB	*PLAT BOOK*
℄	*CENTER LINE*
AC	*ACRES*
RCP	*REINFORCED CORRUGATED PIPE*
N.T.S.	*NOT TO SCALE*
123	*911 ADDRESS*

ALLEY & ASSOCIATES, INC.
° SURVEYORS °
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8806
FAX: (423) 392-8808
E-MAIL: tlingerfelt@alleyassociates.com

TIM LINGERFELT
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
NO.

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING OR IMPLEMENTATION PURPOSES

NOTES:

1) NORTH BASED ON CHASE LANDING SUBDIVISION (P.B. 37, PAGE 56)
2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BELOW 1268 CONTOUR.
4) JOB NO. 15-9975
5) ACAD FILE 15-9975 RICHARDS.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 77-J "B" PARCELS 1 AND 6
8) DEED REFERENCE: D.B 2441C, PAGE 96 D.B. 248JC, PAGE 582 AND D.B. 3057, PAGE 1009
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
10) PROPERTY EXTENDS TO THE MEANDERS OF SOUTH FORK OF THE HOLSTON RIVER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

CERTIFICATE OF ACCURACY

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

DATE 20

REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 20

CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE 20

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

CITY ENGINEER DATE 20

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 20

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 20

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOT 10, BLOCK C HEMLOCK PARK SUBDIVISION AND RICHARDS PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.63 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER D. MICHAEL AND KATHRYN M. RICHARDS CIVIL DISTRICT 14TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"= 100' 100 50 0 100 200

CITY OF KINGSPORT, TENNESSEE

June 9, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

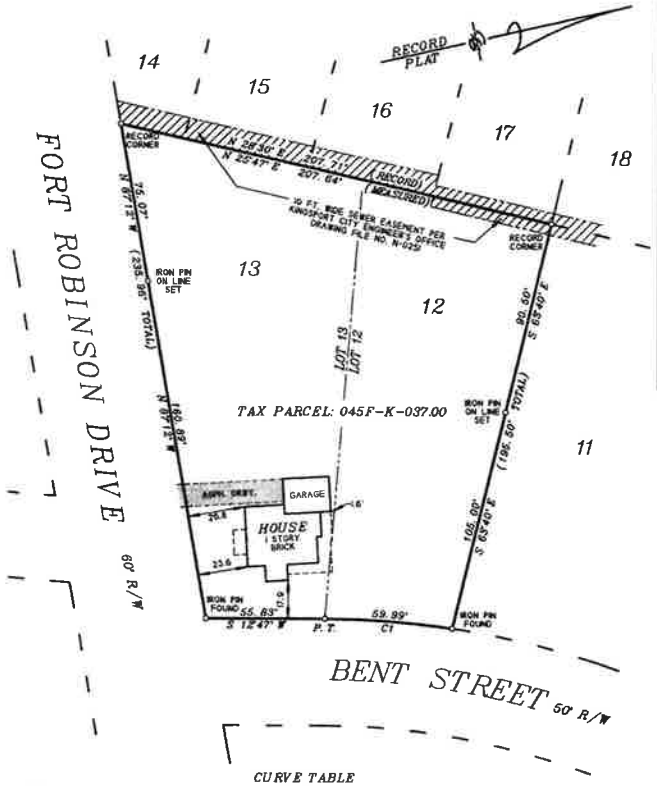
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lots 12 and 13, Block 21 of the Fort Robinson Addition, on Fort Robinson Drive, surveyed by Joseph D. Connelly of Connelly Land Surveying, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

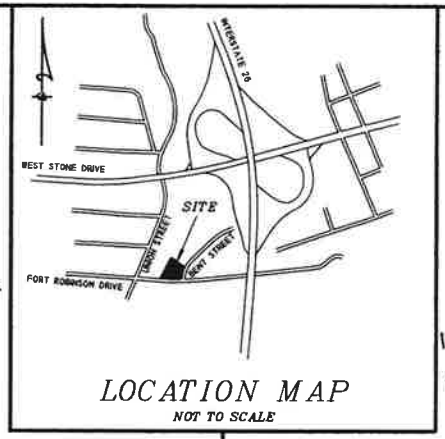
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

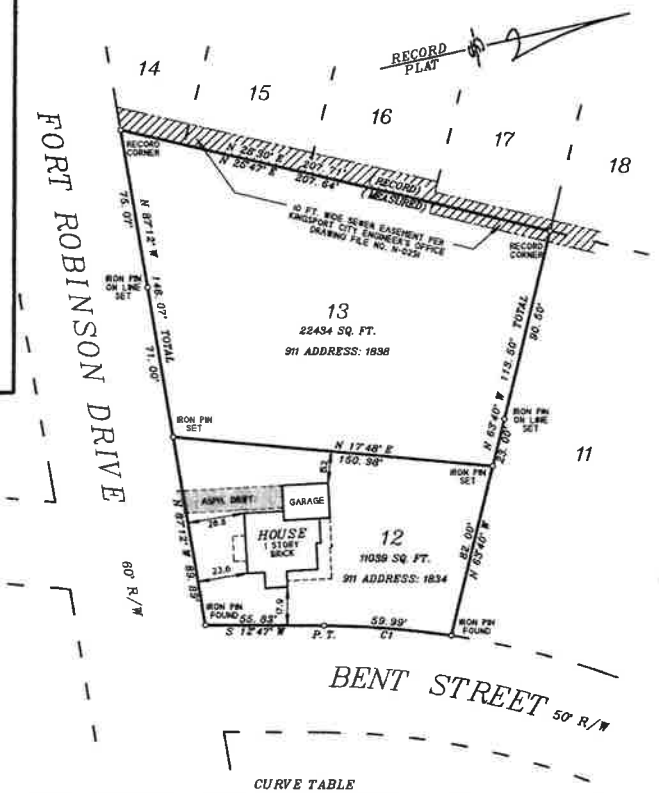
08-80



BEFORE RESUBDIVISION



LOCATION MAP
NOT TO SCALE



AFTER RESUBDIVISION

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	8°22' 41"	410.27'	59.99'	30.05'	59.94'	S 16°58' 25" W

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	8°22' 41"	410.27'	59.99'	30.05'	59.94'	S 16°58' 25" W

NOTES:

1. *PROPERTY IS ZONED R-1B*
   SETBACKS:
   30' FRONT
   30' REAR
   8' SIDE
   SETBACKS TO CONFORM TO ZONING DESIGNATION.
2. *THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.*
3. *IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.*
4. *7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES, 15' ALONG FRONT OF LOTS.*
5. *RECORD DOCUMENTS:*
   DEED BOOK 2428C, PAGE 571.
   PLAT BOOK 2, PAGE 71A (FORT ROBINSON ADDITION)

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

_____ 20_____
DATE

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

CERTIFICATE OF APPROVAL OF SEWAGE SYSTEM

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

_____ 20_____
DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

JOSEPH D. CONNELLY
LICENSED PROFESSIONAL
AGRICULTURE
MAY 15 2015
SURVEYOR
NO. 2310

CONNELLY LAND SURVEYING
P.O. BOX 276
KINGSPORT, TENNESSEE 37662
PHONE: (423) 246-8640

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20_____
DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____ 20_____
DATE

OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I ALSO CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

MAY 28 2015
DATE

Joseph D. Connelly #2310
SURVEYOR TN REG. NO.

CERTIFICATION OF THE APPROVAL OF STREETS

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

_____ 20_____
DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ 20_____
DATE

AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ 20_____
DATE

KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

RESUBDIVISION OF
LOTS 12 & 13, BLOCK 21, FORT ROBINSON ADDITION
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.7684±	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER CLAUDETTE FLANARY	CIVIL DISTRICT 12th
SURVEYOR JOSEPH D. CONNELLY	CLOSURE ERROR 1 : 10,000

SCALE 1" = 40'

CITY OF KINGSPORT, TENNESSEE

June 9, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of lots 1 and 2 of Eagle Point Subdivision, Phase II, on Eagle Point Drive, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

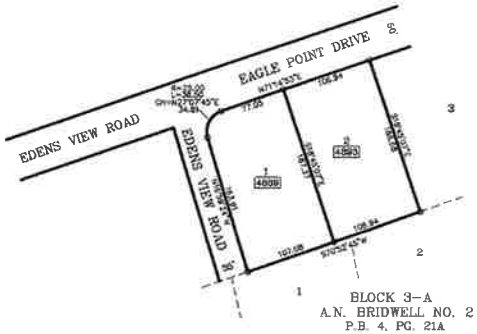
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

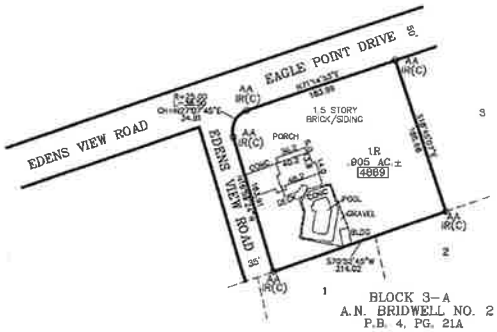
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2015

08-04



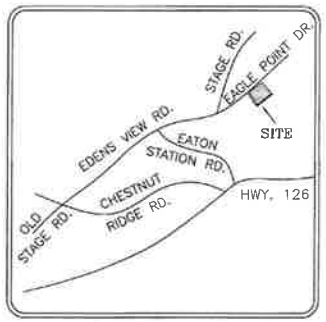
BLOCK 3–A
A.N. BRIDWELL NO. 2
P.B. 4, PG. 21A

BEFORE



BLOCK 3–A
A.N. BRIDWELL NO. 2
P.B. 4, PG. 21A

AFTER



LOCATION MAP
N.T.S.

LEGEND

IR(C)	IRON ROD, CAP
AA	ALLEY AND ASSOCIATES
P.B.	PLAT BOOK
PG	PAGE
AC.	ACRES
R=	RADIUS
L=	LENGTH
CH=	CHORD
BLDG	BUILDING
-x-x-	FENCE
CONC	CONCRETE
N.T.S.	NOT TO SCALE
123	911 ADDRESS

NOTES:

1) NORTH BASED ON SURVEY BY CULBERTSON SURVEY DATED MARCH 01, 1999.
2) PROPERTY IS ZONED R–1
   SETBACKS
   FRONT 30'
   REAR 30'
   SIDE 12'
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 470181 0020 C EFFECTIVE DATE OCTOBER 16, 1990 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) TAX MAP 48G "E", PARCEL 97.10
5) DEED REFERENCE: D.B. 1395C, PG. 776 (PRIOR), D.B. 1395C, PG. 761 (PRIOR)
6) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.
7) PROPERTY SHOWN IS INDICATED AS TRACTS 6, 7, 8 & 9 OF THE S & R REALTY PROPERTY (UNRECORDED).
8) SHOULD TWO CONTIGUOUS LOTS HAVE COMMON OWNERSHIP AND ARE USED AS ONE BUILDING SITE THERE WILL BE NO EASEMENT FOR UTILITIES AND DRAINAGE ALONG THE INTERIOR LOT LINES UNLESS LOCATED OF STRUCTURES INDICATE OTHERWISE.

NOTES:

1) NORTH BASED ON SURVEY BY CULBERTSON SURVEY DATED MARCH 01, 1999.
2) PROPERTY IS ZONED R–1
   SETBACKS
   FRONT 30'
   REAR 30'
   SIDE 12'
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 470181 0020 C EFFECTIVE DATE OCTOBER 16, 1990 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 15–9996
5) ACAD FILE 15–9996 BRYANT.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP 48G "E", PARCELS 1.00 AND 2.00
8) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.
9) PRIOR PLAT REFERENCE: P.B. 51 PG. 755.

06/08/2015 - 03:29:12 PM
15009616
1 PGS:AL-PLAT BATCH: 87288
PLAT BOOK: P55
PAGE: 78-78

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER — DATE 5/21/15

CERTIFICATE OF ACCURACY

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

DATE 06-01-15
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

TRAFFIC ENGINEERING MANAGER — DATE 20

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX: (423) 392-8998
E-MAIL: tlingerfelt@alleyassociates.com

TIM LINGERFELT
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
No. 2030

RESUBDIVISION OF LOTS 1 AND 2
EAGLE POINT SUBDIVISION, PHASE II
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.905 — TOTAL LOTS 1
ACRES NEW ROAD 0 — MILES NEW ROAD 0
OWNER ANDREW K. FOUST, et ux — CIVIL DISTRICT 10TH
SURVEYOR ALLEY & ASSOCIATES, INC. — CLOSURE ERROR 1:10000
SCALE 1"= 100' (100 50 0 100 200)

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 6/3 20 15
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE 6-22 20 15
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

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

June 3 20 15
COMMISSIONER OF HIGHWAYS

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

LOT 1R HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW, FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM.

RECORD ON FILE AT TDEC OFFICE
FILE
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

6/15/15
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CITY OF KINGSPORT, TENNESSEE

June 15, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

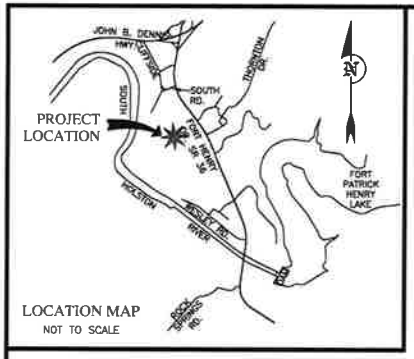
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Riverbend Development Lot 3, on Riverbend Drive, surveyed by Todd Johnson, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-05



LEGEND

O	PROPERTY CORNER MONUMENT FOUND
●	1/2"ø IRON ROD SET WITH T. JOHNSON CAP
⊸	UTILITY POLE
####	E-911 STREET ADDRESS
———	CENTERLINE
——W——	WATERLINE
——OTC——	OVERHEAD UTILITY
——G——	GAS LINE
——OHE——	OVERHEAD ELECTRIC
——UGE——	UNDERGROUND UTILITY
——S——	SANITARY SEWER
——ST——	STORM
(E)	EXISTING
(P)	PROPOSED

NOTES:

OWNER: FIRST SOUTHEAST DEVELOPMENT LLC
BOOK 3080, PAGE 1853 AND IS A PORTION OF TAX MAP 77H, GROUP C, PARCELS 1.00 AND 1.10.

2' CONTOUR INTERVAL FROM AERIAL SURVEY PROVIDED BY TUCK MAPPING SOLUTIONS. VERTICAL DATUM IS NGVD 1929 AS PROVIDED BY CLIENT.

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THERE IS A 15' WIDE RIGHT OF WAY AND EASEMENT FOR ELECTRIC POWER AND COMMUNICATION LINES ALONG RIVERBEND DRIVE PER DEED BOOK 2882C, PAGE 17

SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAPS RECEIVED BY ME AS OF THIS DATE.
MAP NUMBER: 47163C0045D
EFFECTIVE DATE: SEPTEMBER 29, 2006

ZONING:

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT B-4P.

CURRENT ZONING SETBACKS:
FRONT YARD SETBACK: 30'
SIDE YARD SETBACK: MINIMUM SIDE YARD SETBACK FROM A PUBLIC STREET OR RIGHT-OF-WAY FOR VEHICULAR TRAFFIC SHALL BE 15 FEET. ZERO LOT LINES IN LIEU OF SIDE YARD SETBACK MAY BE PERMITTED ON ONE SIDE ONLY WHEN COMPLEMENTARY JOINT USES ARE APPROVE BY THE PLANNING COMMISSION.
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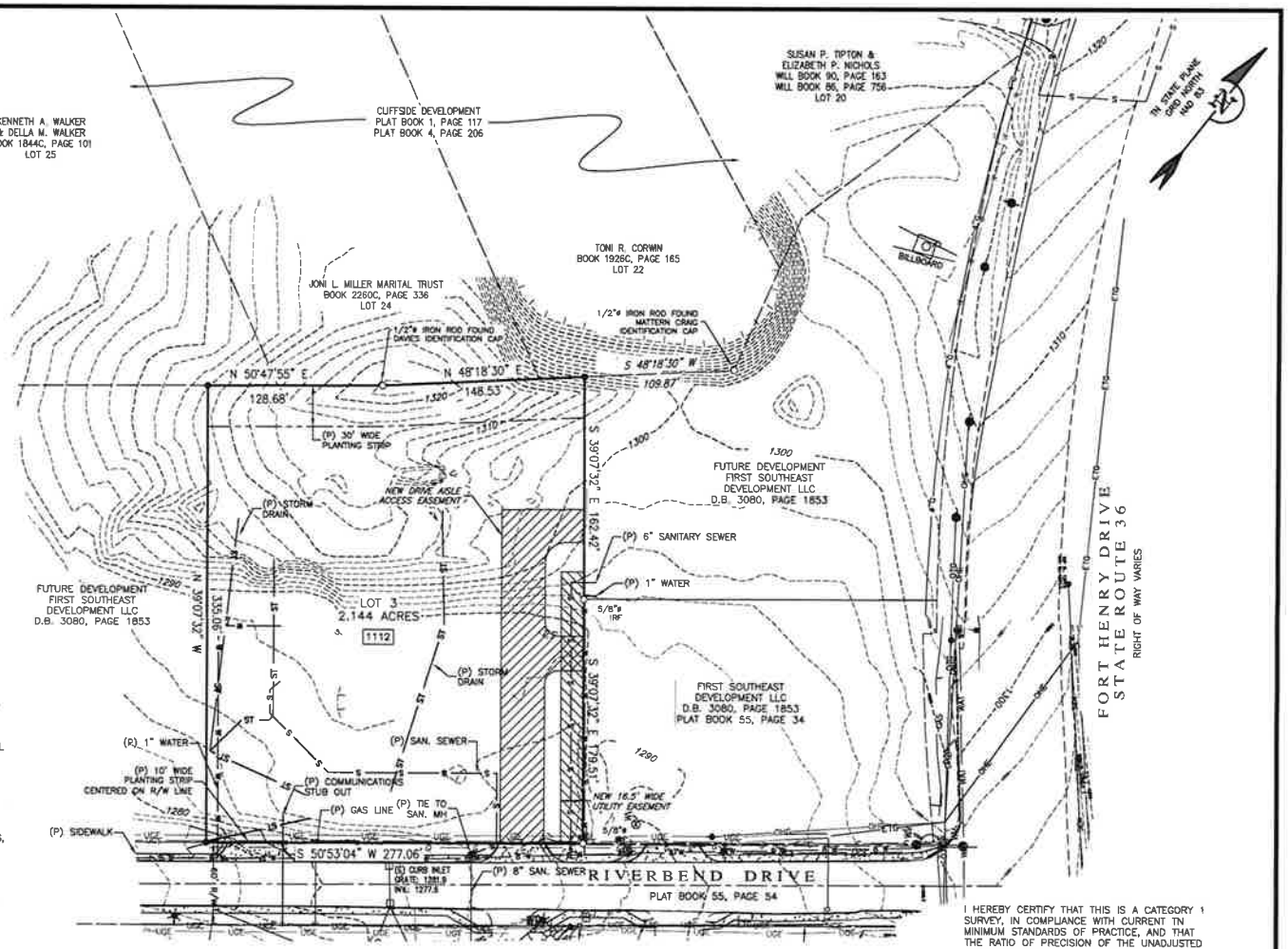
811
Know what's below.
Call before you dig.



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TN MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:24,000. TN RLS #2155.

FOR REVIEW ONLY

SURVEYOR:
TODD JOHNSON, RLS
P.O. BOX 5574
JOHNSON CITY, TN 37602
PHONE: (423) 943-9223
FAX: (423) 929-8635
EMAIL: TJOHNSONRLS@COMCAST.NET

MAY 11, 2015

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
_____ OWNER _____ DATE	_____ DATE _____ SURVEYOR	_____ DATE _____ SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

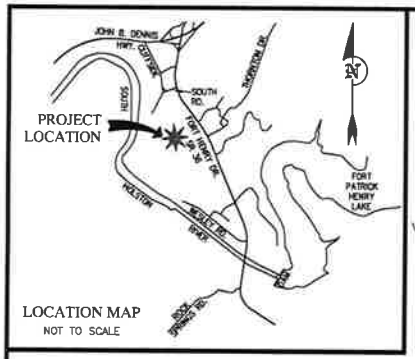
PRELIMINARY PLAT - LOT 3
RIVERBEND DEVELOPMENT

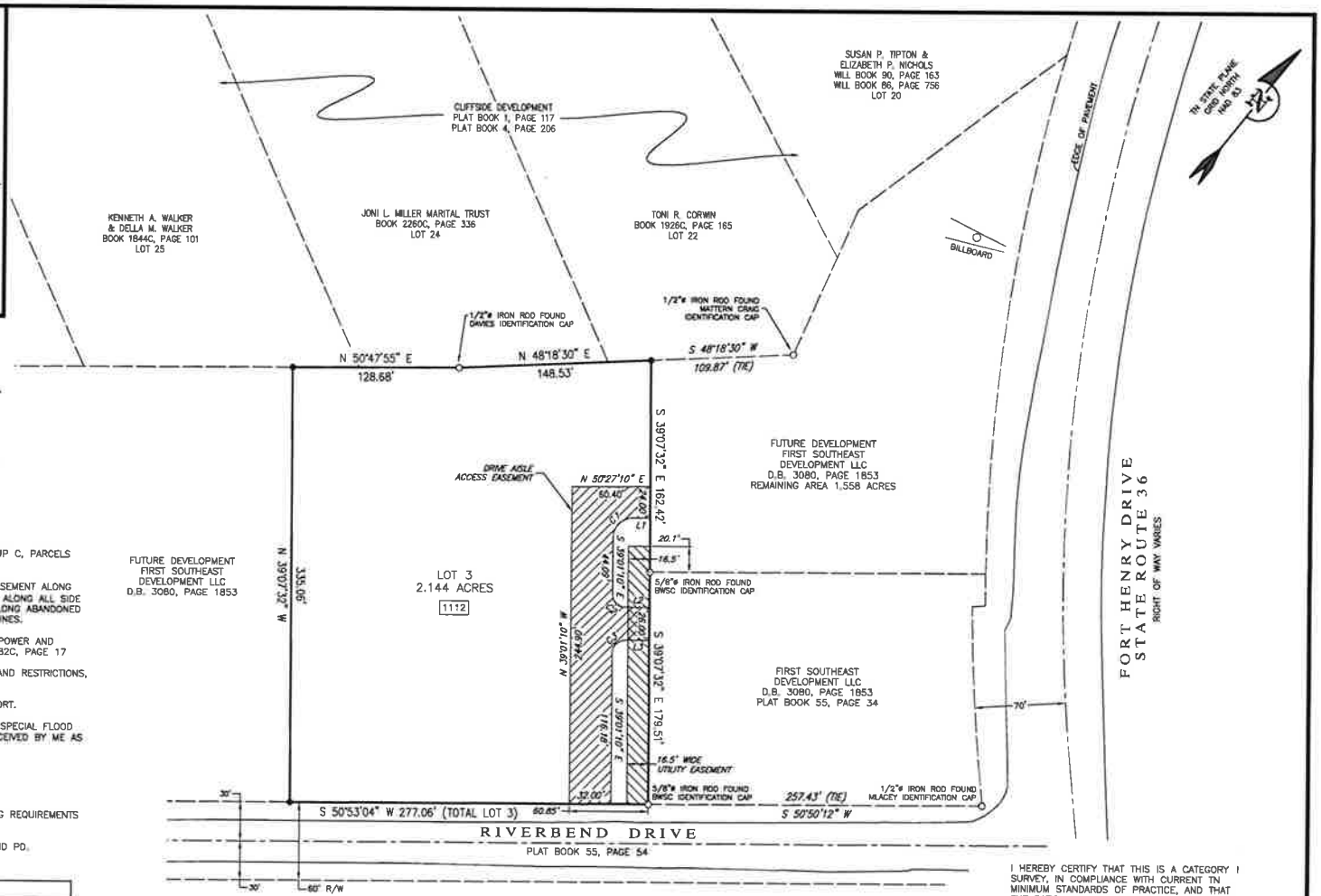
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.702	TOTAL LOTS 2
ACRES NEW ROAD --0--	MILES NEW ROAD --0--
OWNER FIRST SOUTHEAST DEVELOPMENT LLC	CIVIL DISTRICT 11TH
SURVEYOR TODD JOHNSON	CLOSURE ERROR 1:24,000
SCALE 1"= 60'	

816-5_LOT3

08-05





LEGEND

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- 1/2"ø IRON ROD SET WITH T. JOHNSON CAP
- E-911 STREET ADDRESS
- CENTERLINE
- LINES PLOTTED FROM DEED AND PLAT DESCRIPTIONS

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CURVE TABLE				
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C1	S 05°43'00" W 21.12	15.00	89°28'21"	23.42
C2	S 84°01'10" E 14.14	10.00	90°00'00"	15.71
C3	S 05°58'50" W 14.14	10.00	90°00'00"	15.71

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
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MAY 11, 2015

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEMS

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

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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OWNER DATE

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DATE

SURVEYOR

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

DATE

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE

AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE

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

LOT 3
RIVERBEND DEVELOPMENT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.144 TOTAL LOTS 1
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER FIRST SOUTHEAST DEVELOPMENT LLC CIVIL DISTRICT 11TH
SURVEYOR TODD JOHNSON CLOSURE ERROR 1:24,000
SCALE 1"= 60'

816-4

CITY OF KINGSPORT, TENNESSEE

June 15, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

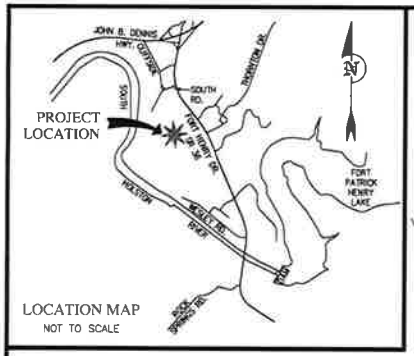
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Riverbend Development Lot 2B, on Riverbend Drive, surveyed by Todd Johnson, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

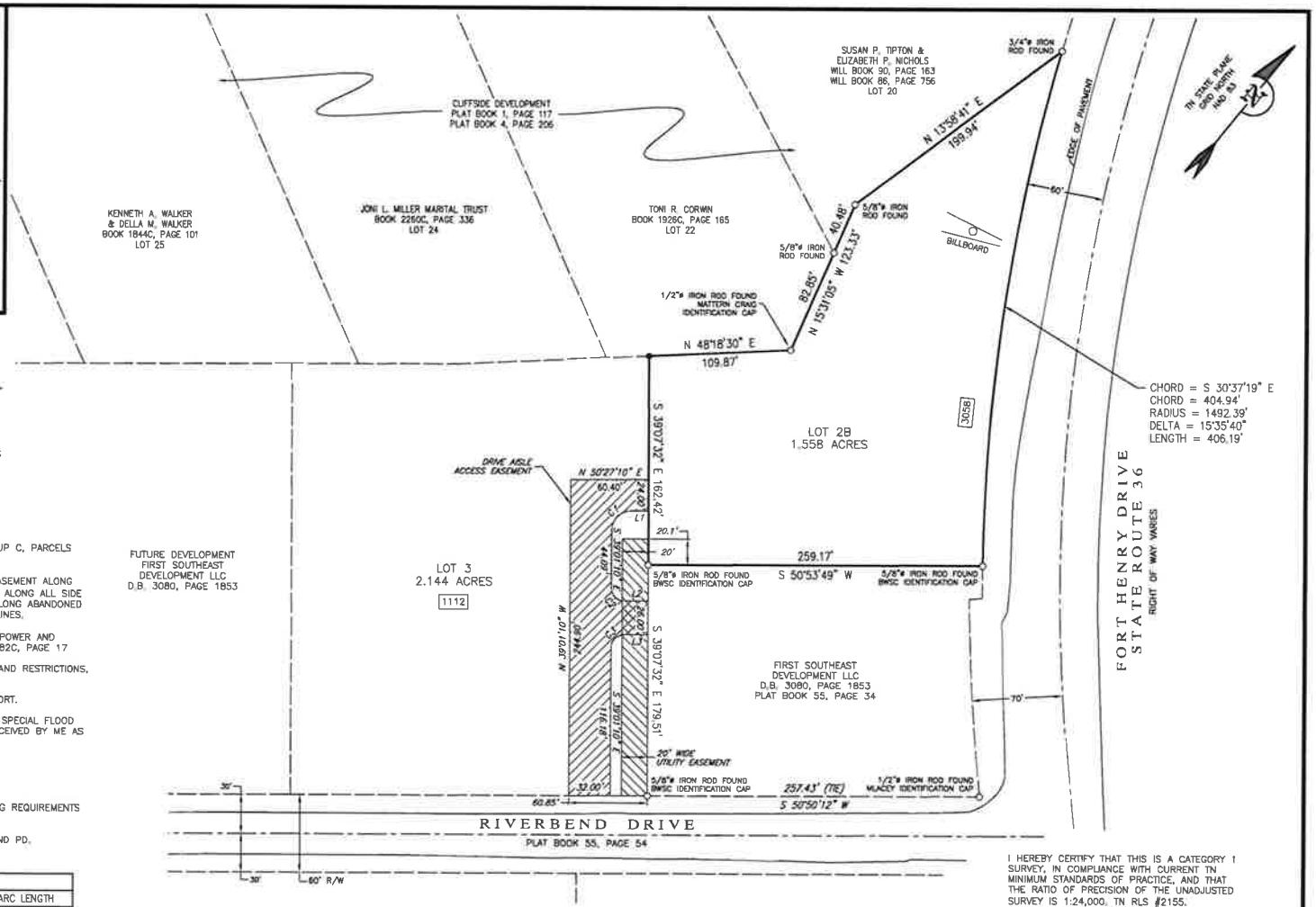
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-06



LOCATION MAP
NOT TO SCALE



LEGEND

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TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

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TODD JOHNSON TENNESSEE REG. NO. 2155

FOR REVIEW ONLY

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P.O. BOX 5574
JOHNSON CITY, TN 37602
PHONE: (423) 943-9223
FAX: (423) 929-8635
EMAIL: TJOHNSONRLS@COMCAST.NET

MAY 27, 2015

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LOT 2B
RIVERBEND DEVELOPMENT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.558	TOTAL LOTS	1
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	FIRST SOUTHEAST DEVELOPMENT LLC	CIVIL DISTRICT	11TH
SURVEYOR	TODD JOHNSON	CLOSURE ERROR	1:24,000

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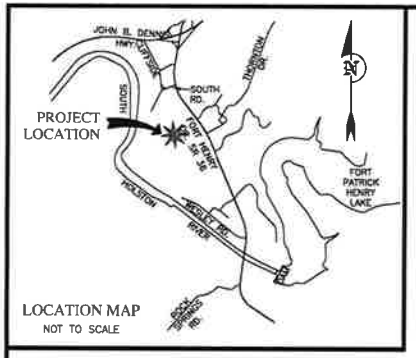
816-4

08-06



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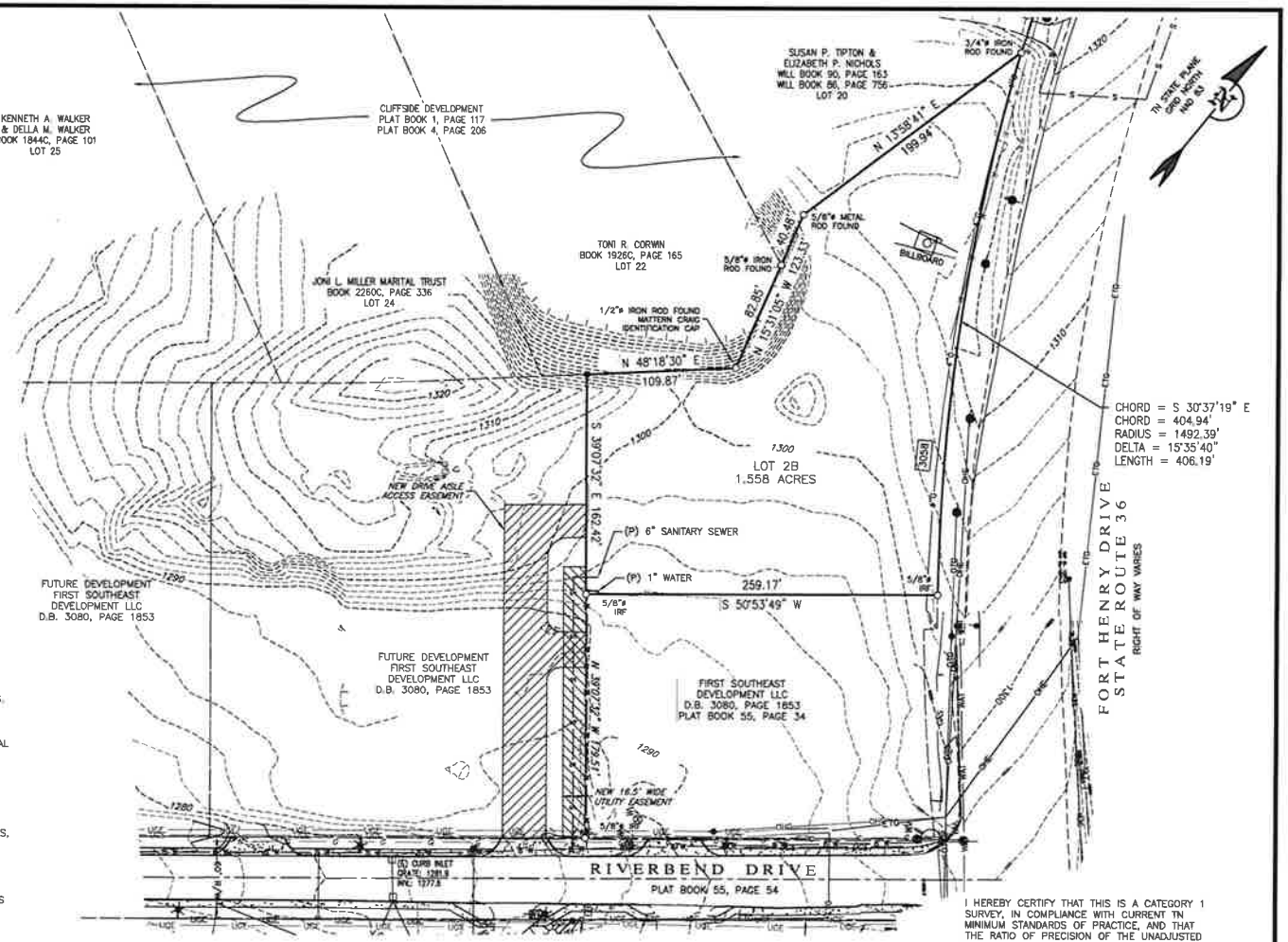

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SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

PRELIMINARY PLAT - LOT 2B
RIVERBEND DEVELOPMENT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.558	TOTAL LOTS	1
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	FIRST SOUTHEAST DEVELOPMENT LLC	CIVIL DISTRICT	11TH
SURVEYOR	TODD JOHNSON	CLOSURE ERROR	1:24,000

SCALE 1"= 60'

816-5_LOT2B

CITY OF KINGSPORT, TENNESSEE

June 22, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Huddle Heirs Property, Lot 2, on Childress Ferry Road, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

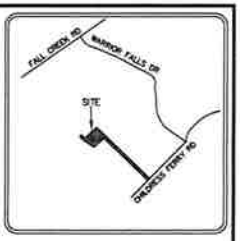
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-07

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2015



LOCATION MAP
N.T.S.

CHASE MEADOWS
PHASE 3
P.B. 55, PG. 52

ETHANS COURT

CHASE MEADOWS
DEVELOPMENT, LLC
D.B. 2547C, PG. 516

2
1782

HUDDLE FAMILY, G.P.
D.B. 3038, PG. 1491

SIMMERS
D.B. 2651C, PG. 508

CHILDRESS FERRY ROAD

LEGEND

IR(O)	*IRON ROD(OLD)*
D.B.	*DEED BOOK*
P.B.	*PLAT BOOK*
PG.	*PAGE*
℄	*℄*
N.T.S.	*N.T.S.*
911	*911 ADDRESS*

NOTES:

1) NORTH BASED ON REFERENCED DEED
2) PROPERTY IS ZONED A-1
SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 14-9588
5) ACAD FILE 14-9588 HUDDLE.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 78, PARCEL 13
8) DEED REFERENCE: D.B. 3038, PAGE 1491
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
10) APPROXIMATELY 67 ACRES REMAIN IN THE ORIGINAL TRACT
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10000.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

LINGERFELT
TENNESSEE
REGISTERED
LAND SURVEYOR
2026
SEE NOTE 11

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE

CERTIFICATE OF ACCURACY

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

DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY

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

COMMISSIONER OF HIGHWAYS DATE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE

TRAFFIC ENGINEERING MANAGER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE

SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION

LOT 2

HUDDLE HEIRS PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.20 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER HUDDLE FAMILY, G.P. CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=100' 100 50 0 100 200

CITY OF KINGSPORT, TENNESSEE

June 22, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

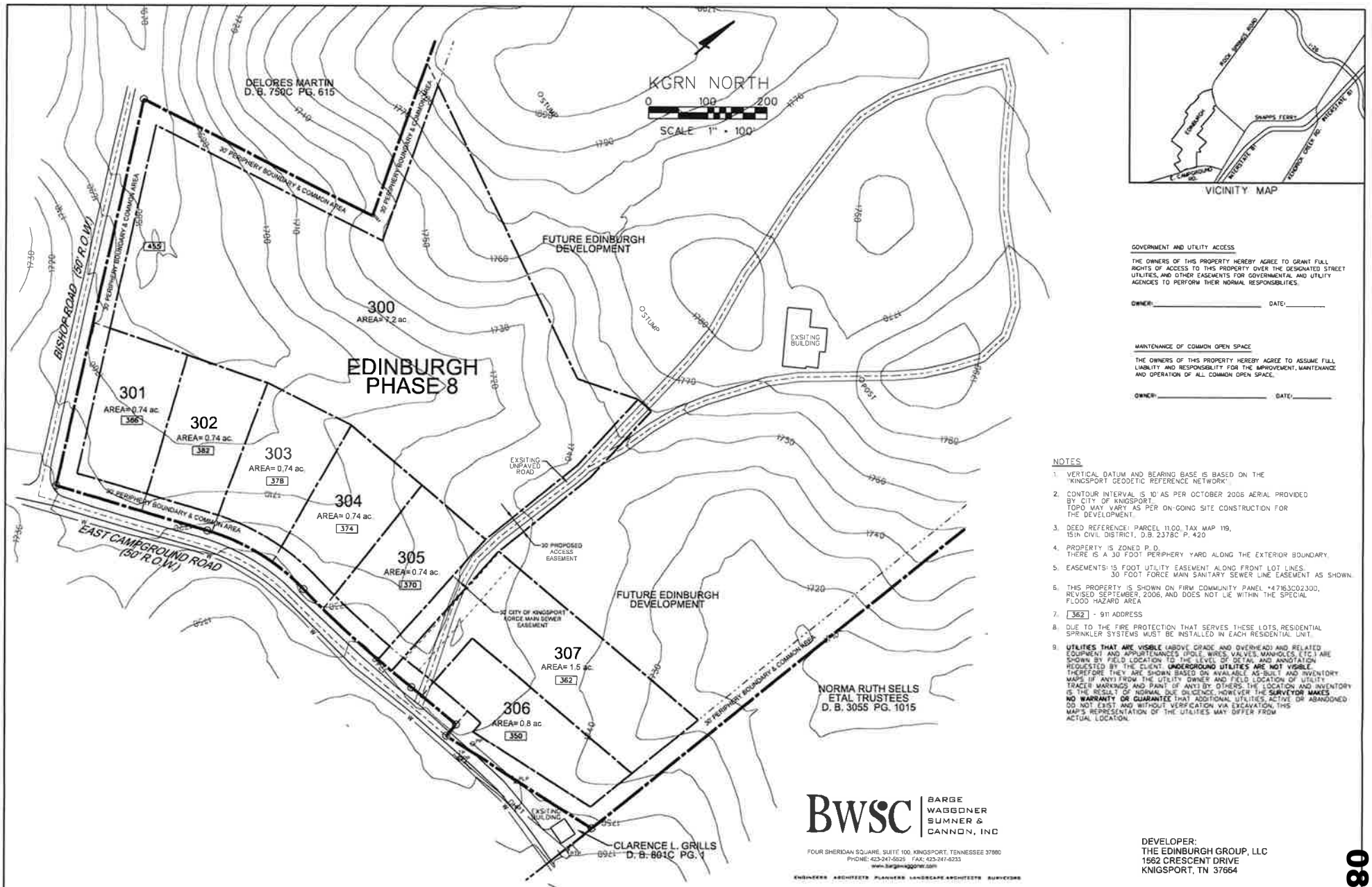
Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Edinburgh Phase 8, on East Campground Road and Bishop Road, surveyed by David Hill of Barge Waggoner Sumner & Cannon Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission



VICINITY MAP

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

OWNER:_____ DATE:_____

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

OWNER:_____ DATE:_____

NOTES

1. VERTICAL DATUM AND BEARING BASE IS BASED ON THE "KINGSPORT GEODETIC REFERENCE NETWORK".
2. CONTOUR INTERVAL IS 10' AS PER OCTOBER 2008 AERIAL PROVIDED BY CITY OF KINGSPORT. TOPO MAY VARY AS PER ON-GOING SITE CONSTRUCTION FOR THE DEVELOPMENT.
3. DEED REFERENCE: PARCEL 11.00, TAX MAP 119, 15th CIVIL DISTRICT, D.B. 2378C P. 420
4. PROPERTY IS ZONED P.D. THERE IS A 30 FOOT PERIPHERY YARD ALONG THE EXTERIOR BOUNDARY.
5. EASEMENTS: 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES. 30 FOOT FORCE MAIN SANITARY SEWER LINE EASEMENT AS SHOWN.
6. THIS PROPERTY IS SHOWN ON FIRM COMMUNITY PANEL #47163C0230D, REVISED SEPTEMBER, 2006, AND DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA
7. [362] - 911 ADDRESS
8. DUE TO THE FIRE PROTECTION THAT SERVES THESE LOTS, RESIDENTIAL SPRINKLER SYSTEMS MUST BE INSTALLED IN EACH RESIDENTIAL UNIT.
9. **UTILITIES THAT ARE VISIBLE** (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. **UNDERGROUND UTILITIES ARE NOT VISIBLE** THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE, HOWEVER THE **SURVEYOR MAKES NO WARRANTY OR GUARANTEE** THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.

BWSC BARGE WAGGONER SUMNER & CANNON, INC

FOUR SHERIDAN SQUARE, SUITE 100, KINGSPORT, TENNESSEE 37660
PHONE: 423-247-5525 FAX: 423-247-8233
www.bargewaggoner.com
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

DEVELOPER:
THE EDINBURGH GROUP, LLC
1562 CRESCENT DRIVE
KINGSPORT, TN 37664

08-08

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	PRELIMINARY PLAT EDINBURGH - PHASE 8
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.	I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	KINGSPORT REGIONAL PLANNING COMMISSION
_____ DATE 20____	_____ DATE 20____	TOTAL ACRES 13.2 TOTAL LOTS 8
SURVEYOR TN. REG. No.	OWNER	ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0
		OWNER The Edinburgh Group, LLC CIVIL DISTRICT 15th
		SURVEYOR BRIAN HILL CLOSURE ERROR 1:10,000
		SCALE: 1" = 100'

06-17-15 35556-00

CITY OF KINGSPORT, TENNESSEE

June 23, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Grogg Property, on Princeton Road, surveyed by Larry Culbertson of Culbertson Surveying, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

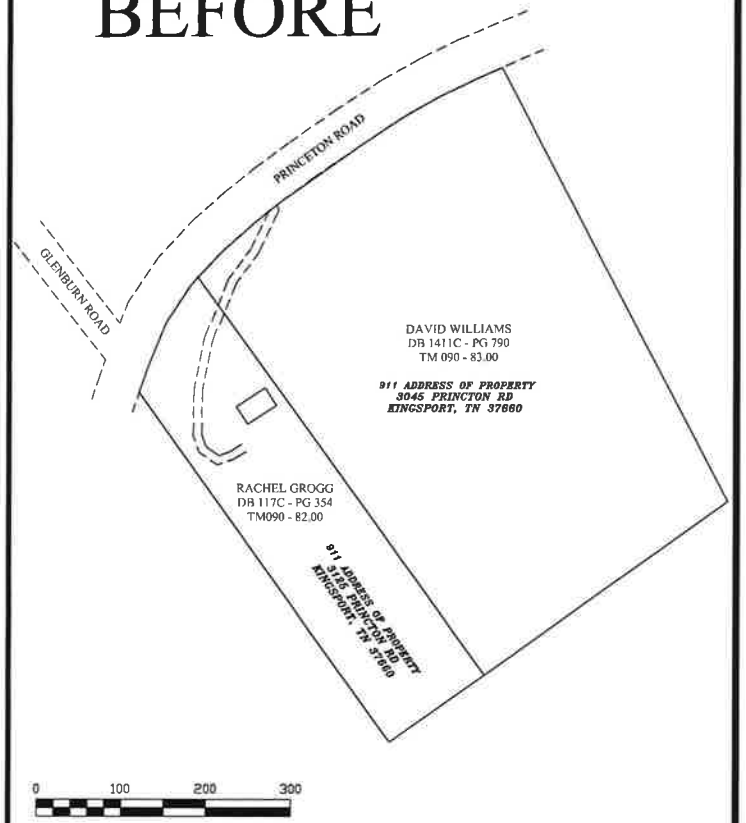
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

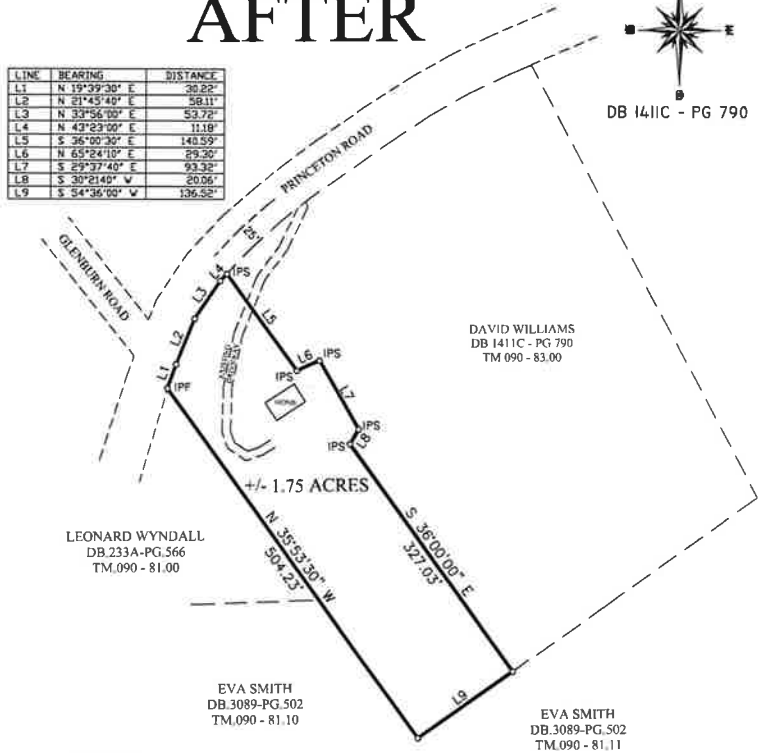
KINGSPORT REGIONAL PLANNING COMMISSION

BEFORE

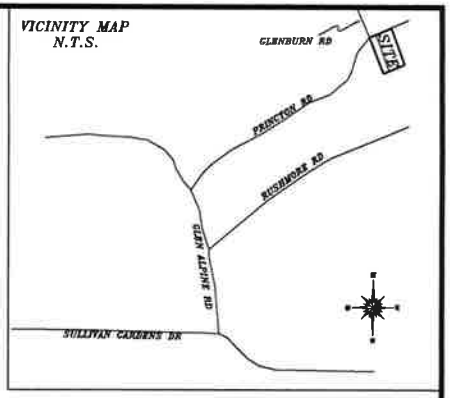


AFTER

LINE	BEARING	DISTANCE
L1	N 19°39'30" E	30.22'
L2	N 21°45'40" E	58.11'
L3	N 33°56'00" E	53.72'
L4	N 43°23'00" E	11.18'
L5	S 36°00'30" E	140.59'
L6	N 65°24'10" E	89.30'
L7	S 29°37'40" E	93.32'
L8	S 30°21'40" W	20.06'
L9	S 54°36'00" W	136.52'



LEGEND
IPS denotes Iron Pin Set
IPF denotes Iron Pin Found



911 ADDRESS OF PROPERTY
3125 & 3045 PRINCTON RD
KINGSPORT, TN 37660

NOTES

1. Deed Reference: DB. 117C-PG. 354
2. Tax Map: 090 - 82.00

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.

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

FLOOD CERTIFICATION

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

FIRM MAP # 47163C0230D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20_____
DATE

_____
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

_____ 20_____
DATE

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

CERTIFICATE OF ACCURACY

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

_____ 20____
DATE

_____
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

_____ 20_____
DATE

_____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ 20_____
DATE

_____
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ 20_____
DATE

_____
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

_____ 20_____
DATE

_____
TENNESSEE DEPARTMEENT OF ENVIRONMENT AND CONSERVATION

(OR)

_____
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____ 20_____
DATE

_____
OWNER

_____
OWNER

_____
OWNER

_____
OWNER

BOUNDARY LINE ADJUSTMENT BETWEEN RACHEL GROGG & DAVID WILLIAMS

Date: ***06-10-2015***	***FILE:GROGG.DWG*** ***Drawn By: LMC***	***Scale:*** ***1" = 100'***	***13th Civil District*** ***Sullivan County, TN***

Total Acres: +/- 1.096 ***Total Lots __1__***
Acres New Road __0__ ***Miles New Road __0__***

Surveyor : Culbertson Surveying
Owner : RACHEL GROGG
Closure Error 1:10000

Culbertson Surveying
P. O. Box 190, Nickelsville, VA 24271
(276) 479-3093

Drawing Number
6168

08-09

CITY OF KINGSPORT, TENNESSEE

June 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

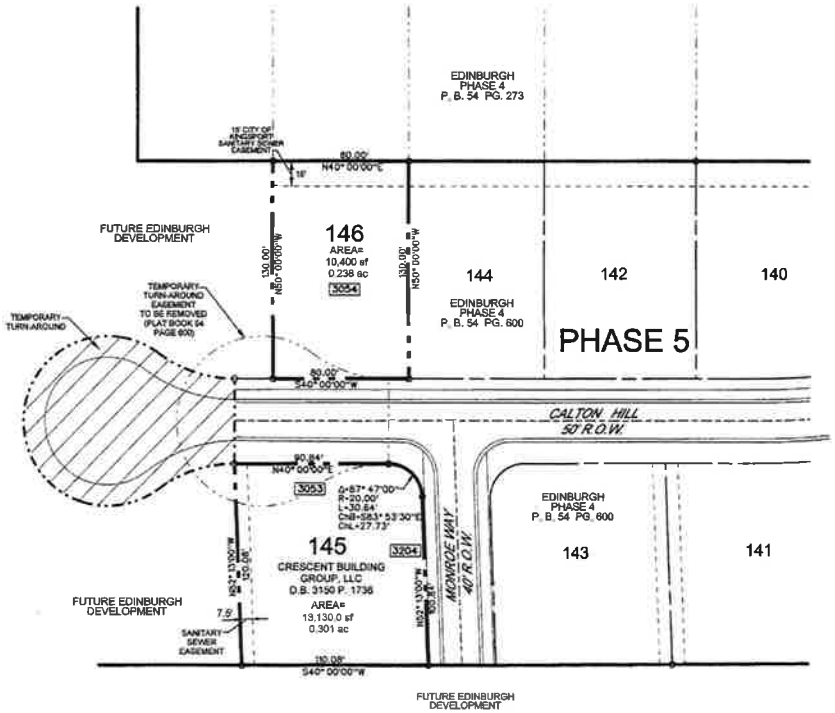
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Edinburgh Phase 5, Lots 145 & 146, on Calton Hill, surveyed by David B. Hill of Barge Waggoner Sumner & Cannon, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

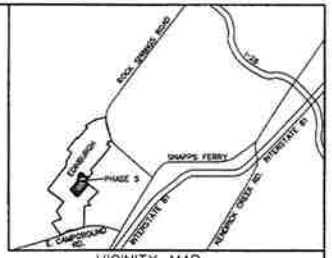
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-10





VICINITY MAP

KGRN NORTH

0 50 100

SCALE 1" = 50'

NOTES:

1. BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
2. DEED REFERENCE:
   TAX MAP 118 PARCEL 11, 15th CIVIL DISTRICT
   DEED BOOK 2378C PAGE 420
   PLAT BOOK 54 PAGE 600
3. PROPERTY ZONED:
   PD - PLANNED DEVELOPMENT
4. FLOOD MAP: 47163C0230D, EFFECTIVE DATE SEPT. 2006.
   THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. UTILITY PROVIDERS:
   WATER: CITY OF KINGSPORT
   SANITARY SEWER: CITY OF KINGSPORT
   TELEPHONE: CENTURYLINK
   ELECTRIC: AMERICAN ELECTRIC POWER, KINGSPORT POWER COMPANY
   CABLE: CHARTER COMMUNICATIONS
6. 3053 = 911 ADDRESS
7. UTILITY EASEMENTS:
   - 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
   - SANITARY SEWER EASEMENT AS SHOWN
8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE

_____ DATE _____ 20____

OWNERS

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

_____ DATE _____ 20____

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____ DATE _____ 20____

OWNER

_____ DATE _____ 20____

OWNER

CERTIFICATE OF ACCURACY

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

_____ DATE _____ 20____

SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON

4-9 DATE 20 15

David B Hill 2634

SURVEYOR TN. REG. NO

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ DATE _____ 20____

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ DATE _____ 20____

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

_____ DATE _____ 20____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

_____ DATE _____ 20____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ DATE _____ 20____

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

DAVID B. HILL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2634

BWSC BARGE WAGGONER SUMNER & CANNON, INC

FOUR SHERIDAN SQUARE, SUITE 100, KINGSPORT, TENNESSEE 37660
PHONE: 423-247-5525 FAX: 423-247-5233
www.bargewaggoner.com

ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

DEVELOPER:

THE EDINBURGH GROUP, LLC
1562 CRESCENT DRIVE
KINGSPORT, TN 37664

RE-PLAT - EDINBURGH - PHASE 5 LOTS 145 & 146

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.54 TOTAL LOTS 2
ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0
OWNER The Edinburgh Group, LLC & Crescent Building Group, LLC CIVIL DISTRICT 15th
SURVEYOR DAVID HILL CLOSURE ERROR 1:10,000
SCALE: 1" = 50'

04-07-2015 35556-00

CITY OF KINGSPORT, TENNESSEE

June 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

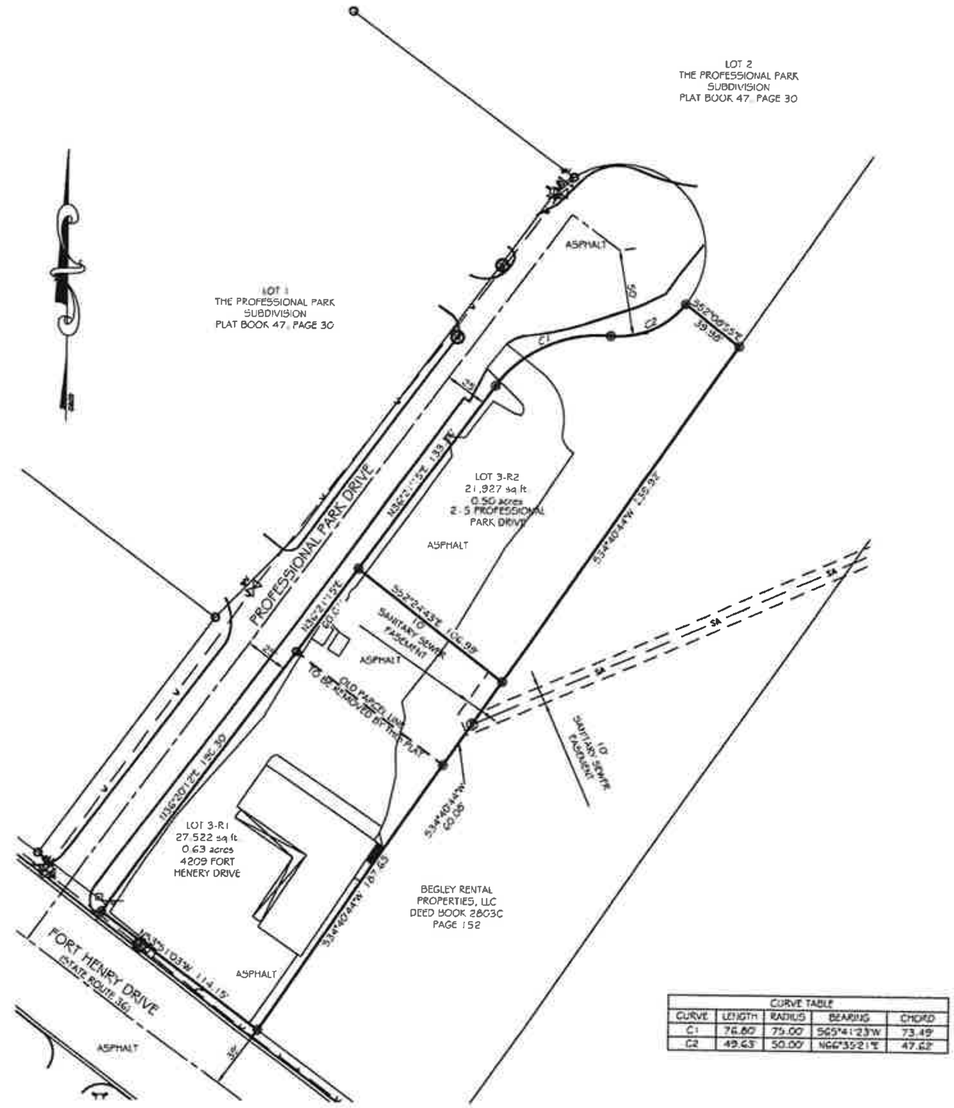
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of the Profession Park, Lot 3, on Fort Henry Drive, surveyed by Mark H. Driver of SITE Incorporated, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-11



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	76.80	75.00	S65°41'23"W	73.49
C2	49.63	50.00	N66°35'21"E	47.62

GRAPHIC SCALE

50 0 25 50 100 200

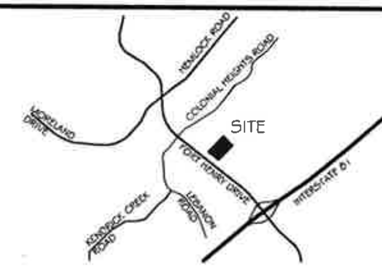
(IN FEET)
1 inch = 50 ft.

OWNER - PARCEL 052.10:

GREGORY C. & STEPHANIE K. RUSSELL
2505 RIVERMONT CIRCLE
KINGSPORT, TENNESSEE 37660

OWNER - PARCEL 052.00:

GERALD W. BEGLEY, JR & JEFFERY S BEGLEY
P.O. BOX 5288
KINGSPORT, TENNESSEE 37663



VICINITY MAP
N.T.S.

CERTIFICATE OF ACCURACY

I hereby certify that the Plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the monuments have ben placed as shown hereon

5/20/15
Date

Surveyor

CERTIFICATION OF SURVEY

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE SURVEY IS TRUE AND CORRECT AND THAT ALL BUILDINGS ARE LOCATED AS SHOWN HEREON. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP No. 47163C0045D AND FOUND THAT THE PROPERTY DESCRIBED HERON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. (DATED SEPTEMBER 29, 2006). I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 20,000 AS SHOWN HEREON.

DANIEL P. HUMPHREYS R.L.S. 5/20/15
Tenn. Reg. No. 2060 DATE

NOTES:

1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. CLT MAP 092J, GROUP "C", PARCELS 052.00 & 052.10
3. ZONING: B-3 AND HAS THE FOLLOWING SETBACKS: FRONT-20', SIDE - 0' AND REAR - 30'
4. DEED REFERENCES: DEED BOOK 3139, PAGE 1693 - PARCEL 052.10, DEED BOOK 3139, PAGE 1693 - PARCEL 052.00
5. PLAT REFERENCE: PLAT BOOK 47, PAGE 30
6. GRID NORTH IS BASED ON GPS OBSERVATIONS USING THE TDOT CORS NETWORK
7. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 3, PROFESSIONAL PARK AND COMBINE INTO PARCEL 052.00

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

Date

City G.I.S. Division or Sullivan County Director of 911 Addressing or his/her authorized representative

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon and that I (we) hereby adopt this Plan of Subdivision with my (our) free consent establish the building lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date

Owner

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I hereby certify that the public water system installed or proposed for installation fully meets the requirements of the ________ water utility system and is hereby approved as shown

Date

Authorizing Agent

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I hereby certify: (1) that constructions plans have been approved: (2) that streets and storm water systems have been installed in an acceptable manner and according to the specifications: (3) adequate rights of way dedication upon an existing public road shall serve these lots as proposed.

Date

City Engineer or County Road Commissioner

CERTIFICATE OF THE APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the ________ Register. If required, a surety bond in the amount of $________ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

Date

Kingsport Municipal/Regional Planning Commission

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation and is hereby approved as shown.

Date

Tennessee Department of Environment & Conservation

Kingsport Authorizing Agent

SITE INCORPORATED
Site Infrastructure Transportation Engineers
10215 Technology Drive, Suite 104 Knoxville, TN 37932
Phone: (865) 777-4160 Fax: (865) 777-4189

Resubdivision Plat of Lot 3

Professional Park

Professional Park Drive
14th Civil District, Sullivan County
City of Kingsport, Tennessee

DRAWN BY: dph DATE: 6/16/15
CHECKED BY: jae FILE: 1877plat

REVISIONS

NO.	DATE	COMMENTS
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PLAT

CITY OF KINGSPORT, TENNESSEE

June 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

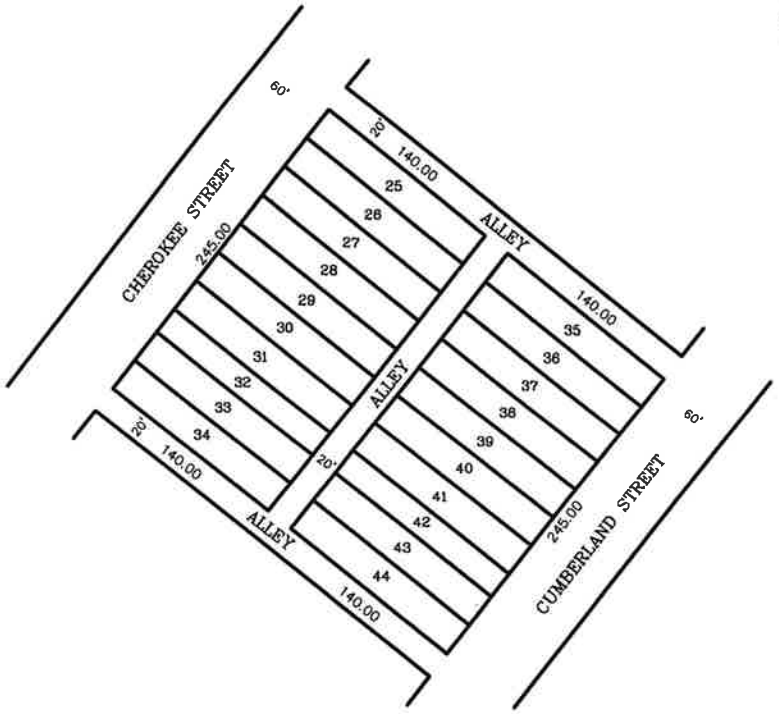
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Lots 25-44, Block 4 City of Kingsport and a 20' abandoned alley, on Cumberland Street and Cherokee Street, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

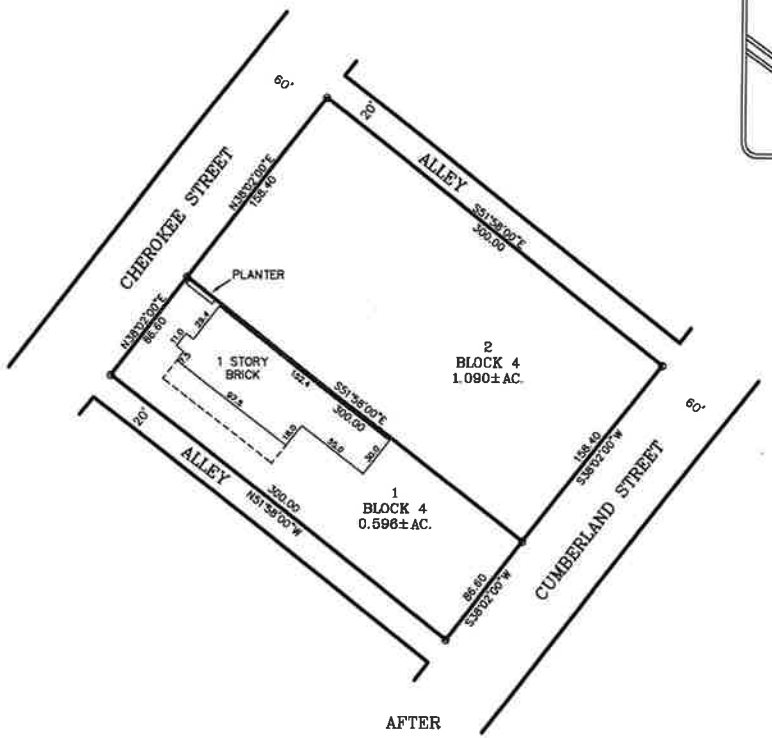
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2015



BEFORE



AFTER

LOCATION MAP
N.T.S.

LEGEND

D.B.	*DEED BOOK*
P.B.	*PLAT BOOK*
PG.	*PAGE*
AC.	*ACRES*
123	*911 ADDRESS*
N.T.S.	*NOT TO SCALE*

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

TIM LINGERFELT — REGISTERED LAND SURVEYOR — TENNESSEE NO. 93

NOTES:

1) NORTH BASED ON RECORDED PLAT
2) PROPERTY IS ZONED B-2
   SETBACKS:
   FRONT 0
   REAR 0
   SIDE 0
   SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
4) JOB NO. 15-10061
5) ACAD FILE: 15-10061 KEDP, CITY OF KINGSPORT.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP 46P "D" PARCEL 2.00
8) PRIOR PLAT REFERENCE: P.B. A PAGE 29
9) DEED REFERENCE: D.B. 89A PG. 7

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8998
FAX: (423) 392-8996
E-MAIL: tlingerfelt@alleyassociates.com

RESUBDIVISION

08-12

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
OWNER DATE	_____ 20____ DATE REGISTERED SURVEYOR	TRAFFIC ENGINEERING MANAGER _____ 20____ DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN	I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES (IF ANY), AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
_____ 20____ DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	_____ 20____ DATE KINGSPORT AUTHORIZING AGENT	_____ 20____ DATE CITY ENGINEER	_____ 20____ DATE KINGSPORT AUTHORIZING AGENT	_____ 20____ DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

LOTS 25-44, BLOCK 4 CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.686 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER INDUSTRIAL DEVELOPMENT BOARD CIVIL DISTRICT 10TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=60' 60 30 0 60 120

CITY OF KINGSPORT, TENNESSEE

June 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of 19' alley public street dedication, on Asphalt Alley, located between Hale Street and Borden Street, surveyed by Jan E. Stout of Barge Waggoner Sumner & Cannon, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

PROPERTY DESCRIPTION

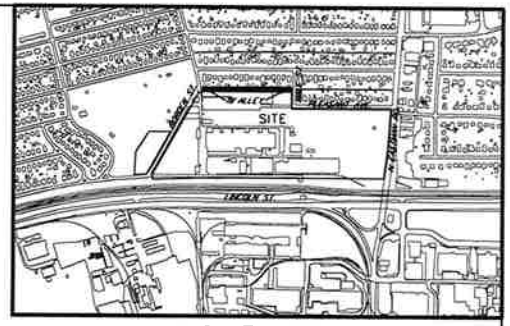
Being a 19-foot wide strip of land in the 11th Civil District, Sullivan County, Tennessee, and being more particularly described as:

Starting at an existing iron rod at the intersection of the western sideline of Redwood Drive and the northern sideline of Hale Street; thence with Hale Street south 51°56'34" west 149.90 feet to an iron rod old, the Point of Beginning; thence continuing with Hale Street south 51°56'34" west 19.00 feet to an iron rod new; thence with a new line across Eastman Chemical Company property north 38°05'23" west 848.56 feet to an iron rod new in the southerly sideline of Borden Street; thence with Borden Street a curve to the left having a radius of 1023.57 feet, an arc length of 19.01 feet, a chord bearing of north 49°59'55" east and a chord length of 19.01 feet to an iron rod old, corner to Lot 1, Block B-179, City of Kingsport; thence with Lots 1-17, Block B-179 of said subdivision south 38°05'23" east 849.20 feet to the Point of Beginning.

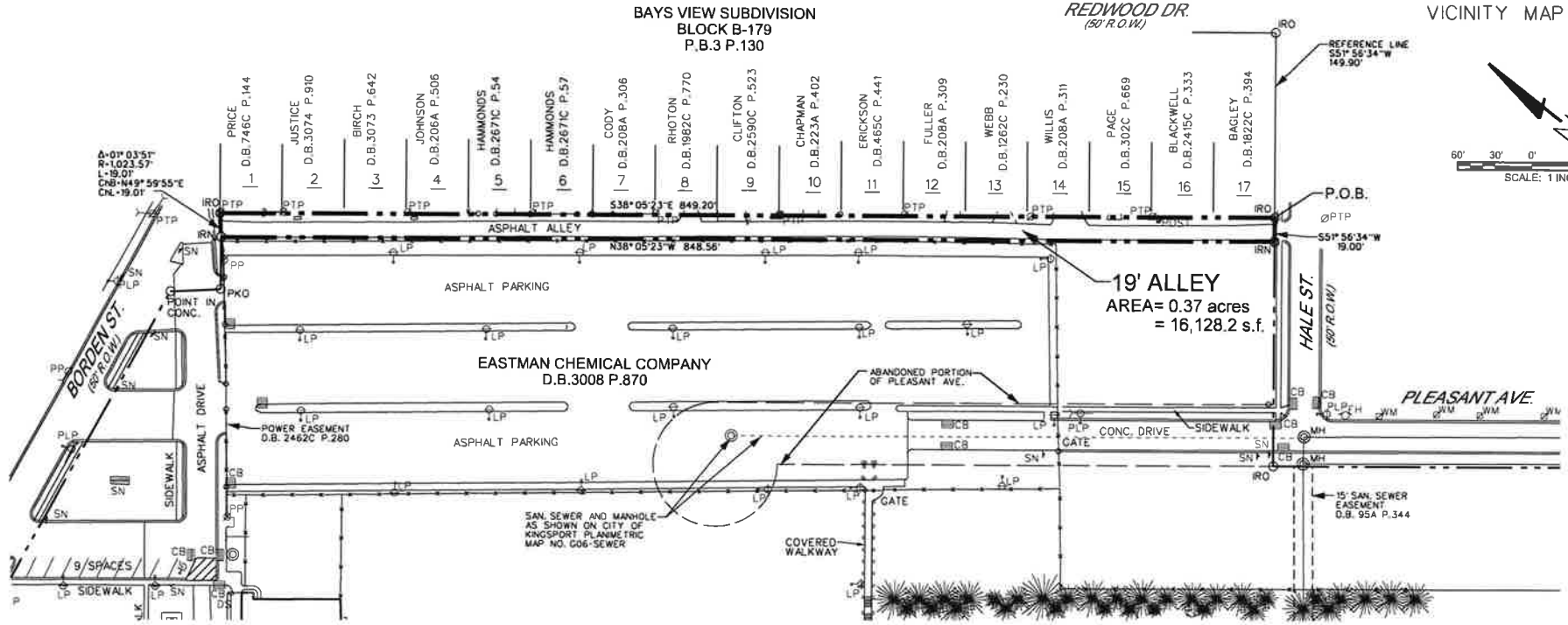
Containing 0.37 acre, or 16,128.16 square feet, more or less, and being part of the property conveyed to Eastman Chemical Company, September 22, 2011, by deed recorded in Deed Book 3008, Page 870 in Sullivan County, Tennessee. The bearings of the preceding description were based on previously recorded deeds.

NOTES:

1. BEARINGS BASED ON CITY OF KINGSPORT GEODETIC REFERENCE NETWORK, 1997.
2. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
3. DEED REFERENCE: TAX MAP 61F GROUP C PARCEL 53.00
   DEED BOOK 3008 PAGE 870
   11th CIVIL DISTRICT, SULLIVAN COUNTY, TN
   901 BORDEN STREET 37660
4. ALL UTILITIES SHOWN HEREON WERE FIELD LOCATED, BUT SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION. BEFORE ANY EXCAVATION OR CONSTRUCTION, CONTACT TENNESSEE 1-CALL, 1-800-351-1111.
5. THIS PARCEL, NOR ANY PORTION, AS SHOWN HEREON, DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP, COMMUNITY PANEL NUMBER 47163C0045D, REVISED SEPT. 29, 2006.
6. THIS SURVEY WAS PREPARED WITH THE USE OF RECORDED SURVEYS AND DEEDS RECORDED IN THE SULLIVAN COUNTY COURTHOUSE, AND EVIDENCE OF THE SAME FOUND ON THE GROUND.



VICINITY MAP



PRELIMINARY

PREPARED FOR:
EASTMAN CHEMICAL COMPANY
KINGSPORT, TN 37660

PREPARED BY:
BARGE WAGGONER SUMNER & CANNON
FOUR SHERIDAN SQUARE SUITE 100
KINGSPORT, TENNESSEE 37660
423-247-5525

BWSC BARGE WAGGONER SUMNER & CANNON, INC
FOUR SHERIDAN SQUARE SUITE 100 KINGSPORT, TENNESSEE 37660
PHONE 423-247-5525 FAX 423-247-6233
www.bargewaggoner.com
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

_____ DATE 20____

OWNERS

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____ DATE 20____

OWNER

CERTIFICATE OF ACCURACY

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

_____ DATE 20____

SURVEYOR

I (OR) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

_____ DATE 20____

SURVEYOR TN. REG. NO.

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

_____ DATE 20____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

_____ DATE 20____

AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

_____ DATE 20____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ DATE 20____

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

19' ALLEY - PUBLIC STREET DEDICATION
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.37 TOTAL LOTS 0
ACRES NEW ROAD/ALLEYS 0.37 MILES NEW ROAD 0.161
OWNER EASTMAN CHEMICAL COMPANY CIVIL DISTRICT 11th
SURVEYOR Jon Stout CLOSURE ERROR 1:10,000
SCALE: 1" = 60'

03-20-2015

36027-06

08-13

CITY OF KINGSPORT, TENNESSEE

June 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Polo Fields Phase Three, Lots 67 & 68, on Chancery Lane, surveyed by Tim Lingerfelt of Alley & Associates, Inc., RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

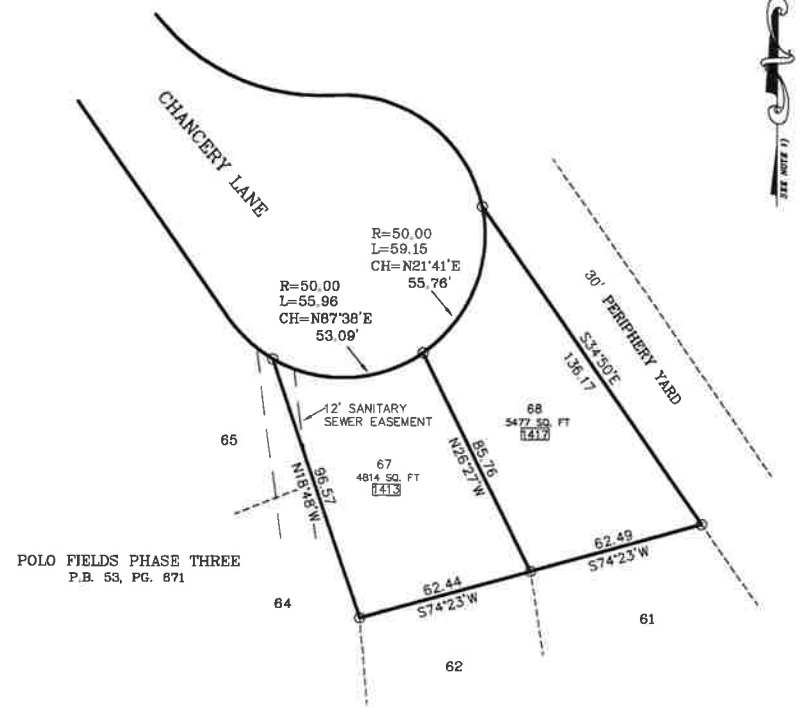
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2015

08-14

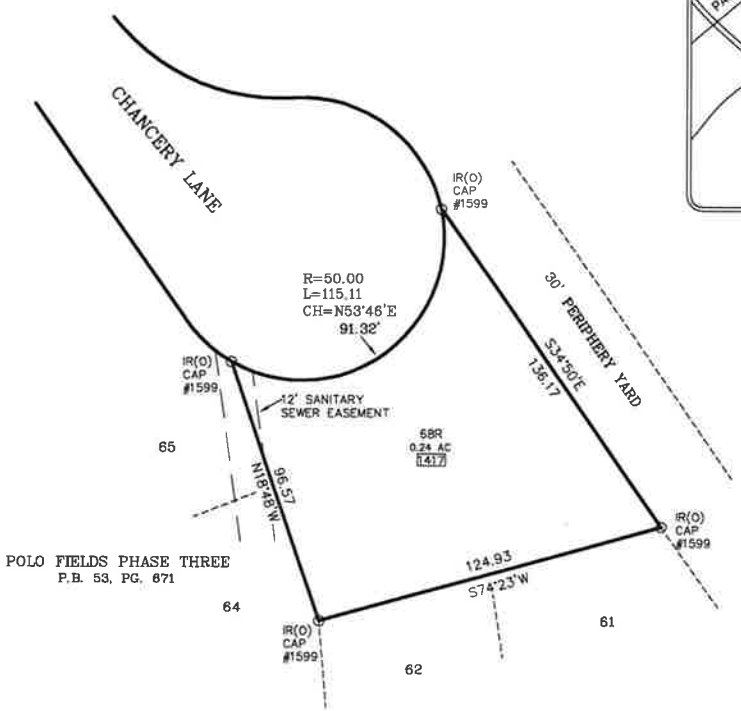


POLO FIELDS PHASE THREE
P.B. 53, PG. 671

BEFORE

NOTES:

1) SETBACKS ARE TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.
2) PROPERTY IS CURRENTLY ZONED CITY OF KINGSPORT: PD (PLANNED DEVELOPMENT)
3) SETBACKS: 30' PERIPHERY YARD AROUND ENTIRE PROJECT.
4) THERE IS A 7.5' GENERAL EASEMENT ON EITHER SIDE OF ALL SIDE TRACT LINES.
5) THERE IS A 10' GENERAL EASEMENT ON EACH REAR TRACT LINE.



POLO FIELDS PHASE THREE
P.B. 53, PG. 671

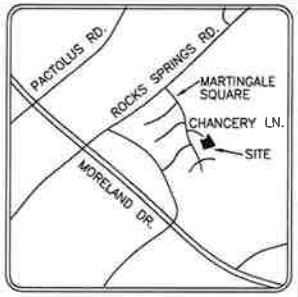
AFTER

NOTES:

1) NORTH BASED ON RECORDED PLAT
2) PROPERTY IS ZONED PD (PLANNED DEVELOPMENT) SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
4) JOB NO. 15-10027
5) ACAD FILE: 15-10027 STAMPER POLO FIELDS.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP 92H "A" PARCELS 1.44 & 1.45
8) PRIOR PLAT REFERENCE: P.B. 53 PAGE 671
9) DEED REFERENCE: D.B. 3022 PG. 104
10) THERE IS A 7.5' GENERAL EASEMENT ON EITHER SIDE OF ALL SIDE TRACT LINES.
11) THERE IS A 10' GENERAL EASEMENT ON EACH REAR TRACT LINE.

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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



LOCATION MAP
N.T.S.

LEGEND

D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
AC.	ACRES
R	RADIUS
L	LENGTH
CH	CHORD
123	911 ADDRESS
N.T.S.	NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. OWNER DATE	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. DATE 20 REGISTERED SURVEYOR	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE 20 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE 20 KINGSPORT AUTHORIZING AGENT	I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED CITY ENGINEER DATE 20	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN DATE 20 KINGSPORT AUTHORIZING AGENT	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE 20 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION

LOTS 67 & 68 POLO FIELDS PHASE THREE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.686 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER CRESCENT BUILDING GROUP, LLC CIVIL DISTRICT 10TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=30' 30 15 0 30 60

CITY OF KINGSPORT, TENNESSEE

June 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

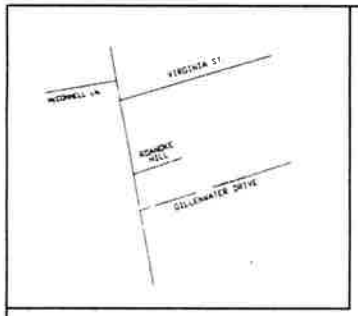
Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Lee Emerson Poore & Rufus Pierson Property, on Gillenwater Drive, surveyed by Murrell Weems, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission



LEGEND

- ⊙ -- PROPERTY CORNER
- AC -- ACRES
- +/- -- MORE OR LESS
- D B -- DEED BOOK
- P -- PAGE
- MAG. -- MAGNETIC
- PH. -- PHASE
- I.R.O. -- IRON ROD OLD
- I.R.N. -- HALF INCH IRON ROD NEW
- I.P.O. -- IRON PIPE OLD

CALL 811 BEFORE YOU DIG!

DEED REFERENCES ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY TAX ASSESSORS OFFICE

ADDRESSES:
LOT 1 - 1525 Lynn Garden Dr
LOT 2 - 111 Gillenwater Dr.

LOT 1 - 17,755 SF +/-
LOT 2 - 18,018 SF +/-

TAX MAP 30A GRP B PARCELS 3 & 5
BASE BEARING TAKEN FROM D.B. 2641C - P. 416
LOT 1 & 2 (P/O OF PARCEL 5)
LOT 3 (ALL OF PARCEL 3 & P/O PARCEL 5)

LOTS 1 & 2, ZONED B-3 (GENERAL BUSINESS)
LOT 3, ZONED R-1B (SINGLE FAMILY RESIDENTAL)

SETBACKS TO CONFORM TO ZONING DESIGNATION

IRON RODS ON ALL CORNERS UNLESS OTHERWISE NOTED

THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 47163C 0030 D PANEL 30/375 DATED 9/29/06

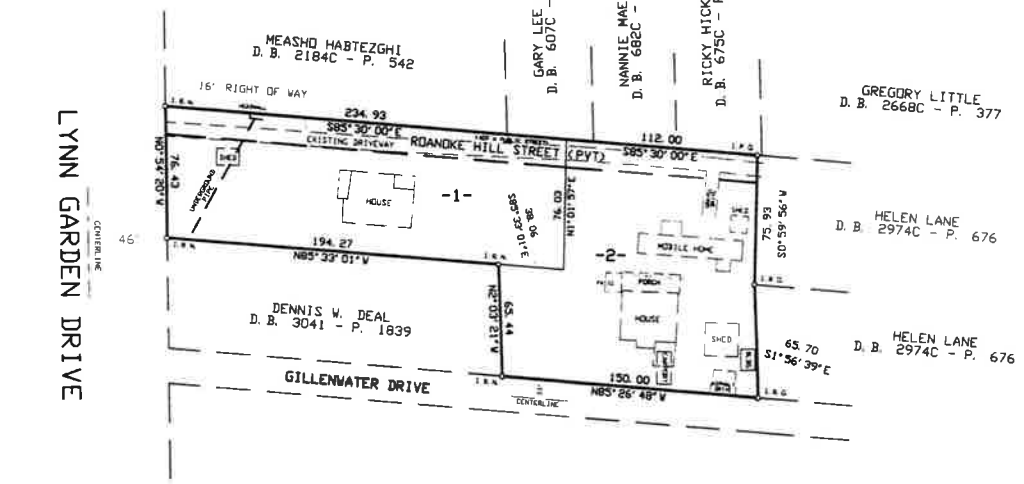
There is hereby established an easement area a MINIMUM of 7 and a half foot wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor and/or civil engineer or that which may be required by the Sullivan County Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ DATE

TRAFFIC ENGINEER/MANAGER



LYNN GARDEN DRIVE

OWNER'S ADDRESS:
LEE EMERSON POORE
111 GILLENWATER DR
KINGSPORT, TN 37665

OWNER'S ADDRESS
RUFUS PIERSON
229 FOX MEADOWS DR
CHURCH HILL, TN 37642

D.B. 915C - P. 160

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

6/16/2015
Lee Poore
6/16/2015
Rufus Pierson

CERTIFICATE OF ACCURACY

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

6-4-15
DATE
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

6-22-15
DATE
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF STREETS & STORM WATER SYSTEMS

I HEREBY CERTIFY, THAT CONSTRUCTION PLANS HAVE BEEN APPROVED FOR THE STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS EXCEPTIONS EXCEPTIONS ARE LISTED BELOW, OR ON THE REVERSE SIDE OF THIS PLAT. A PERFORMANCE BOND HAS BEEN POSTED IN LIEU OF THE REQUIRED IMPROVEMENTS.

DATE

CITY ENGINEER OR COUNTY ROAD SUPT.

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE REGIONAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS IN SULLIVAN COUNTY, TENNESSEE. THIS APPROVAL IS CONDITIONED ON THE REQUIREMENT THAT A PLAT BEARING THE CERTIFICATE OF THE REGIONAL PLANNING COMMISSION SHALL BE FILED WITH THE REGISTER OF DEEDS WITHIN SIXTY (60) DAYS AFTER THE DATE OF APPROVAL. AFTER THAT TIME, THIS APPROVAL SHALL BE VOID UNLESS AN EXTENSION OF TIME IS GRANTED BY THE REGIONAL PLANNING COMMISSION.

6/16/15
DATE
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR E-911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THIS PLAT, TO BE ASSIGNED, HAVE BEEN APPROVED AS SHOWN.

June 18, 2015
DATE
Christina Campbell
E-911 ADDRESSING DIRECTOR
SULLIVAN COUNTY DIRECTOR OF E-911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND THE SAME IS HEREBY APPROVED AS SHOWN.

6-22-15
DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZED AGENT

LEE EMERSON POORE & RUFUS PIERSON PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.82+/-	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	LEE EMERSON POORE & RUFUS PIERSON PROPERTY	CIVIL DISTRICT	12th
SURVEYOR	MURRELL WEEMS	CLOSURE ERROR	1/10,610

SCALE 1" = 50'

08-15

CITY OF KINGSPORT, TENNESSEE

July 28 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

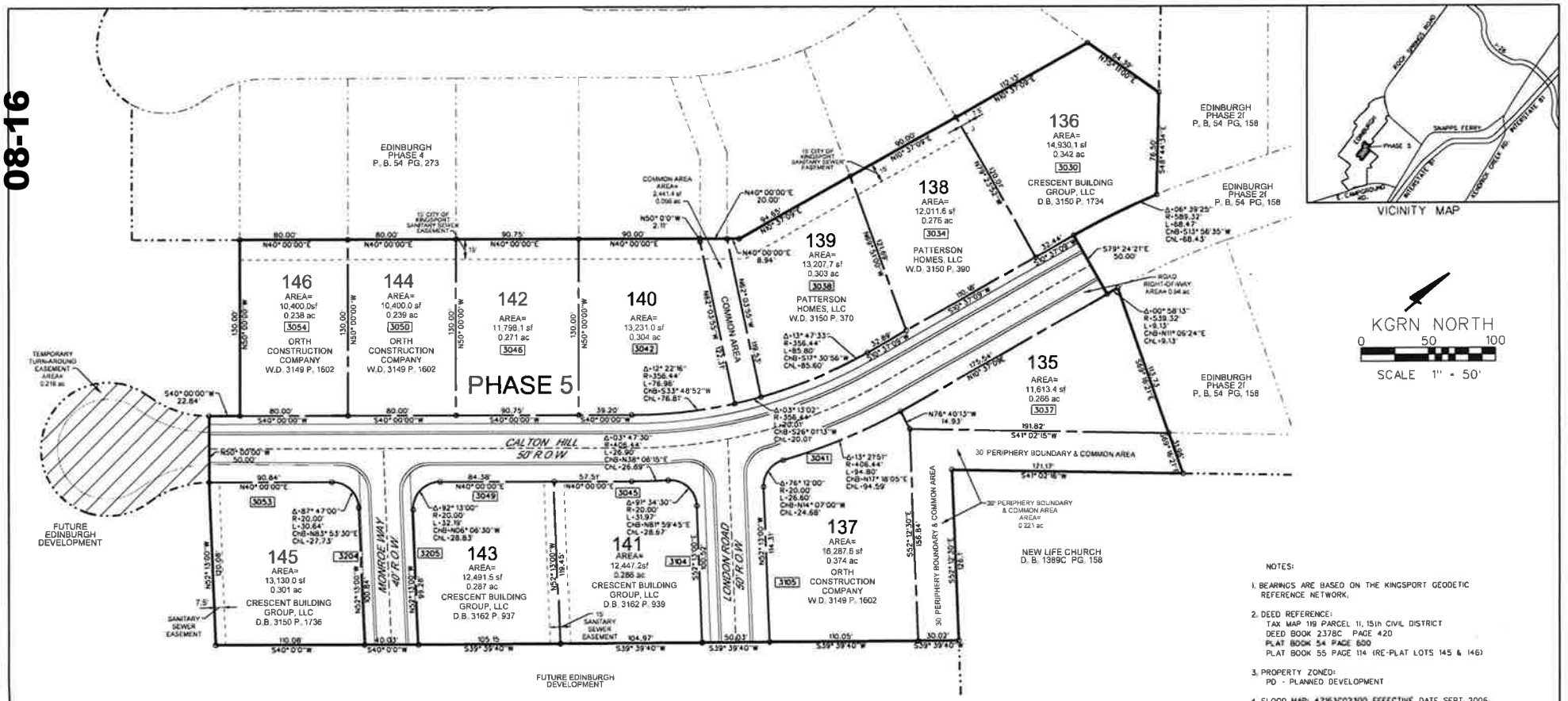
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the final Edinburgh Phase 5, on Calton Hill, surveyed by Barge, Waggoner, Sumner & Cannon, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-16



KGRN NORTH
0 50 100
SCALE 1" = 50'

NOTES:

1. BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
2. DEED REFERENCE:
   TAX MAP 119 PARCEL 11, 15th CIVIL DISTRICT
   DEED BOOK 2378C PAGE 420
   PLAT BOOK 54 PAGE 600
   PLAT BOOK 55 PAGE 114 (RE-PLAT LOTS 145 & 146)
3. PROPERTY ZONED:
   PD - PLANNED DEVELOPMENT
4. FLOOD MAP: 47163C0230D, EFFECTIVE DATE SEPT. 2006. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. UTILITY PROVIDERS:
   WATER: CITY OF KINGSPORT
   SANITARY SEWER: CITY OF KINGSPORT
   TELEPHONE: CENTURYLINK
   ELECTRIC: AMERICAN ELECTRIC POWER, KINGSPORT POWER COMPANY
   CABLE: CHARTER COMMUNICATIONS
6. [3037] = 911 ADDRESS
7. UTILITY EASEMENTS:
   - 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
   - SANITARY SEWER EASEMENT AS SHOWN
8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

FOR REVIEW

DEVELOPER:

THE EDINBURGH GROUP, LLC
1562 CRESCENT DRIVE
KINGSPORT, TN 37664

BWSC BARGE WAGGONER SUMNER & CANNON, INC
FOUR SHERIDAN SQUARE, SUITE 100, KINGSPORT, TENNESSEE 37660
PHONE 423-247-5525 FAX 423-247-6233

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER _____ DATE _____ ,20
OWNER _____ DATE _____ ,20
OWNER _____ DATE _____ ,20
OWNER _____ DATE _____ ,20

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.

DATE _____ 20____.
OWNERS _____

CERTIFICATE OF ACCURACY

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

DATE _____ 20____
SURVEYOR _____

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON

DATE _____ 20____
SURVEYOR _____ TN. REG. NO.

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE _____ 20____
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE _____ 20____
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE _____ 20____
AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED

DATE _____ 20____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE _____ 20____
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ 20____
SECRETARY
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

RE-PLAT - EDINBURGH - PHASE 5
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.81 TOTAL LOTS 12
ACRES NEW ROAD/ALLEYS 1.04 MILES NEW ROAD 0.185
OWNER The Edinburgh Group, LLC CIVIL DISTRICT 15th
SURVEYOR DAVID HILL CLOSURE ERROR 1:10,000
SCALE: 1" = 50'

07-07-2015 35556-00

CITY OF KINGSPORT, TENNESSEE

July 28, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that replat of the Babb Property, on Chert Drive, surveyed by Jonathan Wayne Willis, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

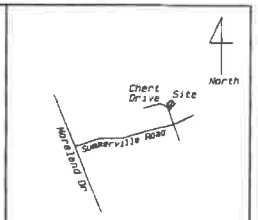
Sincerely,

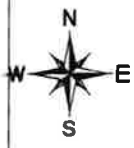
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

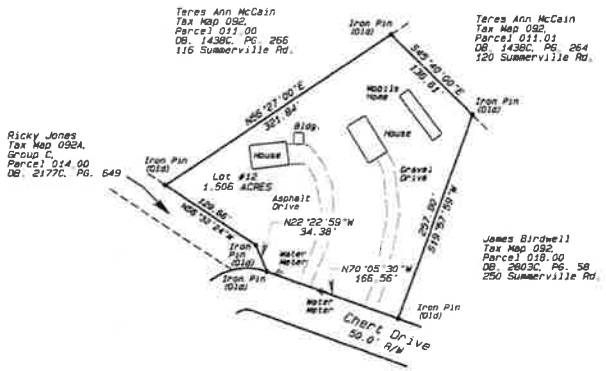
08-17

REGISTER OF DEEDS

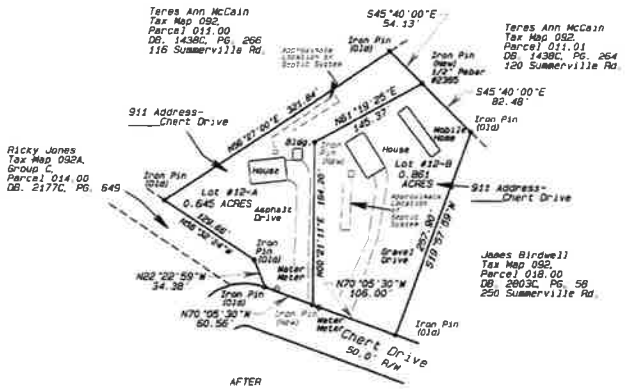




PLAT



PB.15, PG. 63



AFTER

GRAPHIC SCALE 1"=100'

0 100 200 300

Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is hereby established an easement area of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from the improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the Licensed Surveyor and/or Civil Engineer or that which may be required by the Kingsport Regional Planning Commission.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0023D Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1' in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Existing Septic System in place and operating Properly.

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE

SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING OR HIS OR HERS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) IN OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AS NOTED, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RANGE, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

ENGINEERING COORDINATOR DATE 2014

ENGINEERING COORDINATOR DATE 2014

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 2014

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

DATE 10-21 2014

JONATHAN WILLIS R.L.S. 2385 LICENSE NUMBER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED, SUBSTANTIALLY OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE AUTHORIZED SIGNATURE TITLE

CERTIFICATE OF GENERAL APPROVAL OF SEWERAGE SYSTEM

Lot #12A & 12B has not been evaluated pursuant to this Plat Review for an SSD System and plat approval does not constitue approval of these lots or the existing system

Record on file at TDEC Office

File:

Date:

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE SURETY OF MAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

TITLE

DATE AUTHORIZED SIGNATURE

Replat of Lot #12, Windsor Forest, Section 2

(Tax Map 092A, Group C, Parcel 013.00)

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISION

TOTAL ACRES 1.506 +- TOTAL LOTS -2-

ACRES NEW ROAD -0- MILES NEW ROAD -0-

OWNER Babb CIVIL DISTRICT 14th

SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'

SCALE: 1" = 100' DRAWN BY J.W.

CITY OF KINGSPORT, TENNESSEE

July 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that replat of Dean Property at Dean Road, surveyed by Charles Johnson, of TPSI, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

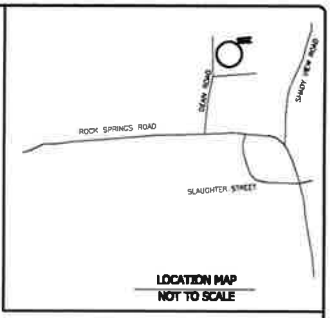
Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-18

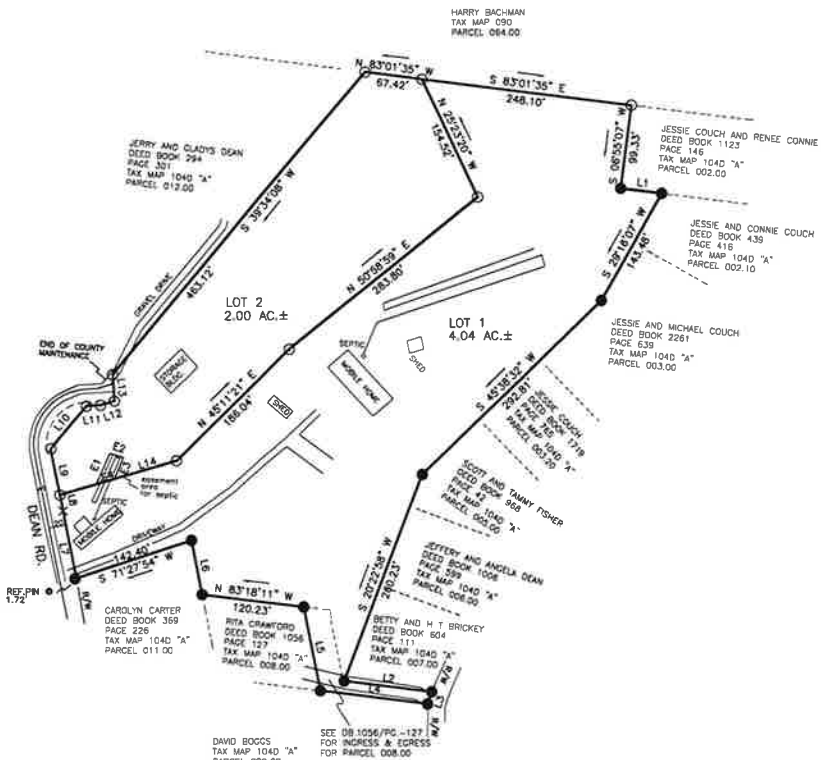
NORTH RECONCILED TO DEED

N



LOCATION MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 83°04'53" E	48.49'
L2	S 83°21'18" E	103.74'
L3	S 18°40'05" W	14.81'
L4	N 83°21'18" W	127.03'
L5	N 11°31'00" W	100.21'
L6	N 11°31'00" W	64.94'
L7	N 11°36'40" W	80.92'
L8	N 11°26'18" W	19.37'
L9	N 11°26'18" W	55.80'
L10	N 39°34'08" E	65.45'
L11	N 85°56'11" E	16.77'
L12	N 73°07'09" E	16.77'
L13	N 04°01'49" W	30.99'
L14	N 73°07'09" E	143.02'



LINE	BEARING	DISTANCE
E1	N 23°50'29" E	40.11'
E2	S 72°18'51" E	16.19'
E3	S 21°44'16" W	27.15'
E4	S 73°07'09" W	143.02'

SEPTIC EASEMENT TABLE

LEGEND

- ○ 1/2" IRON PIN SET (TPSI CAP)
- ● 1/2" IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THE SEPTIC PERMIT WAS ISSUED TO _____
DATED _____

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 47163C0230D, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

CHARLES T. JOHNSON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1555

SURVEY BY: CHARLES T. JOHNSON
NUMBER: 1555
PROJECT: 15156
DATE: 07-03-2015

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON.

PROPERTY REFERENCE: JEFFERY DEAN
DEED BOOK 1721
PAGE 13
TAX MAP 104D "A"
PARCEL 004.00

TPSI TN. PROFESSIONAL SURVEYING INC.

1169 HWY 107 JONESBOROUGH, TN. (423)753-8857

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED _____

_____
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATED _____

_____
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

_____
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATED: _____

_____
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER _____ DATED _____

OWNER _____ DATED _____

OWNER _____ DATED _____

CERTIFICATE OF ACCURACY

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

DATED: _____

_____
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

DATED: _____

_____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: _____

_____
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____
SECRETARY

_____
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

DEAN 6.04 AC.± PROPERTY PARTITION

TOTAL ACRES 6.04 — TOTAL LOTS 2
ACRES NEW ROAD 0 — MILES NEW ROAD 0
COUNTY SULLIVAN — CIVIL DISTRICT 13TH
SURVEYOR CHARLES T. JOHNSON — CLOSURE ERROR 1-10000
SCALE 1" = 100' (100' 0' 100' 200')

CITY OF KINGSPORT, TENNESSEE

July 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Millye Street, on Millye St, surveyed by David Breeding of Dividing Line, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

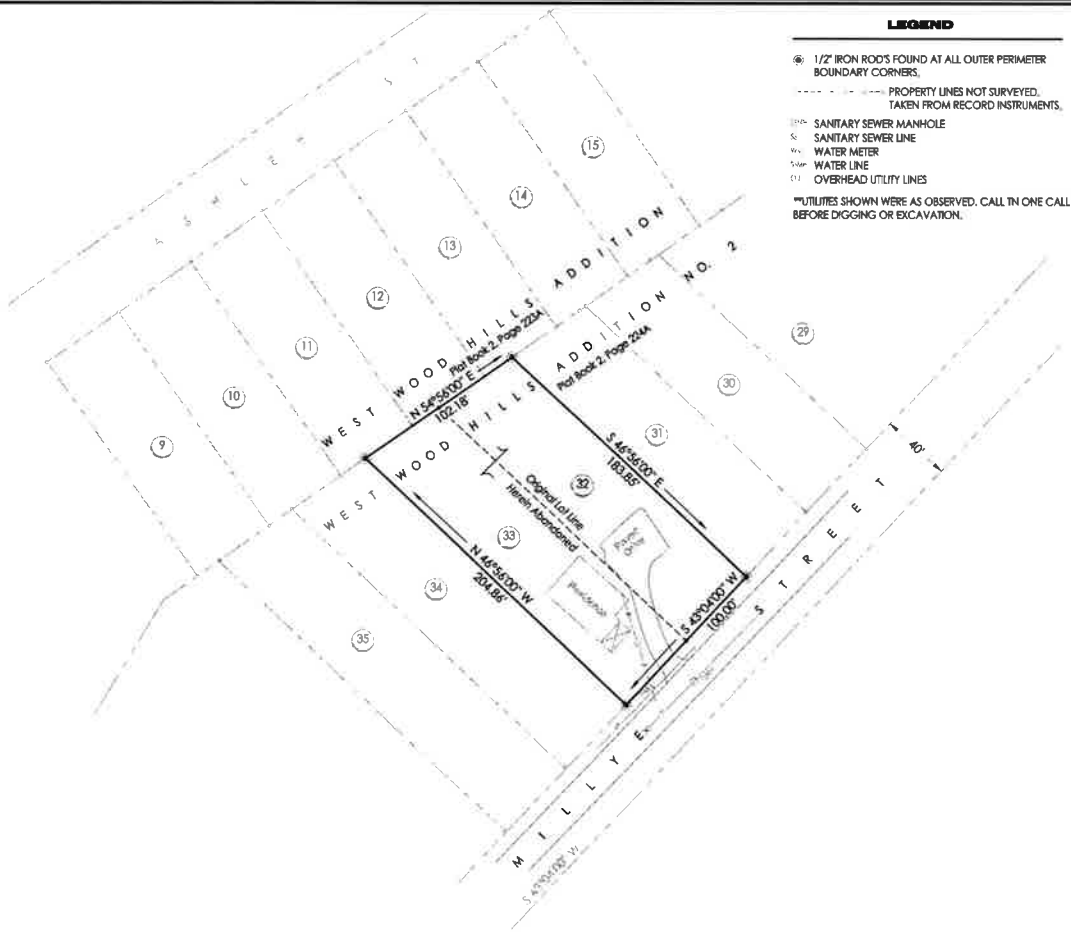
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-619

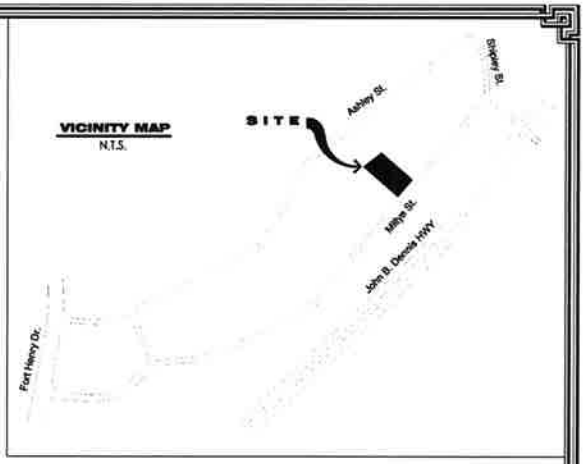
I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is 1:7,500 as shown hereon.



LEGEND

- ◉ 1/2" IRON ROD'S FOUND AT ALL OUTER PERIMETER BOUNDARY CORNERS.
- PROPERTY LINES NOT SURVEYED. TAKEN FROM RECORD INSTRUMENTS.
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER METER
- WATER LINE
- OVERHEAD UTILITY LINES

**UTILITIES SHOWN WERE AS OBSERVED. CALL TN ONE CALL BEFORE DIGGING OR EXCAVATION.



GENERAL SURVEY NOTES

1. THE SURVEY DEPICTED HEREON IS BASED ON A CURRENT FIELD SURVEY AND WAS PERFORMED IN ACCORDANCE WITH THE PROCEDURES FOR LAND SURVEYING PRACTICE BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS EFFECTIVE AT THE DATE OF THE SURVEY.
2. BASIS OF BEARINGS IS REFERENCED TO THE RECORD PLAT ENTITLED "MAP NO. 2, WEST WOOD HILLS ADDITION TO KNONGPORT, TENN.
3. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS OR HAZARDOUS WASTE AREAS IF THEY EXIST ON THE SITE.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO REAL ESTATE RIGHTS, TITLE AND INTERESTS OF OTHERS THAT MAY BE REVEALED BY SUCH REPORT. THE SURVEY AS SHOWN IS BASED ON THE CURRENT DEED ONLY.
5. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PROPERTY OWNERS.

Scale In Feet
0 25 50 100

Project Number 12000780
Date: 08 July 2015

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Sullivan County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Sullivan County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a surety bond in the amount of $_____ has been posted with the Sullivan County Regional Planning Commission to assure completion of all required improvements in case of default.

Confirmed by Sullivan County Planning Director — Date

Sullivan County Regional Planning Commission Secretary — Date

CERTIFICATE OF REGISTERED LAND SURVEYOR REGARDING SURFACE WATER RUNOFF

I hereby certify to Sullivan County and Sullivan County Regional Planning Commission (SCRPC), for their behalf as well as for and on behalf of all purchasers of lots within the subdivision here and all neighboring property owners, that:

I am a fully licensed Land Surveyor, as indicated below, in the State of Tennessee, educated and skilled in the proper containment and drainage of surface water runoff;
I have reviewed the final subdivision plat and plans submitted for approval to SCRPC on _____ (Date) for the subdivision shown hereon; and the surface water runoff and drainage plans set forth in such subdivision plat and plans are adequate to properly contain and control, according to current industry and legal standards, surface water runoff and drainage within and from said subdivision property.

David S. Breeding 08 JULY 2015
Tennessee Registered Land Surveyor — Date

The surface water runoff and drainage plans set forth in subdivision plat and plans identified above, as properly amended to SCRPC rules and regulations (if so be the case), have been properly implemented and complied with, and all facilities and improvements called for in such plans have been properly constructed; as such facilities and improvements will properly contain and control, according to current industry and legal standards, surface water runoff and drainage within and from said subdividion property.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

Date

Tennessee Registered Land Surveyor

FLOOD ZONE CERTIFICATION

By graphic observation only, this property does NOT lie in a Special Flood Hazard Area as represented on the Flood Insurance Rate Map Number 47163C0045D, Community Panel Number 0045D (Panel 45 of 375), which bears an effective date of September 29, 2006.

No field surveying was performed to determine this classification.

SULLIVAN COUNTY TENNESSEE REGIONAL PLANNING COMMISSION

Plat depicting: Two-Lot COMBINATION SURVEY

Property Address: 2426 Millye Street, Kingsport, TN, 37664
Sullivan County

Owner: Xiang LL Yong & Yan Qing Chen

Total Acres: —— Total Lots: 2 Civil District: 11 Zone: Residential

Source of Title: Deed Book 3021, Page 552

Subdivision: WEST WOOD HILLS ADDITION (MAP NO. 2)

Reference: Plat Book 2, Page 224A
Lot Numbers 32 & 33 of Block 4

Containing an Aggregate Area of: 19,434 S.F. ~ 0.446 Acres±

Surveyed and Prepared By:
David S. Breeding d.b.a.
DIVIDING LINE Surveying and Mapping Company
14486 Peaceful Valley Road • Abingdon, Virginia 24210-8104
VA (276) 676-2022 • TN (423) 217-3570
db.surveyors@gmail.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) certify that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Owner — Date

Owner — Date

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved.

Date

Local Utility District Provider or Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (circle one):
(1) That streets have been installed in an acceptable manner and according to the specifications or,
(2) Adequate rights-of-way dedication upon an existing public road shall served these lots as proposed. Or
(3) Plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission.

Date

City Engineer or Sullivan County Commissioner of Highways

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

Date

Sullivan County Director of 911 Addressing or Authorized Representative

CERTIFICATE FOR APPROVAL FOR SEWERAGE SYSTEM

I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and hereby approved as shown.

Date

City Sewer Director or the State Environmental Specialist

CITY OF KINGSPORT, TENNESSEE

July 29, 2015,

Mr. Dennis Ward, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Ward:

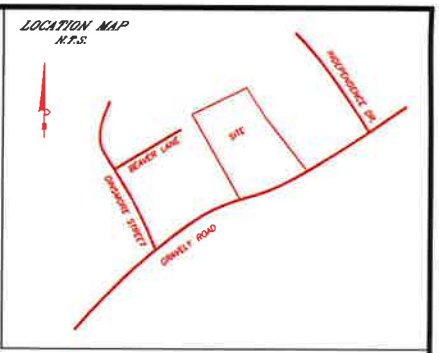
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that resubdivision of Gravelly Baptist Church Property, on Gravely Drive, surveyed by Cross Surveying, RLS, meets the Minimum Standards for Subdivision Development of Major Subdivision Within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

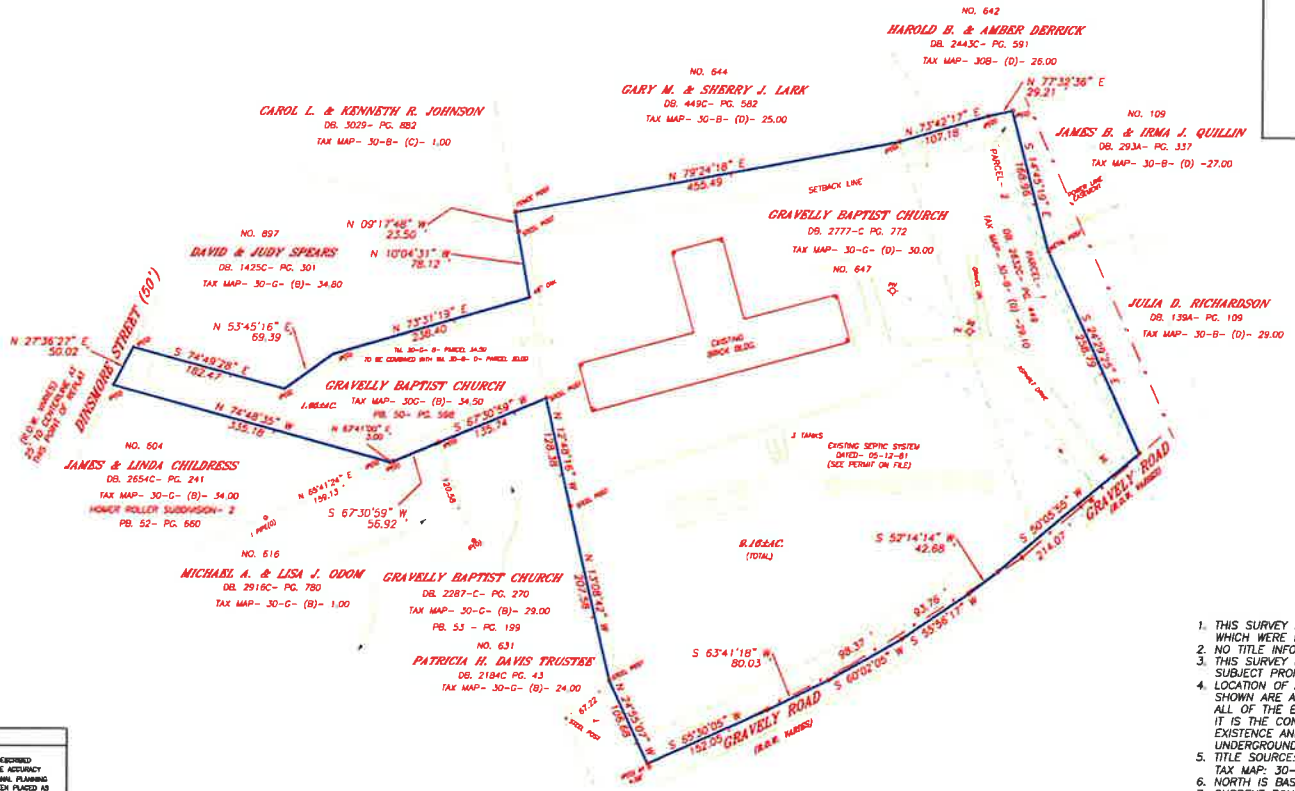
Sincerely,

Lynn Tully
Development Services Director

C: Kingsport Regional Planning Commission

08-20





NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: DEED BOOK 2777-C, PAGE 772 AND DB. 193-A PG. 55 TAX MAP: 30-B- D- PARCEL 30.00 & TAX MAP 30-G -B- 34.50
6. NORTH IS BASED ON PLAT BOOK 50 PAGE 598
7. CURRENT ZONING: A-1
   SETBACKS: FRONT YARD=30', REAR YARD=30', SIDE YARD=12'

LEGEND

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

100 0 100 200 300
Scale: 1" = 100'

OWNERS: GRAVELLY BAPTIST CHURCH
500 GRAVELY RD.
KINGSPORT, TENNESSEE 37660

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

PRIOR APPROVAL- DATED 05-12-81
REVISED: 07-23-15
JOB NO. 57081205

CERTIFICATE OF ACCURACY

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

_____, 20____

I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:_____ AS SHOWN HEREON.

SURVEYOR TN. REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____, 20____
OWNER
_____, 20____
OWNER

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE _____, 20____

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

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE _____, 20____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE _____, 20____

AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE _____, 20____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____, 20____

SECRETARY
KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION

RE-COMBINATION PLAT FOR
GRAVELLY BAPTIST CHURCH
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 9.16± TOTAL LOTS 1
ACRES NEW ROAD NONE MILES NEW ROAD NONE
OWNER GRAVELLY BAPTIST CHURCH CIVIL DISTRICT 11TH
SURVEYOR STEVEN G. CROSS CLOSURE ERROR 1:10,000
SCALE 1" = 100' DRAWN BY RLB

Building Division Monthly Report

June 2015

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	16	$150,307
ADDITIONS	1	$30,000
ALTERATIONS	8	$136,697
NEW CONDO		
NEW DUPLEX	2	$420,000
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	9	$2,045,575
RESIDENTIAL ROOF	19	$120,503
COMMERCIAL PERMITS		
ADDITIONS	1	$52,000
ALTERATIONS	3	$73,996
CHURCH RENOVATIONS	1	$2,933
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER	1	$15,000
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	3	$1,800,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	$2,340,564
GRADING	1	$0
FOUNDATION ONLY	1	$629,000
COMMERCIAL ROOF	5	$464,579
TOTAL	**73**	**$8,281,154**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	7	
MOVE STRUCTURE		
SIGNS	16	
TENTS	1	
TOTAL PERMITS ISSUED	**97**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$39,691,289**

Building Division Monthly Report

JULY 2015

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	17	$117,202
ADDITIONS	2	$38,181
ALTERATIONS	14	$208,559
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	10	$2,601,065
RESIDENTIAL ROOF	5	$37,000
COMMERCIAL PERMITS		
ADDITIONS		
ALTERATIONS	8	$4,602,698
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
COMMUNICATION TOWER		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY		
COMMERCIAL ROOF	1	$24,000
TOTAL	**57**	**$7,628,705**
OTHER MISC PERMITS		
BANNERS	1	
DEMOLITIONS	4	
MOVE STRUCTURE		
SIGNS	3	
TENTS	2	
TOTAL PERMITS ISSUED	**67**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$47,319,994**

New Businesses - City of Kingsport, Tennessee

30-Jun-15

Business Name	Location	Owner Name	Owner Address 1	Owner Address 2	City	State	Zip	Area Code	Phone #	Open Date
TRULOGIC SOLUTIONS	3432 FORT HENRY DR	WITZ, KRISTY	3432 FORT HENRY DR		KINGSPORT	TN	37664	423	7659590	150630
D & J'S HOME IMPROVEMENTS	BTA OUT OF TOWN ADDRESS	BARTON, DUSTIN	3005 HI DR		KINGSPORT	TN	37663	423	5710385	150629
JJO CONSTRUCTION	BTA OUT OF TOWN ADDRESS		9045 OSBORNE DR		MENTOR	OH	44060	440	2551515	150629
JRC INCORPORATED	BTA OUT OF TOWN ADDRESS	JOHNSON, SHEILA	1019 BRADLEY DR	SUITE 7	SPRINGFIELD	TN	37172	615	8511725	150625
K2 DESIGN LLC	1100 FRANKLIN SQ		1100 FRANKLIN SQ		KINGSPORT	TN	37664	423	2920815	150624
FOG ENTERPRISE	BTA OUT OF TOWN ADDRESS		604 CARLOCK AVE		HARRIMAN	TN	37748	865	8826805	150623
MOUNTAIN MAN TAXIDERMY	625 REEDY ST	SHELTON SR, THOMAS L	1006 REEDY PLACE		KINGSPORT	TN	37660	423	2458814	150623
AVAIL VAPOR LLC	711 W STONE DR		820 SOUTHLAKE BLVD		RICHMOND	VA	23236	804	4192180	150622
DINNER TO DOOR	1421 CRESCENT DR	WHISMAN, LINDA	1421 CRESCENT DR		KINGSPORT	TN	37664	423	2928691	150620
C.A.P.S	229 BEECHWOOD RD	BROCKWELL, JARROD	229 BEECHWOOD RD		KINGSPORT	TN	37663	423	9672949	150618
MY FATHER'S TABLE	BTA OUT OF TOWN ADDRESS		PO BOX 2025		MORRISTOWN	TN	37816	423	7826934	150617
RICHARDSON ELECTRIC	BTA OUT OF TOWN ADDRESS	RICHARDSON, JAMEY L	1425 WILDCAT RD		BIG STONE GAP	VA	24219	423	5343805	150616
CHAD HENRY CONSTRUCTION, LLC	BTA OUT OF TOWN ADDRESS	HENRY, CHAD	1806 FAIRWAY DRIVE		JOHNSON CITY	TN	37601	423	2329185	150615
LENDMARK FINANCIAL SERVICES LL	2637 E STONE DR STE B	LFS HOLDCO LLC	2118 USHER ST NW		COVINGTON	GA	30014	678	6255623	150610
THACKER, WILBURN F	BTA OUT OF TOWN ADDRESS	THACKER, WILBURN F	PO BOX 98		HENDERSONVILLE	TN	37077	615	9437225	150610
LAWSON GENERAL CONTRACTING	CONTR OUT OF TOWN ADDRESS	LAWSON, RYNE	358 MONTGOMERY ROAD APT 4		MOUNT CARMEL	TN	37645	423	8630814	150608
STINKY'S POOLS	2605 RIVERMONT CIR	CORDELL, JONATHAN M	%JONATHAN CORDELL	2605 RIVERMONT CIR	KINGSPORT	TN	37660	423	8170615	150608
TRI-STATE SIGNS, INC	BTA OUT OF TOWN ADDRESS		PO BOX 3291		BRISTOL	TN	37625	423	7640607	150608
WAYNE'S WATER TESTING	3801 SUMMIT DR	HAHN, WAYNE	%WAYNE E HAHN	3801 SUMMIT DR	KINGSPORT	TN	37664	423	5346887	150608
M & COMPANY LLC	1649 E STONE DR #106	MOGHRABI, MARWAN	125 S HERLONG AV		ROCK HILL	SC	29732	803	9806227	150605
PBLAKLEY WEBB IMAGES	2103 ROCK SPRINGS RD	WEBB, PAM	%PAM WEBB	2103 ROCK SPRINGS RD	KINGSPORT	TN	37664	423	7826804	150605
B & K SERVICES, INC.	BTA OUT OF TOWN ADDRESS	DEARMOND, KERRY H	%MAURICE DE ARMOND	PO BOX 3647	GREENVILLE	SC	29608	864	2449122	150603
CAJUN ZEMI	847 MITCHELL RD	GIROD, HEATH	% HEATH GIROD	P.O. BOX 6752	KINGSPORT	TN	37663	770	6537496	150602
A & B CONSTRUCTION	2009 GREENWAY ST	HEBERT, BRIAN	% BRIAN HEBERT	2009 GREENWAY ST	KINGSPORT	TN	37660	985	3601079	150601
BACAR CONSTRUCTORS, INC.	BTA OUT OF TOWN ADDRESS		912 8TH AVE SOUTH		NASHVILLE	TN	37203	615	2391516	150601
CHA-CHA'S	104 DUNDEE CIR	CONNERS, FELICIA	104 DUNDEE CIR		KINGSPORT	TN	37660	423	3410057	150601
DETAILZ & MORE	1525 FAIRVIEW AV	TANKERSLEY, MORGAN	1525 FAIRVIEW AV		KINGSPORT	TN	37660	423	8638030	150601
EASY DISCOUNT	1001 N WILCOX DR	ABEBE, TENSAY	1001 N WILCOX DR		KINGSPORT	TN	37660	423	2468127	150601
HAPPY MAID CLEANING SERVICE	4235 RUSTIC WAY	CARTER, CARRIE	%CARRIE CARTER	4235 RUSTIC WAY, APT 8	KINGSPORT	TN	37664	423	4083915	150601
MUNN ENTERPRISES, INC.	BTA OUT OF TOWN ADDRESS		7712 HWY 49 NORTH		HATTISBURG	MS	39402	601	2647446	150601
SECTION 16000 INC.	BTA OUT OF TOWN ADDRESS	SECTION 16000 INC	P O BOX 311147		ENTERPRISE	AL	36331	334	3472899	150601
VERSA TECH	250 DE LEE DR	HAILE, HAROLD	250 DE LEE DR		KINGSPORT	TN	37663	423	7948857	150601

New Businesses - City of Kingsport, Tennessee

31-Jul-15

Business Name	Location	Owner Name	Owner Address 1	Owner Address 2	City	State	Zip	Area Code	Phone #	Open Date
ALLANDALE PACKAGE STORE	4528 W STONE DR STE 3	PHILLIPS, BOBBIE H	403 CHEROKEE STREET		KINGSPORT	TN	37660	423	2451533	150701
ATTENTION TO DETAIL CUSTOM	261 STONE EDGE CIR	ARNOLD, TERRY	AUTO DETAILING	261 STONE EDGE CIR	KINGSPORT	TN	37660	423	6121892	150701
CALHOUN MOTOR CO	2607 FORT HENRY DR		2607 FORT HENRY DR		KINGSPORT	TN	37664	423	8631036	150701
DRILL TECH DRILLING & SHORING,	BTA OUT OF TOWN ADDRESS		2200 WYMORE WAY		ANTIOCH	CA	94509	925	9782060	150701
GOODMAN DECORATING CO, INC.	BTA OUT OF TOWN ADDRESS		3400 ATLANTA INDUSTRIAL PKY NW		ATLANTA	GA	30331	404	9653626	150701
NEW LIFE LAWN CARE AND	4504 TALBERT CIR	STANLEY, GREG	FACILITIES MAINTENANCE	4504 TALBERT CIR	KINGSPORT	TN	37664	423	9567305	150701
HELL YA!	1113 BUCHELEW DR	LATHROP, MICHAEL	C/O MICHAEL LATHROP	1113 BUCHELEW DR	KINGSPORT	TN	37663	423	2186268	150702
ROYALTY COMPANIES OF INDIANA,	BTA OUT OF TOWN ADDRESS	ROYALTY, DARREN A	1000 D. AVE.		SEYMOUR	IN	47274	812	5238392	150706
BELLA NAILS	1425 E STONE DR #3	LE, XUAN DUNG THI	1425 E STONE DR #3		KINGSPORT	TN	37660	423	2459391	150707
SMITH & LANE LANDSCAPING	322 ARCHCREST ST		%JONATHON LOGAN SMITH	893 NEW BEASONWELL RD 1203	KINGSPORT	TN	37660	423	3985364	150707
DANIEL'S HOME SERVICES	BTA OUT OF TOWN ADDRESS	OWENS, DANIEL	1408 BLOOMINGDALE RD	B2	KINGSPORT	TN	37660	423	4083695	150709
MCLEOD ELECTRIC, INC.	BTA OUT OF TOWN ADDRESS		2841 NOBLE ST		ANNISTON	AL	36201	256	2361331	150709
ALL STAR CLEAN TEAM	1416 RIDGECREST AV	WELLS, TESHA	1416 RIDGECREST AV		KINGSPORT	TN	37660	423	4803196	150710
CONSTRUCTION REFRIGERATION SER	BTA OUT OF TOWN ADDRESS	HATCHER, TIMOTHY	1570 ROACH RD		RUTLEDGE	TN	37861	865	8286186	150714
GROUNDS CREW LAWN SERVICES	1717 RIDGEWAY DR	KRANTZ, BRANDON	1717 RIDGEWAY DR		KINGSPORT	TN	37664	423	2469557	150715
SCENIC VIEW SUN ROOMS	BTA OUT OF TOWN ADDRESS	RIDENOUR, WALT	6826 MAYNARDVILLE PKE		KNOXVILLE	TN	37918	865	6877991	150715
SUGAR HOUSE BAKERY	164 COMMERCE ST	GRASSO, LEISA	164 COMMERCE ST		KINGSPORT	TN	37660	423	9234870	150715
HOMESTEAD CONSTRUCTION	BTA OUT OF TOWN ADDRESS	MCMILLAN, KEVIN	1699 HICKORY TREE RD		BRISTOL	TN	37620	423	9560726	150717
AI INTERNATIONAL INC.	2200 TRI-CITIES CRSG		8055 NATIONAL TURNPIKE		LOUISVILLE	KY	40214	502	8734575	150720
ROOFING BY MCCALLISTER	BTA OUT OF TOWN ADDRESS	MCCALLISTER, AVI	115 KNOB HILL DRIVE		BRISTOL	TN	37620	423	3401937	150720
WAYNE'S MOBILE DJ SERVICE	2985 ASHLEY ST	DELONG JR, WAYNE	2985 ASHLEY ST UNIT B		KINGSPORT	TN	37664	423	4296894	150720
PREMIER HOMES & PROPERTIES, LL	3428 FORT HENRY DR	DUNN, CARLA F	3428 FORT HENRY DR		KINGSPORT	TN	37664	423	2928649	150721
STILL WATERS	918 MALCOLM LN	MCDAVID, KATHY E	918 MALCOLM LN		KINGSPORT	TN	37660	423	9144901	150728