

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.

November 21, 2019

5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON OCTOBER 14, 2019 AND THE REGULAR MEETING HELD ON OCTOBER 17, 2019 AND THE CALLED MEETING HELD ON OCTOBER 28, 2019.

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.

11-01 Division of the Zimmerman Property – (19-201-00082)

The Kingsport Regional Planning Commission is requested to consider Final Plat Approval for the Division of the Zimmerman Property. The property is located outside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

11-02 Resubdivision Lots 9-11 Eagle Pointe Subdivision Phase II – (19-201-00081)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the Resubdivision of Lots 8-11 Eagle Pointe Subdivision, Phase II. A portion of the property is inside the corporate limits of the City of Kingsport and a portion of property is outside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Harmon)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

11-03 Edinburgh South Preliminary Development Plan – (19-103-00006)

The Kingsport Regional Planning Commission is requested to consider approval of the Amended Preliminary Development Plan for the Edinburgh South Subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

11-04 Edinburgh South Phase III Preliminary – Revised – (19-201-00046)

The Kingsport Regional Planning Commission is requested to consider approval of the Revised Preliminary Plat for Edinburgh South Subdivision Phase III. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

11-05 Edinburgh South Phase III Final– (19-201-00083)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval for the Edinburgh South Phase III Subdivision. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. (Harmon)

11-06 Cherokee Bend PH II Preliminary– (19-201-00075)

The Kingsport Regional Planning Commission is requested to consider approval of the Cherokee Bend Phase II Preliminary Plat. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Harmon)

11-07 G. H. Pullon Estate 3 Lot Minor – (19-201-00084)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the Tract 1R, 2R, & 3R G.H. Pullon Estate and the associated variance to the lot shape requirement. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Harmon)

11-08 Resubdivision of Lots 13 & 9R Block A Wilcox Business Center – (19-201-00080)

The Kingsport Regional Planning Commission is requested to consider Final Plat approval of the resubdivision of lots 13 & 9R Block A Wilcox Business Center. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District. (Harmon)

11-09 Sullivan County Sign Text Amendment – (19-801-00002)

The Kingsport Regional Planning Commission is requested to consider amending Article IX of the County zoning code in reference to signs. (Weems)

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

VIII. OTHER BUSINESS

11-10 Receive, a letter to certify the Replat of Lot 17X PB.-2/PG.-99, located off West Sullivan Street.

11-11 Receive, a letter to certify the E. David Lufi Property, located off Buttermilk Road.

11-12 Receive, a letter to certify the Resubdivision of Lots 21-24, Block 2 located off Easy Street.

11-13 Receive, a letter to certify the Combination and Re-plat of Lots 9 & 10 Adams Acres Subdivision Section 2, located off Adams Street.

11-14 Receive, a letter to certify the Replat Part of the Brad Duckworth Property, located off Colonial Heights Road.

- 11-15** Receive, a letter to certify the Resubdivision of Lot 8, located off N. John B. Dennis Highway.
- 11-16** Receive, a letter to certify the Desubdivision of Lot 58 & the Replat of Lot 59, located off Golf Ridge Drive.
- 11-17** Receive, a letter to certify the Resubdivision of Lot 8R and Lots 9 & 10, located off Virginia Avenue.
- 11-18** Receive, a letter to certify the Combination of Lot 7 & 8 Easley Estates, located off Easley Drive.
- 11-19** Receive, a letter to certify the Combination Plat of Lot 1 & Lot 1-A Josie Hood Subdivision, located off Oak Haven Drive.
- 11-20** Receive, a letter to certify the Replat of Gary & Donna Brewer Property, located off Colonial Heights Road.
- 11-21** Receive, for informational purposes only, the October 2019 Building Department report.

IX. ADJOURNMENT

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

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

October 14, 2019

12:00 noon

Members Present

Sharon Duncan
John Moody
Phil Rickman
Mark Selby
Paula Stauffer

Members Absent

Sam Booher, Chairman
Pat Breeding
Beverley Perdue
James Phillips

Staff Present

Jessica Harmon

Visitors

At 12:00 p.m., Jessica Harmon called the meeting to order. Mrs. Harmon inquired as to whether anyone on the Commission identified any necessary changes to the minutes from either the September 2019 work session or regular meeting. With no corrections needed, Mrs. Harmon stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

10-01 Edinburgh Phase 12 – (19-201-00065)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for Edinburgh Phase 12 contingent upon inspection and approval of the infrastructure by the Engineering Division. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

10-02 Cherokee Bend Phase 2 Master Plan – (19-103-00008)

The Kingsport Regional Planning Commission is requested to consider approval of the Cherokee Bend Phase 2 Master Plan located on Virginia Avenue at the intersection with McCoy Street. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff noted that the proposed Master Plan conforms to the standards in the Planned Development District. No official action was taken.

10-03 Dollar General ZDP – (19-102-00003)

The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Zoning Development Plan in a B-4P zone for the construction of a new Dollar General. The

property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that the proposal meets the requirements of the B-4P Planned Business District. No official action was taken.

10-04 Alabama Street Vacating – (19-401-00003)

The Kingsport Regional Planning Commission is requested to consider a favorable recommendation for the vacating of 0.178 acres of Alabama Street right-of-way adjacent to Tax Map 45G Group A Parcel 35. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff noted that the request had been reviewed by all city departments and utility providers. No official action was taken.

10-05 G. H. Pullon Estate Final Plat – (19-201-00066)

The Kingsport Regional Planning Commission is requested to consider recommending against Final Plat approval of the Tract 1R, 2R, & 3R G.H. Pullon Estate due to the highly irregular lot shape of the proposed lots and not meeting the intent of the Minimum Subdivision Regulations. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff explained that the proposed configuration did not meet the requirements for lot shape as set forth in the Minimum Subdivision Regulations. No official action was taken.

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

VIII. OTHER BUSINESS

10-06 Receive, a letter to certify Polo Fields Phase Three, located off Polo Fields Place.

10-07 Receive, a letter to certify the Sarah Spahr Wexler Heirs Property, located off Edens View Road.

10-08 Receive, a letter to certify the Combination Plat of Anchor Point Lot 11 and Symonds Property, located off Anchor Point Drive.

10-09 Receive, a letter to certify the Edinburgh South Phase II, located off Phillips' Way.

10-10 Receive, a letter to certify the Replat of Lot 20 Indian Springs Subdivision, located off Dakota Drive.

10-11 Receive, a letter to certify the Replat of Lot #91, Phase 2E & Lot #94, Block 2F Edinburgh, located off Calton Hill.

10-12 Receive, a letter to certify the Replat of Lots 1 and 2 in Block A of Whispering Hills Subdivision, located off Whispering Hills Drive.

10-13 Receive, a letter to certify the Division of Adams Property, located off Highway 126.

10-14 Receive, for informational purposes only, the September 2019 Building Department report.

10-15 Receive, for informational purposes only, the 3rd Quarter Comparison 2018-2019 Building Department report.

09-17 Receive, for informational purposes only, the August 2019 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:26 p.m.

Respectfully Submitted,

Jessica Harmon, Planning Commission

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

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

October 17, 2019

5:30 p.m.

Members Present

Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Mark Selby
Paula Stauffer

Members Absent

James Phillips
Beverley Perdue
Phil Rickman

Staff Present

Jessica Harmon
David Harris

Visitors

Ben Berry
John Mize, RLS
John Rose
Danny Karst

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Mark Selby, seconded by Sharon Duncan, to approve the agenda as presented. The motion was approved unanimously, 5-0. Chairman Booher asked for approval of the minutes of the work session held on September 16, 2019 and the regular meeting held on September 19, 2019. A motion was made by Mark Selby, seconded by John Moody, to approve the minutes for both the September 16, 2019 work session and the September 19, 2019 regular meeting as presented. The motion was approved unanimously, 5-0.

IV. CONSENT AGENDA

10-01 Edinburgh Phase 12 – (19-201-00065)

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval for Edinburgh Phase 12 contingent upon inspection and approval of the infrastructure by the Engineering Division. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County.

Mrs. Harmon stated that a presentation was ready to show and that staff were ready to answer any questions from the Commission regarding the one item on consent. With no presentation requested or questions asked, Mrs. Harmon recommended approval of the consent agenda item. A motion was made by Mark Selby, seconded by Sharon Duncan, to approve the consent agenda. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

10-02 Cherokee Bend Phase 2 Master Plan – (19-103-00008)

The Kingsport Regional Planning Commission is requested to consider approval of the Cherokee Bend Phase 2 Master Plan located on Virginia Avenue at the intersection with McCoy Street. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the proposal for Phase 2 of the development included 13 new lots to be accessed off of an extension of McCoy Street. An explanation of density allowances was given stating that 2.185 acres of open space were being dedicated which would give them an allowable density of 6 units per acre. Mark Selby pointed out that there was a typo on the agenda stating that this item was outside the city limits, when in fact it is inside the city limits. Staff clarified that this property is in the city limits and that the record would reflect that. Sharon Duncan made a motion, seconded by Mark Selby to grant Master Plan approval for Cherokee Bend Phase 2. The motion passed unanimously, 5-0.

10-03 Dollar General ZDP – (19-102-00003)

The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Zoning Development Plan in a B-4P zone for the construction of a new Dollar General. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff presented the details of the item to the commission including location of the driveway connection point to Rock Springs Rd., parking space requirements and landscaping comments. Staff explained that there were minor corrections to the Landscaping Plan that would need to be made and approved by the Landscaping Specialist. Ben Berry, with Berry Engineers, was available for questions from the Commission. With no questions, a motion was made by Mark Selby, seconded by Sharon Duncan, to grant Zoning Development Plan approval as submitted. The motion passed unanimously, 5-0.

10-04 Alabama Street Vacating – (19-401-00003)

The Kingsport Regional Planning Commission is requested to consider a favorable recommendation for the vacating of 0.178 acres of Alabama Street right-of-way adjacent to Tax Map 45G Group A Parcel 35. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff presented the details of this item explaining that this portion of right-of-way is left over from an existing street that was originally platted in the early 1900's. Staff further stated that all city departments and utility providers had reviewed the request and have stated that they see no future use for this property. A motion was made by Pat Breeding, seconded by Mark Selby, to send a positive recommendation to the Board of Mayor and Aldermen in favor of the vacating request. The motion passed unanimously, 5-0.

10-05 G. H. Pullon Estate Final Plat – (19-201-00066)

The Kingsport Regional Planning Commission is requested to consider recommending against Final Plat approval of the Tract 1R, 2R, & 3R G.H. Pullon Estate due to the highly irregular lot shape of the proposed lots and not meeting the intent of the Minimum Subdivision Regulations. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff presented the details of this item to the Planning Commission explaining that this request reconfigured 4 lots into 3 by creating lots of a very irregular shape. Staff further explained that the Minimum Subdivision Regulations state in section 3.8 that lots of irregular shape

are not allowed. John Mize, RLS was present to speak for the item explaining that the owners are seeking a variance to the lot shape requirement due to the fact that the property was inherited by three siblings and the boundary lines were drawn in a way to keep the inherited property contiguous to the property they already owned. Mark Selby asked staff if a definition of irregular currently existed in the Subdivision Regulations. Staff confirmed that one did not exist at the time but it was stated that we could take a look at creating one. A motion was made by Mark Selby, seconded by Pat Breeding, to not approve the G.H. Pullon Estate Final Plat due to the highly irregular shaped lot configuration and not meeting the intent of the Minimum Subdivision Regulations. The motion passed unanimously, 5-0.

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

VIII. OTHER BUSINESS

- 10-06** Receive, a letter to certify Polo Fields Phase Three, located off Polo Fields Place.
- 10-07** Receive, a letter to certify the Sarah Spahr Wexler Heirs Property, located off Edens View Road.
- 10-08** Receive, a letter to certify the Combination Plat of Anchor Point Lot 11 and Symonds Property, located off Anchor Point Drive.
- 10-09** Receive, a letter to certify the Edinburgh South Phase II, located off Phillips' Way.
- 10-10** Receive, a letter to certify the Replat of Lot 20 Indian Springs Subdivision, located off Dakota Drive.
- 10-11** Receive, a letter to certify the Replat of Lot #91, Phase 2E & Lot #94, Block 2F Edinburgh, located off Calton Hill.
- 10-12** Receive, a letter to certify the Replat of Lots 1 and 2 in Block A of Whispering Hills Subdivision, located off Whispering Hills Drive.
- 10-13** Receive, a letter to certify the Division of Adams Property, located off Highway 126.
- 10-14** Receive, for informational purposes only, the September 2019 Building Department report.
- 10-15** Receive, for informational purposes only, the 3rd Quarter Comparison 2018-2019 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 6:08 p.m.

Respectfully Submitted,

Jessica Harmon, Planning Commission

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

Improvement Building, Jimmy Walker Conference Room
201 West Market St., Kingsport, TN 37660

October 28, 2019

Noon

Members Present

Sam Booher, Chairman
Sharon Duncan
Beverley Perdue
James Phillips
Phil Rickman
Mark Selby
Paula Stauffer

Members Absent

Pat Breeding
John Moody

Staff Present

Ken Weems
Jessica Harmon
Pamela Gilmer

Visitors

none

At Noon, Chairman Sam Booher called the meeting to order.

IV. CONSENT AGENDA
None

V. UNFINISHED BUSINESS
None

VI. NEW BUSINESS

10-01 Surplus Request Gibson Mill Road– (19-401-00004)

The Kingsport Regional Planning Commission is requested to declare Tax Map 46B Croup G Parcel 12 as surplus property. The requested area is located off Gibson Mill Road, adjacent to the roundabout, and is approximately 1.336 acres. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the location of the request along Gibson Mill Road on the provided vicinity map. Staff stated that city staff had reviewed the request and saw no need to retain this property for city use. Staff stated that the property surplus request would allow the BMA to dispose of the property, which is scheduled to ultimately contain a new Sullivan County EMS station. On a motion by Mark Selby, seconded by Phil Rickman, the Commission voted to declare the property surplus. The motion passed unanimously, 6-0.

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

Kingsport Regional Planning Commission
October 28, 2019, Called Meeting

VIII. OTHER BUSINESS

None

IX. ADJOURNMENT

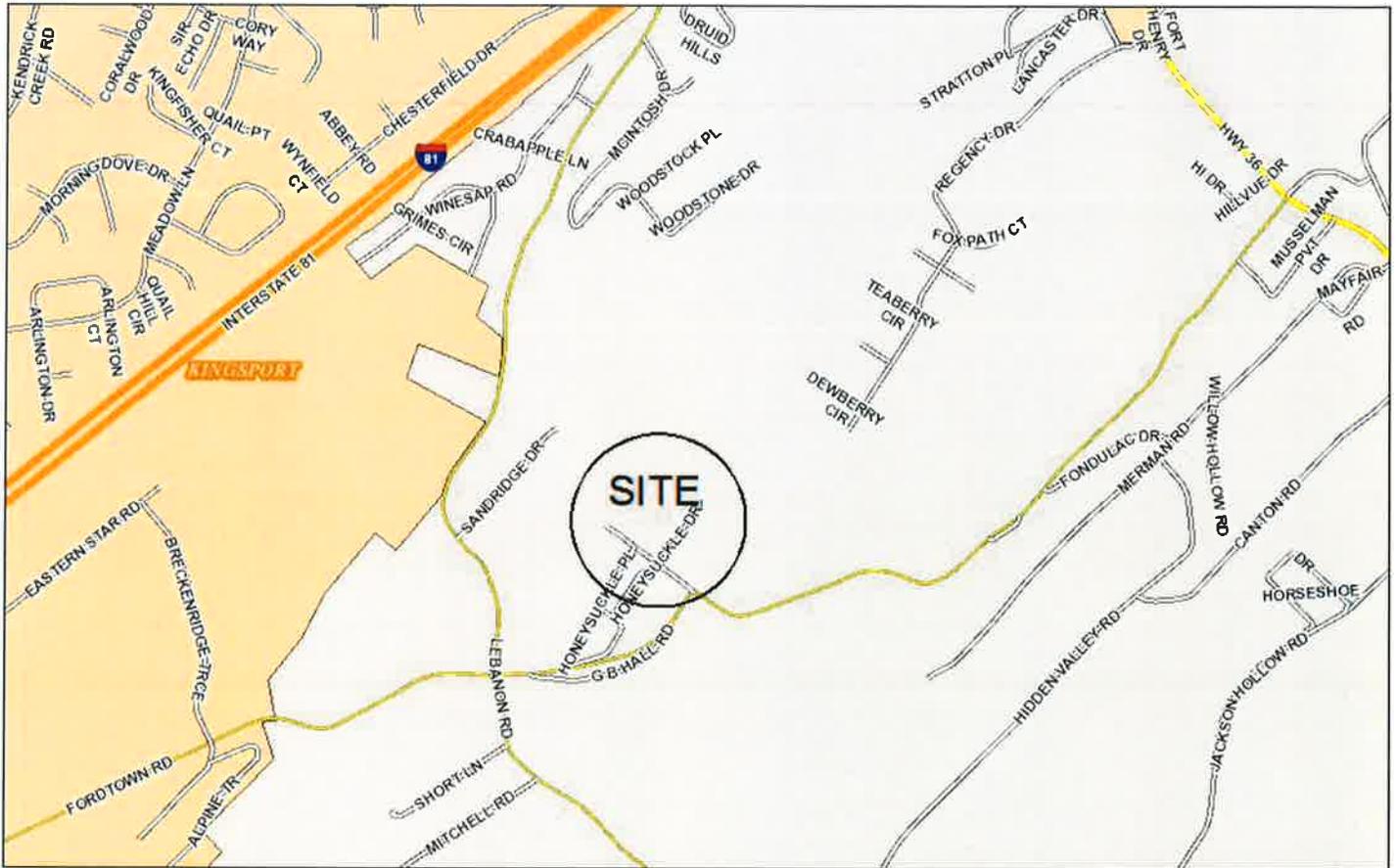
There being no further business the meeting adjourned at approximately 12:12 p.m.

Respectfully Submitted,

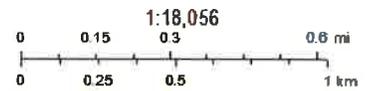
Ken Weems, AICP, Planning Commission Secretary

Property Information		Division of the Zimmerman Property	
Address		264 Deck St, 379/414 Honeysuckle Dr.	
Tax Map, Group, Parcel		TM 106 Parcels 36, 39, 83	
Civil District		14 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 40	
Major or Minor / #lots		Minor - 3	Concept Plan
Two-lot sub			Prelim/Final
			Final
Owner /Applicant Information		Surveyor Information	
Name: Zimmerman Address: 2821 Berkshire Ln City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: McCoy Land Surveying Address: 806 E Jackson Blvd Suite 11 City: Jonesborough State: TN Zip Code: 37659 Email: Phone Number: 423-753-9192	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
<p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> Plat meets the minimum subdivision regulations <p>A request for final plat for property located outside the City Limits but inside of the Urban Growth Boundary has been received. The property is located near the intersection of Deck Street and Honeysuckle Drive.</p> <p>The submitted plat divides the 5.34 acre tract and combines a portion of the property with the adjacent property owners. 2.29 acres of the tract is being combined with the adjacent Steffey farm of 34 acres. 1.15 acres of the property is being combined with the 0.35 acre tract of the Harrisons. The 1.90 remainder of the tract being divided has an existing house and barn on it which will remain with frontage on Deck Street. Water is available and the lots have existing approvals from TDEC for septic use. All lots meet the minimum requirements of the Subdivision Regulations as well as the County Zoning Codes.</p> <p><u>Staff recommends final plat approval of the Division of the Zimmerman Property based upon conformance to the Minimum Subdivision Regulations.</u></p>			
Planner:	Harmon	Date: 11/6/19	
		Meeting Date:	November 21, 2019

Location

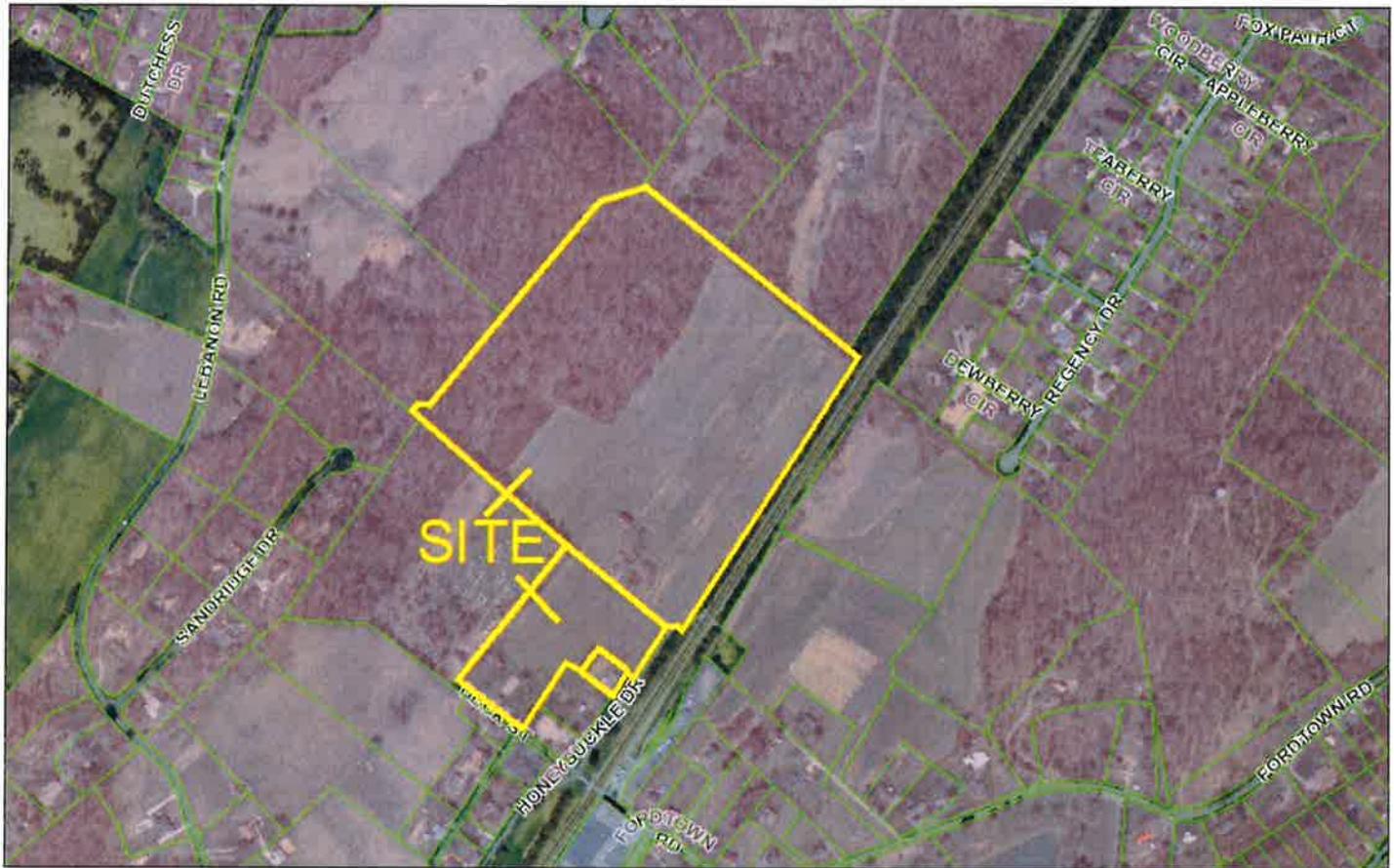


11/7/2019, 9:19:40 AM



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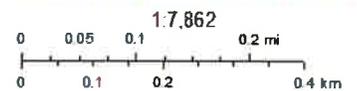
Sullivan County Zoning



11/7/2019, 9:25:50 AM

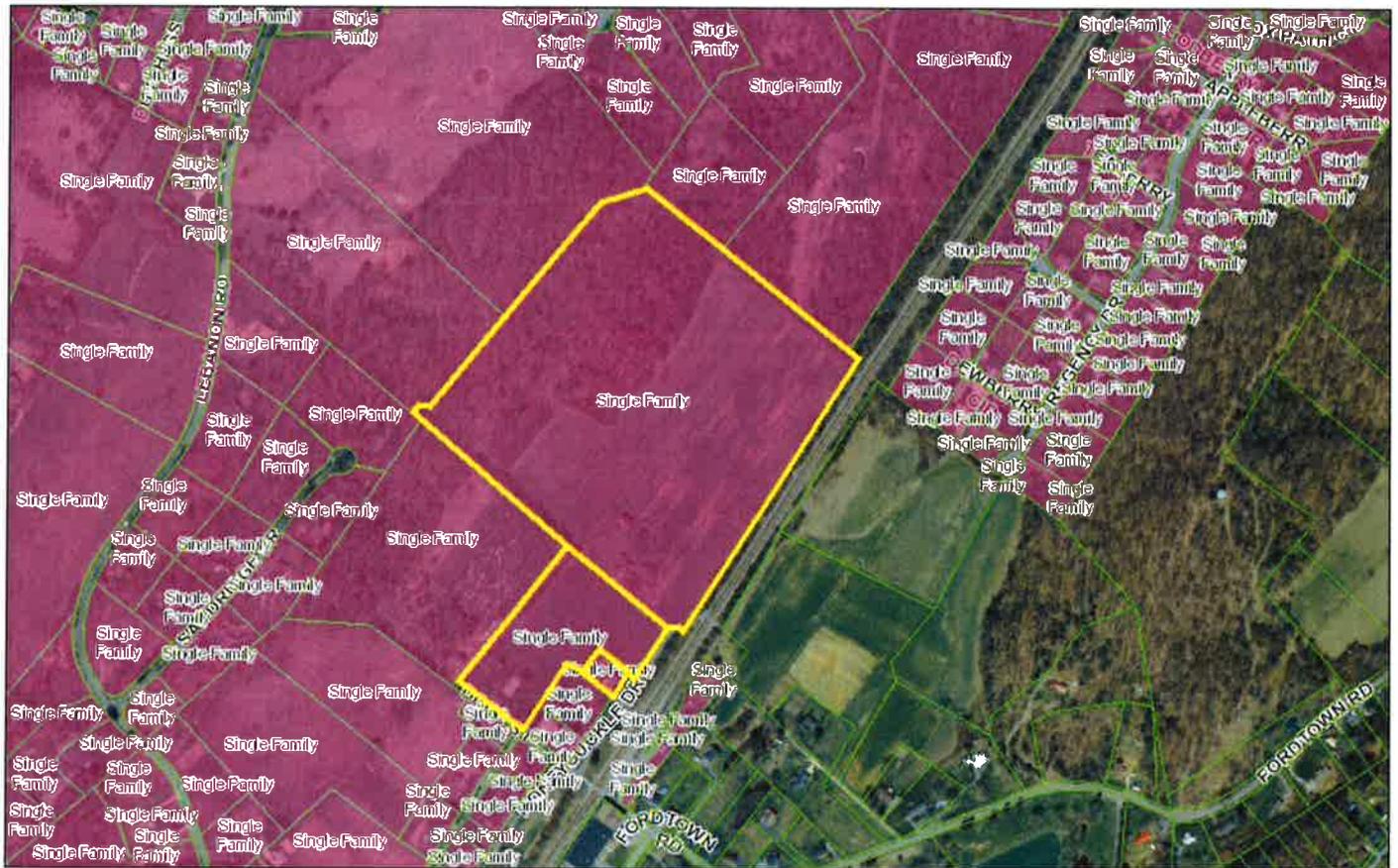
Kpt 911 Address

- Sullivan County Parcels
- Hawkins County Parcels



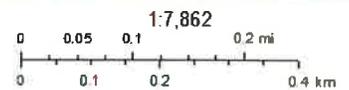
Web AppBuilder for ArcGIS

Future Land Use



11/7/2019, 9:27:26 AM

- | | | | |
|-------------------------|------------------------|-------------------|-----------|
| Kpt 911 Address | Future Land Use | Multi-Family | Public |
| Sullivan County Parcels | Agri/Vacant | Industrial | Utilities |
| Hawkins County Parcels | Single Family | Retail/Commercial | |



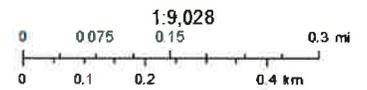
Web App Builder for ArcGIS

Aerial



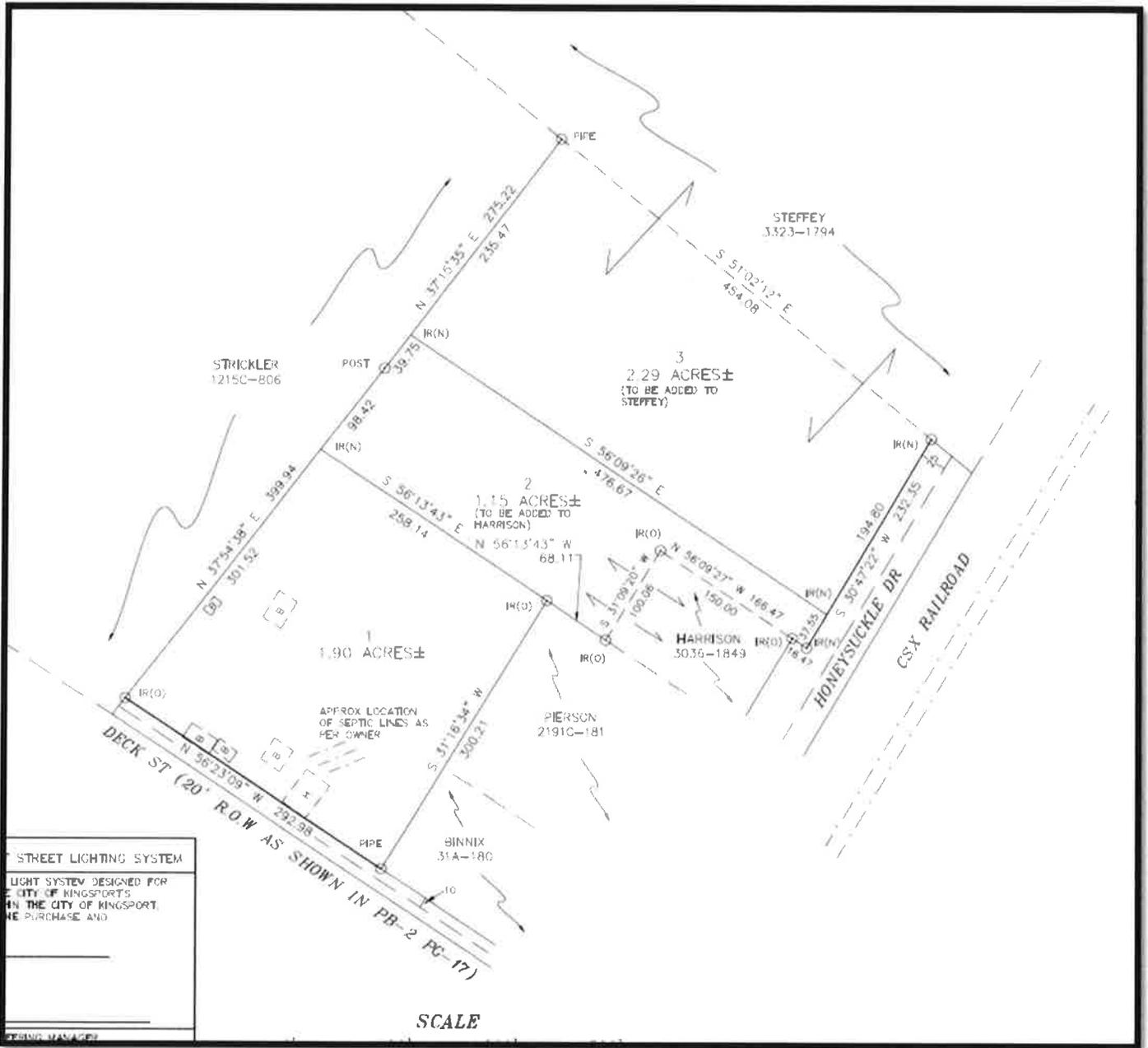
11/7/2019, 9:24:14 AM

-  Sullivan County Parcels
-  Sewer Mains
-  Hawkins County Parcels
-  Water Lines



Web App Builder for ArcGIS

Zoomed In



STREET LIGHTING SYSTEM
 LIGHT SYSTEM DESIGNED FOR
 CITY OF KINGSPORT'S
 IN THE CITY OF KINGSPORT,
 RE PURCHASE AND

SCALE

VIEW FROM HONEYSUCKLE DR



CONCLUSION

Staff recommends final plat approval of the Division of the Zimmerman Property based upon conformance to the Minimum Subdivision Regulations.

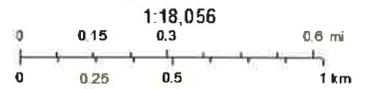
Property Information		Resubdivision Lots 8-11 Eagle Pointe Subdivision Phase II	
Address		4917-4929 Eagle Pointe Dr.	
Tax Map, Group, Parcel		TM 48G Group E Parcels 8, 9, 10, 11	
Civil District		10 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential/Public	
Acres		1.726	
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Douthat Address: 390 Rolling Dr. City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E Market St City: Kingsport State: TN Zip Code: 37660 Email: tlingerfelt@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
<p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations • Plat combines a non buildable remaining portion of lot 9 with adjacent lots <p>A request for final plat for property located inside the City Limits and a portion of property outside the City Limits but inside of the Urban Growth Boundary has been received. The property is located on Eagle Pointe Drive.</p> <p>The submitted plat combines the remaining portion of lot 9 with the adjacent lots 8 and 10 and then adjusts the adjoining line of lot 11. Lot 9 was split back in 2008 to create a portion of property to be used for Public right-of-way for the adjoining development. The future land use plan dedicates this lot 9 area for public use. At that time, it was noted on the deed that the remainder of lot 9 would be combined with the adjoining property once the street was built and dedicated. However, the adjacent property has never fully developed needing this right-of-way. The owner of the adjoining property and the remainder of lot 9 is now taking action to combine these lots together. All lots meet the minimum requirements of the Subdivision Regulations as well as the City and County Zoning Codes.</p> <p><u>Staff recommends final plat approval of the Resubdivision of Lots 8-11 Eagle Pointe Subdivision, Phase II based upon conformance to the Minimum Subdivision Regulations.</u></p>			
Planner:	Harmon	Date: 11/6/19	
		Meeting Date:	November 21, 2019

Location



11/6/2019, 10:03:18 AM

 Urban Growth Boundary



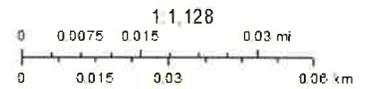
Web App Builder by ArcGIS

City Zoning



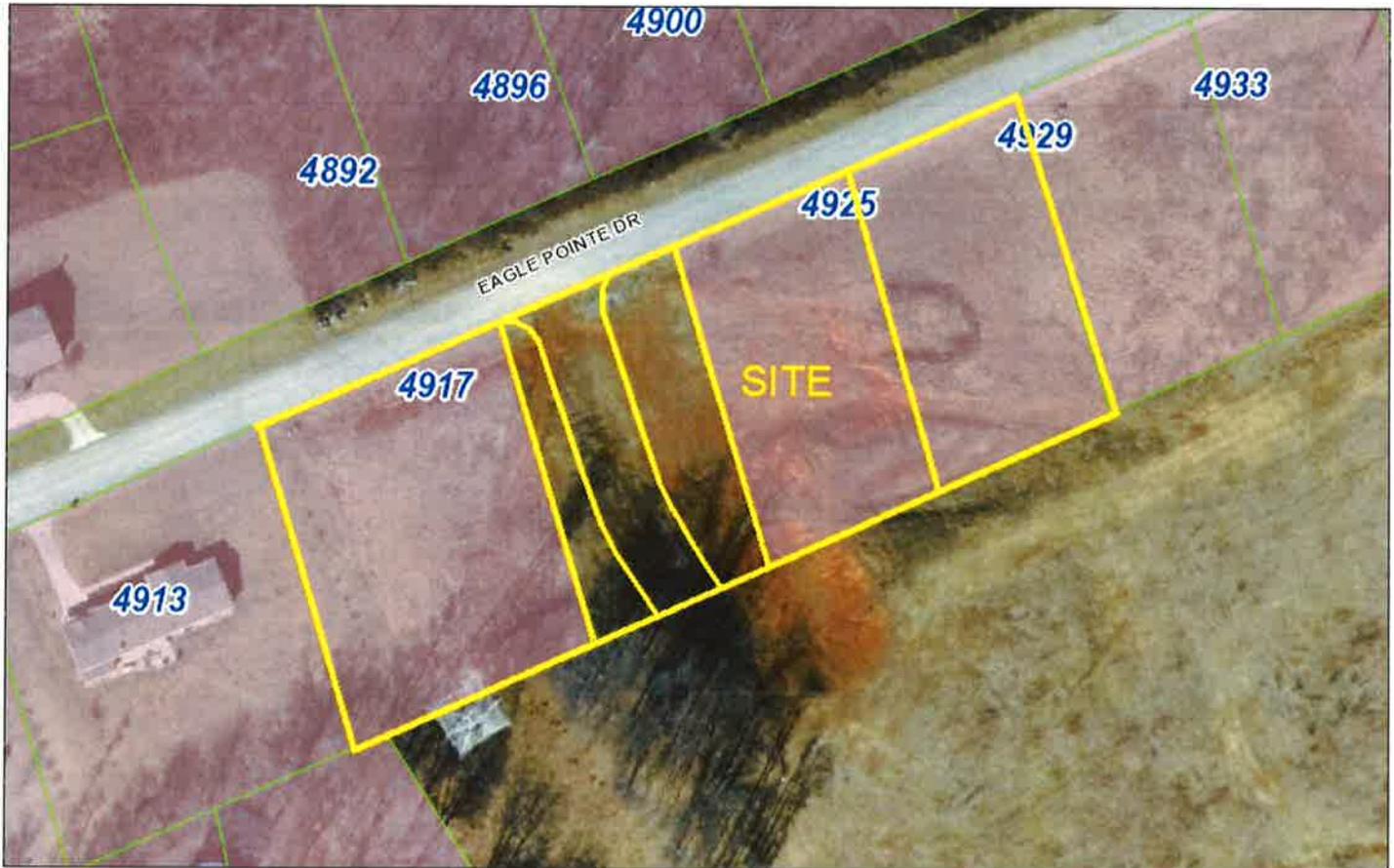
11/6/2019, 10:08:22 AM

- Kpt 911 Address
- Urban Growth Boundary
- Sullivan County Parcels
- Hawkins County Parcels



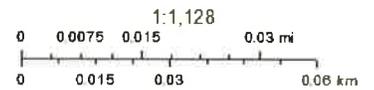
Web AppBuilder for ArcGIS

Sullivan County Zoning



11/6/2019, 10:09:57 AM

- Kpt 911 Address
- Urban Growth Boundary
- Sullivan County Parcels
- Hawkins County Parcels



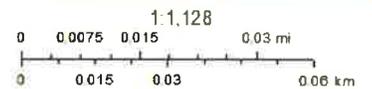
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Future Land Use



11/6/2019, 10:10:45 AM

- | | | | |
|-------------------------|------------------------|---------------|-------------------|
| Kpt 911 Address | Urban Growth Boundary | Single Family | Retail/Commercial |
| Sullivan County Parcels | Future Land Use | Multi-Family | Public |
| Hawkins County Parcels | Agri/Vacant | Industrial | Utilities |



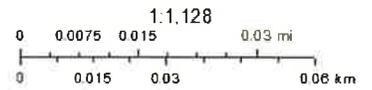
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Aerial



11/6/2019, 10:07:11 AM

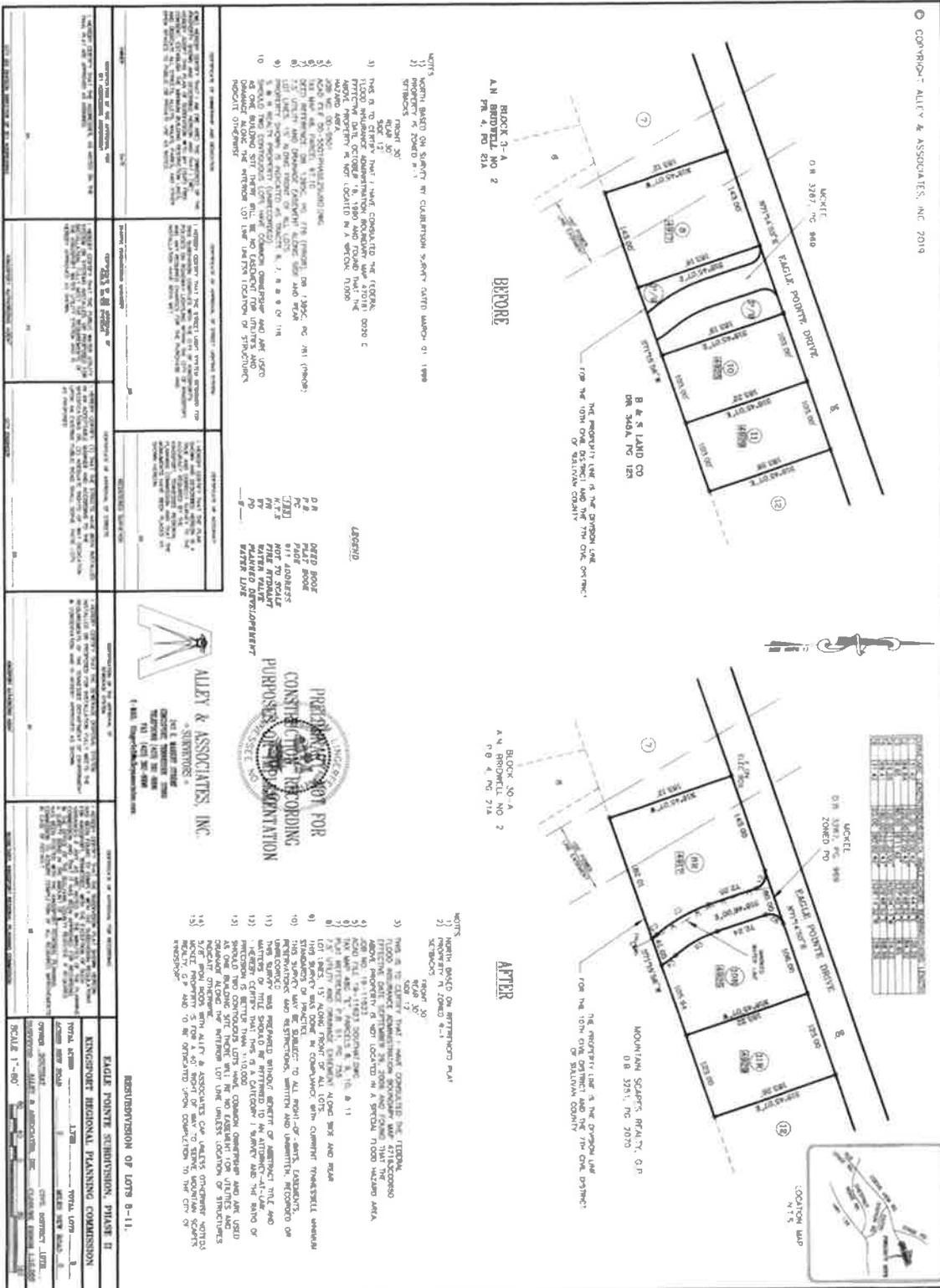
- Kpt 911 Address
- Sullivan County Parcels
- Hawkins County Parcels
- Water Lines
- Sewer Mains
- Urban Growth Boundary



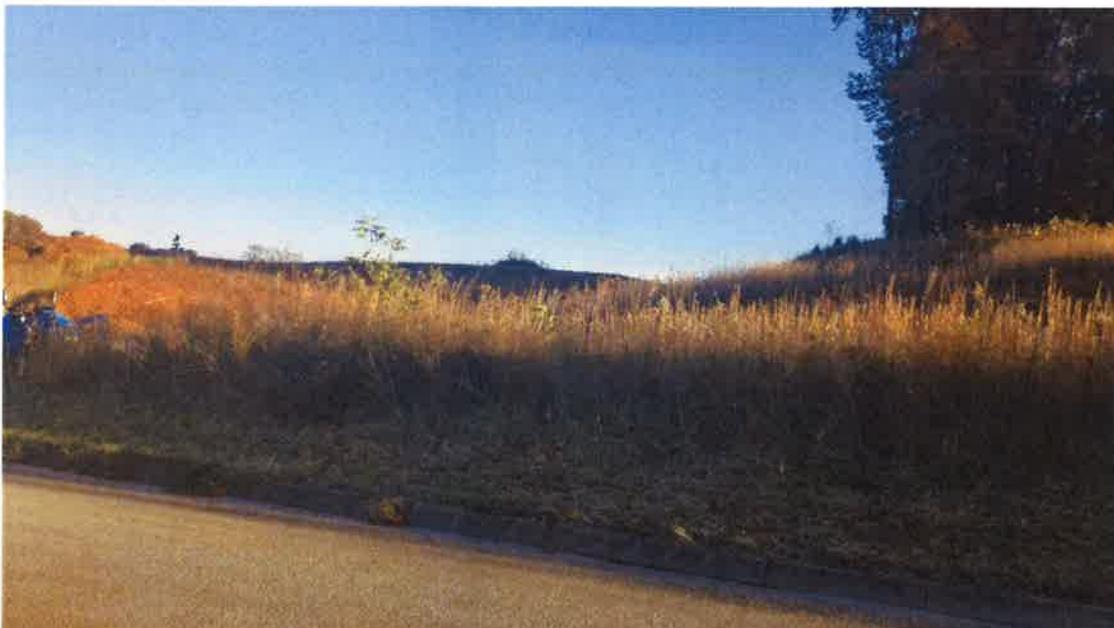
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Waterline actually located in the area for Future ROW, not in the middle of the lot as shown per our maps

Submitted Plat



VIEW FROM EAGLE POINTE DRIVE



CONCLUSION

Staff recommends final plat approval of the Resubdivision of Lots 8-11 Eagle Pointe Subdivision, Phase II based upon conformance to the Minimum Subdivision Regulations.

PROPERTY INFORMATION	Edinburgh South Preliminary Development Plan
ADDRESS	Rock Springs Road
DISTRICT, LAND LOT	14th Civil District, Tax Map 119, Parcel 21.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Planned Development
PROPOSED ZONING	No Change
ACRES	43.1
EXISTING USE	Vacant
PROPOSED USE	Single family Residential

APPLICANT: Mr. Danny Karst (Owner)
PHONE 423-384-7001

REPRESENTATIVE Mr. John Rose
PHONE 423-817-7308

INTENT

The Edinburgh Development Group is requesting Planning Commission approval of an amendment to the preliminary development plan for the Edinburgh South Development. The Planned Development District requires the submission of a development plan for any proposed development. The Planned Development District allows for placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional subdivisions. Such concerns as density are determined on a project basis utilizing the physical characteristics of the location allowing for the clustering of buildings which not only may create a more useful open space but also reduce public facility costs. The submitted plan shows Edinburgh South Phases I-III with the remainder of the lot being dedicated for future development. The plan was last amended in August 2019 with the addition of Phase III. Phase III has been reduced by 5 lots and the stub for future development has shifted in location so the plan has been amended to reflect that change.

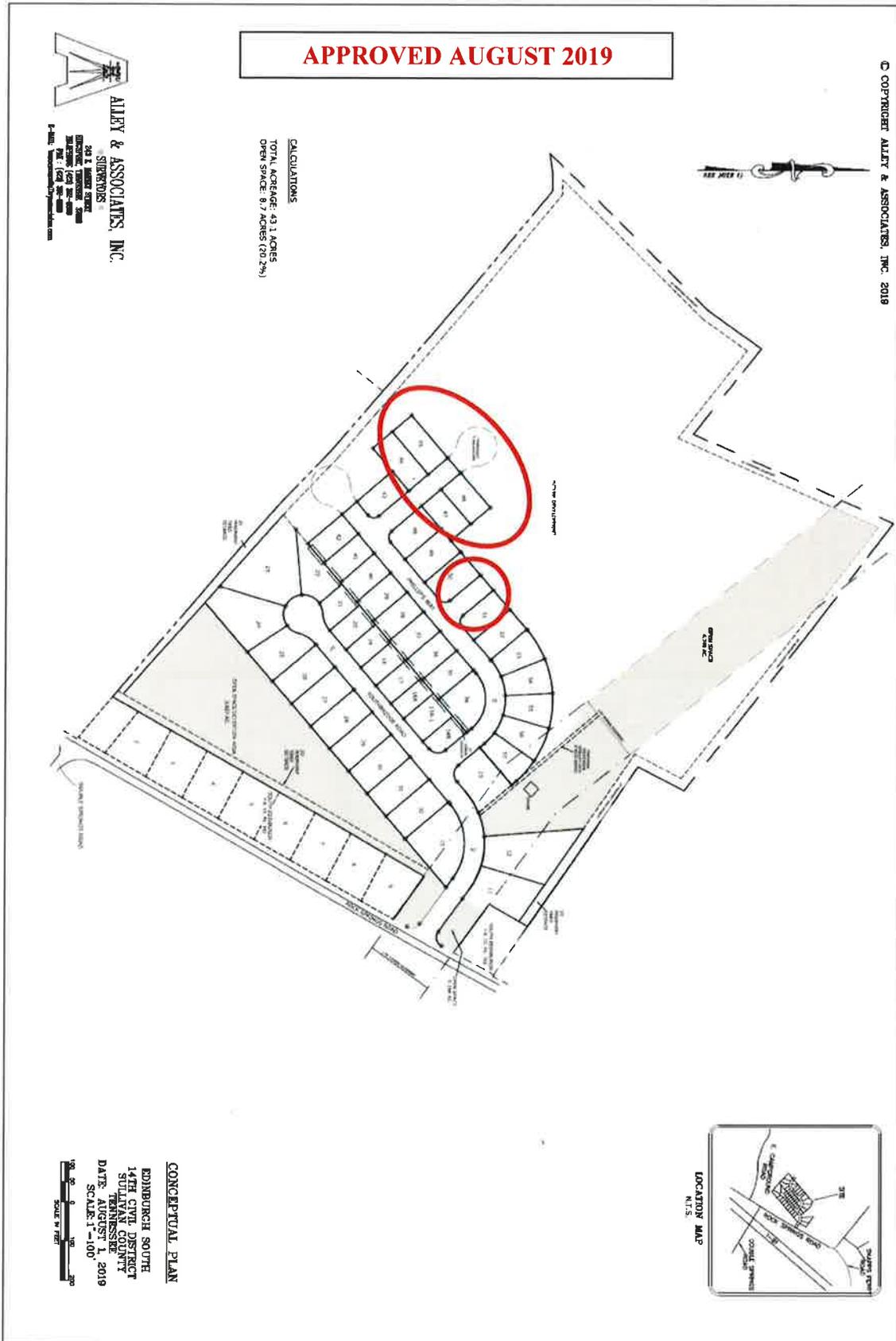
The proposed plan shows the development breakdown as follows:

Development Plan Breakdown

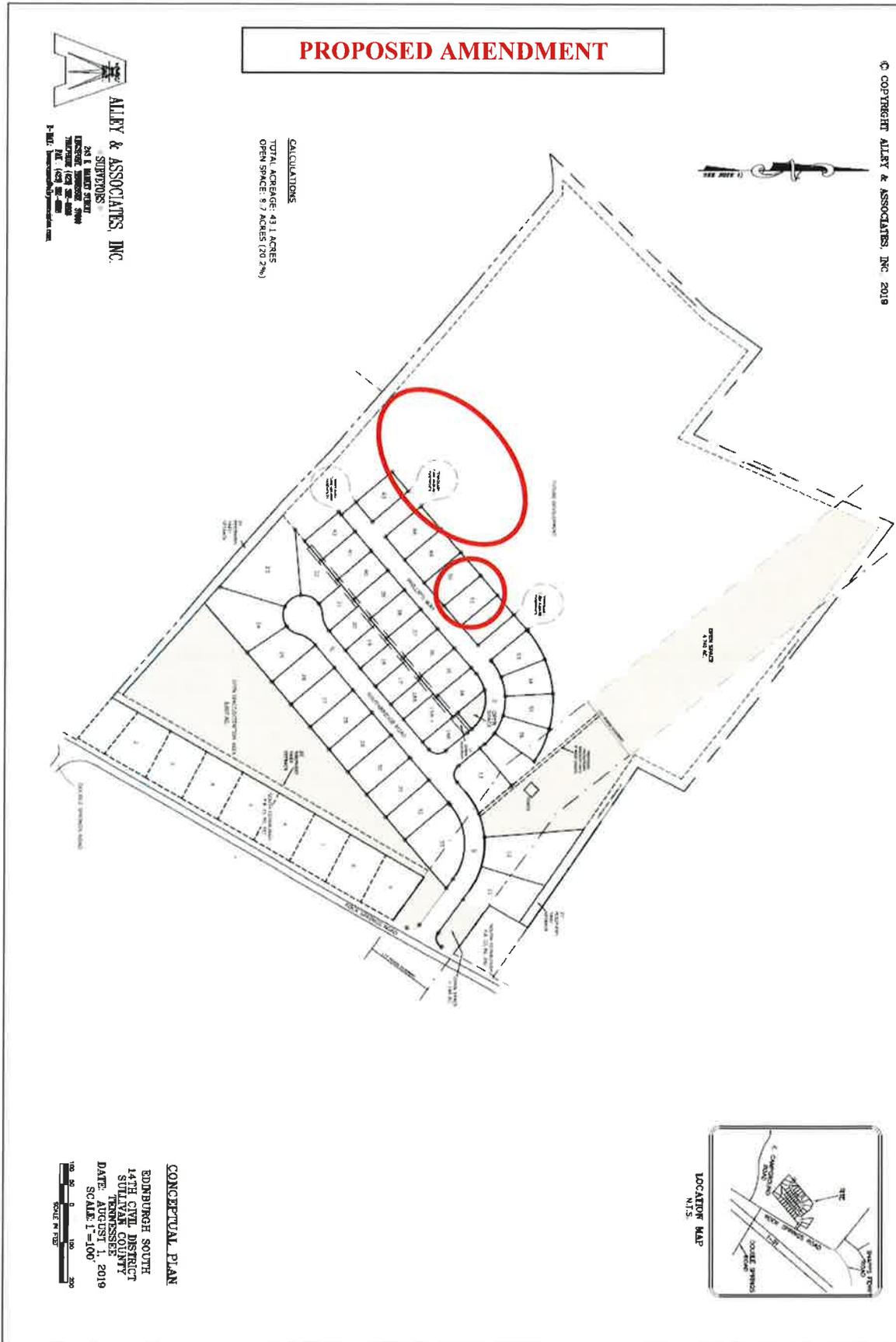
- Commercial Area: 0 acres
- Open Space: 8.7 acres
- Periphery Yard: 25' around exterior of development

Density Calculations

- 43.1 acres 20 % open space
- Total open space provided: 8.7
- Total units allowed: 4 units/acre = 172 units



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 21, 2019



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 21, 2019

CONCLUSION

STAFF RECOMMENDS APPROVAL OF THE AMENDED PRELIMINARY DEVELOPMENT PLAN FOR THE EDINBURGH SOUTH SUBDIVISION. THE SUBMITTED PRELIMINARY DEVELOPMENT PLAN MEETS THE OPEN SPACE AND DENSITY REQUIREMENTS OF THE PD DISTRICT.

Property Information		Edinburgh South Phase III - Revised	
Address		Phillips Way	
Tax Map, Group, Parcel		TM 119, part of Parcel 21.00	
Civil District		14th Civil District	
Overlay District		N/A	
Land Use Designation		Residential	
Acres		3.562	
Major or Minor / #lots		Major - 19	Concept Plan
Two-lot sub			Prelim/Final Preliminary
Owner /Applicant Information		Surveyor Information	
Name: Edinburgh Homes, INC. Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code: 37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: BSauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends revised Preliminary Subdivision Approval based on the following:</p> <ul style="list-style-type: none"> • The plat meets the intent of the City’s minimum regulations for subdivisions • Two variances are being requested • Engineering documents have been approved <p>Staff Field Notes and General Comments: The applicant is requesting revised preliminary plat approval for Phase III of the Edinburgh South Subdivision which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.</p> <p>The original submittal was approved at the August Planning Commission. Since that time, the developer has modified the original request to eliminate 5 lots from the Phase 3 area and shifts the location of a street stub for future developer over. The revised submittal also utilizes an alternative street cross section for Phillips Way.</p> <p>Two variances has been requested for this phase of the development. They are very similar requests to the previous phases.</p> <p>The first variance request is to utilize an alternative street cross section for this Phase of development. The request is to have a 50-foot right-of-way with a 22-foot paved roadway width. Outside of the roadway width will be a grass channel on each side of the street. This technique for stormwater was utilized in the previous phase of development in an attempt to have a low impact design. Engineering has worked with the developer on this cross section which matches that submitted and approved in the construction plans.</p> <p>The second variance is to the paving requirement for the mobility path. Within the PD District, mobility paths are allowed as an alternative to construction of sidewalks, so long as they are paved with asphalt. The previous phase</p>			

of development allowed for the mobility path to be constructed of stone instead of asphalt by approving a variance. This request is being proposed for this phase as well. The mobility path is located in the power line easement running parallel to the development.

Construction drawings have been submitted and approved by the Engineering Division.

Staff recommends revised Preliminary Plat approval for Edinburgh South Subdivision Phase III as well as the associated variances, based upon consistency with the previously approved phases and the intent of the Minimum Subdivision Regulations.

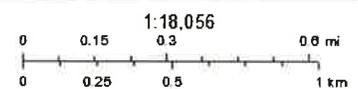
Planner:	Harmon	Date: 11/7/19	
		Meeting Date:	November 21, 2019

Location



8/9/2019, 9:05:23 AM

- Sullivan County Parcels
- Hawkins County Parcels



Web App Builder for ArcGIS

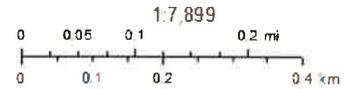
Zoning



8/9/2019, 9:15:39 AM

Kpt 911 Address

-  Sullivan County Parcels
-  Hawkins County Parcels



Web AppBuilder for ArcGIS

Future Land Use



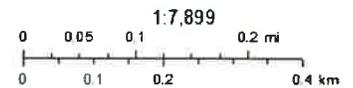
8/9/2019, 9:16:22 AM

- Kpt 911 Address
- Sullivan County Parcels
- Hawkins County Parcels

- Future Land Use**
- Agri/Vacant
 - Single Family

- Multi-Family
- Industrial
- Retail/Commercial

- Public
- Utilities



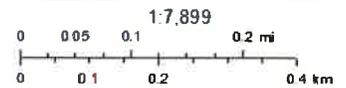
Web App Builder for ArcGIS

Aerial w/Utilities



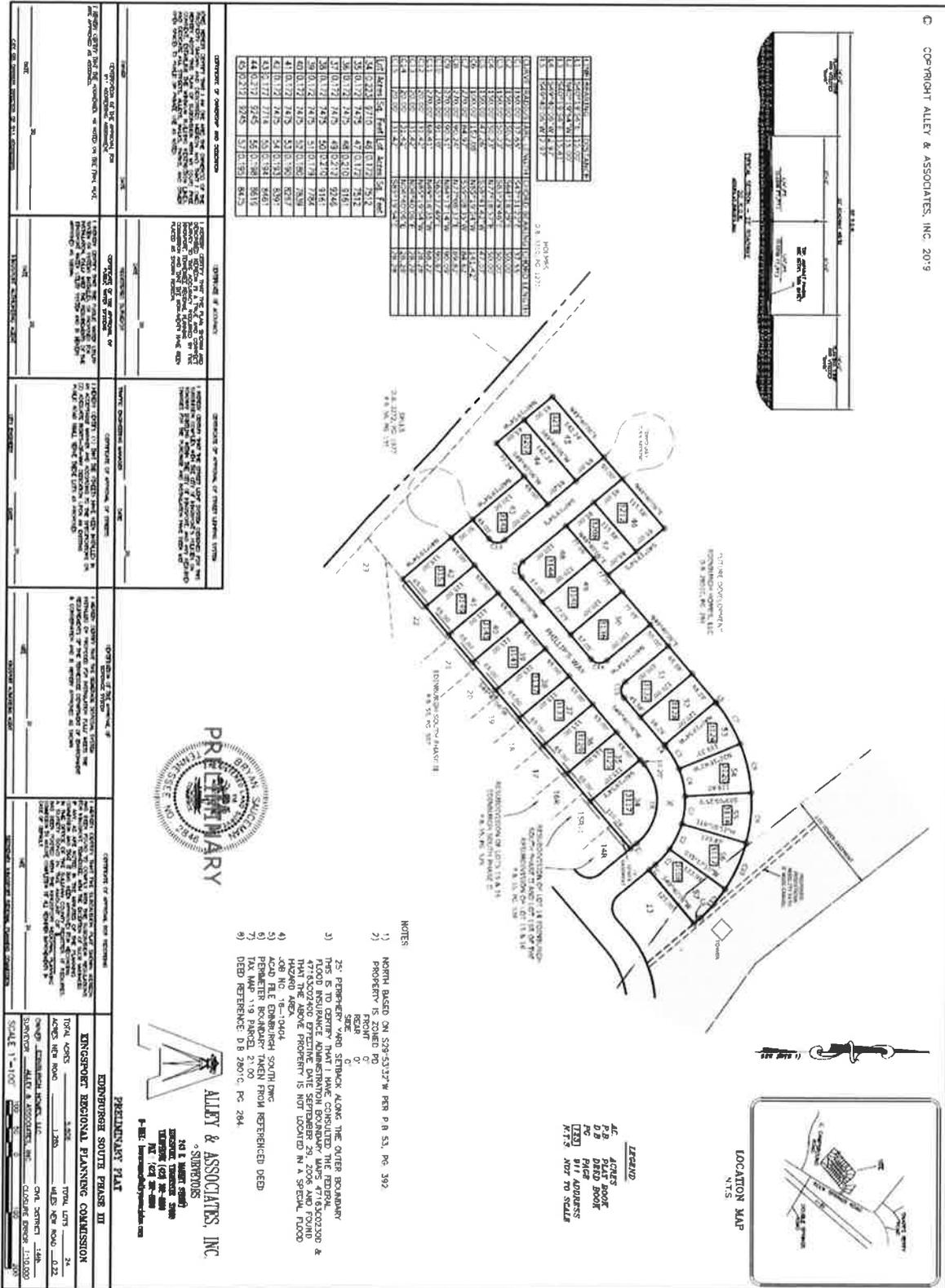
8/9/2019, 9:17:05 AM

-  Kpt 911 Address
-  Water Lines
-  Sullivan County Parcels
-  Sewer Mains
-  Hawkins County Parcels



Web App Builder for ArcGIS

ORIGINAL SUBMITTAL



<p>CONVEYANCE OF INTEREST IN REAL ESTATE</p> <p>1. I, the undersigned, do hereby certify that I am the owner of the above described property and that I have the right to convey the same.</p> <p>2. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>3. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>4. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>5. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p>	<p>CONVEYANCE OF INTEREST IN REAL ESTATE</p> <p>1. I, the undersigned, do hereby certify that I am the owner of the above described property and that I have the right to convey the same.</p> <p>2. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>3. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>4. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>5. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p>	<p>CONVEYANCE OF INTEREST IN REAL ESTATE</p> <p>1. I, the undersigned, do hereby certify that I am the owner of the above described property and that I have the right to convey the same.</p> <p>2. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>3. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>4. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>5. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p>	<p>CONVEYANCE OF INTEREST IN REAL ESTATE</p> <p>1. I, the undersigned, do hereby certify that I am the owner of the above described property and that I have the right to convey the same.</p> <p>2. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>3. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>4. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>5. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p>	<p>CONVEYANCE OF INTEREST IN REAL ESTATE</p> <p>1. I, the undersigned, do hereby certify that I am the owner of the above described property and that I have the right to convey the same.</p> <p>2. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>3. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>4. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p> <p>5. I hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that I have no interest in the same.</p>
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REVISED SUBMITTAL

Copyright Alley & Associates, Inc. 2015

Copyright Alley & Associates, Inc. 2015

LOT NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	1,200	2.50
2	1,200	2.50
3	1,200	2.50
4	1,200	2.50
5	1,200	2.50
6	1,200	2.50
7	1,200	2.50
8	1,200	2.50
9	1,200	2.50
10	1,200	2.50
11	1,200	2.50
12	1,200	2.50
13	1,200	2.50
14	1,200	2.50
15	1,200	2.50
16	1,200	2.50
17	1,200	2.50
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38	1,200	2.50
39	1,200	2.50
40	1,200	2.50
41	1,200	2.50
42	1,200	2.50
43	1,200	2.50
44	1,200	2.50
45	1,200	2.50
46	1,200	2.50
47	1,200	2.50
48	1,200	2.50
TOTAL	48,000	100.00

NOTES:

- 1) NORTH BASED ON 2014-11-17 PER P.B. 51, PG. 492
- 2) PROPERTY IS ZONED PG
- 3) REAR
- 4) JOB NO. 14-1-0104
- 5) THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND FOUND THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE COMMISSION'S STANDARDS AND REGULATIONS.
- 6) THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE COMMISSION'S STANDARDS AND REGULATIONS.
- 7) TAX MAP - 19 PARCEL 7/21/00
- 8) DEED REFERENCE: D.B. 2800, PG. 264.

PRELIMINARY PLAT

ALLEY & ASSOCIATES, INC.
 101 S. MARKET STREET
 KINGSPORT, TN 37603
 TEL: (423) 249-4400
 FAX: (423) 249-4401
 www.alleyandassociates.com

PRELIMINARY PLAT

KINGSFORT REGIONAL PLANNING COMMISSION
 101 S. MARKET STREET
 KINGSPORT, TN 37603
 TEL: (423) 249-4400
 FAX: (423) 249-4401
 www.kingsportplanning.com

View of Phillips Way from Southbridge Rd



View of Phase III Area



CONCLUSION

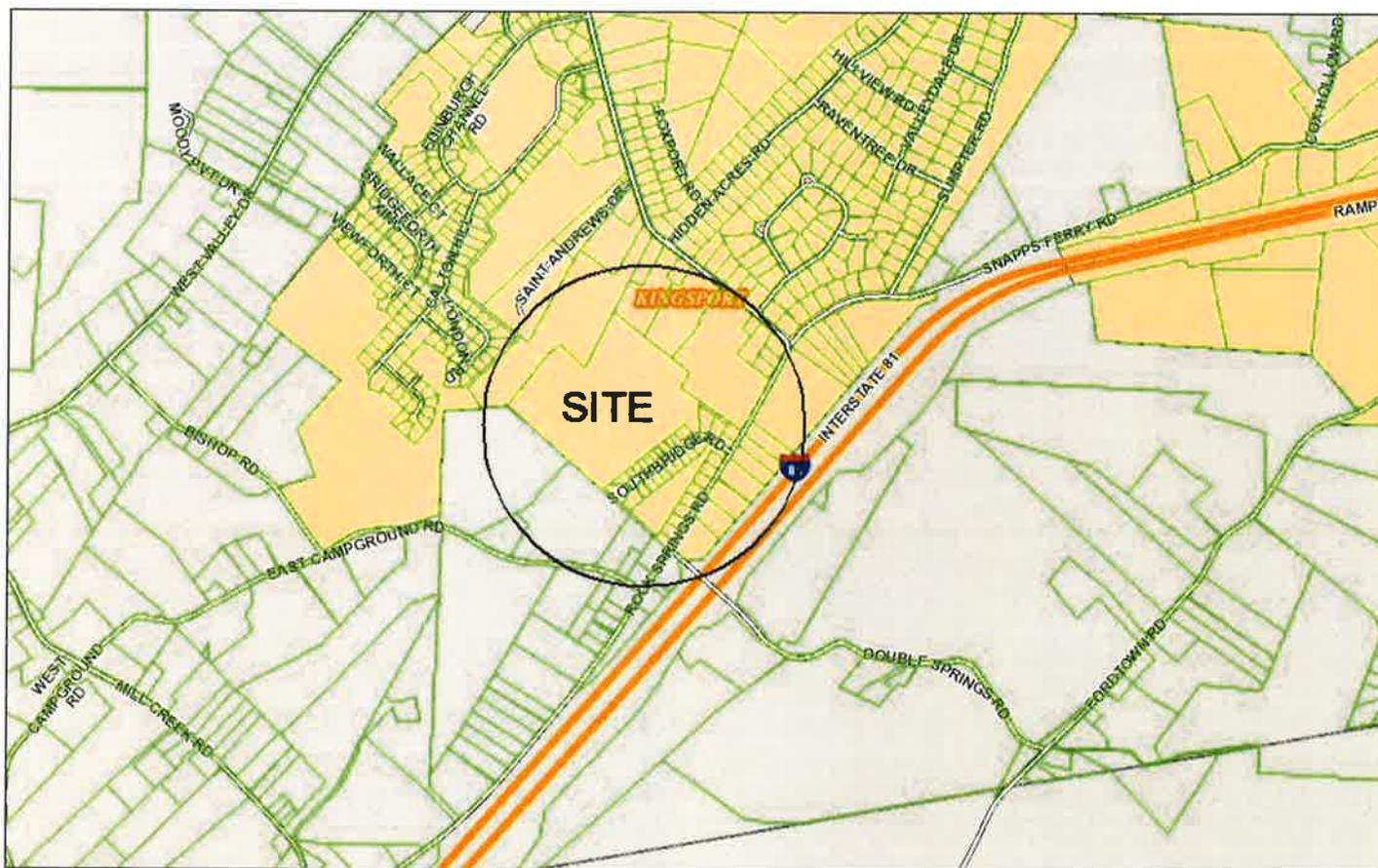
Staff recommends revised Preliminary Plat approval for Edinburgh South Subdivision Phase III as well as the associated variances, based upon consistency with the previously approved phases and the intent of the Minimum Subdivision Regulations.

Property Information	Edinburgh South Phase III		
Address	Phillips Way		
Tax Map, Group, Parcel	TM 119, part of Parcel 21.00		
Civil District	14th Civil District		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	5.364		
Major or Minor / #lots	Major - 19	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: The Edinburgh Group, LLC Address: 1562 Crescent Drive City: Kingsport State: TN Zip Code:37664 Email: jrose8@gmail.com Phone Number: N/A		Name: Alley & Associates, INC. Address: 243 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: BSauceman@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval contingent upon the completion of final paving and inspection by Engineering</p> <ul style="list-style-type: none"> The plat meets the City's minimum subdivision regulations & engineering documents are approved Two variances for street cross sections and mobility path construction were approved <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting contingent final plat approval for Phase III of the Edinburgh South Subdivision which is located in the 14th civil district and more fully described as part of Parcel 21 Tax Map 119 of the Sullivan County Tax Maps.</p> <p>This is a new phase for this development which includes 19 new lots and 0.22 miles of new street. A 50-foot right-of-way has being constructed to serve this phase of development off of an existing street stub and two new 50' stubs are proposed for future development.</p> <p>Two variances were approved during the preliminary plat approval process. Once was for the utilization of a new street cross section to allow a 22-foot pavement width and grass channels on either side of the street for stormwater conveyance and the second was for the ability construct the mobility path out of compacted stone instead of asphalt.</p> <p>The developer is asking for a contingent approval for final due to the final paving being completed very soon after the Planning Commission scheduled meeting. This contingent approval would allow them to receive recorded plats once paving has been inspected and approved instead of having to wait until the December Planning Commission.</p>			

Final paving is nearing completion so staff recommends Final Plat approval for the Edinburgh South Phase III Subdivision contingent upon final paving being completed and inspected by the Engineering Division.

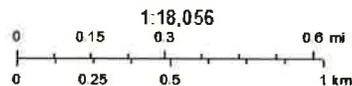
Planner:	Harmon	Date: 11/7/19	
		Meeting Date:	November 21, 2019

Location



8/9/2019, 9:05:23 AM

- Sullivan County Parcels
- Hawkins County Parcels



Web App Builder for ArcGIS

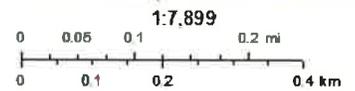
Zoning



8/9/2019, 9:15:39 AM

Kpt 911 Address

- Sullivan County Parcels
- Hawkins County Parcels



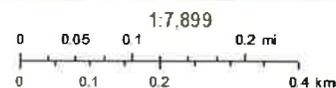
Web App Builder for ArcGIS

Future Land Use



8/9/2019, 9:16:22 AM

- | | | | |
|-------------------------|------------------------|-------------------|-----------|
| Kpt 911 Address | Future Land Use | Multi-Family | Public |
| Sullivan County Parcels | Agri/Vacant | Industrial | Utilities |
| Hawkins County Parcels | Single Family | Retail/Commercial | |



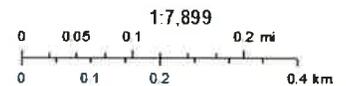
Web AppBuilder for ArcGIS

Aerial w/Utilities



8/9/2019, 9:17:05 AM

- Kpt 911 Address
- Water Lines
- Sullivan County Parcels
- Sewer Mains
- Hawkins County Parcels



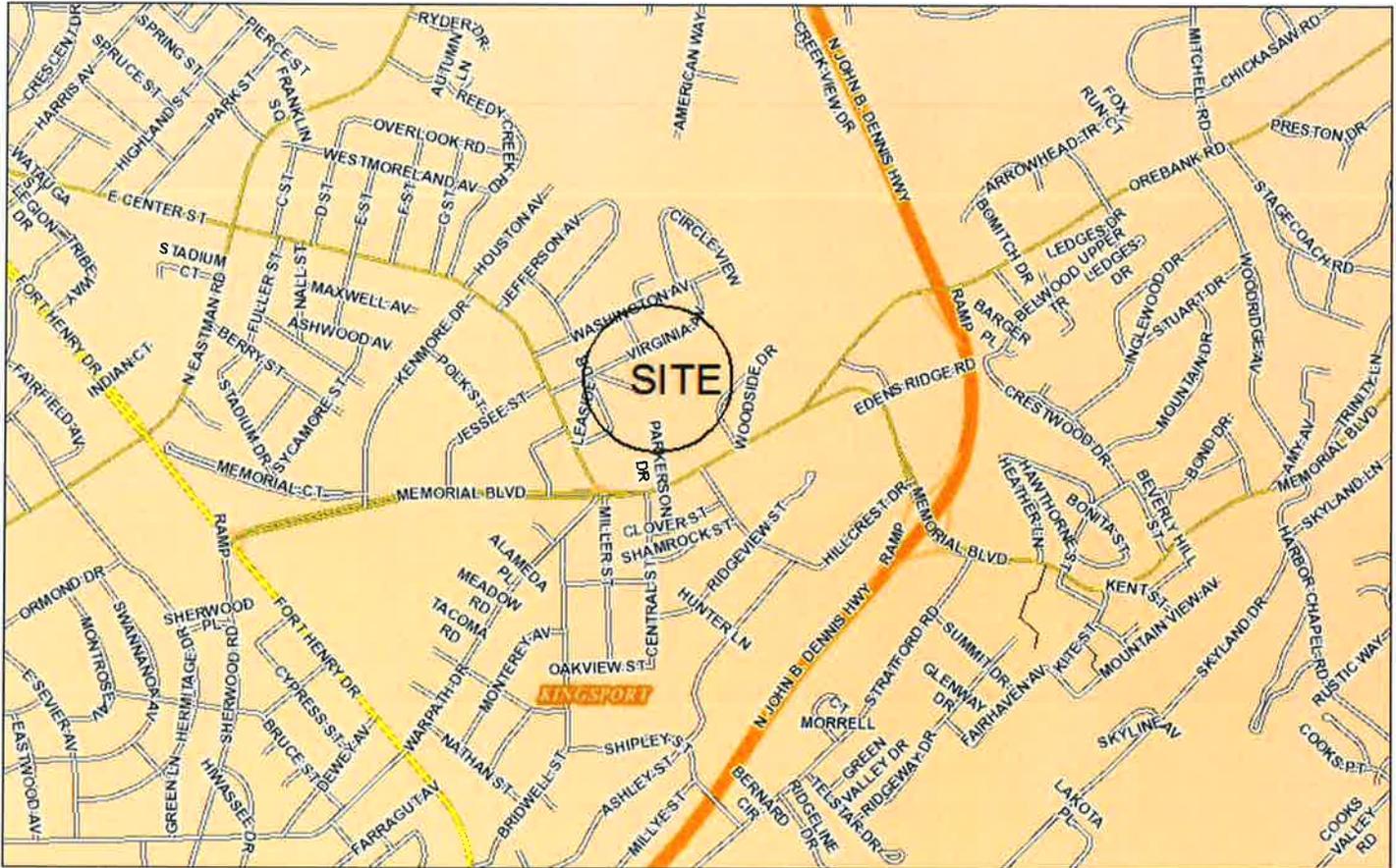
Web AppBuilder for ArcGIS

CONCLUSION

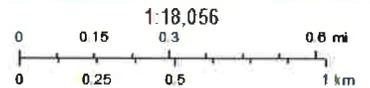
Final paving is nearing completion so staff recommends Final Plat approval for the Edinburgh South Phase III Subdivision contingent upon final paving being completed and inspected by the Engineering Division.

Property Information		Cherokee Bend Ph II Preliminary	
Address		Virginia Ave.	
Tax Map, Group, Parcel		TM 62A Group M Parcel 23	
Civil District		11 th Civil District	
Overlay District		N/A	
Land Use Designation		Multi-Family	
Acres		5.00	
Major or Minor / #lots		Major - 13	Concept Plan
Two-lot sub			Prelim/Final Preliminary
Owner /Applicant Information		Surveyor Information	
Name: School House LLC. Address: 1611 Fairidge Pl City: Kingsport State: TN Zip Code: 37664 Email: N/A Phone Number: N/A		Name: Matthew Strickler – Alley & Associates, INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City’s minimum regulations for subdivisions. • The plat shows the designated open space for the entire property. <p>Staff Field Notes and General Comments:</p> <p>The applicant is requesting Preliminary plat approval for the subdivision of the property located in the 11th Civil District and more fully described as Tax Map 62A Group M Parcel 23.</p> <p>The property is zoned PD – Planned Residential District – which requires that a Preliminary Development Plan be submitted and approved by the Planning Commission. This action occurred at the October 2019 Planning Commission meeting. This preliminary plat conforms to the Development Plan approved.</p> <p>Thirteen new lots are proposed to be created off of an extension of McCoy Street. McCoy Street currently has a 50-foot right-of-way at the intersection with Virginia Avenue and will taper down to the required 40-foot on the portion proposed for extension. This will have a 25-foot roadway width with a sidewalk on one side of the street.</p> <p>The required periphery yard and open space allocations are shown on the plat and conform to the Development Plan. Construction plans have been submitted and have been approved by the Engineering Division. No variances have been requested.</p> <p>Staff recommends approval of the Cherokee Bend Phase II Preliminary Plat based upon conformance to the Development Plan and the Minimum Subdivision Regulations.</p>			
Planner:		Harmon	Date: 11/7/19
		Meeting Date:	November 21, 2019

Location

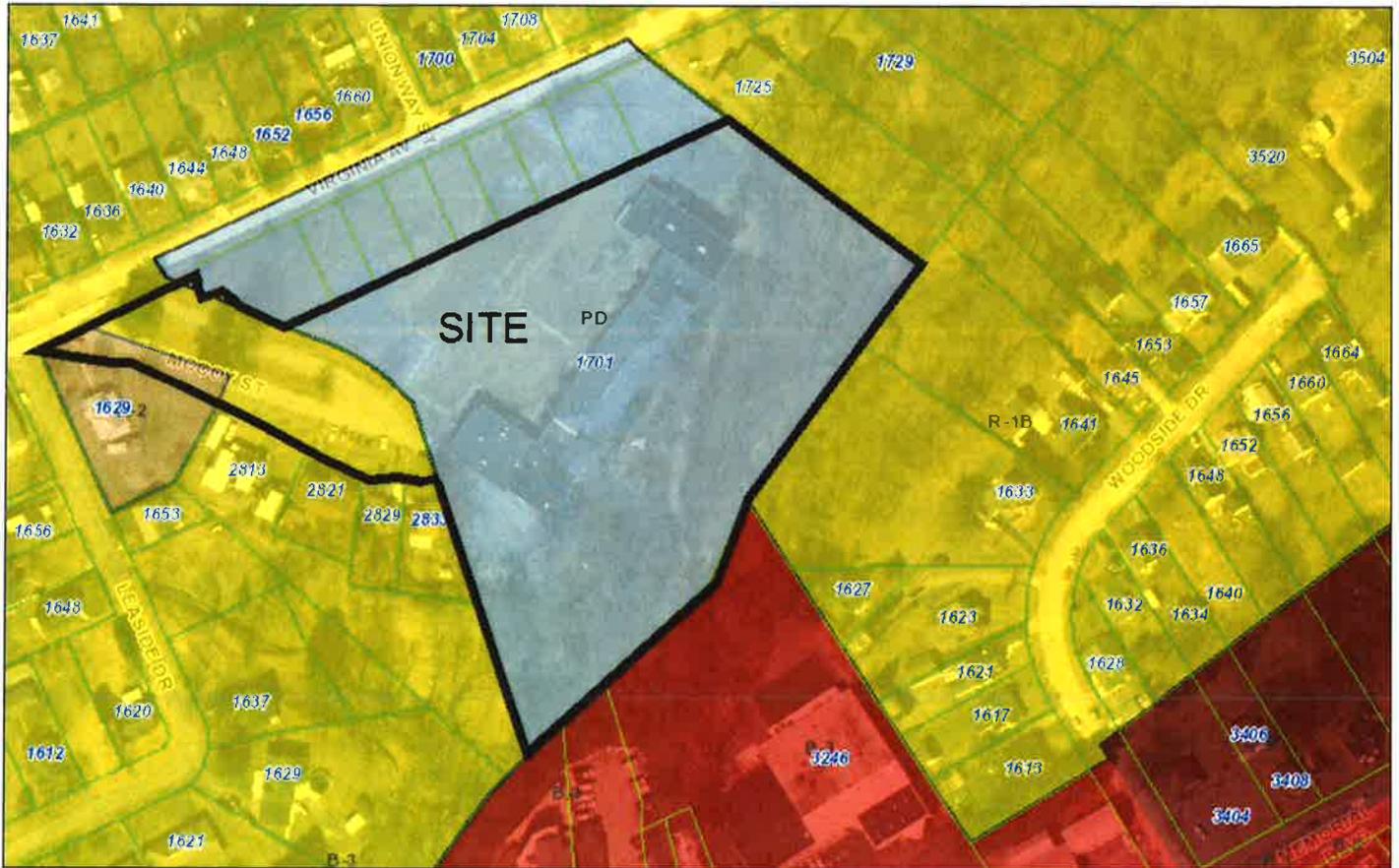


11/7/2019, 10:37:31 AM



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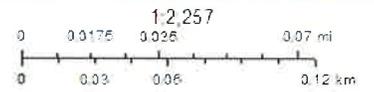
Zoning



11/7/2019, 10:58:36 AM

Kpt 911 Address

-  Sullivan County Parcels
-  Hawkins County Parcels



Web AppBuilder for ArcGIS

Future Land Use



11/7/2019, 10:56:40 AM

- | | | | |
|-------------------------|-----------------|-------------------|-----------|
| Kpt 911 Address | Future Land Use | Multi-Family | Public |
| Sullivan County Parcels | Agri/Vacant | Industrial | Utilities |
| Hawkins County Parcels | Single Family | Retail/Commercial | |



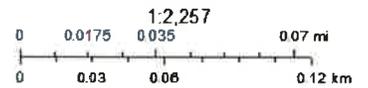
Web AppBuilder by ArcGIS

Aerial



11/7/2019, 10:55:24 AM

- Kpt 911 Address
- Sullivan County Parcels
- Hawkins County Parcels
- Water Lines
- Sewer Mains



Web App Builder for ArcGIS

View from McCoy Street



CONCLUSION

Staff recommends approval of the Cherokee Bend Phase II Preliminary plat based upon conformance with the Development Plan and the Minimum Subdivision Regulations.

Property Information	Plat of Tract 1R, 2R, & 3R G.H. Pullon Estates		
Address	469-493 Shadowtown Rd		
Tax Map, Group, Parcel	TM 64 Parcels 50, 51, 51.30		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	31.939		
Major or Minor / #lots	Minor - 3	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: G.H. Pullon Heirs Address: 469 Shadowtown Rd City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: N/A		Name: Mize & Associates Address: 3737 Highway 11W City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: 423-323-4562	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • One variance is being sought to the lot shape requirement • Plat improves the highly irregular shape of the lot that currently exists <p>A request for final plat for property located outside the City Limits but inside of the Urban Growth Boundary has been received. The property is located on Shadowtown Road near the intersection with Sugartree Dr.</p> <p>The Planning Commission saw a request for this same property at the October regular meeting. At that meeting the Commission voted against approval of the plat due to the highly irregular shape and suggested that the owners get together to formulate a different configuration. The submitted plat has reworked the three lots into a different configuration. Lot 1R is giving some property surrounding the house on Lot 2R to allow for better setbacks and road frontage. Lot 2R is being reconfigured with a generally straight pipestem to the remainder of the property at the rear. The pipestem for lot 2R has been shortened by 888 feet. Lot 3R has its frontage with an existing house at 477 Shadowtown Road.</p> <p>Section 3.8 LOT SHAPE of the Minimum Subdivision Regulations states that "Excessive depth in relation to width or very irregular shaped lots may not be permitted." The owners have requested a variance to the lot shape section of the Subdivision Regulations based upon the desire to combine the current property with what they have inherited. While the lot shapes are still irregular in nature when compared to traditional subdivision, the proposal eliminates the highly irregular lot shapes that currently exists. The proposed replat would move the property one step closer to conformance with the Subdivision Regulations.</p>			

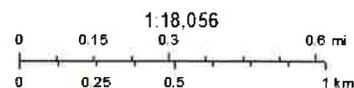
Staff recommends final plat approval of the Tract 1R, 2R, & 3R G.H. Pullon Estate and the associated variance to the lot shape requirement based upon the action moving the property once step closer to conformance with the Subdivision Regulations.

Planner:	Harmon	Date: 11/5/19	
		Meeting Date:	November 21, 2019

Location



10/7/2019, 9:56:57 AM



Web AppBuilder for ArcGIS

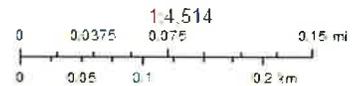
County Zoning



11/6/2019, 9:44:49 AM

Kpt 911 Address

-  Sullivan County Parcels
-  Hawkins County Parcels



Web App Builder for ArcGIS

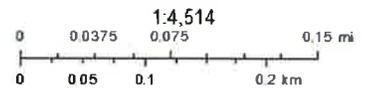
Future Land Use



11/6/2019, 9:45:34 AM

Kpt 911 Address

-  Sullivan County Parcels
-  Hawkins County Parcels



Web AppBuilder for ArcGIS

Aerial



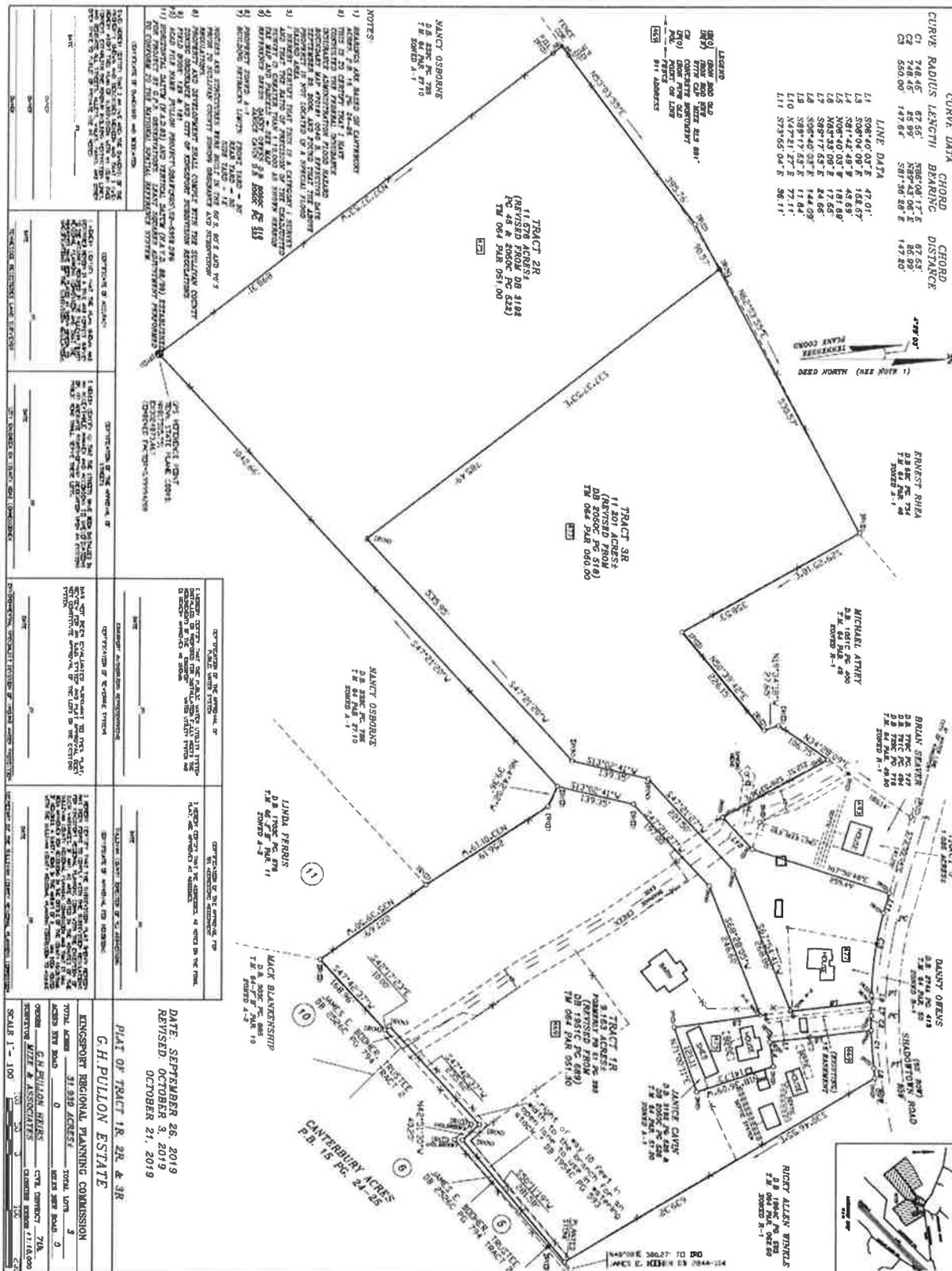
11/6/2019, 9:44:13 AM

Kpt 911 Address

- Sullivan County Parcels
- Hawkins County Parcels



Web App Builder for ArcGIS



**MIZE & ASSOCIATES SURVEYORS**

P.O. Box 465
Blountville, Tennessee 37617

423-384-4562

Ms. Jessica Harmon
Principal Planner
City Of Kingsport
JessicaHarmon@KingsportTN.com

October 14, 2019

Re: Pullon Plat

Dear Ms. Harmon,

I am writhing this letter on behalf of the G. H. Pullon heirs to ask the Planning Commission to consider granting a Variance for the Irregular Shape of Tract 2R and Tract 3R. This Plat is for the purpose of dividing the farm between the three siblings of Mr. Pullon. In order to accomplish this Inheritance division and meet other subdivision regulations, this Irregular Shape is needed.

Thank you for your kind consideration and help with this project.

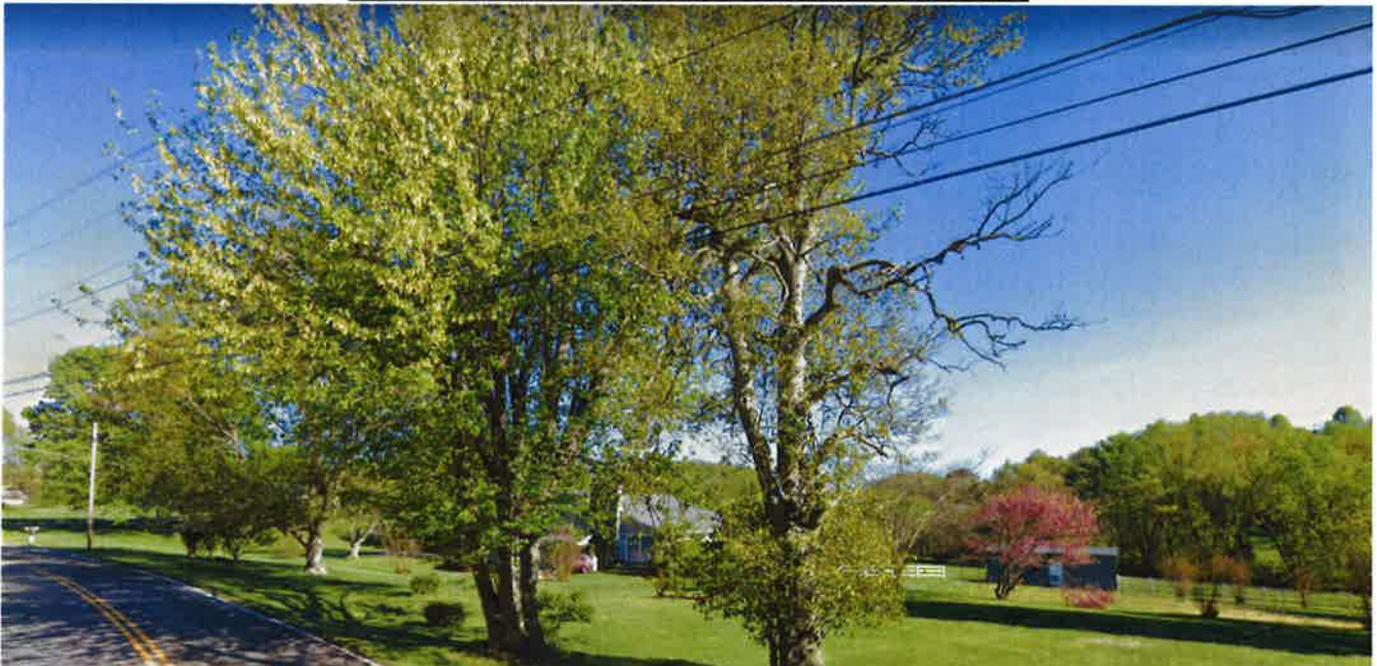
Respectively Yours,

John R. Mize Tn. RLS 891

VIEW FROM SHADOWTOWN



VIEW IN OTHER DIRECTION DOWN SHADOWTOWN



CONCLUSION

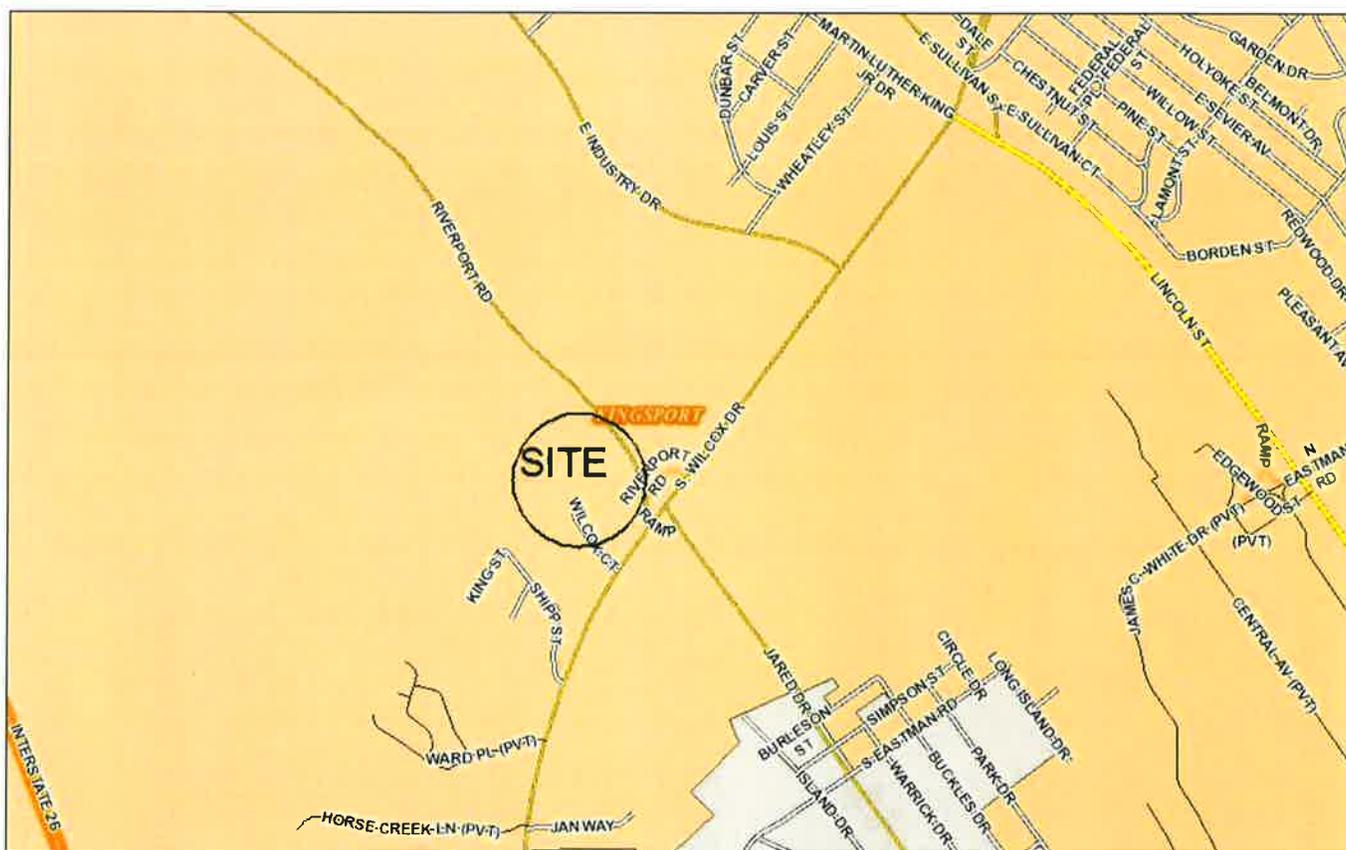
Staff recommends final plat approval of the Tract 1R, 2R & 3R G.H. Pullon Estate and the associated variance to the lot shape requirement of the minimum subdivision regulations based upon the plat bringing the property once step closer to conformance with the regulations.

Property Information	Resub. Of lots 13 & 9R Block A Wilcox Business Center		
Address	979/1033/1060/1065 Wilcox Court		
Tax Map, Group, Parcel	TM 61 Parcels 12.05 and 12.08		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	+/- 5.878		
Major or Minor / #lots	Minor - 4	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Marie J. Brooks et al Address: 214 Pactolus Rd City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: N/A		Name: Mize & Associates Surveyors Address: P.O. Box 465 City: Blountville State: TN Zip Code: 37617 Email: Phone Number: 423-384-4562	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the intent of the minimum subdivision regulations • Two variances requested to the lot frontage rudiment <p>A request for final plat for property located inside the City Limits has been received. The property is located on Wilcox Court near the Wilcox bridge.</p> <p>The submitted plat divides the two parcels which house 4 buildings into 4 separate lots. The property is approximately 590 feet at its widest point and only has 210 feet of frontage. The proposed lots 13R and 14 meet the minimum requirements of the Subdivision Regulations as well as the Zoning Code. Lots 9R and 12 would need variances to the minimum lot frontage requirement of 50 feet. Due to the location of the existing buildings and the narrow street frontage for the total property, lot 9R is only able to achieve 49.32 feet of frontage at the street, but has to taper that down to 40 feet at the smallest point before opening back up to the remainder of the lot. Lot 12 is only able to achieve 20 feet of frontage along the street before tapering down to 9.6 feet at its narrowest point beside an existing structure before opening back up to the remainder of the lot.</p> <p>Variances have been requested for these two lot frontage shortfalls. The reason for the request is to allow individual financing and ownership of the properties. There are also cross parking and circulation agreements in place to be recorded with the deeds once the sale is complete. This will protect the individual owners ability to access their buildings from the already constructed access point at the end of Wilcox Court.</p> <p>The M-1 (Light Manufacturing) district allows for multiple structures to be constructed on one lot. This can present a challenge at times when an owner would like to sell off a building and the property has limited road frontage.</p>			

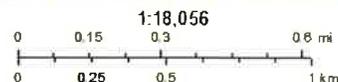
Staff recommends final plat approval as well as the associated variances for the Resubdivision of Lots 13 and 9R Block A Wilcox Business Park based upon the limited road frontage for such a wide area of land and that cross circulation and access will be protected via recorded documentation.

Planner:	Harmon	Date: 11/6/19	
		Meeting Date:	November 21, 2019

Location



11/7/2019, 11:25:49 AM



Web AppBuilder for ArcGIS

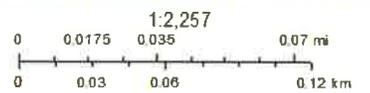
Zoning



11/7/2019, 11:29:08 AM

Kpt 911 Address

- Sullivan County Parcels
- Hawkins County Parcels



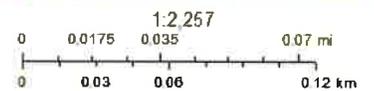
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Future Land Use



11/7/2019, 11:30:15 AM

- | | | | |
|-------------------------|------------------------|-------------------|-----------|
| Kpt 911 Address | Future Land Use | Multi-Family | Public |
| Sullivan County Parcels | Agri/Vacant | Industrial | Utilities |
| Hawkins County Parcels | Single Family | Retail/Commercial | |



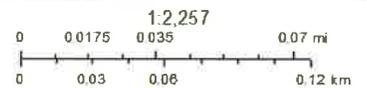
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Aerial



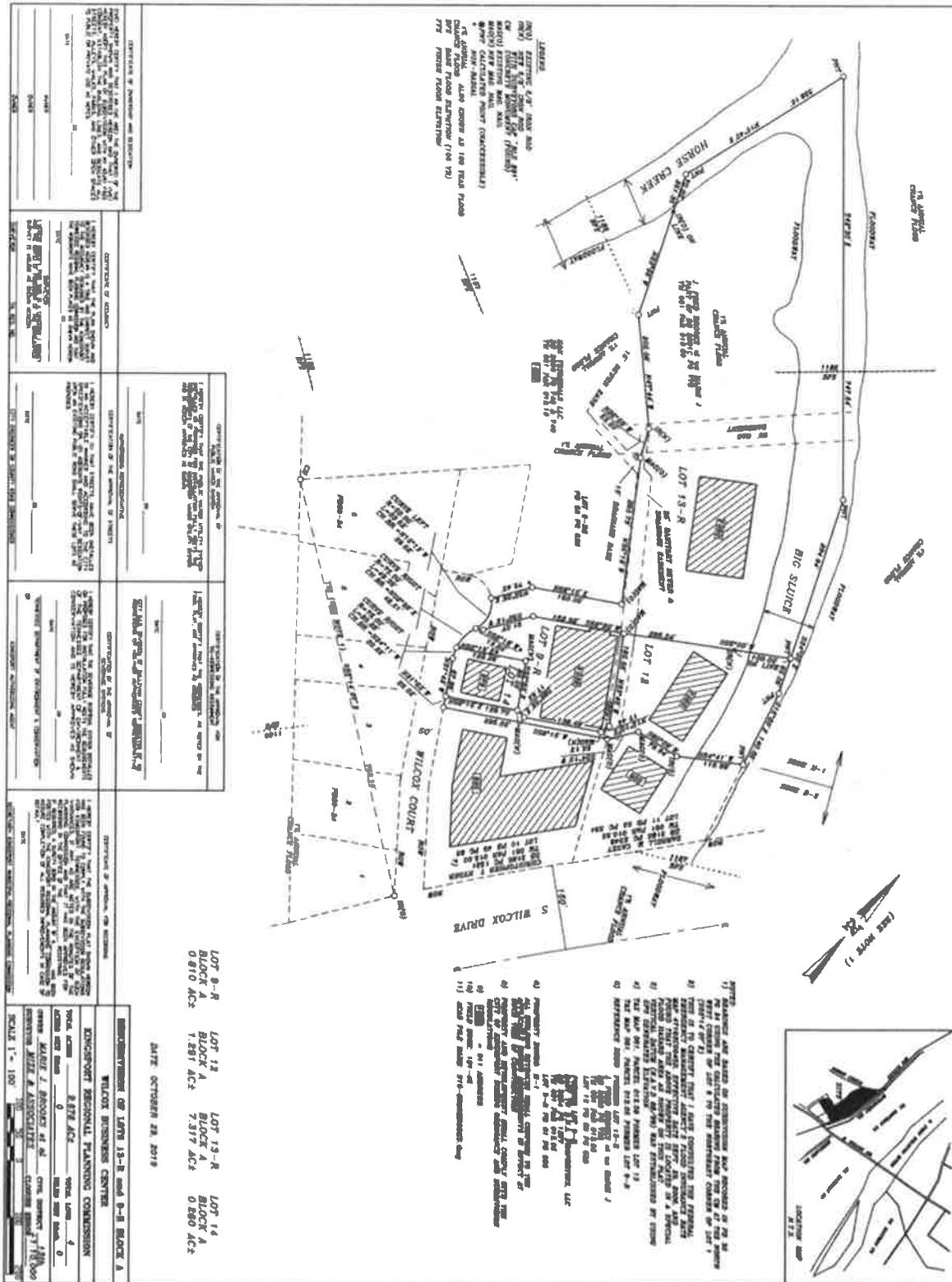
11/7/2019, 11:29:51 AM

-  Kpt 911 Address
-  Water Lines
-  Sullivan County Parcels
-  Sewer Mains
-  Hawkins County Parcels



Web App Builder for ArcGIS

SUBMITTED PLAT



VIEW FROM WILCOX CT



CONCLUSION

Staff recommends final plat approval as well as the associated variances for the Resubdivision of Lots 13 and 9R Block A Wilcox Business Park based upon the limited road frontage for such a wide area of land and that cross circulation and access will be protected via recorded documentation.

Introduction:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. The amendment creates a freestanding sign allowance in agricultural and residential zones for permitted uses such as subdivision entrance signs, apartment complex signs, mobile home park signs, churches, and community centers. The freestanding sign allowance is not permitted for single family land use on individual lots in the identified zones.

Presentation:

The complete text amendment is attached to the end of this report. Several minor adjustments are included and identified by strikethrough for portions proposed to be omitted from the zoning text and yellow highlight for portions proposed to be added. Notably, the proposal prohibits animated signs in historic zones the same as the City of Kingsport. Additionally, a 200 foot separation has been added for commercial districts that are permitted multiple freestanding signs. The separation standard for City zoning districts that permit multiple freestanding signs is 250 feet.

A significant change is addressed on the last sheet of the text amendment in the form of a text addition and also copied below:

9-107. Freestanding Signs within A-2, A-1, R-1, R-2, R-2A, R-3, R-3A, or R-3B The following sign provisions shall be allowed in these agricultural and residential zones for any permitted such as subdivision entrance signs, apartment complex signs, mobile home park signs, churches, community center or other neighborhood/community land use *other* than single family individual lots. One freestanding sign shall be permitted per entrance to the major subdivision, park entrance, church entrance or apartment complex:

Permitted Sign: Freestanding Entrance Sign - One (1) freestanding on-premise sign shall be permitted for each street frontage granting access to the premises per **Article 904.1 part 1(a)**. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground. Subdivision Entrance Signs located within a median or cul-de-sac for the development may be permitted; however shall be maintained by the Home Owners' Association or landowner of the development and shall not be the responsibility of the County. All signs shall provide for free and clear sight visibility for motorist. (See Appendix C).

Prohibited Signs:

1. **Portable Sign** – portable signs shall be *prohibited* within all agricultural and residential zones.
2. **Home-Occupation Signs** – freestanding or exterior wall signage for home-based business shall be prohibited in these zoning districts to preserve the residential character of the district.

This portion of the proposal is similar to the City of Kingsport's sign standards in similar zones. The City of Kingsport requires a more restrictive 20 foot setback for these types of signs and has the same 32 square foot maximum size allowance. In consideration of freestanding sign height, the county text amendment proposes a maximum height of 15 feet. The City's regulations mandate a maximum height of 5 feet in agricultural and single family residential zones, while allowing a maximum height of 12 feet in multifamily residential districts. The City sign regulations do allow these types of signs to be located in grassed medians similar to the text amendment proposal as long as the sign does not interfere with traffic. When these types of signs are proposed to be located in a grassed median, the City's Traffic Superintendent is consulted to confirm no interference with traffic.

In consideration of portable signs, they are likewise prohibited inside City limits the same as proposed in the text amendment. Home-Occupation signs, while proposed as prohibited in the text amendment, are allowable as a 2 square foot wall sign inside City limits.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. Planning staff find that the proposed changes will be beneficial to the county by creating sign allowances for the identified uses consistent with the current allowance provided inside the City of Kingsport for similar uses in comparable zones.

ARTICLE IX

SIGN REGULATIONS

SECTIONS

9-100 PERMITS

9-101 PROHIBITED SIGNS

9-102 REGULATIONS FOR A-1/AR AND B-1 ZONING DISTRICTS

9-103 REGULATIONS B-2 ZONING DISTRICTS

9-104 REGULATIONS FOR B-3, B-4, PBD/SC, PBD-3, M-1, M-2, PMD-1, PMD-2

The purpose of this Article is to provide a comprehensive system of sign regulations, which will promote the best development of Sullivan County through the establishment of regulations which regulate the type, placement, and size of signs and other graphic devices within the county; protect and enhance the scenic beauty of the natural environment in the county; emphasize the assets of community appearance and high environmental quality in promoting manufacturing recruitment and economic development; promote the public health, safety, and welfare by prohibiting improperly designed or located signs which could distract, confuse, mislead, or obstruct vision; ensure safe construction and maintenance of signs; protect and enhance public and private property; ensure equity in the distribution of the privilege of using the public visual environment to communicate private information; and improve the appearance of the county's business areas, especially along major thoroughfares. Freestanding signs of any kind are considered accessory structures and shall be incidental and subordinate to the principal use of the property.

9-100. Permits

9-100.1 Permit required - No freestanding, wall/facade or off-premise advertising sign shall be erected, replaced, reconstructed, expanded, or relocated without first securing a building permit from Sullivan County Building Commissioner. No permit shall be required for customary maintenance or a change of copy on a sign, the customary use of which involves frequent and periodic changes of copy, e.g., reader boards with changeable letters, movie theater marquees, and service station price signs. ~~Other signs do not require a permit however shall conform to applicable regulations of this article.~~

9-100.2 Revocation of permits - The Sullivan County Building Commissioner is hereby authorized and empowered to revoke any permit upon failure of the holder to comply with any provision of this resolution or with the terms of the permit at the time of its issuance.

9-100.3 Inspection of signs - At any time deemed necessary, the Sullivan County Building Commissioner, or designee, may inspect each sign regulated by this Article to ensure that such sign conforms to this Article and to all other resolutions of the county.

9-100.4 Permit fees - The fee for signs requiring permits shall be \$25.00 per sign (See Permit Fee Schedule in Article 12-109).

9-101. Prohibited signs - The following signs shall be prohibited in all zoning districts:

9-101.1 Any unsafe sign - If the Building Commissioner shall find that any sign is unsafe or unsecure, or is a menace to the public, or has been constructed, erected or maintained in violation of the provisions of this resolution, he shall give written notice to the owner of the sign and/or of the property and/or the architect, builder, contractor, or agent for both or either requiring the sign to be made safe and secure or to be removed. If the sign is not removed or altered so as to render it safe and secure, the Building Commissioner shall proceed with action as provided by law. The Building Commissioner may cause any sign, which is an immediate danger to persons or property to be removed immediately and without prior notice. All sign structures and sign faces shall be fixed with no moving or rotating parts.

9-101.2 Any sign located within, upon, or over the public right-of-way, except government signs; and special event banners.

9-101.3 Any sign located on a tree, telephone pole, power pole, or street light pole, except special event banners.

9-101.4 - Any sign, which contain flashing or intermittent red, blue, green, or amber illumination as it may be confused with official governmental traffic safety signs.

9-101.5 Illuminated signs within one hundred (100) feet of a residential district, unless the illumination is designed so as not to shine or reflect light onto the residential district.

9-101.6 Any sign which constitutes a traffic hazard. No sign or revolving beam or beacon of light shall be erected at any location where by reason of the position, shape, color, type, or illumination or reflectance it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or devise. Any such sign shall be removed immediately at the direction of the Building Commissioner.

9-101.7 Off-Premise Sign – any sign that directs attention to a business, commodity, or service offered at a location other than the premises on which the sign is erected. Any sign, which is not, an on-premises sign, as regulated by the district, shall be considered an off-premises sign.

9-102. Regulations for AR and B-1 Zoning Districts

9-102.1 **Permitted signs** - For non-residential permitted uses, or other permitted business uses allowed by district, of the following sign regulations shall apply:

1. **Freestanding Sign** - One (1) freestanding sign for each street frontage granting access to the premises. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground.
2. **Portable Sign** - One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum area of such sign shall be limited to twenty-five (25) square feet per sign face. Electrical signs shall conform to the State Electrical Code for safety and efficiency. Such portable sign shall be considered a type of freestanding sign and not in addition to that required in subpart 1 of this section. Such sign shall be anchored to the ground.

9-102.2 No sign shall have or consist of any rotating, revolving, or otherwise moving part. No sign shall be animated.

9-102.3 No sign shall advertise a product, service, or other business not situated on the same premises.

9-103. Regulations for B-2 Zoning District

9-103.1 **Permitted signs** – Due to the unique zero-lot line development style, freestanding advertising signs are prohibited, except for the following:

1. **Community Informational/Publicly owned Sign** – Any shared freestanding permanent sign used for the display of public and semi-public information. Such sign shall be limited to one (1) per public road frontage per lot and a maximum of 32 square feet per sign face, no greater than eight (8) feet in height. Such sign shall not be located near any intersecting streets, which would cause a sight visibility hazard for vehicular and pedestrian traffic.
2. **Temporary Special Event Freestanding Signs** – Any temporary sign may be erected subject to a limit of five (5) times in any calendar year, with such period limited to ten (10) days prior to the event open to the public. Such sign shall be removed within two (2) days post such event. The height and size of such signs shall be limited to the standards of that above (9-103.1, 1).

3. Illuminated Signs – Any freestanding, wall or window sign that is permitted above may be internally illuminated or lighted with spotlight.

9-103.2 Prohibited signs – Any animated, blinking or neon lighted signs are not permitted with the B-2 zone or H-1 and H-2 Historic Districts (See Design Guidelines specific per Historic Zoning Commission)

9-104. Regulations for B-3, B-4, PBD/SC, PBD-3, PUD, M-1, M-2, PMD-1 and PMD-2 Zoning Districts

9-104.1 Permitted signs - For permitted uses, the following regulations shall apply:

1. **Freestanding Sign** - Each parcel shall be permitted one or more freestanding signs under the following conditions:
 - (a) **Number of signs** - A parcel is permitted one (1) freestanding sign per street frontage granting access to the parcel, center or planned development. If the length of a single street frontage is greater than four hundred (400) feet, the parcel, center, or planned development shall be permitted a second freestanding sign along that frontage, no closer than 200 feet apart. In computing the allowable number of signs for parcels with more than one qualifying frontage, each frontage shall be considered separately. If a planned development, shopping center or parcel is divided by a street, and then only one side of the street is to be used to compute frontage length.
 - (b) **Height and Sign Face** -The maximum height and sign face of each freestanding sign shall be determined by its setback distance from the adjoining qualifying street, according to the following table:

Setback from Property or R-O-W	Height	Square Footage per Sign Face
10	30'	100
11	31'	102
12	32'	104
13	33'	106
14	34'	108
15	35'	110
16	36'	112
17	37'	114
18	38'	116
19	39'	118
20	40'	120
21	41'	122
22	42'	124
23	43'	126
24	44'	128
25	45'	130
26	45'	132
27	45'	134
28	45'	136
29	45'	138
30	45'	140
31	45'	142
32	45'	144
33	45'	146
34	45'	148
35	45'	150
36	45'	152
37	45'	154
38	45'	156
39	45'	158
40	45'	160

41	45'	162
42	45'	164
43	45'	166
44	45'	168
45	45'	250

2. **Portable Sign** -One (1) portable sign provided it has no flashing lights and is located at least 10 feet off the right-of-way and does not obstruct vision to vehicular traffic. Maximum sign face area is twenty-five (25) square feet. Such sign shall be anchored to the ground and meet the requirements of the State Electrical Code for safety and efficiency.

9-105. Abandoned Nonconforming Sign - Any sign advertising a discontinued use, occupant, product or service after a period of two (2) years shall not be reestablished or changed in any way not in conformity with provisions of this resolution.

~~**9-106. Other Signs** - Any proposed freestanding sign not addressed by the preceding provisions of this article shall conform to the requirements of Section 9-102.1 (1).~~ **Conflicting paragraph**

9-107. Signs Permitted on Review - Special signs may be permitted on review by the Planning Commission, provided however that no permit may be issued except with the written approval of the Planning Commission and subject to such conditions as the Planning Commission may require to preserve and protect the character of the district in which the proposed sign is to be located."

9-108. Temporary Construction Signs - Upon approval of any construction project, one temporary, freestanding sign may be located on the premises throughout the duration of the project. Such sign shall be setback a minimum of ten (10) feet from all property lines, shall not be located with the sight-distance clearance triangle at roadway intersections, and shall be limited to thirty-two (32) square feet per sign face. Such sign shall be removed upon completion of the project and/or upon installation of a permitted permanent freestanding sign, whichever occurs first. Individual contractor signs shall not be allowed as they are defined as off-premises advertising and prohibited herein.

9-109. Electronic Message Board Signs on Freestanding Sign Structures

Freestanding Signs with Electronic Message Board Sign Faces – are permitted in any B-3, B-4, PBD or PBD-3 Zoning District with an operating business or on any parcel where a place of community assembly is operating such as a church, community center, church fellowship hall, school, fire *department (amended again in 2017 to include fire dept.)* or facility operated by emergency responders serving the county. Such business or facility may have one (1) freestanding electronic message board sign as part of the permitted freestanding sign but not in addition to the allowable freestanding sign per road with the following conditions:

9-109.1 Only one freestanding electronic message board sign shall be permitted per site, and limited to information by words, letters, or still pictures; and

9-109.2 Such sign shall be located on a lot that has at least 100 feet of publicly maintained road frontage along an arterial or major collector road as classified on the ***Sullivan County Major Thoroughfare Plan***; and

9-109.2.1 The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side or in lieu of the freestanding sign, but not in addition to the maximum allowable signs per lot. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign face as permitted; and

9-109.3 The maximum height of the sign is as permitted in the sign code by district regulations; and

9-109.4 Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between 7:00AM to 10:00PM and 1,000 Nits after 10:00PM to 7:00AM; and

- 9-109.5 Electronic message boards shall not interfere with traffic signal devices as determined by the Building Official; and
- 9-109.6 Electronic message boards shall not be used for off-premises advertising rather must be accessory to the principal use of the parcel on which it is located; and
- 9-109.7 Signage shall be limited to text, images and still pictures only with no video or animation of any type; and
- 9-109.8 As with all other signs, no scrolling or flashing text or images will be permitted; and
- 9-109.9 Any display of texts or images on an electronic message board sign shall be for a minimum of five (5) seconds in duration; any message change shall be completed within one (1) second rather than gradually fade in and out, shall be simultaneous and fixed in place for the minimum of five (5) seconds; and
- 9-109.10 No electronic message board sign shall be permitted within any historic district or conservation overlay zone (H-1, H-2 or CV1-6); and
- 9-109.11 The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign; and
- 9-109.12 The Changeable Message Sign shall not be configured to resemble a warning, danger signal, official signage used to control traffic or to cause a driver to mistake the digital sign for a warning or danger signal; and
- 9-109.13 All sign structures and sign faces shall be fixed with no moving or rotating parts.

9-110. Wall Signs

- 9-110.1 Wall Sign may be mounted on any nonresidential building but shall be limited to one (1) square feet of wall sign area per horizontal linear foot of the exterior wall length for which the sign shall be located; and
- 9-110.2 Wall Signs may be internally illuminated on any non-residential building where permitted by zoning district, however shall not be internally illuminated within any historic zoning overlay district; and
- 9-110.3 Electronic Message Boards shall not be located on any façade, roof or other portion of any building.

9-111. Exempt Signs The following signs shall be allowed in any zoning district without a permit so long as they are located on private property and outside of any rights-of-way:

- 9-111.1 Directional Signs so long as they are off the rights-of-way and with a maximum sign face of four (4) square feet.
- 9-111.2 Flags of any nation, government, or non-commercial organization;
- 9-111.3 Government signs.
- 9-111.4 Real Estate Signs.
- 9-111.5 Memorial signs, cornerstones and similar signs containing the name of the building and date of erection, provided such signs are permanently installed on the building.
- 9-111.6 Interior window signs which consist entirely of letters, numerals, and symbols.
- 9-111.7 Political Sign.

- 9-111.8 Non-commercial seasonal displays customarily associated with a national, local, or religious holiday, provided such are not used to advertise the name of a product, service or business. Such displays shall be removed promptly after the holiday.

9-112. Freestanding Signs within A-2, A-1, R-1, R-2, R-2A, R-3, R-3A, or R-3B The following sign provisions shall be allowed in these agricultural and residential zones for any permitted such as subdivision entrance signs, apartment complex signs, mobile home park signs, churches, community center or other neighborhood/community land use *other* than single family individual lots. One freestanding sign shall be permitted per entrance to the major subdivision, park entrance, church entrance or apartment complex:

Permitted Sign: Freestanding Entrance Sign - One (1) freestanding on-premise sign shall be permitted for each street frontage granting access to the premises per **Article 904.1 part 1(a)**. Maximum height of each such freestanding sign shall be fifteen (15) feet. Maximum area of each such sign shall be thirty-two (32) square feet, per sign face. No such sign shall be permitted which does not meet the required ten (10) foot setback from any property line or public right-of-way. If more than one access is provided and allowed, but only one sign is requested, such sign shall be limited to 9-104.1 subpart 1(b) of the matrix. Such sign shall be anchored to the ground. Subdivision Entrance Signs located within a median or cul-de-sac for the development may be permitted; however shall be maintained by the Home Owners' Association or landowner of the development and shall not be the responsibility of the County. All signs shall provide for free and clear sight visibility for motorist. (See Appendix C).

Prohibited Signs:

1. **Portable Sign** – portable signs shall be *prohibited* within all agricultural and residential zones.
2. **Home-Occupation Signs** – freestanding or exterior wall signage for home-based business shall be prohibited in these zoning districts to preserve the residential character of the district.

(Articles 9-109 through 9-111 were added on 02/18/2014 with minor amendment in 2017) (Article 9-112 proposed amendment on 12/19/2019)

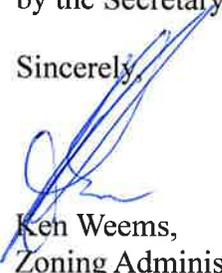
October 3, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 17X PB.-2/PG.-99 located off West Sullivan Street 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,

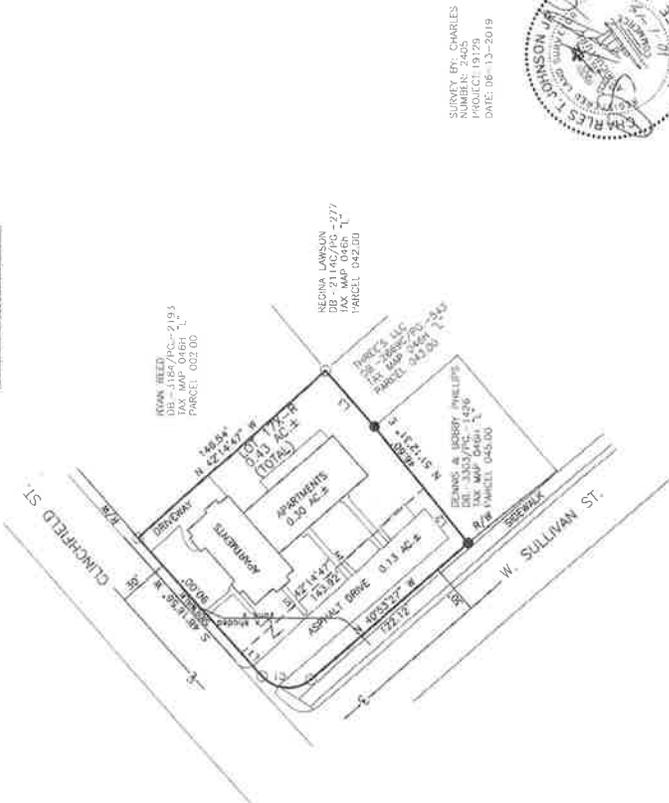


Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



1	14.00	14.00	14.00	14.00	14.00
2	14.00	14.00	14.00	14.00	14.00
3	14.00	14.00	14.00	14.00	14.00
4	14.00	14.00	14.00	14.00	14.00
5	14.00	14.00	14.00	14.00	14.00
6	14.00	14.00	14.00	14.00	14.00
7	14.00	14.00	14.00	14.00	14.00
8	14.00	14.00	14.00	14.00	14.00
9	14.00	14.00	14.00	14.00	14.00
10	14.00	14.00	14.00	14.00	14.00
11	14.00	14.00	14.00	14.00	14.00
12	14.00	14.00	14.00	14.00	14.00
13	14.00	14.00	14.00	14.00	14.00
14	14.00	14.00	14.00	14.00	14.00
15	14.00	14.00	14.00	14.00	14.00
16	14.00	14.00	14.00	14.00	14.00
17	14.00	14.00	14.00	14.00	14.00
18	14.00	14.00	14.00	14.00	14.00
19	14.00	14.00	14.00	14.00	14.00
20	14.00	14.00	14.00	14.00	14.00



- LEGEND**
- IRON PIN SET
 - 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 RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THE SPECIFIC PERMIT WAS ISSUED TO _____

THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BOUNDARIES SHOWN THEREON ARE TRUE TO WITHIN 1/10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE MEASUREMENT STANDARDS OF PRACTICE.

TPSI
 TN. PROFESSIONAL SURVEYING INC.
 1169 HWY 107 JONESBOROUGH, TN. (423)753-8857

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map/Community Panel No. _____ on an effective date of _____ and is in a Special Flood Hazard Area.

<p>CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESS AS SHOWN ON THE PLAT WAS APPROVED AS SHOWN BY THE _____</p> <p>DATE: 10.3.19</p> <p>TENNESSEE DEPARTMENT OF REVENUE & CONSUMER SERVICES</p>	<p>CERTIFICATE OF APPROVAL OF STREET LAYOUT SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LAYOUT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETS WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE & CONSUMER SERVICES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 10.3.19</p> <p>STATE OF TENNESSEE</p>	<p>CERTIFICATE OF APPROVAL OF STREETS AND SUBDIVISION SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE STREETS AND SUBDIVISION SYSTEMS HAVE BEEN INSTALLED OR PROPOSED FOR INSTALLATION AND THAT THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE & CONSUMER SERVICES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 10.3.19</p> <p>CITY CLERK OR COUNTY ROAD COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE INFORMATION THAT APPEARS ON THIS PLAT COMPLETS WITH THE REQUIREMENTS FOR RECORDING AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR AND THAT THE INFORMATION HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR.</p> <p>DATE: 10.3.19</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p>
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND I HAVE THE FULL AND COMPLETE TITLE TO THE SAME AND I HAVE THE AUTHORITY TO MAKE THIS DEDICATION AND I HAVE BEEN SAVED TO PUBLIC OR PRIVATE USE AS SHOWN HEREON.</p> <p>DATE: 10.3.19</p> <p>OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAT SHOWN AND RECORDED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AND THE INFORMATION CONTAINED THEREON AND THAT THE INFORMATION HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR.</p> <p>DATE: 10.3.19</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE WATER SYSTEMS SHOWN ON THIS PLAT COMPLETS WITH THE REQUIREMENTS FOR INSTALLATION AND THAT THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE & CONSUMER SERVICES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 10.3.19</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE INFORMATION THAT APPEARS ON THIS PLAT COMPLETS WITH THE REQUIREMENTS FOR RECORDING AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR AND THAT THE INFORMATION HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR.</p> <p>DATE: 10.3.19</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p>

10/03/2019 - 11:29:24 AM

19018326

LESS: PLAT BATCH: 198775

PLAT BOOK: P56

PAGE: 591-591

REC.FEE 15.00

DP.FEE 0.00

TOTAL 15.00

STATE OF TENNESSEE

SHERMAN TINSLEY

KINGSPORT REGIONAL PLANNING COMMISSION	
REPLAT OF LOT 17A PB-2/PG-99	
TOTAL ACRES: 0.43	TOTAL LOTS: 1
ACRES NEW ROAD: 0	MILES NEW ROAD: 0
COUNTY: SULLIVAN	
SURVEYOR: CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000	
SCALE: 1" = 50'	100'

October 7, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the E. David Lufi Property located off Buttermilk Road 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



October 8, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lots 21-24, Block 2 located off Easy Street 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,



Ken Weems,
Zoning Administrator

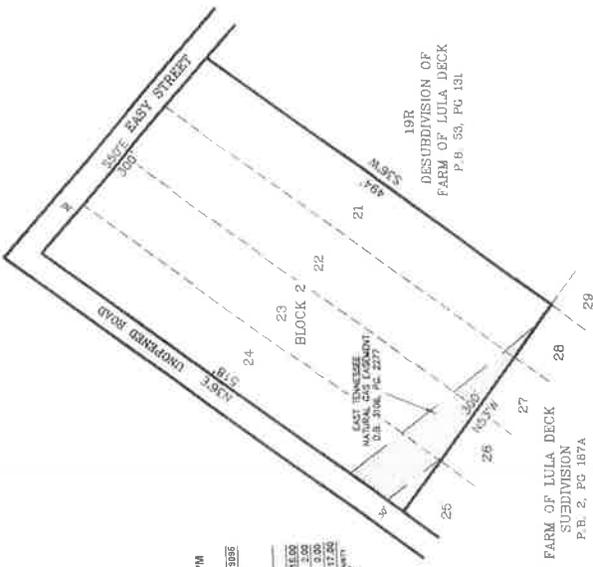
C: Kingsport Regional Planning Commission

10/08/2019 - 01:52:45 PM

19018719
 PLS FAX BATCH: 15888
 PAGE: 384-584

REG FEE	15.00
DP FEE	3.00
STAMP FEE	17.50
TOTAL	35.50

SHEENA HINLEY



FARM OF LULA DECK
 SUBDIVISION
 P.B. 2, PG 187A
 COX
 D.B. 47C, PG. 814

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 243 E. MARKET STREET
 KINGSPOFF, TENNESSEE 37050
 TELEPHONE (615) 482-0668
 FAX (615) 482-0668
 E-MAIL: info@alleyandassociates.com

- LEGEND**
- A&A ALLEY & ASSOCIATES
 - IR(D) IRON ROD(DOLL)
 - D.B. DEED BOOK
 - PC PLAT BOOK
 - PAGE PAGE
 - M.T.S. NOT TO SCALE
 - AC ACRES
 - C.P. CAR PORT
 - APPR APPROXIMATE
 - T/R TELEPHONE/CABLE
 - PP POWER POLE
 - PDG PAVED DRIVE
 - ELC ELECTRIC
 - CONC CONCRETE
 - P/MT PAVEMENT
 - g CENTERLINE
 - [12] 911 ADDRESS

BEFORE

AFTER

NOTES

- 1) NORTH BASED ON S85°16'W AS SHOWN IN PLAT BOOK 53, PAGE 131.
- 2) PROPERTY IS ZONED R-1. FRONT SETBACKS: 30' REAR 30' SIDE 8'
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4776C0335D AND THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 16-11564
- 4) ACAD FILE 18-11564 PHILLIPS.DWG
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 6) DEED REFERENCE D.B. 1589 PG. 145, D.B. 3106, PG. 2277.
- 7) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 9) I HEREBY CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



<p>CERTIFICATE OF OWNERSHIP AND SURRENDER</p> <p>(I/WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND I (WE) HEREBY SURRENDER TO THE SURVEYOR ALL MY (OUR) INTEREST IN THE PROPERTY AND I (WE) HEREBY AGREE TO THE ABOVE DESCRIBED PROPERTY BEING PLACED AS SHOWN HEREON.</p> <p><i>Sheena Hinley</i> 10-2-19 <i>James B. Phillips</i> 10-2-19</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INCLUDED IN THIS SURVEY HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER.</p> <p>10-7 10-19</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER.</p> <p>10-8 10-19</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>10-8 10-19</p>
--	--	--	--

RESUBDIVISION OF LOTS 21-24, BLOCK 2

FARM OF LULA DECK	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	3.443
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
CIVIL DISTRICT	137B
OWNER	PHILLIPS, JR. & ASSOCIATES, INC.
SURVEYOR	ALLEY & ASSOCIATES, INC.
CLOSURE ERROR	110.000
SCALE	1" = 100'

October 8, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

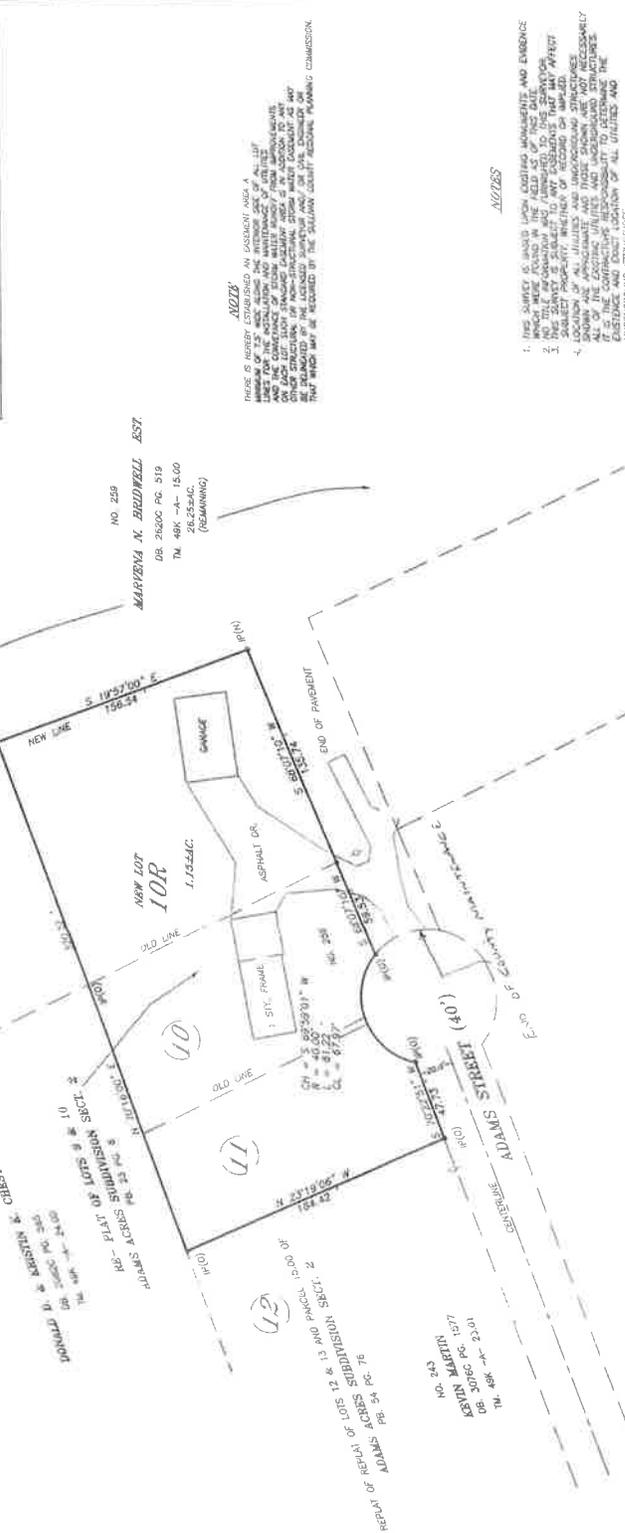
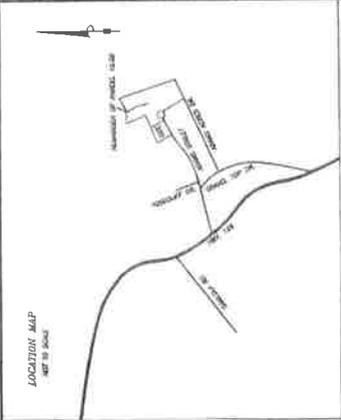
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Combination and Re-Plat of Lots 9 & 10 Adams Acres Subdivision Sect. 2 located off Adams Street meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



NOZZS
 THESE IS HEREBY ESTABLISHED AN EASEMENT AREA AROUND THE EXISTING STRUCTURES AND UTILITIES TO BE MAINTAINED AND OPERATED BY THE OWNER OF THE PROPERTY. THE EASEMENT AREA IS THE LOCATION TO ANY OTHER STRUCTURE OR NON-STRUCTURAL OBSTACLE WHICH COULD BE A HAZARD TO THE PROPERTIES AND WHICH MAY BE REQUIRED BY THE SULLY COUNTY ZONING PLANNING COMMISSION.

- NOTES**
1. THE SURVEY IS BASED UPON RECORDS, MEASUREMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD ON THE DATE OF THE SURVEY.
 2. THE SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY, WHETHER OF RECORD OR UNRECORDED.
 3. THE SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY, WHETHER OF RECORD OR UNRECORDED.
 4. ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN AS LOCATED AND EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 5. TAX MAP 1985-A, 15-00-111, PAGE 423, PAR. 3, PG. 231.
 6. NORTH IS BASED ON PLAT BOOK 3, PAGE 2019 & 2016.
 7. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
 8. ACCORDING TO 2018 COMMUNITY PLAN, 1718100700.

PROPERTY ADDRESS: 259 ADAMS STREET
 BLOOMVILLE, TENNESSEE

OWNERS: MARYENA A. BIRDWELL FAMILY REAL ESTATE LLC.
 213 SMITH BROOK DR.
 BRISTOL, TENNESSEE

DATE: 09-07-19
SEE FILE NO. 0301507
JOB NUMBER- 29052112

CROSS LAND SURVEYING & PLANNING
 1408 EUGENIUM AVE.
 BRISTOL, TENNESSEE
 PHONE: 423-964-0229
 FAX: 423-964-1972

10082019 - 01:56:12 PM

19018720
 BRISTOL, TENNESSEE
 PLAT NO. 245
 PAGE: 985-995

BOOK FEE	15.00
MAP FEE	2.00
DATE FEE	0.00
ARC FEE	0.00
TOTAL	17.00

STREET ADDRESS: 259 ADAMS STREET
 BLOOMVILLE, TENNESSEE

CONTRACTOR OF RECORD

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 9-7-19

(Signature)

CONTRACTOR OF RECORD

I HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 9-7-19

(Signature)

CONTRACTOR OF RECORD

I HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 9-7-19

(Signature)

CONTRACTOR OF RECORD

I HEREBY CERTIFY THAT THE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 9-7-19

(Signature)

RE-PLAT OF LOTS 10R, 11R, AND 12R ADAMS ACRES SUBDIVISION SECT. 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.152
 TOTAL LOTS 1
 ACRES NEW ROAD 1.000
 MALES NEW ROAD .152
 OWNER: MARYENA BIRDWELL EST. CIVIL DISTRICT 5TH
 SURVEYOR: STEVEN E. CROSS CLOSURE ERROR: ±110.000

SCALE: 1" = 50'

DATE: 9-7-19

(Signature)

October 21, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat Part of the Brad Duckworth Property located off Colonial Heights Road 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Saxon & Associates
 129 Otari Drive
 Kingsport, TN 37664-5200
 PHONE: (423) 245-9926
 FAX: (423) 245-0931

LEGEND:

1. Δ = IRON PIN FOUND
2. ○ = IRON PIPE FOUND
3. ○ = UNMARKED OR AS NOTED*
4. ⊙ = 1/2" IRON PIN SET W/ CAP
5. ■ = CONCRETE MONUMENT
6. ⊕ = UTILITY POLE
7. ⊕ = UTILITY WIRES
8. --- = FENCE ON OR NEAR LINE
9. ★ = P-K NAIL SET IN PAVEMENT

THE PROPERTY SHOWN HEREON IS LOCATED ON FRM COMMUNITY PANEL 470181, 055SD, DATED 29 SEP 2006, AND IS IN A ZONE "X" (OUTSIDE 300 FOOT FLOOD).

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

THERE IS A 6" DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.

DATE: 10/10/19
 SIGNATURE: [Signature]
 TITLE: [Title]

CERTIFICATION OF THE APPROVAL OF PUBLIC UTILITIES SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC UTILITIES SYSTEMS SHOWN ON THIS PLAN AND THE PROPOSED INSTALLATION OF THE SAME SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THE LOCAL GOVERNMENT AS SHOWN HEREON.

DATE: 10/10/19
 SIGNATURE: [Signature]
 TITLE: [Title]

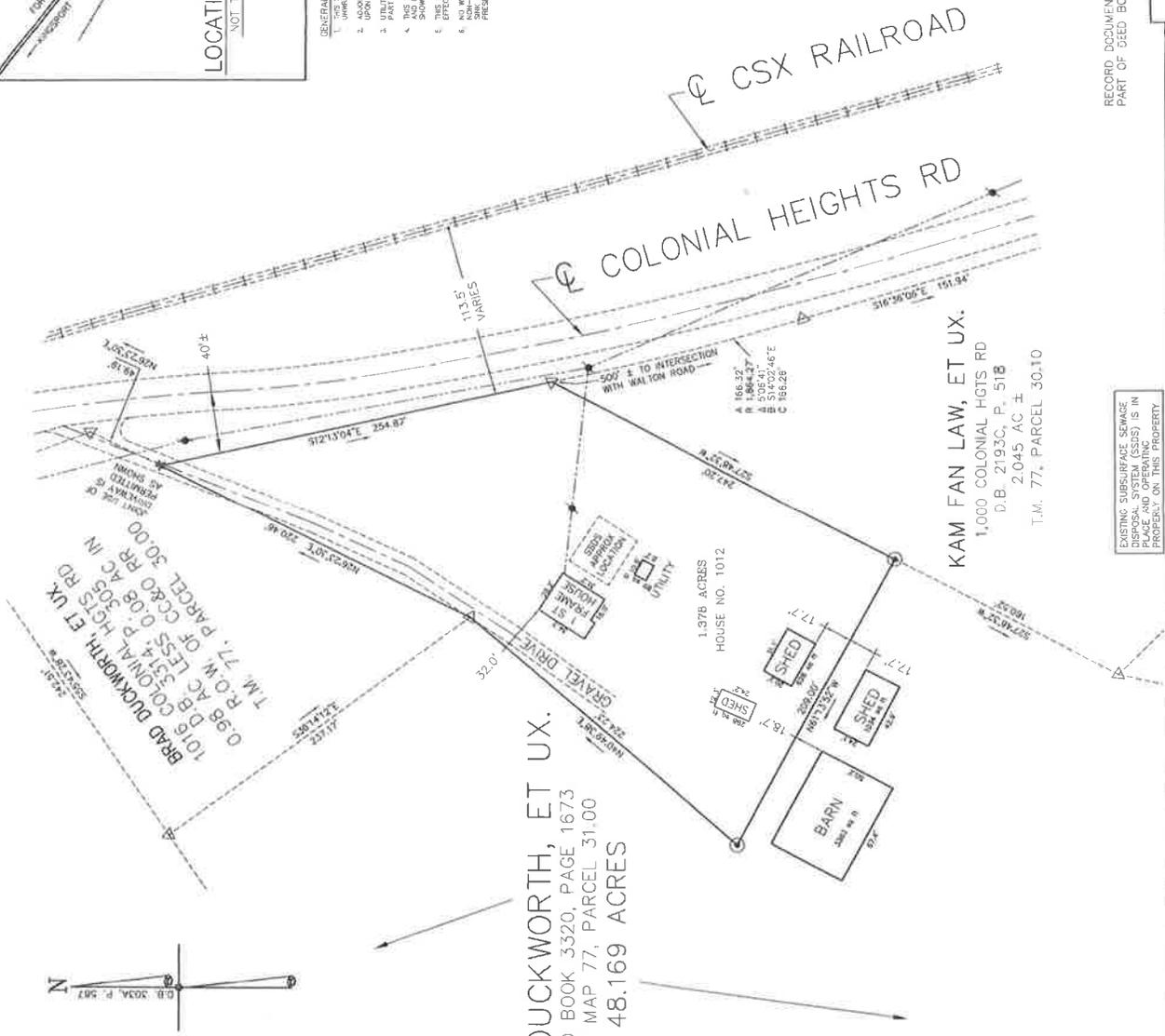
CERTIFICATION OF EASEMENT AND OCCUPANCY
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND I HAVE REVIEWED THE PROPOSED INSTALLATION OF THE SEWERAGE SYSTEM AND I HAVE AGREED TO PLACE THE SEWERAGE SYSTEM ON MY PROPERTY AS SHOWN HEREON.

DATE: 10/10/19
 SIGNATURE: [Signature]
 TITLE: [Title]



- GENERAL NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN, AND TO ANY RECORDS, AS SHOWN HEREON, AS BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
 2. ADJACENT OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
 3. UTILITIES AND UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY. THE LOCATION OF ANY UTILITIES, AS SHOWN HEREON, IS BASED ON THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
 4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
 5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
 6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENCUMBRANCES, LIENS, OR OTHER INTERESTS IN THE PROPERTY SHOWN HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND THE PRESENCE OF ANY ENCUMBRANCES, LIENS, OR OTHER INTERESTS IN THE PROPERTY SHOWN HEREON.

BRAD DUCKWORTH, ET UX.
 DEED BOOK 3320, PAGE 1673
 TAX MAP 77, PARCEL 311-00
 48.169 ACRES



10/21/2019 - 04:26:33 PM
19079518
 LEGAL PLAT BATCH TEXT
 PLAT BOOK 3320, PAGE 1673
 REG. FEE 18.00
 DP FEE 2.00
 TOTAL 20.00
 SHEENA R. TINGLEY
 SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY; THE RATIO OF PRECISION OF THE SURVEY IS 1:10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE



RECORD DOCUMENT:
 PART OF DEED BOOK 3303, PAGE 1067

REPLAT OF PART OF THE PROPERTY BRAD DUCKWORTH, ET UX.	
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES	3.378
TOTAL LOTS	ONE
ACRES NEW ROAD	NONE
MILES NEW ROAD	NONE
CIVIL DISTRICT	144
CLOSURE ERROR	1:210,000
SCALE	1" = 50'

CERTIFICATION OF APPROVAL FOR RECORDS
 I HEREBY CERTIFY THAT THE SUBSURFACE SEWERAGE SYSTEM SHOWN ON THIS PLAN AND THE PROPOSED INSTALLATION OF THE SAME SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THE LOCAL GOVERNMENT AS SHOWN HEREON.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN ON THIS PLAN AND THE PROPOSED INSTALLATION OF THE SAME SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THE LOCAL GOVERNMENT AS SHOWN HEREON.

CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY THAT THE STREETS SHOWN ON THIS PLAN AND THE PROPOSED INSTALLATION OF THE SAME SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE REGIONAL PLANNING COMMISSION AND THE LOCAL GOVERNMENT AS SHOWN HEREON.

CERTIFICATION OF ACQUIRY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS THE PLAN AND CORRECT COPY OF THE PLAN AS SHOWN AND DESCRIBED HEREON, AND I HAVE REVIEWED THE PROPOSED INSTALLATION OF THE SEWERAGE SYSTEM AND I HAVE AGREED TO PLACE THE SEWERAGE SYSTEM ON MY PROPERTY AS SHOWN HEREON.

DATE: 10/10/19
 SIGNATURE: [Signature]
 TITLE: [Title]



October 21, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat Lot 1R, Section 3 Indian Path Hospital off N. John B. Dennis Highway 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,

A handwritten signature in blue ink, appearing to read "Ken Weems", is written over a blue ink scribble.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

PRIVATE STREET RESPONSIBILITIES OF OWNERS

The owners of this property agree to assume full liability and responsibility for maintenance, reconstruction, drainage, and other improvements of the private streets shown on this plan and hereby relieve the local government from any such responsibility. Should the private streets be dedicated for public use at a later date, the owners shall be responsible for any and all improvements to be made to such streets and shall be held liable for any and all costs of such improvements. The owners also agree that the streets shall be dedicated to public use without compensation.

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 for the improvement, maintenance and operation of all common open space.

PLANNING COMMISSION NOTE

According to TCA §§ 57-209 the Tennessee Horizontal Property Act, Planning Commission approval is not required.

Support Planning Director

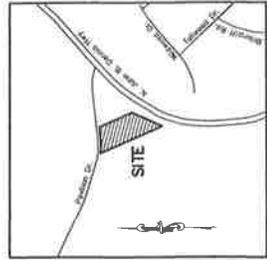
MOUNTAIN STATES PROPERTIES, INC.
D.B. 1797C-PG. 337
INDIAN PATH
SECTION 3, LOT 2
P.B. 30-PG. 14
S 262°27' E
308.46'

1R
2.217 Ac.±

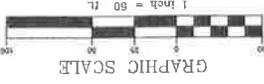
MOUNTAIN STATES HEALTH ALLIANCE
D.B. 3282-PG. 1361

REPLAT OF LOTS 1R & 2R, SECTION THREE
INDIAN PATH HOSPITAL
AND ABANDONMENT OF
UTILITY EASEMENT
P.B. 53-PG. 240

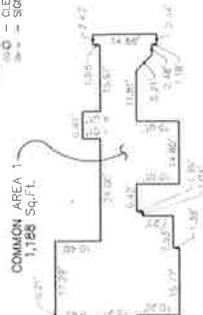
12" ELECTRICAL
EASEMENT
D.B. 578C-PG. 603
KONSORT POWER
COMPANY



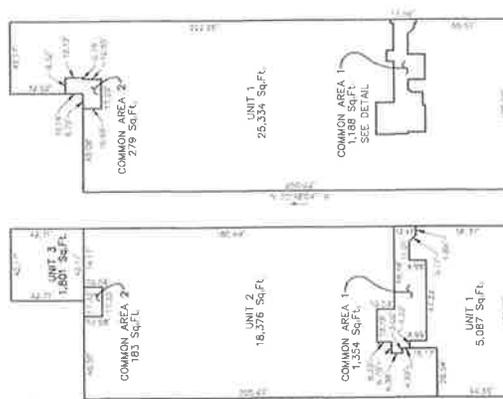
LOCATION MAP
N.T.S.



- LEGEND**
- RO - IRON ROD OLD
 - RN - IRON ROD NEW
 - PH - FIRE HYDRANT
 - WM - WATER METER
 - PI - POST INDICATOR VALVE
 - PP - POWER POLE
 - CB - CATCH BASIN
 - CI - CURB INLET
 - SM - SANITARY MANHOLE
 - SE - SANITARY SEWER MANHOLE
 - CS - CLEANOUT
 - SG - SIGN



DETAIL
SCALE: 1"=20'



1st FLOOR
REPLAT

1st FLOOR
REPLAT

REV.	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

TH&P
Tysinger, Hampton & Partners, Inc.
Civil Engineers, Surveyors, Environmental Consultants
7 WORTH CIRCLE
BOILING SPRING, TN 37008
PHONE: 620.382.2887 FAX: 620.385.4453
EMAIL: th&p@tysinger-hampton.com
WWW.TYSINGER-ENGINEERING.COM



PROJECT:
**LOT 1R, SECTION 3
INDIAN PATH
HOSPITAL**

LOCATION:
**11th CIVIL DISTRICT
SULLIVAN COUNTY,
TENNESSEE**

DWG. TITLE
**1st FLOOR
CONDOMINIUM
REPLAT**

ISSUE DATE:	11-15
CADD FILE:	1924204-Cadd Exhibit
SCALE:	1"=50'
DRAWN:	RKT
CHECK:	RGB
DATE:	9/24/19

10/21/2019 - 04:28:21 PM
19018519
TPO3.A\JUST BATCH: 193727
PLAT BOOK: P57
PAGE: 14-14

RECFEE	15.00
STAMP	2.00
REC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHREVE & HENSLEY
REGISTERED PROFESSIONAL ENGINEERS



October 21, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

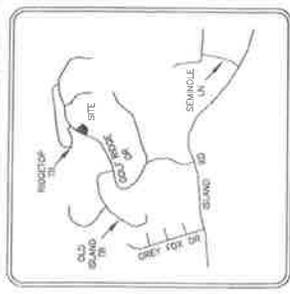
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Desubdivision of Lot 58 & the Replat of Lot 59 located off Golf Ridge Drive meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Weems", is written over the word "Sincerely,".

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



LOCATION MAP
N.T.S.

57

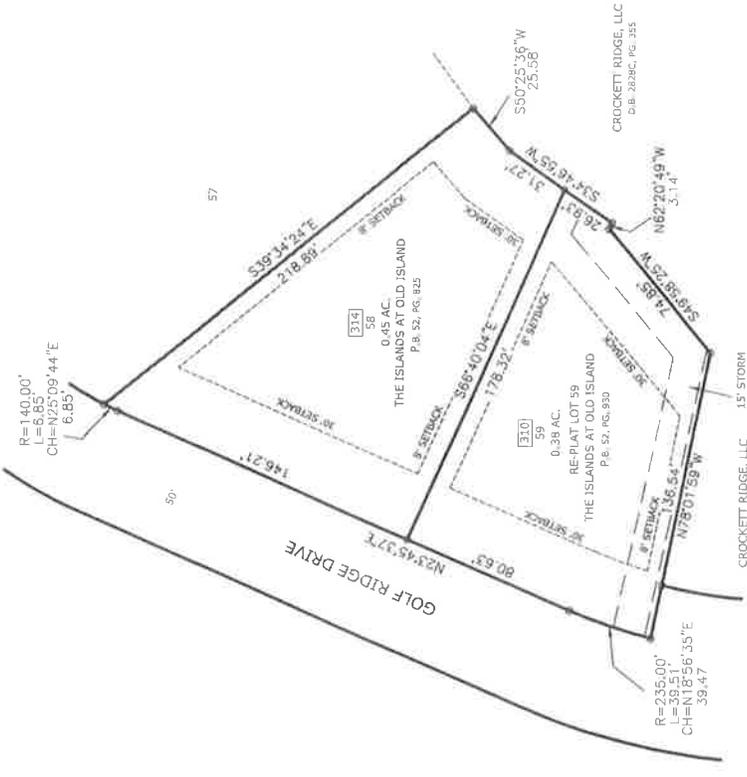
R=140.00'
L=6.86'
CH=N25°33'45"E
6.86'

R=140.00'
L=6.86'
CH=N25°09'44"E
6.85'

10/21/2019 - 04:23:20 PM
19019517
1:05:AL PLAT - BAYCRL190764
PLAT BOOK: 537
PAGE: 1212

REC FEE	15.00
DE FEE	0.00
STAMP	0.00
TOTAL	15.00

SHEENA R. TINKLEY
REGISTERED PLANNING COMMISSIONER



BEFORE

- NOTES:
- 1) 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES.
 - 2) 15 FOOT STORM EASEMENT AS SHOWN ON PLAT.



LEGEND

IRON ROD(OLD)
DEED BOOK
PLAT BOOK
PAGE
N.T.S.
AC
ADDS
LENGTH
CH
EB
TP
911 ADDRESS

AFTER

NOTES:

- 1) NORTH BASED ON N25°45'37"E AS SHOWN IN PLAT BOOK 52, PAGE 825.
- 2) PROPERTY IS ZONED RL-B FRONT SETBACK: 30' REAR 30' SIDE 8'
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EARTHQUAKE RESISTANCE DESIGNATION MAP DATED 07/07/00 EFFECTIVE DATE SEPTEMBER 20, 2009 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 19-18003
- 4) ACAD FILE 19-18003 DOBBS.DWG
- 5) TAX MAP 33P "A" PARCELS 1 & 2
- 6) PRIOR PLAT REFERENCES: P.B. 52, PG. 52, PG. 825
- 7) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE SURVEYING PRACTICE.
- 9) 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES
- 10) 15 FOOT STORM EASEMENT AS SHOWN ON PLAT.
- 11) IRON RODS WITH BNSC CAP ON ALL CORNERS UNLESS OTHERWISE NOTED
- 12)

CROCKETT RIDGE, LLC
D.B. 2828C, PG. 355

CROCKETT RIDGE, LLC
D.B. 2828C, PG. 355

<p>CERTIFICATE OF OWNERSHIP AND REDUCTION</p> <p>I HEREBY CERTIFY THAT I AM THE OWNER OF THE SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT POLICIES ON THE BASIS OF THE RECORDS AND THE CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN PAID AS NOTED.</p> <p>10/19/19 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT POLICIES ON THE BASIS OF THE RECORDS AND THE CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN PAID AS NOTED.</p> <p>10-16 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE REGISTERING OFFICE OF THE REGISTERED PLANNING COMMISSIONER OF THE STATE OF TENNESSEE. I HAVE BEEN ADVISED BY THE REGISTERED PLANNING COMMISSIONER OF THE STATE OF TENNESSEE THAT THE PLAT HAS BEEN FILED WITH THE REGISTER OF DEEDS AND THE PLAT IS NOW A PART OF THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.</p> <p>10/19/19 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	<p>CERTIFICATE OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE REGISTERING OFFICE OF THE REGISTERED PLANNING COMMISSIONER OF THE STATE OF TENNESSEE.</p> <p>10/19/19 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE REGISTERING OFFICE OF THE REGISTERED PLANNING COMMISSIONER OF THE STATE OF TENNESSEE.</p> <p>10-16 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE REGISTERING OFFICE OF THE REGISTERED PLANNING COMMISSIONER OF THE STATE OF TENNESSEE.</p> <p>10/19/19 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE REGISTERING OFFICE OF THE REGISTERED PLANNING COMMISSIONER OF THE STATE OF TENNESSEE.</p> <p>10/19/19 Sheena R. Tinkley REGISTERED PLANNING COMMISSIONER</p>	
<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>		<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>		<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>		<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>	
<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>		<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>		<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>		<p>CITY OF KINGSPORT</p> <p>REGISTERED PLANNING COMMISSIONER</p>	



ALLEY & ASSOCIATES, INC.
SURVEYORS
288 E. MARKET STREET
KINGSPORT, TENNESSEE 37608
TELEPHONE: (423) 386-6886
FAX: (423) 382-6886
E-MAIL: mtraylor@alleyassociates.com

THE ISLANDS AT OLD ISLAND & THE RE-PLAT OF LOT 59

KINGS-PORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.834
ACRES NEW ROAD: 0
MILES NEW ROAD: 0

OWNER: DOBBS, LLC
SURVEYOR: ALLEY & ASSOCIATES, INC.
CIVIL DISTRICT: 7TH
CLOSURE ERROR: 310.000

SCALE: 1" = 40'

10/19/19

10/19/19

10/19/19

10/19/19

10/19/19



October 23, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

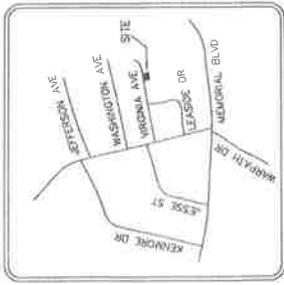
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of Lot 8R and Lots 9 & 10 located off Virginia Avenue meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

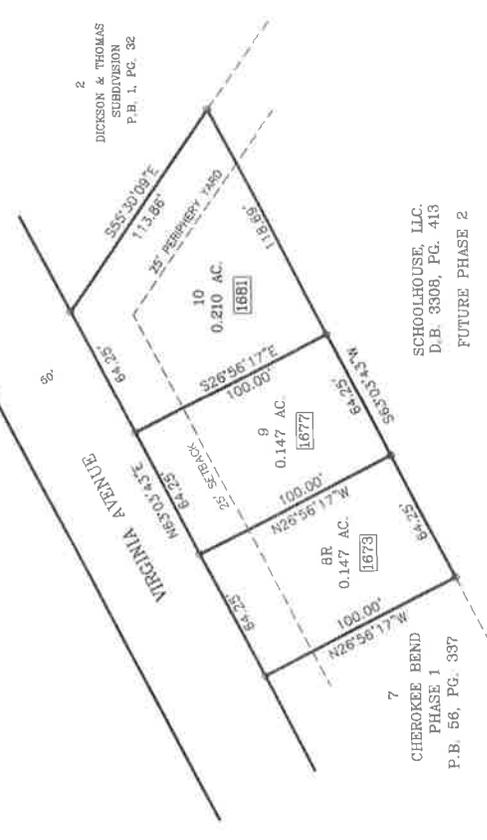


Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



LOCATION MAP
N.T.S.



2
DICKSON & THOMAS
SUBDIVISION
P.B. 1, PG. 32

7
CHEROKEE BEND
PHASE 1
P.B. 56, PG. 337

7
SCHOOLHOUSE, LLC.
D.B. 3306, PG. 413

7
FUTURE PHASE 2



LEGEND

- IR(O) IRON ROD(OLD)
- D.B. DEED BOOK
- PLAT BOOK
- P.B. PLAT BOOK
- ACRES ACRES
- CONC CONCRETE
- ACRE ACRES
- 911 ADDRESS
- (123)

BEFORE

- NOTES:
- 1) NORTH BASED ON S31°58'20" W AS SHOWN IN PLAT BOOK 36, PAGE 18.
 - 2) PROPERTY IS ZONED PD.
 - 3) PRIOR 15' SANITARY SEWER EASEMENT ON LOTS 1-8 WILL BE ELIMINATED ON FUTURE PLAT.

AFTER

10/23/2019 - 03:36:47 PM

19019760

PLAT BOOK P. 57

BATCH: 19928

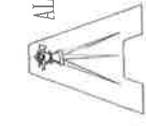
PAGE: 16/16

REG FEE 15.00
COPY FEE 2.00
ANG FEE 0.00
TOTAL 17.00

THE STATE OF TENNESSEE
SHERMAN R. THASLEY
REGISTERED SURVEYOR

ALLEY & ASSOCIATES, INC.

249 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8686
FAX: (423) 382-8688
E-MAIL: central@alleyassociates.com



<p>CERTIFICATE OF OWNERSHIP AND RELIGATION</p> <p>I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HAVE CONSENTED TO THE PREPARATION OF THIS PLAN OF SUBDIVISION, WITH MY SIGNATURE AND NOTARIAL SEAL, AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION.</p> <p>DATE: 10-22-19</p> <p>SIGNATURE: [Signature]</p> <p>CITY USE: DIVISION SHERIFF OR 3rd ASSISTANT</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM HAS BEEN DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S POLICIES AND REGULATIONS AND THAT THE SYSTEM HAS BEEN APPROVED BY THE CITY OF KINGSPORT.</p> <p>DATE: 10-15</p> <p>SIGNATURE: [Signature]</p> <p>REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF TRAFFIC ENGINEERING</p> <p>I HEREBY CERTIFY THAT THE TRAFFIC ENGINEERING STUDY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S POLICIES AND REGULATIONS AND THAT THE TRAFFIC ENGINEERING STUDY HAS BEEN APPROVED BY THE CITY OF KINGSPORT.</p> <p>DATE: 10-15</p> <p>SIGNATURE: [Signature]</p> <p>REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN DESIGNED AND SPECIFIED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF KINGSPORT'S POLICIES AND REGULATIONS AND THAT THE STREETS HAVE BEEN APPROVED BY THE CITY OF KINGSPORT.</p> <p>DATE: 10-15</p> <p>SIGNATURE: [Signature]</p> <p>REGISTERED SURVEYOR</p>
<p>CERTIFICATE OF APPROVAL OF THE RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWS ALL REQUIRED INFORMATION AND THAT THE INFORMATION IS TRUE AND CORRECT AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION.</p> <p>DATE: 10-22-19</p> <p>SIGNATURE: [Signature]</p> <p>CITY USE: DIVISION SHERIFF OR 3rd ASSISTANT</p>	<p>CERTIFICATE OF APPROVAL OF THE RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWS ALL REQUIRED INFORMATION AND THAT THE INFORMATION IS TRUE AND CORRECT AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION.</p> <p>DATE: 10-22-19</p> <p>SIGNATURE: [Signature]</p> <p>CITY USE: DIVISION SHERIFF OR 3rd ASSISTANT</p>	<p>CERTIFICATE OF APPROVAL OF THE RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWS ALL REQUIRED INFORMATION AND THAT THE INFORMATION IS TRUE AND CORRECT AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION.</p> <p>DATE: 10-22-19</p> <p>SIGNATURE: [Signature]</p> <p>CITY USE: DIVISION SHERIFF OR 3rd ASSISTANT</p>	<p>CERTIFICATE OF APPROVAL OF THE RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWS ALL REQUIRED INFORMATION AND THAT THE INFORMATION IS TRUE AND CORRECT AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION AND THAT I HAVE BEEN ADVISED OF THE RIGHTS AND DUTIES OF THE PARTIES TO THIS PLAN OF SUBDIVISION.</p> <p>DATE: 10-22-19</p> <p>SIGNATURE: [Signature]</p> <p>CITY USE: DIVISION SHERIFF OR 3rd ASSISTANT</p>

RESUBDIVISION OF LOT 8R AND LOTS 9 & 10

CHEROKEE BEND, PHASE 1

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.864	TOTAL LOTS	3
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SCHOOLHOUSE, LLC.	CIVIL DISTRICT	117
SURVEYOR	ALLEY & ASSOCIATES, INC.	CROSSER ERROR	110.000
SCALE	1" = 40'		

11-17



October 23, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Combination of Lot 7 & 8 Easley Estates located off Easley Drive 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



October 29, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Combination Plat of Lot 1 & Lot 1-A Josie Hood Subdivision located off Oak Haven Drive 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,

A handwritten signature in blue ink, appearing to read "Ken Weems", is written over a faint, illegible stamp or watermark.

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



RECORDING DATA
PROPERTY IS OWNED BY GLOUGOSBORNE RECORDED IN DEED BOOK 2023B AND IS SHOWN ON TAX MAP 2023, GROUP 6, PARCEL 30.00

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL AGENCY THAT HAS JURISDICTION OVER FLOOD HAZARD MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ZONING

SETBACKS TO CONFORM WITH ALL CURRENT APPLICABLE ZONING RESTRICTIONS.
PROPERTY IS ZONED R-1B.

MONUMENTATION

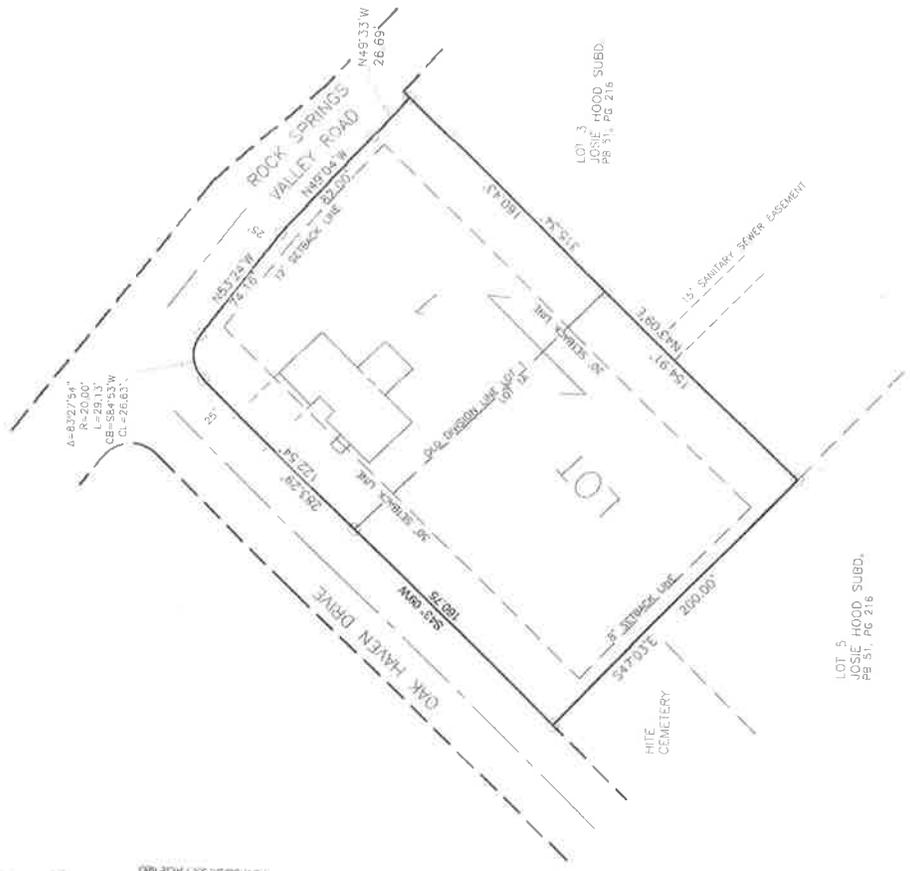
ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED ON THE NEW SET FROM PINS ON ALL PREVIOUSLY SURVEYED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

301 OAK HAVEN DR.

ABBREVIATIONS AND SYMBOLS

- DB= DEED BOOK
- IPIN= IRON PIN OLD AND FOUND
- IPIN= 5/8" IRON PIN NEW AND SET
- OV= OVERHEAD UTILITY LINES
- UL= UTILITY LINES
- OLD SUBDIVISION LOT LINE
- R.O.W.= RIGHT OF WAY
- UN= UNSURVEYED ADJOINERS LINES
- UP= UTILITY POLE



10/29/2019 - 11:03:10 AM
19020113
PLAT BOOK: PB 31, PAGE: 23-23
REG. FEE \$15.00
OP. FEE \$2.00
AFC FEE \$0.00
TOTAL \$17.00
STATE OF TENNESSEE, DEKALB COUNTY
SHEENA R TINSLEY
REGISTERED PLATTER

WILSON & ASSOCIATES, P.C.
Engineers & Surveyors
218 SUNCREST ST.
GRAY, TENNESSEE 37615
OFFICE FAX: 423-753-5400 FAX: 423-753-5400
EMAIL: dcarr@wilsonpc.com

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE CONSENTED TO THE RECORDING OF THIS PLAT AND TO THE ESTABLISHMENT OF THE EASEMENTS, RIGHTS AND OTHER INTERESTS SHOWN ON THIS PLAT.
DATE: 10/29/19
OWNER: Sheena R. Tinsley



<p>CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM SHOWN ON THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE DEPARTMENT OF HEALTH.</p> <p>DATE: 10/29/19 APPROVED: [Signature]</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE DEPARTMENT OF HEALTH.</p> <p>DATE: 10/29/19 APPROVED: [Signature]</p>
<p>CERTIFICATION OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE DEPARTMENT OF HEALTH.</p> <p>DATE: 10/29/19 APPROVED: [Signature]</p>	<p>CERTIFICATION OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND THE TENNESSEE DEPARTMENT OF HEALTH.</p> <p>DATE: 10/29/19 APPROVED: [Signature]</p>

PLAT REMOVING PROPERTY LINE BETWEEN LOT 1 & LOT 1-A MAP OF THE JOSIE HOOD SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.422	ACRES	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0	
OWNER	GLOUGOSBORNE CIVIL DISTRICT			
SURVEYOR	WILSON & ASSOC SURVEYORS			
CLOSURE ERROR	1:10000			

SCALE: 1" = 50'

November 1, 2019

Sam Booher, Chairman
Kingsport Regional Planning Commission
225 W. Center Street
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Gary & Donna Brewer Property located off Colonial Heights Drive 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,



Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Building Division Monthly Report
October 2019

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	14	\$158,919
ADDITIONS	2	\$95,000
ALTERATIONS	24	\$406,775
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	2	\$645,000
RESIDENTIAL ROOF	4	\$49,556
<u>COMMERCIAL PERMITS</u>		
ADDITIONS	1	\$196,167
ALTERATIONS	8	\$647,900
CHURCH RENOVATIONS	2	\$16,950
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
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	2	\$3,326,862
GRADING		
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF	2	\$18,478
TOTAL	61	\$5,561,607
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	4	
MOVE STRUCTURE		
SIGNS	15	
TENTS		
TOTAL PERMITS ISSUED	80	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		\$49,155,426