KINGSPORT REGIONAL PLANNING COMMISSION

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.

May 21, 2020 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

"A determination by the Commission that meeting electronically and prohibiting the physical presence of the public at the meeting is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus."

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON MARCH 16, 2020, AND THE REGULAR MEETING HELD ON MARCH 19, 2020.

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.

05-01 Division of Sue Ola Emmert Estate, Cox Hollow– (2020-201-00016)

The Kingsport Regional Planning Commission is requested to approve the final plat of the Division of Sue Ola Emmert property. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

05-02 602 North Holston Drive Rezoning (County) – (2020-101-00003)

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission to rezone 602 North Holston Drive from R-2A to R-3A. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Weems)

05-03 2024 Harrison Avenue Rezoning (County) – (2020-101-00002)

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission to rezone 2024 Harrison Avenue from R-1 to A-2. The property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Weems)

05-04 County ZTA Permit Fees – (2020-801-00001) The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission in support of the zoning text amendment. (Weems)

05-05 205 Worthington Drive Annexation – (2020-301-00001)
The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman for annexation of 205 Worthington Drive. The property is located outside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Weems)

05-06 Future Land Use Plan – Intersection of Cleek Rd. and Orebank Rd. – (2020-601-00001)
The Kingsport Regional Planning Commission is requested to amend the 2030 Future Land Use Plan of the proposed development located at the intersection of Cleek Road and Orebank Road. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. (Weems)

05-07 Surplus Request – 1725 Netherland Inn Road – (2020-401-00005)
The Kingsport Regional Planning Commission is requested to declare 1725 Netherland Inn Road as surplus property. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. (Garland)

05-08 Chase Meadows PD Plan Amendment – (2020-103-00004)
The Kingsport Regional Planning Commission is requested to approve the preliminary development plan for the Chase Meadows PD Plan Amendment. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Garland)

05-09 West Park Rezoning – (2020-101-00002)
The Kingsport Regional Planning Commission is requested to send a recommendation to the Kingsport Board of Mayor and Alderman to rezone parts of the West Park property from R-3 to B-3. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Harmon)

05-10 West Park Replat Lot 6 and Roadway - (2020-201-00017)
The Kingsport Regional Planning Commission is requested to consider preliminary subdivision approval of the West Park Replat Lot 6 and Church House Way dedication. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Hawkins County. (Harmon)

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

VIII. OTHER BUSINESS

05-12 Receive, a letter to certify the Replat of Lots 16 & 17 JE Cookenour and Lot 1 Eugene Cookenour, located off Darnell Drive.

05-13 Receive, a letter to certify the Recombination of Frank Hutchins Property, located off Bloomingdale Pike.

05-14 Receive, a letter to certify the Replat of Lot 23R The Islands at Old Island, located off Golf Ridge Drive.

05-15 Receive, a letter to certify the Resubdivision of RBD Investment Company Lot 2, located off Jessee Street.

05-16 Receive, a letter to certify the Replat of Lots 15 & 17 Glenwood Heights, located off Virginia Avenue.

05-17 Receive, a letter to certify the McQueen Subdivision, located off Bell Ridge Road.

05-18 Receive, a letter to certify the West Park Lot 6 subdivision, located off West Stone Drive.

05-19 Receive, a letter to certify the Replat of Lot 6R & 9R Block C Kilkenny Acres, located off Foxcroft Drive.

05-20 Receive, a letter to certify the Division of the King Property, located off Fordtown Road.

05-21 Receive, a letter to certify the Block 24 Ridgefields subdivision, located off Ridgefields Road.

05-22 Receive, a letter to certify the Consolidation of Lots 25 & 26 Block 174, located off Sycamore Street.

05-23 Receive, a letter to certify the Division of the O'Neill Property, located off Rock Springs Road.

05-24 Receive, a letter to certify the Division of the Sanders Property, located off West Carter's Valley.

05-25 Receive, a letter to certify the Replat of Lots 37 & 39 Bailey Estates, located off Glenmont Court.

05-26 Receive, a letter to certify the Resubivision of Northeast Business Park Lot 2R3 & 2R4, located off Wallace Alley Street.

05-27 Receive, a letter to certify the West Park Lots 3 & 4, located off West Stone Drive.

05-28 Receive, a letter to certify the Resubdivision of Lot 12 Miller & Alley Subdivision, located off Clyce Street.

05-29 Receive, a letter to certify the Joy Estates, located off Orebank Road.

05-30 Receive, for informational purposes only, the March 2020 Building Department report.

05-31 Receive, for informational purposes only, the Building Division 1st Quarter Comparison 2019-2020.

05-32 Receive, for informational purposes only, the April 2020 Building Department report.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Kingsport Renaissance Arts Center & Theatre – Room 310
1200 East Center Street, Kingsport, TN 37660

March 16, 2020 12:00 noon

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Beverley Perdue
James Phillips
Phil Rickman
Mark Selby
Paula Stauffer

Members Absent
none

Staff Present
Ken Weems, AICP
Jessica Harmon
Savannah Garland
David Harris
Tim Elsea
Jonathan Anderson

Visitors
none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the February 2020 work session or regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

03-01 Division of O'Neill Property – (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the final plat of the Division of O'Neil Property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the item to the Commission. Staff commented that the property contains 3 lots and therefore must receive approval direct from the Commission. Staff stated that the proposal does not need any variances. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

03-02 1100 Oak Street Rezoning – (2020-101-00001)

The Kingsport Regional Planning Commission is requested to send a recommendation to the Board of Mayor and Alderman to rezone 1100 Oak Street from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff identified the subject property, located at 1100 Oak Street. Staff stated that the owner-requested rezoning would allow a dormitory use to occur on the property. Staff noted the current use of the property is that of a community center. Staff stated that the rezoning site is surrounded by existing B-3 commercial zone and use. Staff noted that the closest R-3 zone and use is approximately 700 feet away at the Maple Oak Apartments. Staff stated that the surrounding yellow district is the R-1B zone which is appropriate for single family use. There is an existing R-2 zone north of the rezoning site, which supports a duplex use. Staff stated that, like any other rezoning request, the future land use plan designation was reviewed in the context of the request. The future land use plan for this area is retail/ commercial. Staff noted that the office had received 7 phone calls and 4 emails about the rezoning effort. Staff stated that all calls but one were against the request. Staff stated that all emails were in opposition to the rezoning. Staff recommended sending a negative recommendation to the Board for the rezoning. Staff's rationale for the recommendation is based upon the future land use plan designation of retail/ commercial for the site, in addition to the installation of an R-3 zone at this site being akin to spot zoning. No official action was taken.

03-03 Frylee Court – (2020-103-00003)
The Kingsport Regional Planning Commission is requested to approve the preliminary development plan approval for Frylee Court. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the case to the Commission. Staff noted that the site had a successful rezoning to PD in the past. Staff identified the site containing approximately 8.5 acres, with approximately 2.3 acres used for open space designation in the PD zone. Staff stated that 38 single units would be served from a dead end cul-de-sac extending from Conway Drive. Staff stated that 2 variances are requested with the proposal. The first variance is to lessen the width of the required right-of-way by 10 feet. The end result will be a 40 foot wide right-of-way. Last, the developer has requested to install sidewalk on only one side of the new street as opposed to both sides. Both variances are requested due to the steep topographic slope that extends downhill toward John B Dennis Highway. No official action was taken.

03-04 Gibson Springs Phase II & III Preliminary Development Plan – (2020-103-00001) The Kingsport Regional Planning Commission is requested to approve the preliminary development plan for the Gibson Springs Development Phase II & III. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the item to the Commission. Staff stated that this preliminary plan will complete the remaining portion of the Gibson Springs Development. Staff stated that the proposal adds 2 new streets to the development, both extending from Phillips Way. Phase II consists of 24 new lots all located off a new dead end cul-de-sac. Phase III consists of 18 new lots off another dead end cul-de-sac. Consistent with the former phases of the development, the variances of both the low impact street design and the pedestrian mobility path to be constructed of compacted stone have both been requested. No official action was taken.

03-05 Gibson Springs Phase II Preliminary – (2020-201-00014)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the Gibson Springs Phase II Subdivision as well as the associated variances. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the preliminary plat for Phase II, commenting that the construction plans had recently been approved by the Engineering Department. The plat, as referenced in the PD preliminary plan approval, contains 24 lots served by a new street to be connected from Phillips Way. All lots contain both the 25 foot setback line from public streets and the 25 foot periphery yard around the entire development. The same variances that were awarded for the previous phases of Gibson Springs have also been requested for Phase II. The variances consist of the low impact design cross section which utilizes a grass channel for stormwater conveyance instead of curb and gutter. Additionally, the mobility path is requested to be constructed of compacted stone. No official action was taken.

03-06 Surplus Request – 1324 Midland Drive – (2020-401-00004)

The Kingsport Regional Planning Commission is requested to declare 1324 Midland Drive as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented he item to the Commission. Staff stated that all departments have reviewed the request and do not see a need for the property. Staff noted that all city offices currently contained in the building would be moving to 415 Broad Street in the future to be part of the new City Hall. Staff identified a utility easement that the project manager for the disposition of the property is working to secure. No official action was taken.

03-07 Surplus Request – 201 W. Market Street – (2020-401-00003)

The Kingsport Regional Planning Commission is requested to declare 201 W. Market Street as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that all departments have reviewed the request and do not see a need for the property. Staff noted that all city offices currently contained in the building would be moving to 415 Broad Street in the future to be part of the new City Hall. Staff identified a utility easement that the project manager for the disposition of the property is working to secure. No official action was taken.

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

03-08 Receive, a letter to certify the The Summit at Preston Park, located off Preston Park Drive.

03-09 Receive, a letter to certify the replat of lot 21, 22 & part of 20 of the Oakwood Forest Addition, located off Fairoaks Road.

03-10 Receive, a letter to certify the resubdivision of of Lot 21, replat of lots 20 & 21, Block B Woodhaven Subdivision located off Wood View Court.

03-11 Receive, a letter to certify the replat of lots 27, 28, & 29 of Preston Forest Subdivision, located off Sussex Drive.

03-12 Receive, a letter to certify the Sullivan Baptist Church Subdivision, located off Garland Avenue.

03-13 Receive, a letter to certify the Cherry Point Animal Hospital Combination Plat, located off Memorial Boulevard.

03-14 Receive, a letter to certify the resubdivision of Lots 1R, & 1R1, Block A Kingsport Investment Group, located off Executive Park Boulevard.

03-15 Receive, for informational purposes only, the January 2019 Building Department report.

VIII. OTHER BUSINESS

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:50 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Civic Auditorium
1550 Fort Henry Drive, Kingsport, TN 37664

March 19, 2020 5:30 p.m.

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
James Phillips
Phil Rickman
Mark Selby

Members Absent
Paula Stauffer
Beverley Perdue

Staff Present
Ken Weems, AICP
Savannah Garland
Dave Harris

Visitors
Michael Gillis
Joe Brock
Lena Murray
Edward Murray
Jenny Davenport
Jackie Wilson
Rhonda Dingus
Ed Cwirko
Mark Forbes
Jonathan Anderson
Richard Brown
Bradley Williams
Debra Watts
Tom Watts

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, 6-0. Chairman Booher asked for approval of the minutes of the work session held on February 17, 2020 and the regular meeting held on February 20, 2020. A motion was made by Sharon Duncan, seconded by James Phillips, to approve the minutes for both meetings as presented. The motion was approved unanimously 6-0.

IV. CONSENT AGENDA

03-01 Division of O'Neill Property – (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the final plat of the Division of O'Neil Property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. No additional information was needed since the work session. A motion was made by Mark Selby, seconded by Phil Rickman, to approve the consent agenda. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

03-02 1100 Oak Street Rezoning – (2020-101-00001)

The Kingsport Regional Planning Commission is requested to send a recommendation to the Board of Mayor and Alderman to rezone 1100 Oak Street from B-3 to R-3. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that the owner-requested rezoning would allow a dormitory use to occur on the property. Staff noted the current use of the property is that of a community center. Staff stated that the rezoning site is surrounded by existing B-3 commercial zone and use. Staff noted that the closest R-3 zone and use is approximately 700 feet away at the Maple Oak Apartments. Staff stated that the surrounding yellow district is the R-1B zone which is appropriate for single family use. There is an existing R-2 zone north of the rezoning site, which supports a duplex use. Staff stated that, like any other rezoning request, the future land use plan designation was reviewed in the context of the request. The future land use plan for this area is retail/ commercial. Staff noted that the office had received 17 phone calls and 6 emails about the rezoning effort as of meeting time. Staff stated that all calls but one were against the request. Staff stated that all emails were in opposition to the rezoning. Staff recommended sending a negative recommendation to the Board for the rezoning. Staff's rationale for the recommendation is based upon the future land use plan designation of retail/ commercial for the site, in addition to the installation of an R-3 zone at this site being akin to spot zoning. Ed Cwirko, Mark Forbes, Richard Brown, Jackie Wilson, Edward Murray, Lena Murray, Brad Williams, and Rhonda Dingus spoke against the request. The reasons given by those in opposition included people in the vicinity of the rezoning site walking into traffic, stealing items from yards, intimidating passing school children, loitering, and committing acts of public indecency. Michael Gillis and Joe Brock spoke in favor of the request. Mr. Gillis stated that he is trying to provide a place for the area homeless to spend the night safely. Mr. Gillis stated that he intends to bring the structure located in the rezoning area up to proper building code standards. Mr. Gillis stated that the area has a need for overnight sleeping accommodation for the homeless. Mr. Gillis further stated that he is trying to help the situation and not hurt any of those in opposition to the request. Joe Brock stated that failure to pass the rezoning could exacerbate the homeless situation in the area. Mark Selby stated that the primary concern of the Commission is to determine the most appropriate land use of the rezoning site. Chairman Booher asked staff to state the future land use plan designation for the rezoning area. Staff noted that the primary tool used by the Commission to make rezoning decisions is their Future Land Use Plan 2030. Staff reiterated that the land use plan identifies the rezoning site as most appropriate for retail/ commercial use. James Phillips, addressing the audience, encouraged everyone to reach out to appointed and elected officials about their concerns and ensure that their voices are heard. A motion was made by Pat Breeding, seconded by Phil Rickman, to send a negative recommendation, which is a recommendation to not rezone the property, on the item to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.

03-03 Frylee Court – (2020-103-00003)

The Kingsport Regional Planning Commission is requested to approve the preliminary development plan approval for Frylee Court. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff presented the case to the Commission. Staff noted that the site had a successful rezoning to PD in the recent past. Staff identified the site containing approximately 8.5 acres, with approximately 2.3 acres used for open

space designation in the PD zone. Staff stated that 38 single units would be served from a dead end cul-de-sac extending from Conway Drive. Staff stated that 2 variances are requested with the proposal. The first variance is to lessen the width of the required right-of-way by 10 feet. The end result will be a 40 foot wide right-of-way. Last, the developer has requested to install sidewalk on only one side of the new street as opposed to both sides. Both variances are requested due to the steep topographic slope that extends downhill toward John B Dennis Highway. The Commission acknowledged the challenging terrain associated with the site. A motion was made by Mark Selby, seconded by James Phillips, to grant preliminary PD plan approval along with the requested variances of a 10 foot right-of-way width reduction and sidewalk on only one side of the propose street. The motion passed unanimously, 6-0.

03-04 Gibson Springs Phase II & III Preliminary Development Plan – (2020-103-00001) The Kingsport Regional Planning Commission is requested to approve the preliminary development plan for the Gibson Springs Development Phase II & III. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the item to the Commission. Staff stated that this preliminary plan will complete the remaining portion of the Gibson Springs Development. Staff stated that the proposal adds 2 new streets to the development, both extending from Phillips Way. Phase II consists of 24 new lots all located off a new dead end cul-de-sac. Phase III consists of 18 new lots off another dead end cul-de-sac. Consistent with the former phases of the development, the variances of both the low impact street design and the pedestrian mobility path to be constructed of compacted stone have both been requested. The Commission agreed that it is best practice to stay consistent with past phases of the development while still acknowledging the appropriateness of the low impact street cross section for the area. A motion was made by Pat Breeding, seconded by John Moody, to grant preliminary PD plan approval along with the associated variances of the low impact street design and the pedestrian mobility path to be constructed of compacted stone for phases II and III of the Gibson Springs development. The motion passed unanimously, 6-0.

03-05 Gibson Springs Phase II Preliminary – (2020-201-00014)
The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the Gibson Springs Phase II Subdivision as well as the associated variances. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the preliminary plat for Phase II, commenting that the construction plans had recently been approved by the Engineering Department. The plat, as referenced in the PD preliminary plan approval, contains 24 lots served by a new street to be connected from Phillips Way. All lots contain both the 25 foot setback line from public streets and the 25 foot periphery yard around the entire development. The same variances that were awarded for the previous phases of Gibson Springs have also been requested for Phase II. The variances consist of the low impact design cross section which utilizes a grass channel for stormwater conveyance instead of curb and gutter. Additionally, the mobility path is requested to be constructed of compacted stone. In accordance with the preliminary PD plan approval, a motion was made Mark Selby, seconded by James Phillips, to grant preliminary plat approval for the Gibson Springs Phase II preliminary plat along with the associated variances of of the low impact design cross section which utilizes a grass channel for stormwater conveyance instead of curb and gutter and the pedestrian mobility path to be constructed of compacted stone. The motion passed unanimously, 6-0.

03-06 Surplus Request – 1324 Midland Drive – (2020-401-00004)

The Kingsport Regional Planning Commission is requested to declare 1324 Midland Drive as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that all departments have reviewed the request and do not see a need for the property. Staff noted that all city offices currently contained in the building would be moving to 415 Broad Street in the future to be part of the new City Hall. Staff identified a utility easement that the project manager for the disposition of the property is working to secure. Additionally, staff noted a conversation had taken place with Kingsport City Schools to address any future parking needs that were once used on this site for access to the Palmer Center. Staff commented that the City Schools parking needs would be taken care of appropriately. A motion was made by Sharon Duncan, seconded by Mark Selby, to declare the property as surplus. The motion passed unanimously, 6-0.

03-07 Surplus Request – 201 W. Market Street – (2020-401-00003)

The Kingsport Regional Planning Commission is requested to declare 201 W. Market Street as surplus property. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Staff stated that all departments have reviewed the request and do not see a need for the property. Staff noted that all city offices currently contained in the building would be moving to 415 Broad Street in the future to be part of the new City Hall location. Staff identified a utility easement that the project manager for the disposition of the property is working to secure. A motion was made by James Phillips, seconded by Phil Rickman, to declare the property as surplus. The motion passed unanimously, 6-0.

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

VIII. OTHER BUSINESS

03-08 Receive, a letter to certify The Summit at Preston Park, located off Preston Park Drive.

03-09 Receive, a letter to certify the replat of lot 21, 22 & part of 20 of the Oakwood Forest Addition, located off Fairoaks Road.

03-10 Receive, a letter to certify the resubdivision of of Lot 21, replat of lots 20 & 21, Block B Woodhaven Subdivision located off Wood View Court.

03-11 Receive, a letter to certify the replat of lots 27, 28, & 29 of Preston Forest Subdivision, located off Sussex Drive.

03-12 Receive, a letter to certify the Sullivan Baptist Church Subdivision, located off Garland Avenue.

03-13 Receive, a letter to certify the Cherry Point Animal Hospital Combination Plat, located off Memorial Boulevard.

03-14 Receive, a letter to certify the resubdivision of Lots 1R, & 1R1, Block A Kingsport Investment Group, located off Executive Park Boulevard.

03-15 Receive, for informational purposes only, the January 2019 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 7:10 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Subdivision Report
File Number 2020-201-00016

Property Information	Division of Sue Ola Emmert Estate		
Address	234 Cox Hollow Rd.		
Tax Map, Group, Parcel	TM 105, Parcel 55		
Civil District	13th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 3.68		
Major or Minor / #lots	Minor - 3	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Preliminary

Owner /Applicant Information	**Surveyor Information**
Name: Sue Ola Emmert **Address:** 234 Cox Hollow Rd. **City:** Kingsport **State:** TN **Zip Code:** 37664 **Email: N/A** **Phone Number: N/A**	**Name:** Gary Weems **Address:** P.O box 274 **City:** Rogersville **State:** TN **Zip Code:** 37857 **Email:** garyweems@hotmail.com **Phone Number:** 423-923-1376

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends final plat approval for the following reasons:

- **Plat meets the minimum subdivision regulations**

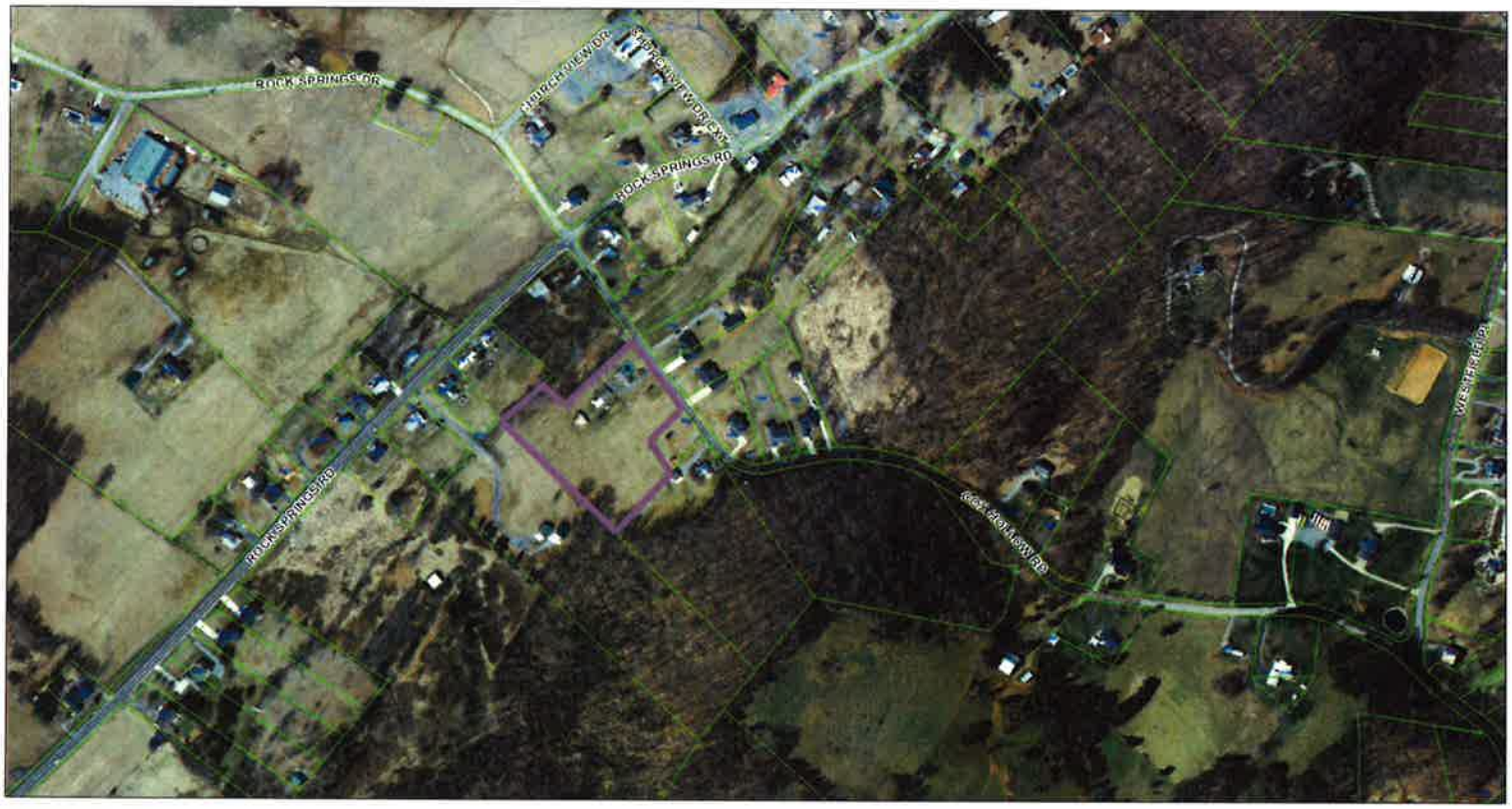
A request for final re-plat of lot 1 for property located inside the City Limits has been received. The property is located off of Cox Hollow Rd.

The submitted plat divides the 3.38+/- acre tract into three lots. Lot 1 will be 0.82 acers, lot 2 will be 1.73 acres, and lot 3 will be 1.13 acres. All lots are zoned R – 1B. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.

Staff recommends final plat approval of the Division of Sue Ola Emmert property based upon conformance to the Minimum Subdivision Regulations.

Planner:	Garland	Date: 3/31/20	
		Meeting Date:	**May 21, 2020**

Cox Hollow Rd. Site Map



3/31/2020, 12:06:58 PM

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

1:4,514
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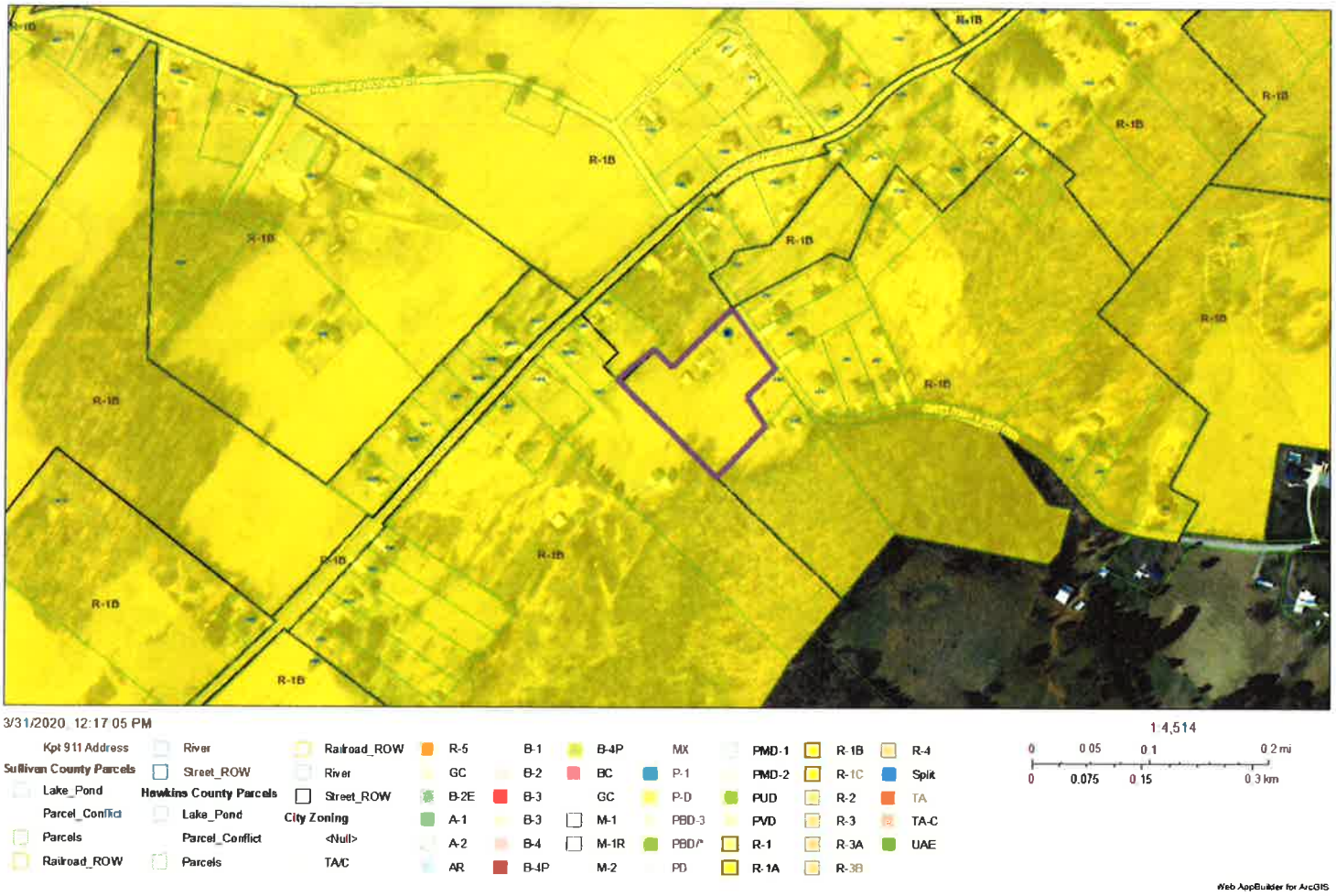
0 0.075 0.15 0.3 km

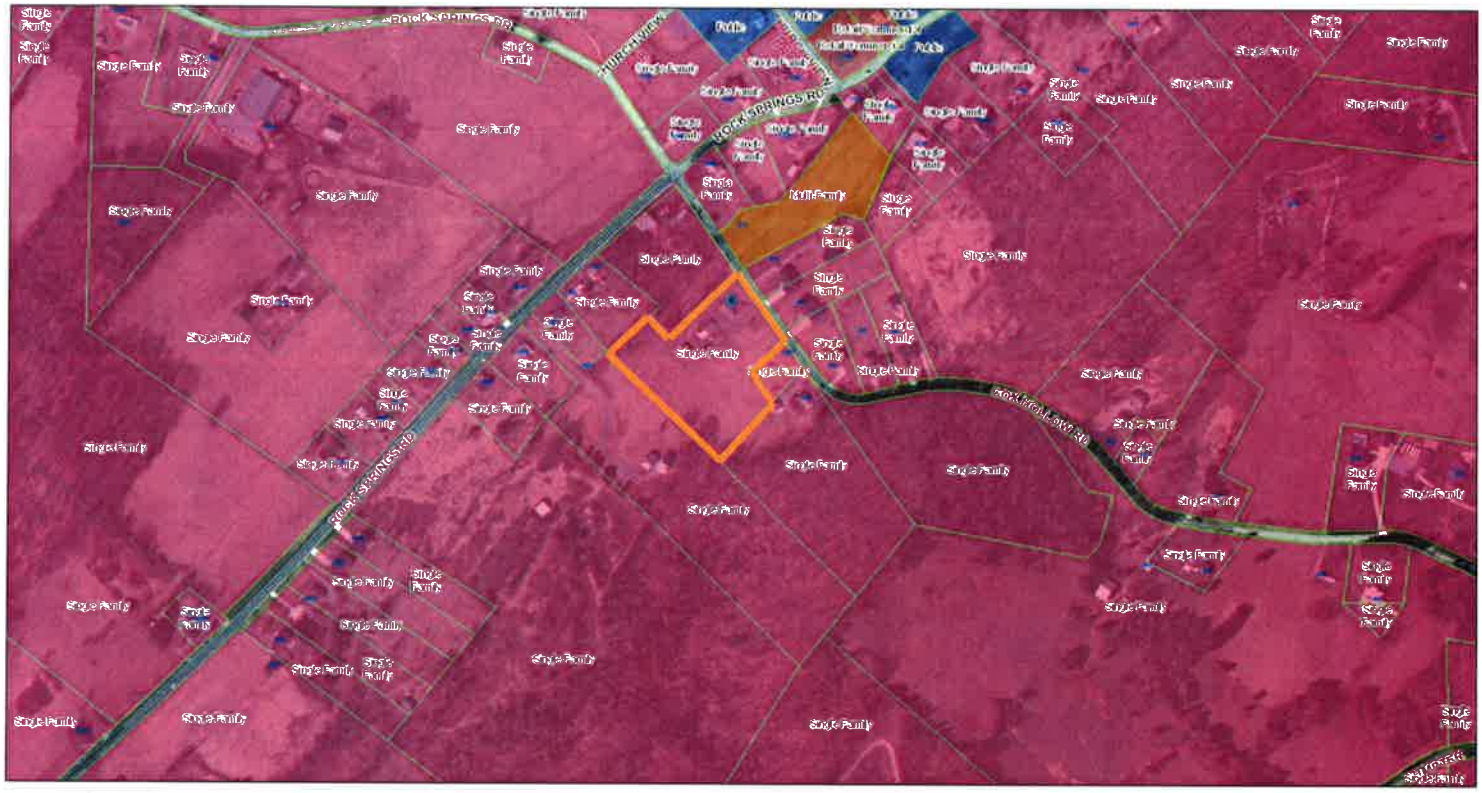
Web AppBuilder for ArcGIS

Cox Hollow Rd. Zoning



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Future Land Use



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0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Utilities

3/31/2020, 12:24:37 PM

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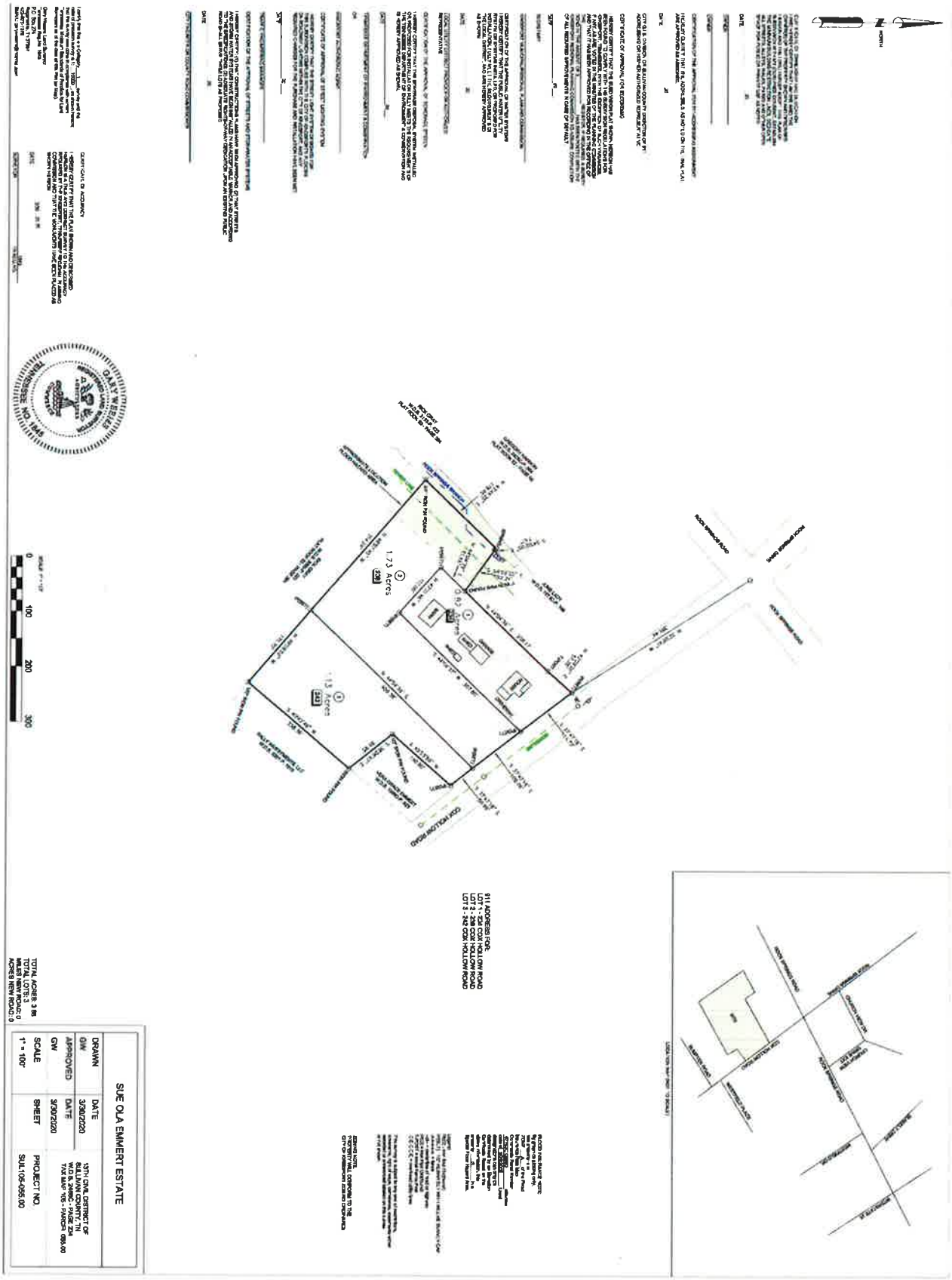
0 0.05 0.1 0.2 mi

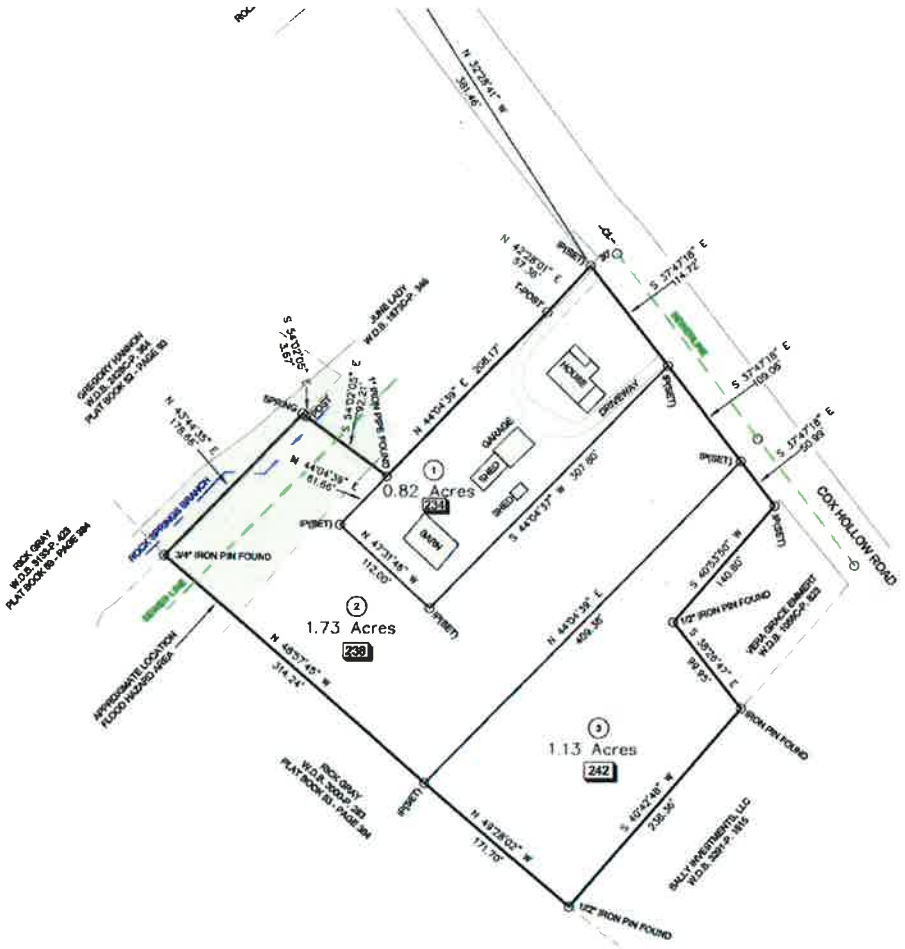
0 0.075 0.15 0.3 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Water Lines
Sewer Mains

Web AppBuilder for ArcGIS



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020



911 ADDRESS FOR:
LOT 1 - 234 COX HOLLOW ROAD
LOT 2 - 238 COX HOLLOW ROAD
LOT 3 - 242 COX HOLLOW ROAD

View of lot 2, 238 Cox Hollow Rd

View of lot 3, 242 Cox Hollow Rd

View with Lot 1 on the right with the garage

CONCLUSION

Staff recommends final plat approval of the re-plat of Sue Ola Emmert Estate based upon conformance to the Minimum Subdivision Regulations.

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00003**

602 North Holston River Drive Rezoning (County)

Property Information			
Address	602 N Holston River Drive		
Tax Map, Group, Parcel	Map 029G, A, 5		
Civil District	12		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	1.08 +/-		
Existing Use	Vacant with structure being built	**Existing Zoning**	R-2A
Proposed Use	3-unit residential structure	**Proposed Zoning**	R-3A

Owner /Applicant Information

Name: Jerry Rogers

Address: 668 North Holston River Dr.

City: Kingsport

State: TN **Zip Code: 37660**

Phone: 423.361794.8157

Intent: ***To rezone from R-2A (Medium Density Residential District) to R-3A (High Density/ Multi Family District) for the purpose of constructing a 3-unit residential structure.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a NEGATIVE recommendation to the Sullivan County Commission for the following reasons:

The Future Land Use Plan 2030 addresses the area as appropriate for single family use.

The Sullivan County Zoning Resolution describes the R-3A district as a suitable area for multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. 602 N. Holston River Dr., designated as a collector street, does not match the zone location criteria found in the County Zoning resolution.

The request is akin to spot zoning, or the singling out a parcel of land for a use classification totally different from that of the surrounding area

Staff Field Notes and General Comments:

The Kingsport Regional Planning Commission last took action on this parcel during their October 2018 regular meeting. At the time, the proposed development for the property was for duplex use. The Commission provided a positive recommendation to the Sullivan County Commission to rezone the property from R-1 to R-2A to allow a duplex to be constructed. The rationale was supported by the fact that the County R-1 district used to allow duplexes and several existing duplexes are located nearby. The same structure is now being proposed to be turned into a 3-unit residential structure which requires a more land-use intensive zone.

Planner:	Ken Weems	Date:	May 4, 2020

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Planning Commission Action		Meeting Date:	May 21, 2020
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	602 N. Holston River Drive
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-2A (Medium Density Residential District)
PROPOSED ZONING	R-3A (High Density/ Multi Family District)
ACRES	1.08 +/-
EXISTING USE	vacant structure being built
PROPOSED USE	3-unit residential

INTENT

To rezone from R-2A (Medium Density Residential District) to R-3A (High Density/ Multi Family District) for the purpose of constructing a 3-unit residential structure.

Sullivan County Zoning Resolution Zone Descriptions

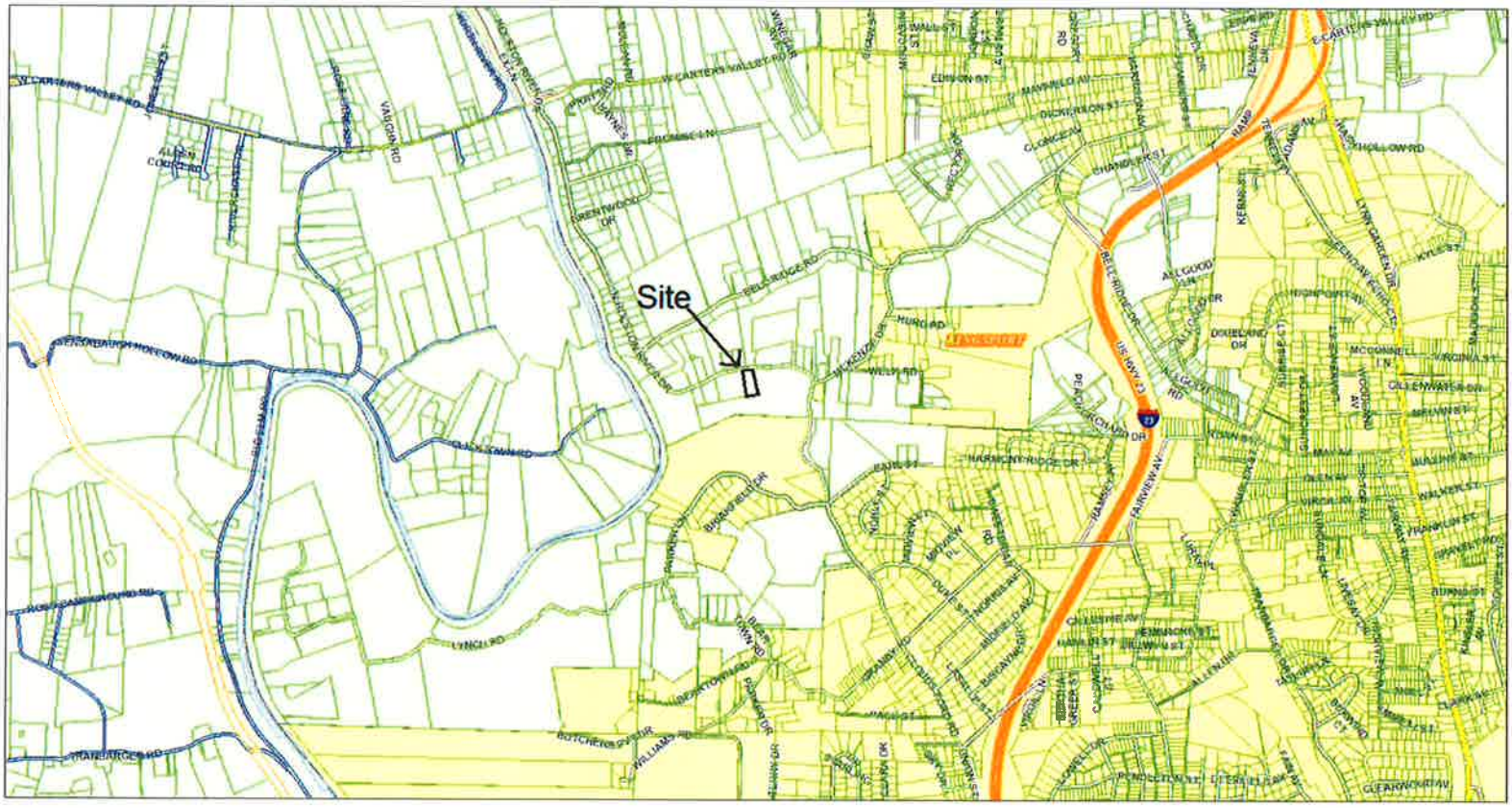
5. R-2, & **R-2A, Medium Density Residential District** - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that, are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that

Sullivan County Offices of Land Use, Department of Planning and Zoning 10/19/18 Zoning Resolution 9 of 121 uses on review, with supplemental provisions and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

6. **R-3A (High-Density/Multi-Family)** & R-3B (High-Density/Single-Family i.e. Condo, Patio Homes)- These districts are designed to provide suitable areas for single-family, two-family and multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. Residential developments will consist of single-family, two-family dwellings, patio homes, condominiums, townhouses or apartments, and other structures as are accessory, thereto. Rental dwellings, such as apartments, duplexes, and townhouses shall not be permitted in R-3B districts. The R-3A district allows for high-density single-family and/or multi-family dwellings whereas the R-3B district only allows for high-density single-family dwellings. The level of water service available within these districts shall be adequate to provide potable water and fire protection. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

Vicinity Map

ArcGIS Web Map



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Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

1:18,056

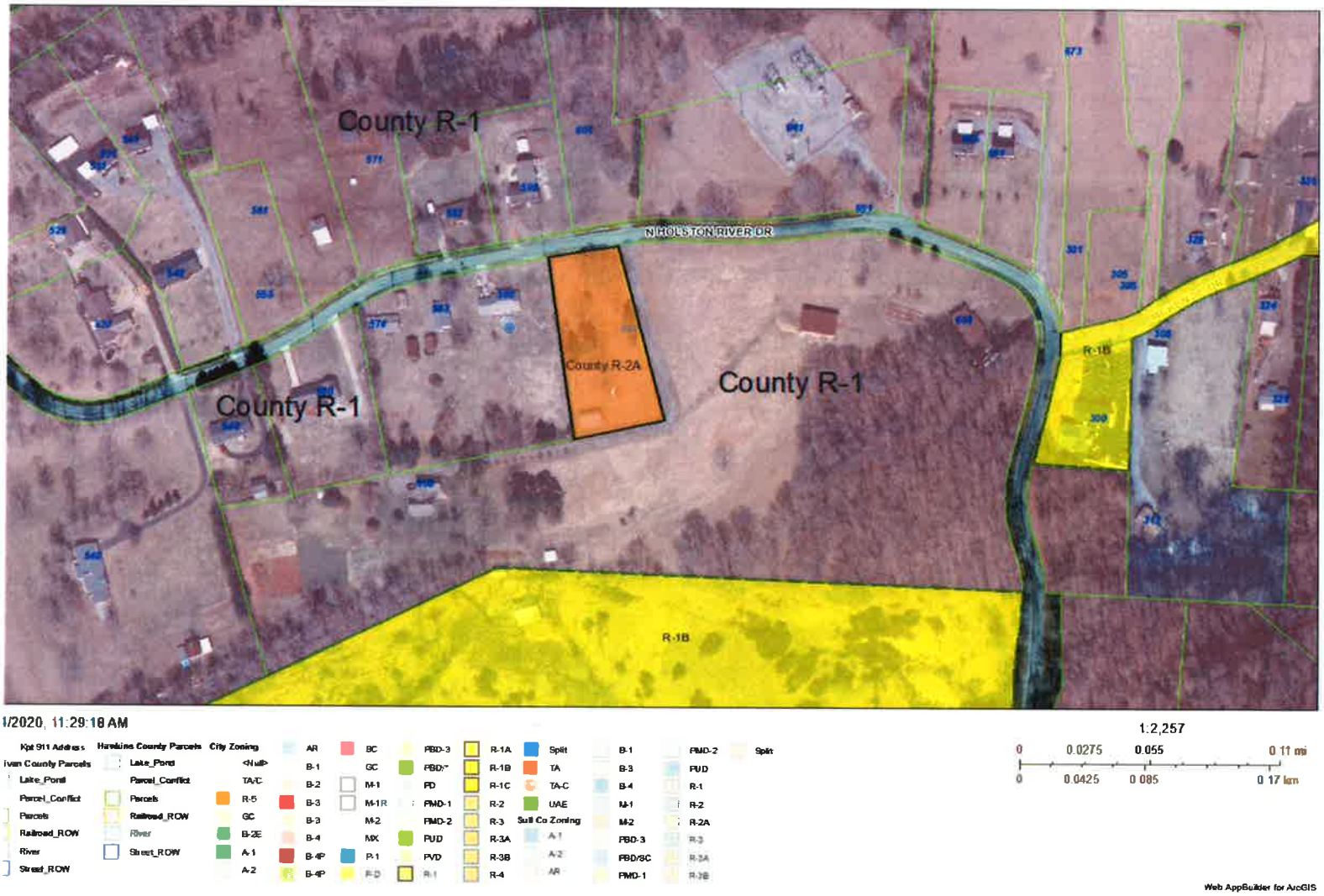
0 0.225 0.45 0.9 mi

0 0.35 0.7 1.4 km

Web AppBuilder for ArcGIS

Surrounding Zoning Map

ArcGIS Web Map



Future Land Use Plan 2030
Designation: Single Family

ArcGIS Web Map

1/2020, 11:31:02 AM

Kpt 911 Address
Ilvan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

1:2,257
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

Aerial

ArcGIS Web Map

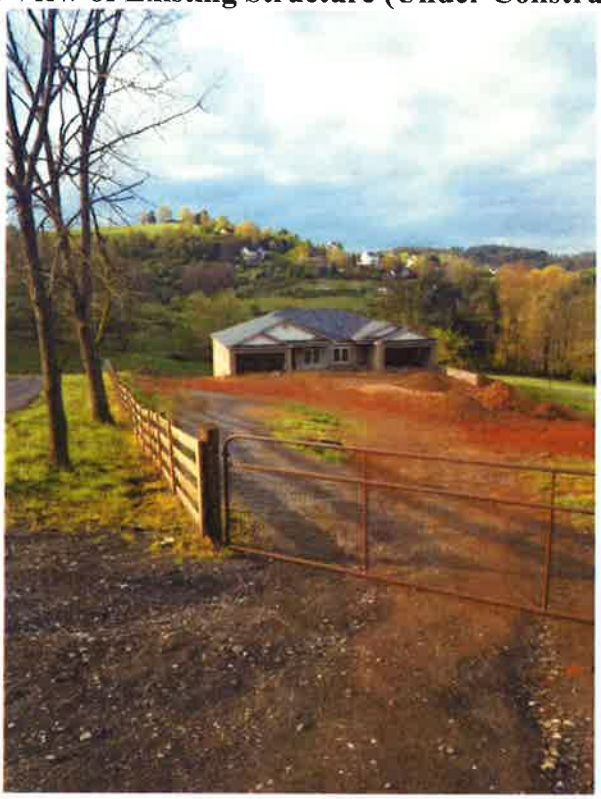
1/2020, 11:32:43 AM

Kpt 911 Address
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

1:2,257
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Web AppBuilder for Arcl

Street View of Existing Structure (Under Construction)



Western View (Toward River)

Northern View

Eastern View (Property Also Owned by Rezoning Applicant)

Existing Uses Location Map

ArcGIS Web Map

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: County R-1 Use: single family	n/a
Further North and Northwest	2	Zone: County R-1 Use: agricultural	n/a

East	3	Zone: County R-1 Use: single family with multiple principal structures	n/a
Further East	4	Zone: County R-1 Use: power station	n/a
Southeast and South	5	Zone: County R-1 Use: single family with multiple principal structures	n/a
Further South	6	Zone: City R-1B Use: agricultural	n/a
West	7	Zone: County R-1 Use: single family with multiple principal structures	n/a

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use inconsistent with adjacent property. The highest density land use structures in the area are duplexes.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed zone, if utilized with multiple principal structures could have a negative impact on the adjacent low density development.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-3A zone does not conform with the land use plan designation for single family use.

   Proposed use: 3-unit structure

   The Future Land Use Plan Map recommends single family use.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or**

disapproval of the proposal? The proposal to change the existing structure into a 3-unit residential structure requires a higher land use intensity zone that allows for much more than a single 3 unit residential structure.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-3A zone would create an isolated district. There are no R-3A zones or comparable city multi-family zones nearby.

CONCLUSION

Staff recommends sending a NEGATIVE recommendation to the Sullivan County Commission to rezone from R-2A to R-3A in accordance with the following rationale:

The Future Land Use Plan 2030 addresses the area as appropriate for single family use.

The Sullivan County Zoning Resolution describes the R-3A district as a suitable area for multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. 602 N. Holston River Dr., designated as a collector street, does not match the zone location criteria found in the County Zoning resolution.

The request is akin to spot zoning, or the singling out a parcel of land for a use classification totally different from that of the surrounding area.

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00002**

2024 Harrison Avenue Rezoning (County)

Property Information			
Address	2024 Harrison Avenue		
Tax Map, Group, Parcel	Map 012K, C, 16		
Civil District	12		
Overlay District	n/a		
Land Use Designation	Single Family		
Acres	2.15 +/-		
Existing Use	Single Family	**Existing Zoning**	R-1
Proposed Use	No change	**Proposed Zoning**	A-2

Owner /Applicant Information

Name: Timothy & Lisa Hensley

Address: 2024 Harrison Avenue

City: Kingsport

State: TN **Zip Code: 37665**

Phone: 423.361.2028

Intent: ***To rezone from R-1(Low Density/ Single-Family Residential District) to A-2 (Rural Agricultural and Open Space District) for the purpose of constructing a 2,472 sq ft accessory structure.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Sullivan County Commission for the following reasons:

The proposed A-2 zone for the site is described in the Sullivan County Zoning Resolution as suitable for "very low-density residential development generally on unsubdivided tracts of land," which is comparable to the surrounding use and density of the area.

The proposal conforms to the Future Land Use Plan 2030 as appropriate for low density single-family land use.

Staff Field Notes and General Comments:

The rezoning site is served by City of Kingsport water and septic. The closest sewer to the rezoning site runs along W. Carters Valley Road.

The topographic location of the parcel isolates any rear yard activity or viewing from adjacent streets.

To date, staff has not received any comments about the rezoning proposal.

The minimum lot size in the A-2 district is 2 acres, which will preserve the existing low density nature of the area.

The A-2 zone maximum for total square footage allowed for detached accessory structures is 2,600 sq ft compared to 1,200 square feet for the R-1 zone. In discussing the item with the applicant, the planned detached accessory structure will be 2,472 sq ft in size with a successful rezoning.

Planner:	Ken Weems	Date:	April 7, 2020
Planning Commission Action		**Meeting Date:**	**May 21, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	2024 Harrison Avenue
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1(Low Density/ Single-Family Residential District)
PROPOSED ZONING	A-2 (Rural Agricultural and Open Space District)
ACRES	2.15 +/-
EXISTING USE	single family residential
PROPOSED USE	same

INTENT

To rezone from R-1(Low Density/ Single-Family Residential District) to A-2 (Rural Agricultural and Open Space District) for the purpose of constructing a 2,472 sq ft accessory structure.

Sullivan County Zoning Resolution Zone Descriptions

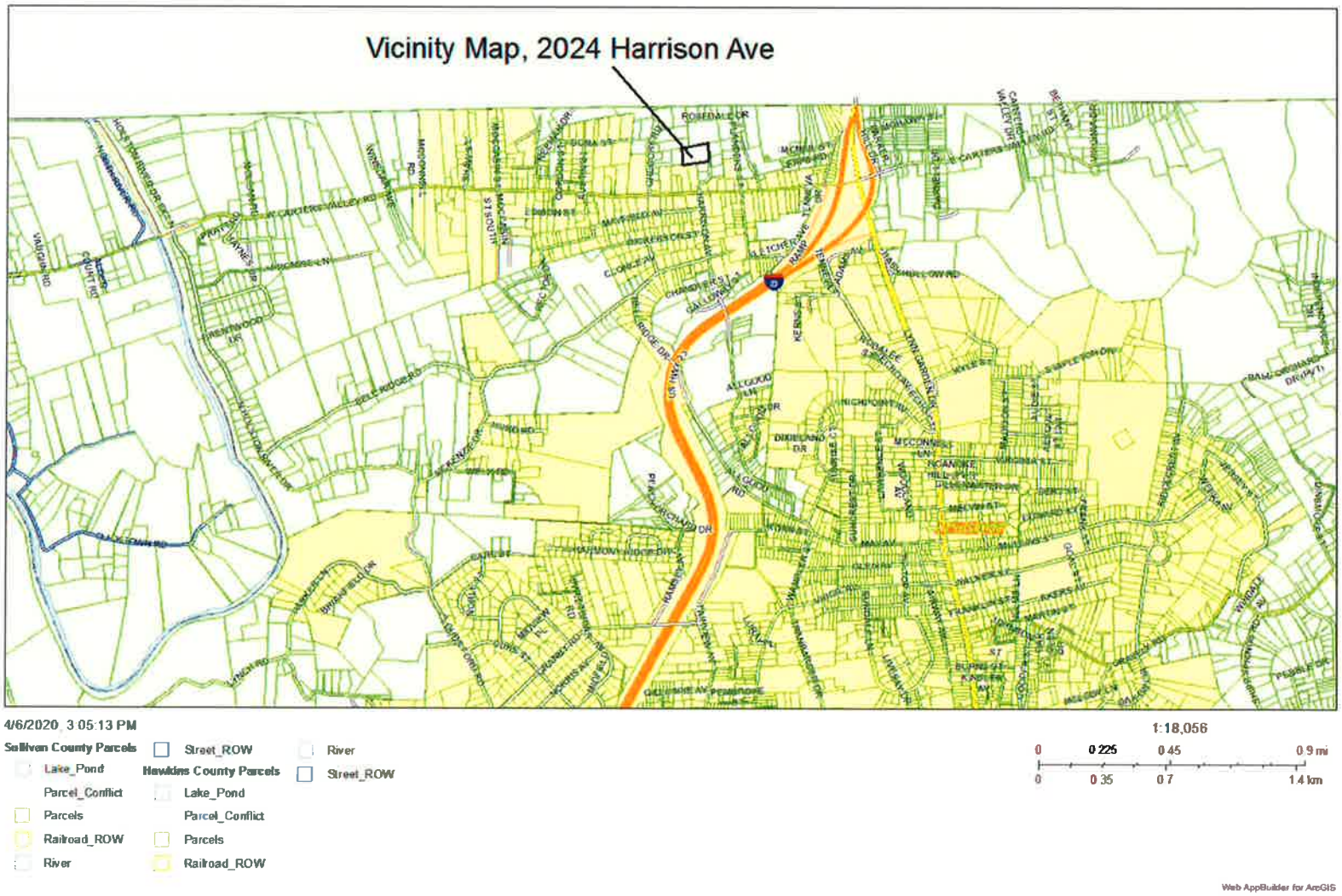
4. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts

shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

1. **A-2, Rural Agricultural and Open Space District** - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an open environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

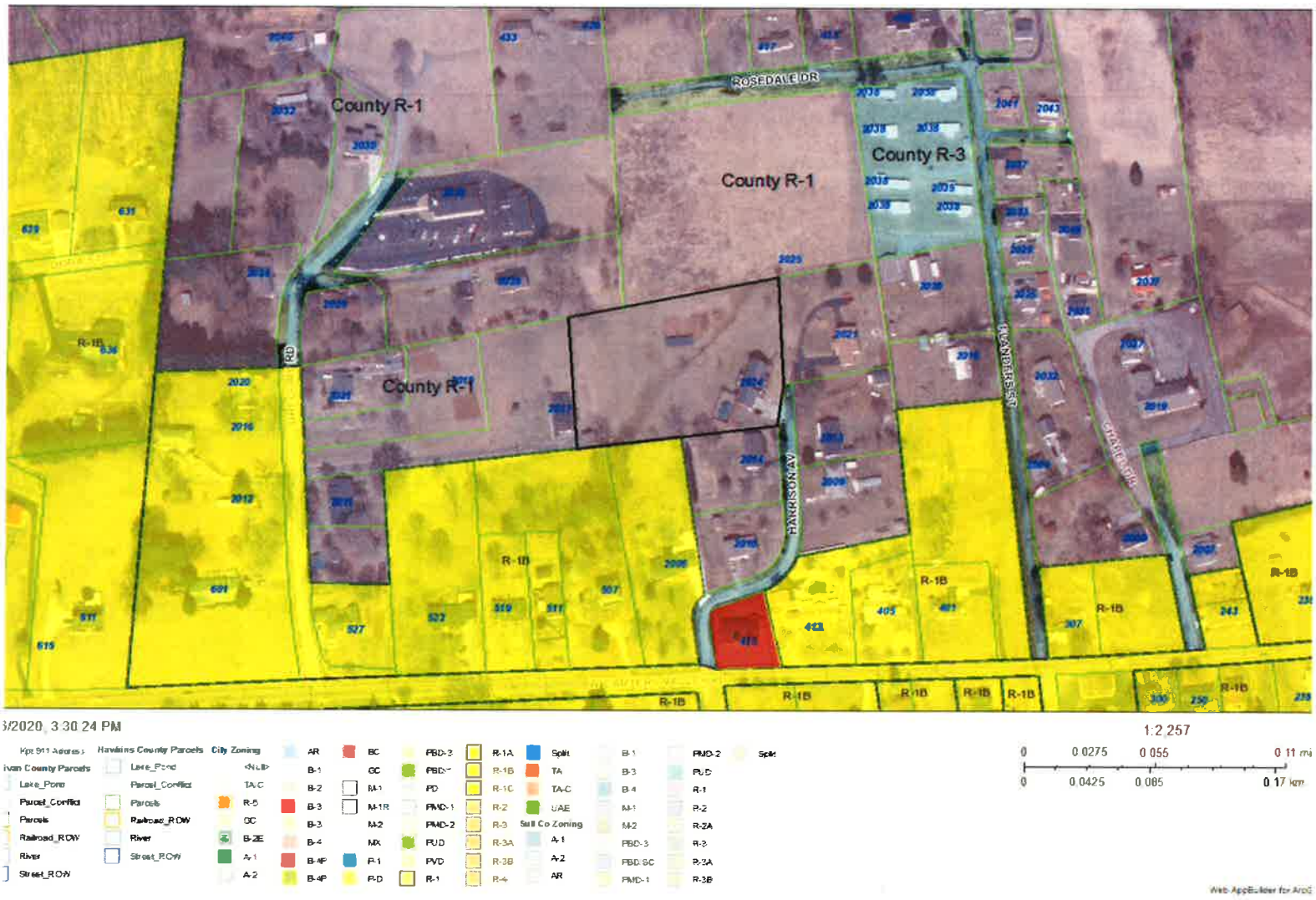
Vicinity Map

ArcGIS Web Map



Surrounding Zoning Map

ArcGIS Web Map



Future Land Use Plan 2030
Designation: Single Family

ArcGIS Web Map

5/2020, 3:38:03 PM

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

Web AppBuilder for ArcGIS

Aerial

ArcGIS Web Map

5/2020, 3:41:04 PM

Kpt 911 Address
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

Front View of the Existing Single Family Home

Northern View from Harrison Ave

East View from Harrison Ave

Distant View from Gregory Rd (Looking East Toward Rezoning Site)

Existing Uses Location Map

ArcGIS Web Map

5/2020 3:53:30 PM

Kpt 911 Address
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

1:2,257
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Web AppBuilder for ArcGIS

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: County R-1 Use: vacant parcel	n/a
Further North and Northwest	2	Zone: County R-1 Use: church	n/a

East	3	Zone: County R-1 Use: single family	n/a
Further East	4	Zone: County R-3 Use: mobile home park	n/a
Southeast and South	5	Zone: County R-1 Use: single family	n/a
Further South	6	Zone: City B-3 Use: vacant commercial structure	Annexed by Kingsport in 2011
West	7	Zone: County R-1 Use: single family	n/a

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal would permit a use consistent with adjacent property. It is staff's opinion that a successful rezoning will help preserve the low density essential character of the area.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The usability of the adjacent property will remain the same with a successful rezoning.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property to be affected by the proposal has a reasonable economic use as currently zoned. It is staff's opinion that the same use will exist with the proposed zone, while at the same time enhancing the owner's ability to care for the property.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The A-2 zone conforms with the land use plan designation for single family use.

   Proposed use: same/ single family with larger allowance for detached accessory structure amount.

   The Future Land Use Plan Map recommends single family use.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or**

disapproval of the proposal? The owner plans to expand his existing detached accessory structure with a successful rezoning.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in relation to the existing conditions. With expansion of Harrison Avenue, the rezoning site could be further subdivided under the current County R-1 zone.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-2 zone would install a zone with compatible uses to the existing R-1 zone. Further, the A-2 zone will prevent subdivision of the rezoning site, further ensuring the continuation of the low density nature of development in the area.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to A-2. The proposal conforms with the Future Land Use Plan 2030 and will preserve the low density nature of development in the area.

Sullivan County Text Amendment for Large Storage Building, Pool, Pool House, and Renewal Permit Fees

Property Information	County-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		**Existing Zoning**	
Proposed Use		**Proposed Zoning**	

Owner /Applicant Information	
Name: Sullivan County **Address: 3411 TN-126 #30** **City: Blountville** **State: TN** **Zip Code: 37617** **Email: planning@sullivancountytn.gov** **Phone Number: (423) 323-6440**	**Intent:** To amend Sullivan County's Building Permit/Zoning Compliance Fee Schedule to adjust large storage building, pool, pool house, and renewal permit fees for both primary and accessory structures.

Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	4/14/20
Planning Commission Action		**Meeting Date:**	**5/21/20**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

Intent: To amend Sullivan County's Building Permit/Zoning Compliance Fee Schedule to adjust large storage building, pool, pool house, and renewal permit fees for both primary and accessory structures.

Presentation:

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 proposal adjusts large storage building, pool, and pool house fees and adds a line for renewal permit fees for both primary and accessory structures.

The existing permit fee for a pool is Sullivan County is $28. The pool fee is proposed to be raised to $58 and grouped with detached garages, large storage buildings, and pool houses. A new flat fee for permit renewals is introduced. The new flat fee is $58 for principal structures and $28 for accessory structures.

The Sullivan County Planning Commission has forwarded a positive recommendation to the Kingsport Regional Planning Commission in support of the text amendment.

The City of Kingsport charges all fees based upon the job cost regardless of the project. $25 is charged for the first $1,000 of job cost. $4.50 is charged for each additional $1,000 of job cost up to $50,000. From $50,000 of job cost to $100,000 of job cost, the fee per $1,000 of job cost is reduced by a dollar to $3.50. There is subsequent incremental lowering of the permit fee per $1,000 of job cost as the job cost rises above $100,000.

Additionally, the City of Kingsport does not have a renewal fee. A new permit must be purchased.

The proposed changes are in table form as they will appear in the Sullivan County Zoning Resolution attached to this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.

Table 12-109 – Building Permit/Zoning Compliance Fee Schedule

*Zoning Compliance FEE SCHEDULE UPDATED AND APPROVED BY COUNTY COMMISSION ON AUGUST 18, 2003. *One and Two Family Residential Building Codes adopted on July 21, 2009 and become effective January 1, 2010; Amended on June 2018 to include Archival Fee per County Commission Resolution; Amended on February 20, 2020 to include plumbing/mechanical permit for remodels.*

Residential Accessory Structure (small)	(gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	$28.00
Residential Plumbing/Mechanical	Flat rate for replacement/remodel plumbing/mechanical improvements	$28.00
Detached Garage, Large Storage Building that is site-built, In-ground or Above Ground Pool or Pool House	Larger accessory structures require more inspections	$58.00
Room Addition (including attached site-built carports, decks and porches)	Based upon total project costs – refer to home fees	See fees below
Singlewide Mobile Home	On individual lot or per unit within mobile home park	$78.00
Single Family Home Schedule	Includes site-built, double-wide, modular, demolition	See schedule below by costs
New home permit fee is all-inclusive flat rate;	$1 to 25,000	$58.00
Includes plumbing, mechanical, and all inspection	$25,001 to $50,000	$78.00
needed – excluding electrical)	$50,001 to $100,000	$203.00
	$100,001 to 150,000	$253.00
	$150,001 to 200,000	$303.00
	$200,001 to 250,000	$353.00
	$250,001 to 300,000	$403.00
	$300,001 to 350,000	$453.00
	350,001 to 400,000	$503.00
	$400,001 to 450,000	$553.00
	450,001 to 500,000	$803.00
	500,001 and up	$1,003.00
Demolition Permit	Based upon total cost of project or included in new home permit fee	n/a
Multi-Family Residential – per unit	Includes Apartments and townhouses	$58.00
Board of Zoning Appeals Application	Includes requests for Setback Variances, Special Exceptions or Administrative Appeals	$53.00
Building Permit Renewal Fee	Flat rate for any expired building permit	$58.00 for primary structure; $28 for detached accessory structure
Rezoning Request	Per application or group application with common plan	
	A-1, A-2, AR, R-1, R-2, R-2A, R-3, R-3A, R-3B	$103.00
	B-1, B-2, B-3, B-4, PBD, PBD-3, PUD, M-1, M-2, PMD-1, PMD-2	$253.00
Request for Deferral (BZA or Rezoning)		$43.00
Sign Permit	Per structure (wall and freestanding)	$28.00
Temporary Tent / Seasonal Use Permit	Fireworks sales, Christmas Tree sales, etc. (commercial zones)	$303.00
Commercial /Industrial / Non-Residential	Based upon total cost of project (grading, utilities, construction)	
	$1 to $50,000	$103.00
	$50,001 to $200,000	$203.00
	$200,001 to $300,000	$403.00
	$300,001 to $500,000	$603.00
	$500,001 and up	$1003.00

Copies of plats or plans (18"x24")	Duplication costs of large prints	$5.00
Copies of published documents	Zoning books, Subdivision Regulation, Plans	$5.00
Copies of individual public records	Copies of your property tax map or permit record	Complimentary
Copies of public records	Requires completed form per Records Commission	$5.00
Construction without a building permit application obtained	Permit fee is doubled (minus initial archive fee)	See above fee schedule

Kingsport Regional Planning Commission

Annexation Report **File Number 20-301-00001**

Property Information	205 Worthington Drive Annexation		
Address	205 Worthington Drive		
Tax Map, Group, Parcel	Tax Map 91E, Group B, Parcel 20.10		
Civil District	13th		
Overlay District	n/a		
Land Use Plan Designation	Single Family Residential		
Acres	3.48 +/-		
Existing Use	Single Family	**Existing Zoning**	County R-1 & R-3B
Proposed Use	Single Family	**Proposed Zoning**	City R-1B

Owner Information	**Owner Information**
Name: Rachael Kerney **Address: 205 Worthington Drive** **City: Kingsport** **State: TN** **Zip Code:37663** **Email: rae.raekerney@gmail.com** **Phone Number: 423.963.0503**	

Planning Department Recommendation

RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA

The Kingsport Planning Division recommends approval for the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

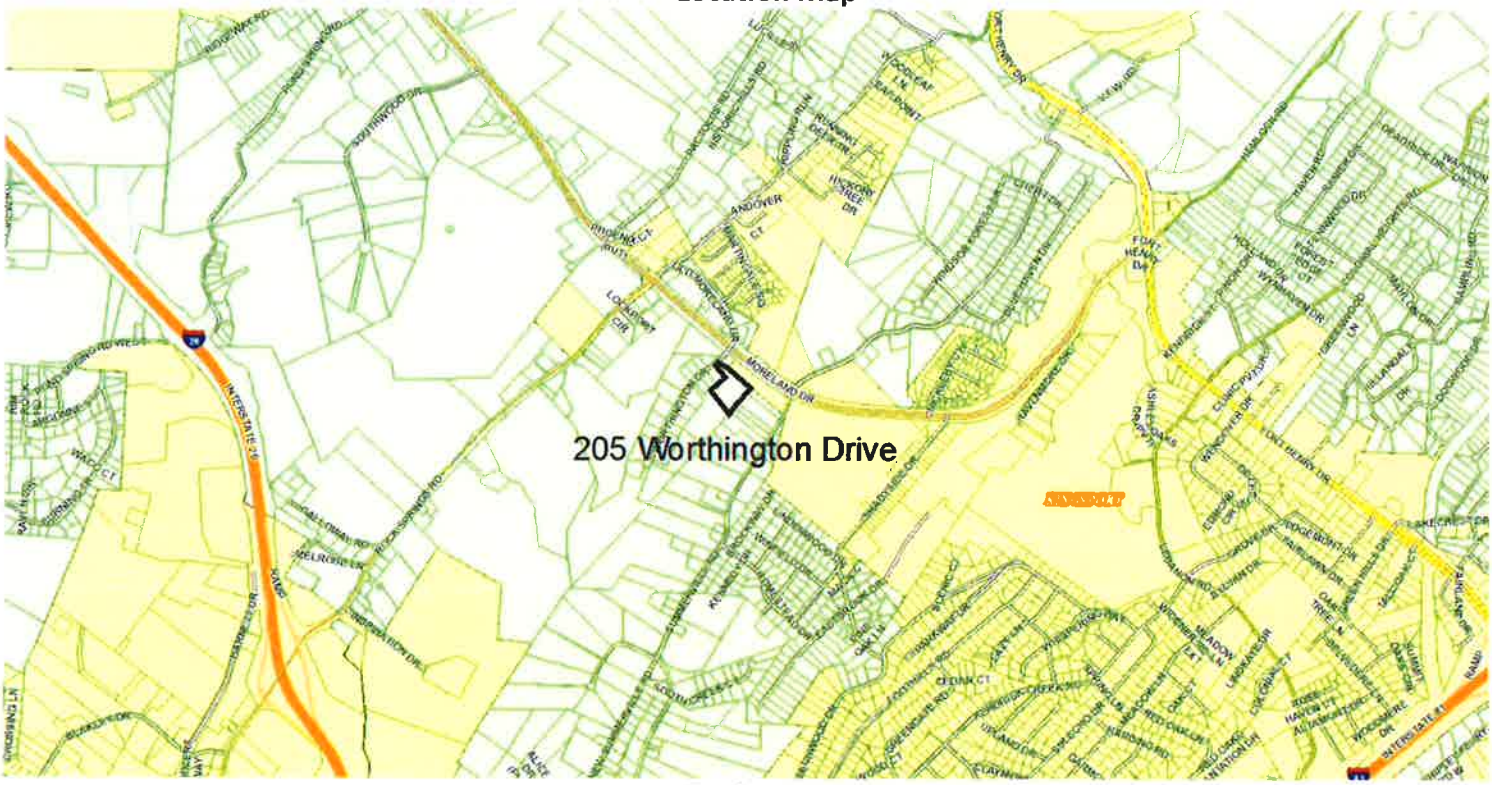
Staff Field Notes and General Comments: This is a property owner-requested annexation submitted by Ms. Rachael Kerney. The reason for the request is for city school availability. The property is served with both city water and sewer. The annexation proposal conforms with the annexation policy. The parcel is a part of the Worthington Subdivision.

Planner:	Jessica Harmon	Date:	April 21, 2020
Planning Commission Action		**Meeting Date:**	**May 21, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

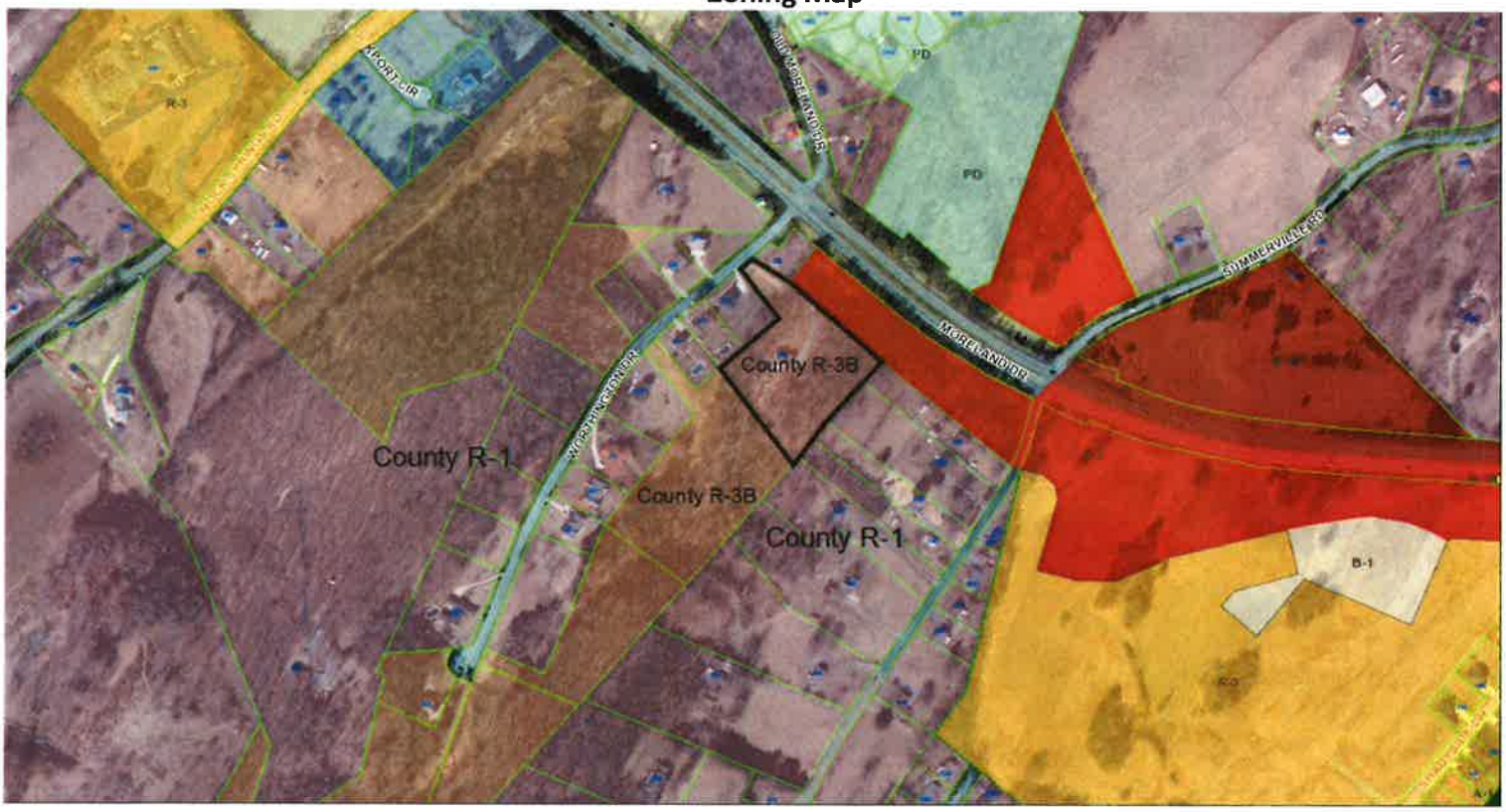
Kingsport Regional Planning Commission

Annexation Report **File Number 20-301-00001**

Location Map



Zoning Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Kingsport Regional Planning Commission

Annexation Report **File Number 20-301-00001**

Future Land Use Map

View of Annexation Site from Worthington Drive

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Cost

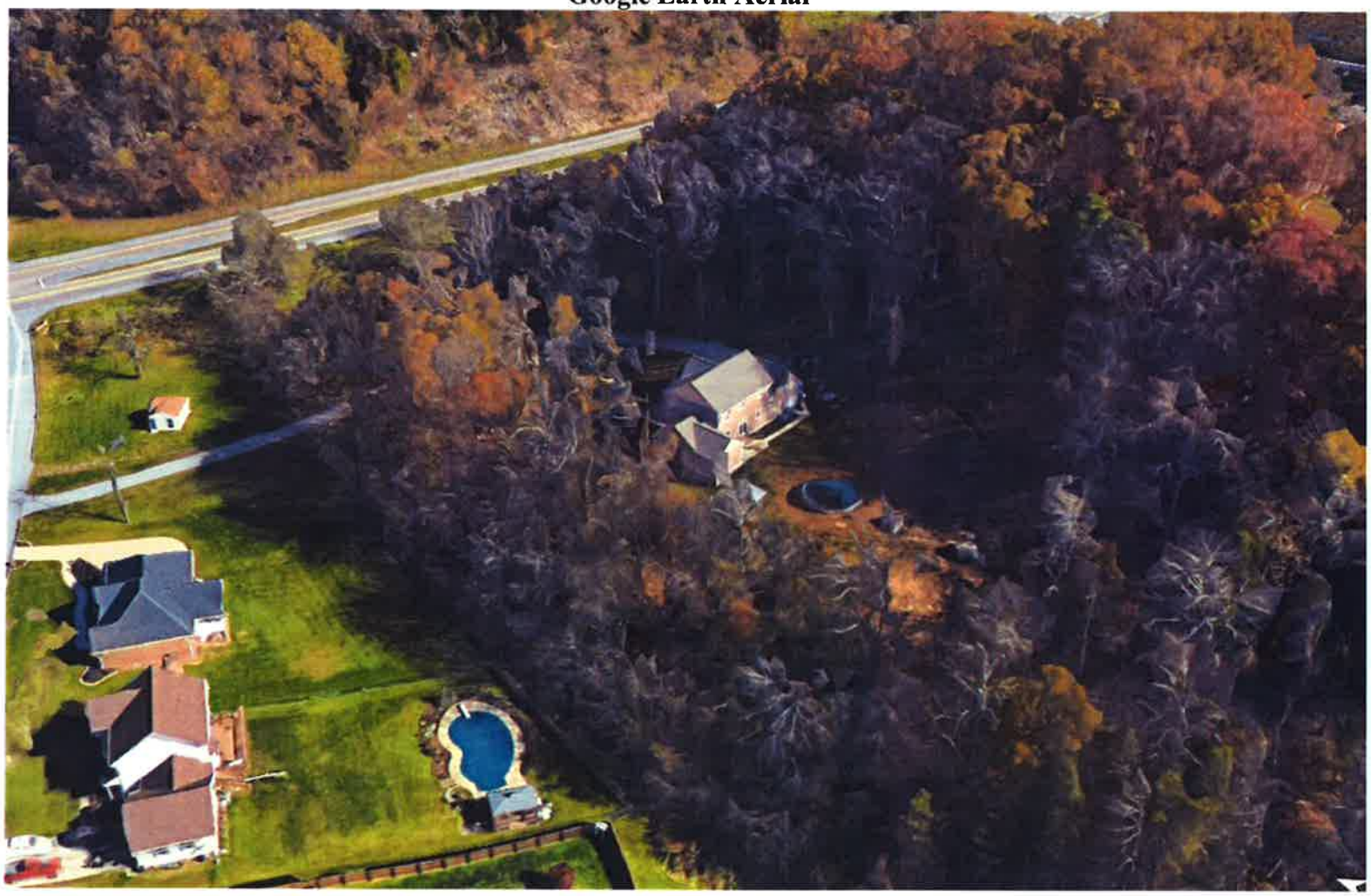
205 Worthington Dr

Cost Estimate/ tax records as of April 2020

Revenues	One Time	Reoccurring (annual)	
Property Taxes	X	$1634	$317,200 appraisal
State Shared	X	$300	$100.00 x 3 residents
Stormwater	X	$42	
Water & Sewer Rev (loss) *	X	$(465)	5,000 gallon/month avg (rate reductions)
Total		$1,511	

Expenses	One Time	Reoccurring (annual)	
Operating Budget			
Police & Fire Service	0.00	0.00	
Transit Service	0.00	0.00	
Street Lighting	0.00	0.00	
Traffic Controls	0.00	0.00	
Streets & Sanitation	0.00	0.00	
Subtotal	0.00	0.00	
Capital Budget			
Water	$2,500.00	0.00	1 hydrant
Sewer	0.00	0.00	
Streets	0.00	0.00	
Subtotal	0.00	0.00	
Grand Total	$2,500	$0	

Google Earth Aerial



CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Seaver Road Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the residents of the area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

Worthington Drive Annexation
Plan of Services

1. Police Protection

A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.

B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 116 police officers and approximately 60 civilian personnel to provide services 24-hours per day, 365 days a year.

C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 358 mandatory and 72 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.

D. Upon annexation, existing police department personnel will be utilized to provide services by expanding the contiguous patrol sections to include the newly incorporated area. Existing police personnel and equipment will be shifted to provide needed coverage of the area. Each section will be patrolled by units of the Kingsport Police Department and will be augmented by other departments and units such as investigators, specialized assigned details etc.

E. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo 450 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo 480 hours of field officer training where they will work and be trained by designated training officers.

F. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs, drug education/awareness programs including D.A.R.E. to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.

G. The Kingsport Police Department currently maintains an approximate 5 minute average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.

B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.

C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.

D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.

E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. <u>Water</u>

A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.

B. Water line upgrades and the installation of fire hydrants will commence for adequate fire protection and will be completed within five (5) years after the effective date of annexation.

C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant was the recipient of the 2005 Julian Fleming Award for Outstanding Water Treatment Plants.

D. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. <u>Electricity</u>

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. <u>Sanitary Sewer</u>

A. City of Kingsport sanitary sewer serves the annexation site.

B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.

C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 88 sewer lift stations and approximately 525 miles of sanitary sewer collection lines to provide sewer service to our customers.

D. The City of Kingsport Wastewater Treatment Plant recently experienced over 21 million dollars of improvements to provide a reliable and dependable infrastructure.

E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements.

F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and recycling collection will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

A. Emergency and routine maintenance of streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.

B. Cleaning of streets of snow and ice clearing will begin on the operative date of annexation on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.

C. Streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.

D. Routine Right of Way maintenance is also provided on the effective date of annexation. These crews include a certified Arborist, certified Pesticide Applicators, and other trained personnel to respond to emergencies and routine maintenance requests.

E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.

B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.

C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.

D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

A. The area will be zoned R-1B (Single Family Residential).

B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.

C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.

D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.

B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

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12. Traffic Control

The City will verify all street name signs and traffic control devices in accordance with the Manual on Uniform Traffic Control Devices.

13. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

14. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

15. Storm Sewers

The installation of any needed storm sewers will be accomplished in accordance with existing standards and engineering principles provided for by present City policies. Maintenance of existing storm sewer and drainage systems is also provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

16. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

17. Litter Control

The City's litter control program will be extended to the area on the effective date of annexation. It is provided on a regular schedule along major routes and on an "as needed" basis throughout the City.

18. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

19. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

PROPERTY INFORMATION	**Intersection of Cleek Rd and Orebank Rd**
ADDRESS	**2384 Cleek Road**
DISTRICT, LAND LOT	**10th Civil District, Tax Map 47, Parcels 54**
OVERLAY DISTRICT	**Not Applicable**
EXISTING ZONING	**A-1**
PROPOSED ZONING	**A future R-2 request for duplex construction**
ACRES	**1.4 +/-**
EXISTING USE	**Vacant**
PROPOSED USE	**Future Duplex**

APPLICANT: John & Pamela Rose
ADDRESS: 1017 Hill Road, Blountville, TN 37617

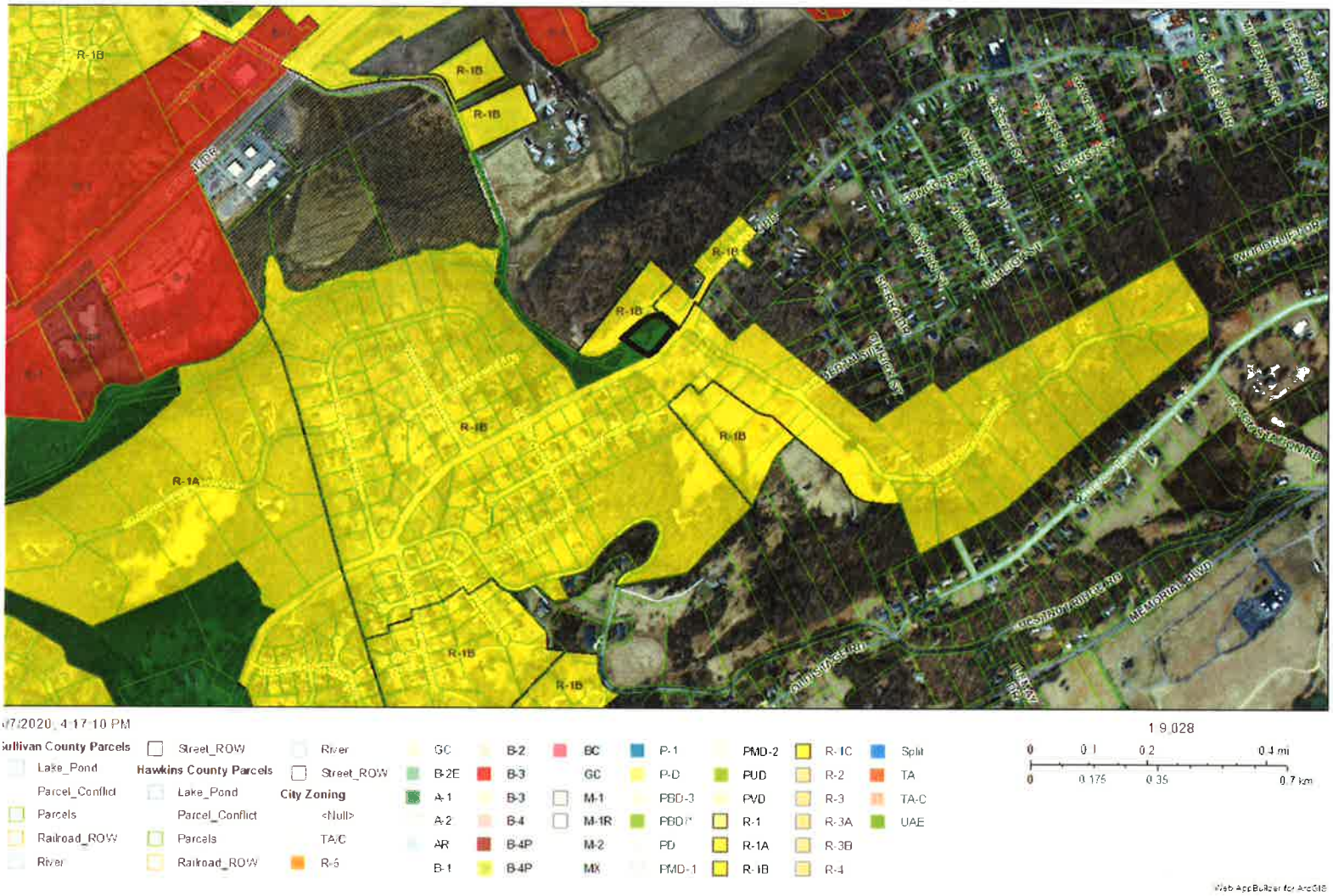
REPRESENTATIVE: John Rose
PHONE 423-247-5525

INTENT

The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the proposed development located at the intersection of Cleek Road and Orebank Road. The current designation for this property is Single Family Residential and the applicant is seeking a change to Multi-Family Residential. The property is zoned A-1 (Agricultural District). With a successful land use plan amendment, the Commission can expect a future rezoning request to R-2 for duplex construction.

Zoning

ArcGIS Web Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Future Land Use Plan

ArcGIS Web Map

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Kpt 911 Address
ivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

Web AppBuilder for A

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

AERIAL

ArcGIS Web Map

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Kpt 911 Address
ivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

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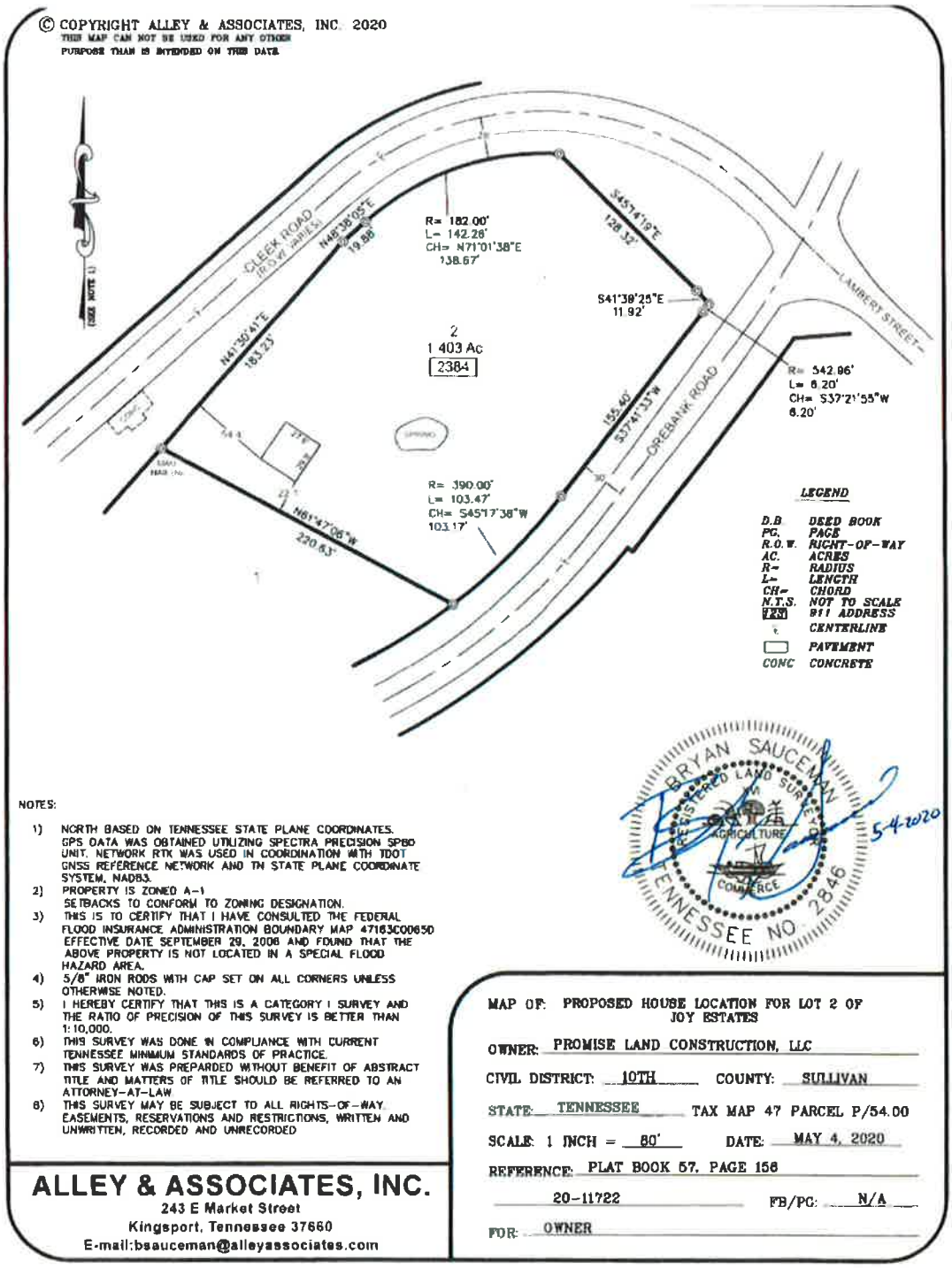
Web AppBuilder for ArcGIS

PARCEL MAP



NOTES:

1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED UTILIZING SPECTRA PRECISION SP80 UNIT. NETWORK RTK WAS USED IN COORDINATION WITH TDOT GNSS REFERENCE NETWORK AND TN STATE PLANE COORDINATE SYSTEM, NAD83.
2) PROPERTY IS ZONED A-1 SETBACKS TO CONFORM TO ZONING DESIGNATION.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) 5/8" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
5) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
6) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
7) THIS SURVEY WAS PREPARDED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
8) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED

ALLEY & ASSOCIATES, INC.
243 E Market Street
Kingsport, Tennessee 37660
E-mail:bsauceman@alleyassociates.com

MAP OF: PROPOSED HOUSE LOCATION FOR LOT 2 OF JOY ESTATES

OWNER: PROMISE LAND CONSTRUCTION, LLC

CIVIL DISTRICT: 10TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 47 PARCEL P/54.00

SCALE: 1 INCH = 80' DATE: MAY 4, 2020

REFERENCE: PLAT BOOK 57, PAGE 156

20-11722 FB/PG: N/A

FOR: OWNER

Promise Land Construction, Inc.

1017 Hill Road
Blountville, TN 37617

March 30, 2020

To: Kingsport Planning Commission

Re: Land Use Plan Change Request

Mr. Weems,

We would like to request that our parcel be changed from being designated Single Family as shown on the current Land Use plan, to Multi-Family. We have attached a copy of the current Land Use plan and a copy of near-by properties that are multi-family. Should we gain the Planning Commission's approval we would then request an R2 zoning for this parcel. The near-by properties include apartments and a mobile home park. This parcel is difficult to develop as single family due to the lack of usable yard space. The multi-family units we intend to build are two-bedroom units that look like single family homes from the street. We have attached a drawing that depicts what we plan to build.

Thank you for your consideration of this matter.

Regards,

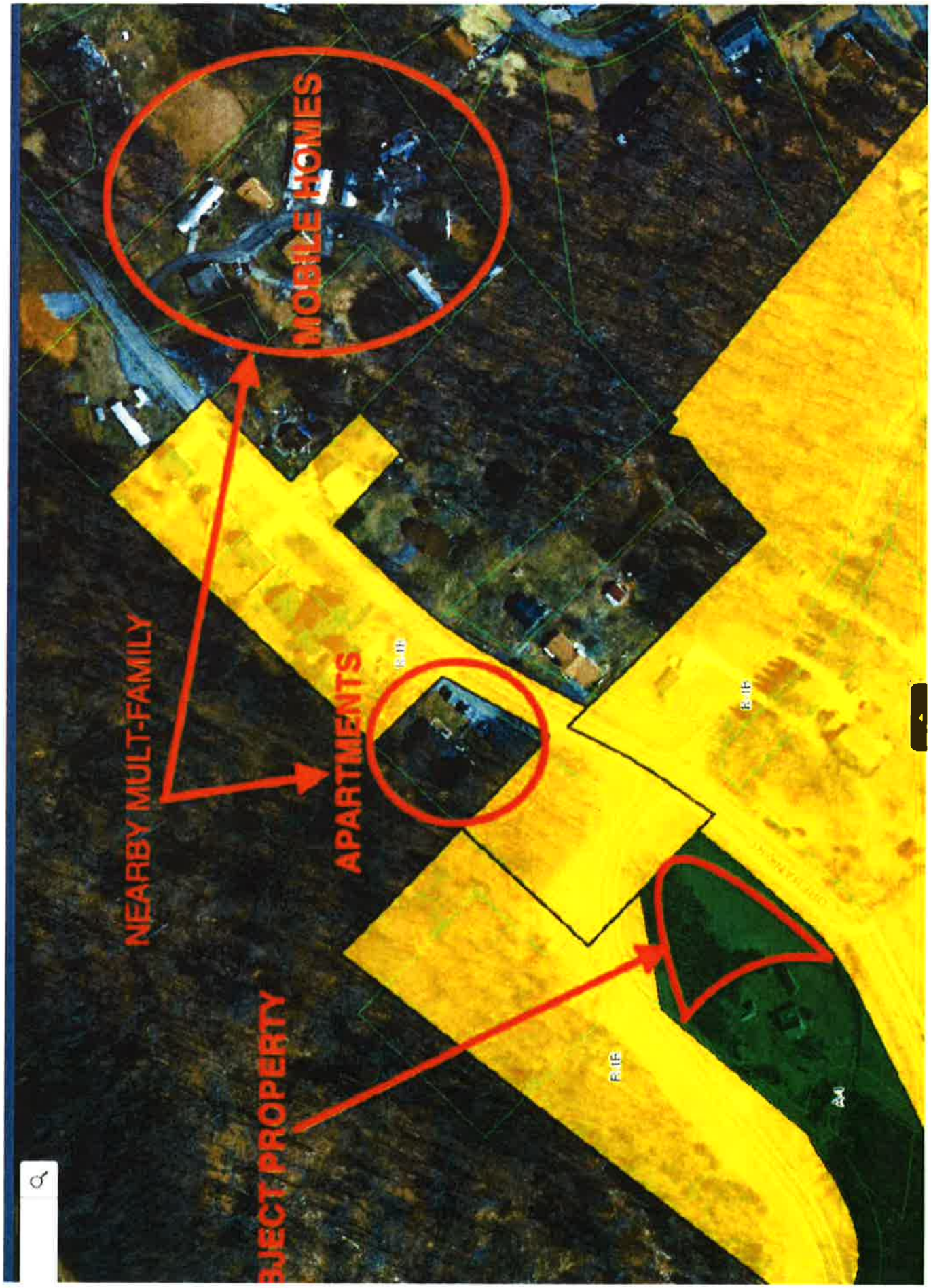
John Rose

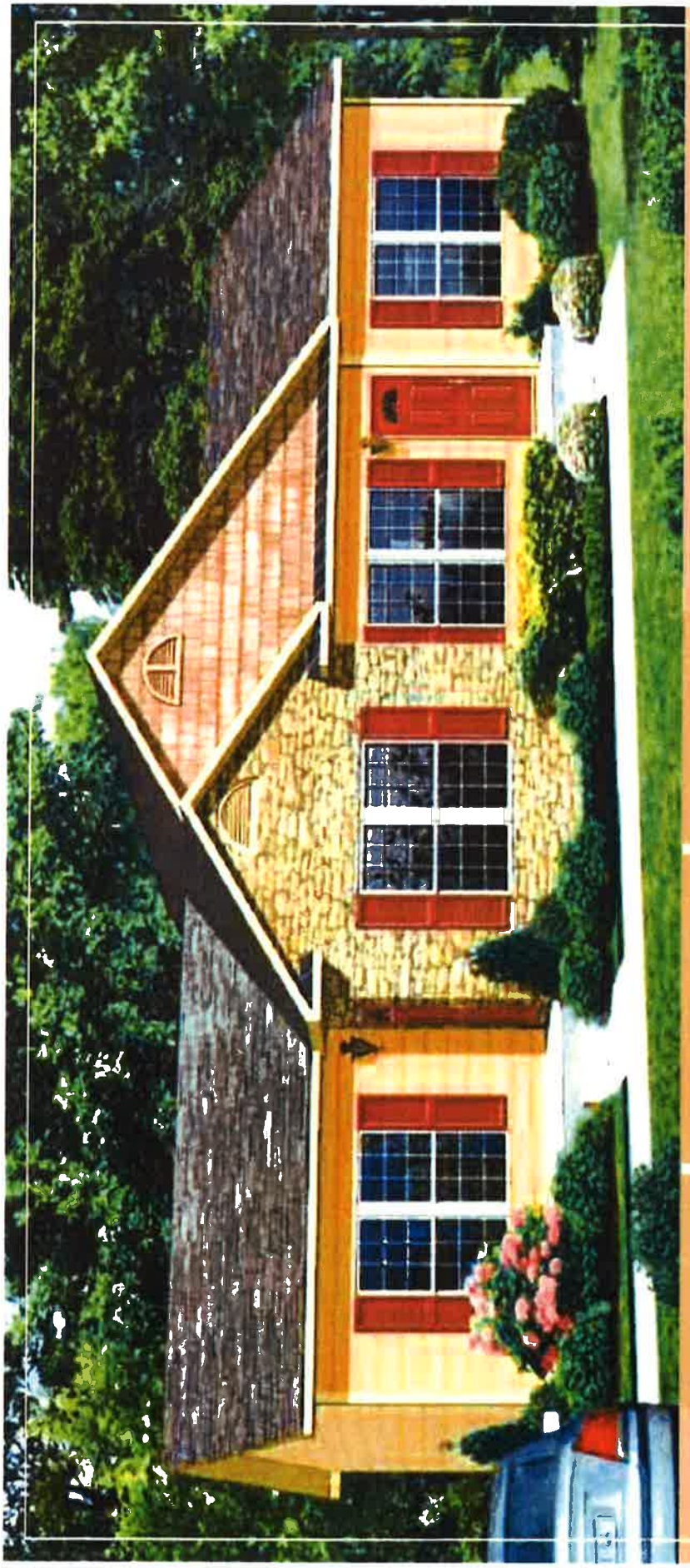
&

Pamela Rose

John & Pamela Rose

Promise Land Construction, Inc


MOBILE HOMES
NEARBY MULT-FAMILY
APARTMENTS
BJECT PROPERTY



Longwood

Total Home 1,650 Square Feet

Dimensions 55-5 x 28-0 Total

The Landmark Collection

NATIONWIDE Custom Homes

1100 Rives Road P.O. Box 5511
Martinsville, VA 24115
Phone: (276) 632-7100
Fax: (276) 666-2537
www.nationwidecustomhomes.com

STAFF ANALYSIS

Staff supports keeping the single family land uses designation in place. Staff's rationale is based upon no adjacent inside city multi-family land use designations, uses, or zones close to the site. In general, the most appropriate areas for multifamily development exist closer to commercial services and major transportation routes as opposed to predominate and historically single family areas.

CONCLUSION

Staff recommends denial of the land use plan amendment request. It is staff's opinion that a land use plan change in this area to multifamily would potentially upset the essential character of the area. A change to multifamily land use in this area may also make it difficult for the Commission to deny expansion of the multifamily use in the area.

Kingsport Regional Planning Commission

Surplus Report
File Number 2020-401-00005

Property Information	Surplus Request
Address	1725 Netherland Inn Rd.
Tax Map, Group, Parcel	Tax Map 45L Group D Parcel 049.00
Civil District	12th Civil District
Overlay District	N/A
Land Use Designation	Single family
Acres	+/- 0.16

Applicant #1 Information	**Intent**
Name: City of Kingsport **Address:** 225 W Center Street **City:** Kingsport **State:** TN **Zip Code:** 37660 **Phone Number:** (423) 229-9485	**Intent:** *To declare Tax Map 45L Group D Parcel 49 as surplus property by the City of Kingsport.* Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends declaring 1725 Netherland Inn Rd. as surplus:

- Request reviewed by all city departments
- An easement will be required

Staff Field Notes and General Comments:

The Citizen requested that the Planning Commission declare Tax Map 45L Group D Parcel 49 as surplus property. The requested area is located at 1725 Netherland Inn Rd.

All city departments and utility providers have reviewed the request and see no need to retain this property as city property. AEP has a service line crossing the property to the Church building that AEP will require an easement. The applicant is working to secure the easement for AEP. This easement will remain in place after the property is sold. The abutting church plans to use the property for additional parking.

Staff recommends that the Planning Commission declare Tax Map 45L Group D Parcel 49 as surplus property due to the City seeing no future use for the property.

Planner:	Garland	Date: 3/23/2020	
Planning Commission Action		**Meeting Date:**	**May 21, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Surplus Request for 1725 Netherland Inn Rd.
ADDRESS	1725 Netherland Inn Rd.
DISTRICT, LAND LOT	Sullivan County
	12th Civil District, TM 45L, Group D, Parcels 49
OVERLAY DISTRICT	N/A
CURRENT ZONING	PVD
PROPOSED ZONING	No Change
ACRES +/- 0.16	
EXISTING USE N/A	
PROPOSED USE Public	

PETITIONER 1: **Wes Burdine**
423-676-1720

INTENT

To declare Tax Map 45L Group D Parcel 49 as surplus property by the City of Kingsport.

1725 Netherland Inn Rd. Utilities

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Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Water Lines
Sewer Mains

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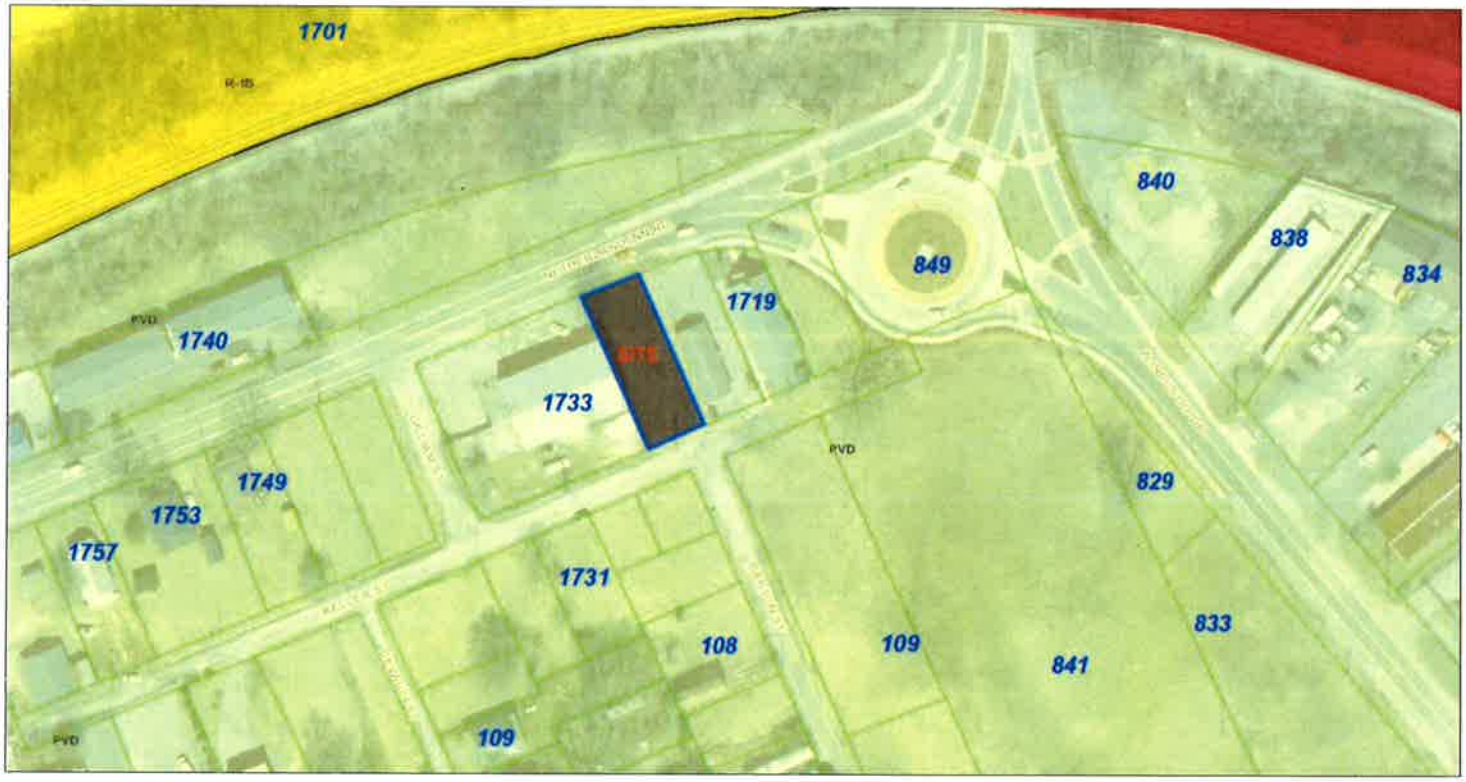
0 0.02 0.04 0.08 km

Web AppBuilder for ArcGIS

1725 Netherland Inn Rd. Zoning



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Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
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PUD
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R-1C
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Split
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Web AppBuilder for ArcGIS

1725 Netherland Inn Rd. FLU

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Kpt 911 Address
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Future Land Use
Agri/Vacant
Single Family
Multi-Family
Industrial
Retail/Commercial
Public
Utilities

Web AppBuilder for ArcGIS

View from Netherland Inn Rd.

RECOMMENDATION:

Staff recommends that the Planning Commission declare 1725 Netherland Inn Rd. as surplus property and retain the easements.

Kingsport Regional Planning Commission

Subdivision Report
File Number 2020-103-00004

Property Information	Chase Meadows PD Plan Amendment		
Address	Lydia Lane		
Tax Map, Group, Parcel	TM 78A Group E Parcel 4		
Civil District	7th Civil District		
Zoning District	Planned Development (PD)		
Overlay District	N/A		
Land Use Designation	Residential		
Acres	24.85 +/-		
Major or Minor / #lots	Major – 102 units	**Concept Plan**	Amendment
Two-lot sub		**Prelim/Final**	

Owner /Applicant Information	**Surveyor Information**
Name: James Cornell	**Name: Todd Johnson**
Address: 1103 Jasmine Place	**Address: PO Box 5574**
City: Kingsport	**City: Johnson City**
State: TN **Zip Code:37664**	**State: TN** **Zip Code: 37602**
Email: jimcornell@charter.net	**Email:**
Phone Number: 423-612-1110	**Phone Number: (423) 929-8633**

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Planned Development (PD) Plan Amendment Approval for the following reasons:

- The proposed amendment to the open space would meet the minimum requirements for Planned Developments

Staff Field Notes and General Comments: The intent of the proposed PD plan amendment for Chase Meadows is to modify the common area behind 1808 Cayman Ct. in order to permit the owner to construct a patio and resolve an infringement with a corner of the existing porch. No reduction in the amount of open space for the overall plan is proposed. The total amount of relocation for 1808 Cayman Ct. is 235 square feet and it will be relocated to the rear of lots 58 and 59 (1957 and 1979 Lydia lane). The Planned Development District density is based off of open space. At a minimum, 20% of the total acreage is to be set aside as dedicated open space. There is no net change in the common area of 5.277 acres; which is 21.12%.

This amendment conforms to the Planned Development regulations. The PD District requires that a Preliminary Development Plan be approved by Planning Commission, as well as any amendments proposed. The plan was last amended in June 2019 for the same purpose.

Planner:	Garland	Date: 3/23/2020	
		Meeting Date:	**May 21, 2020**

Site Map

5/11/2020, 11:30:40 AM

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

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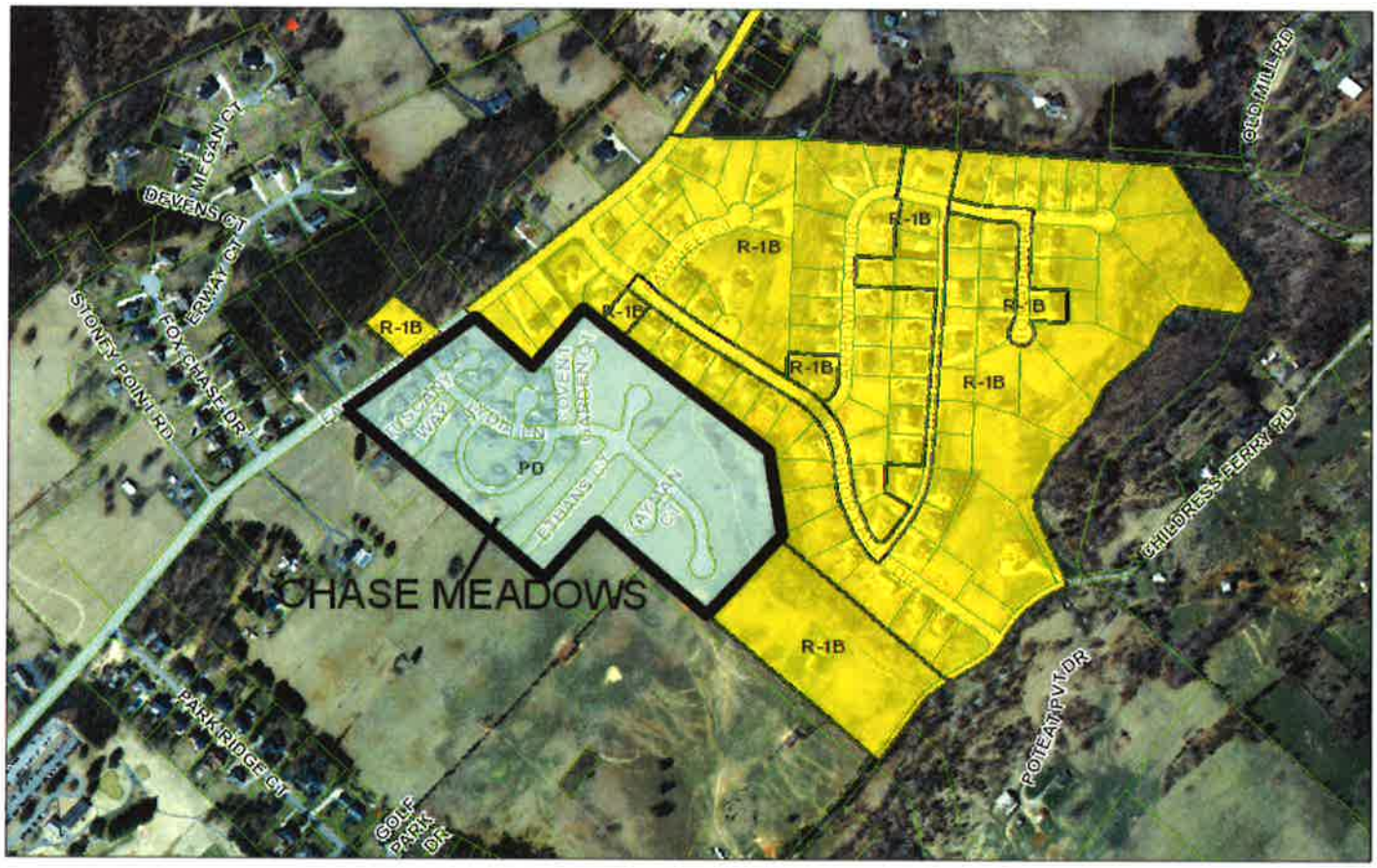
Web AppBuilder for ArcGIS

Zoning



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Web AppBuilder for ArcGIS

Aerial with Utilities

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Hawkins County Parcels

Sullivan County Parcels

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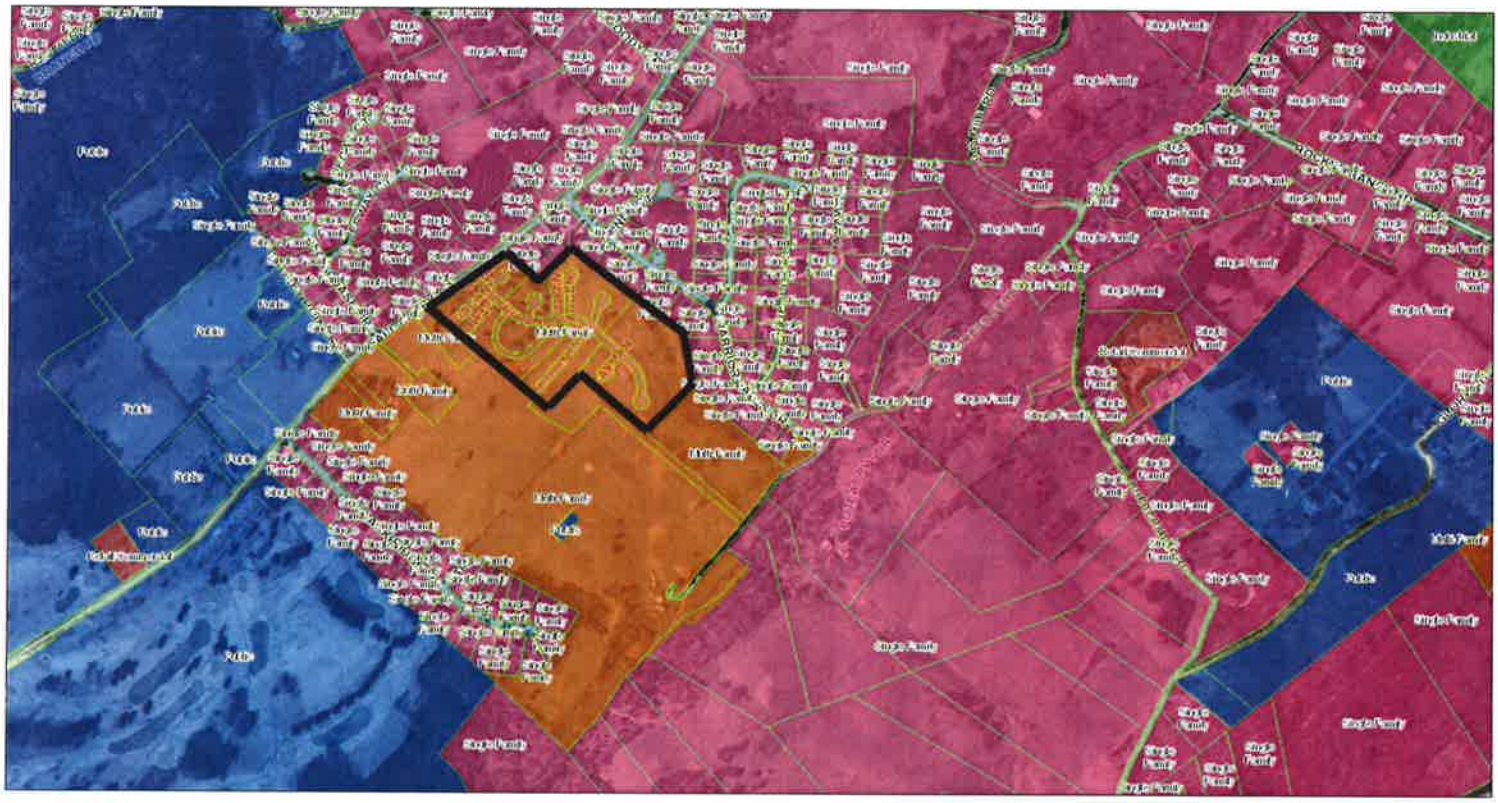
Water Lines

Web AppBuilder for ArcGIS

Chase Meadows Future Land Use



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- Parcels
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- River
- Street_ROW

Future Land Use
- Agri/Vacant
- Single Family
- Multi-Family
- Industrial
- Retail/Commercial
- Public
- Utilities

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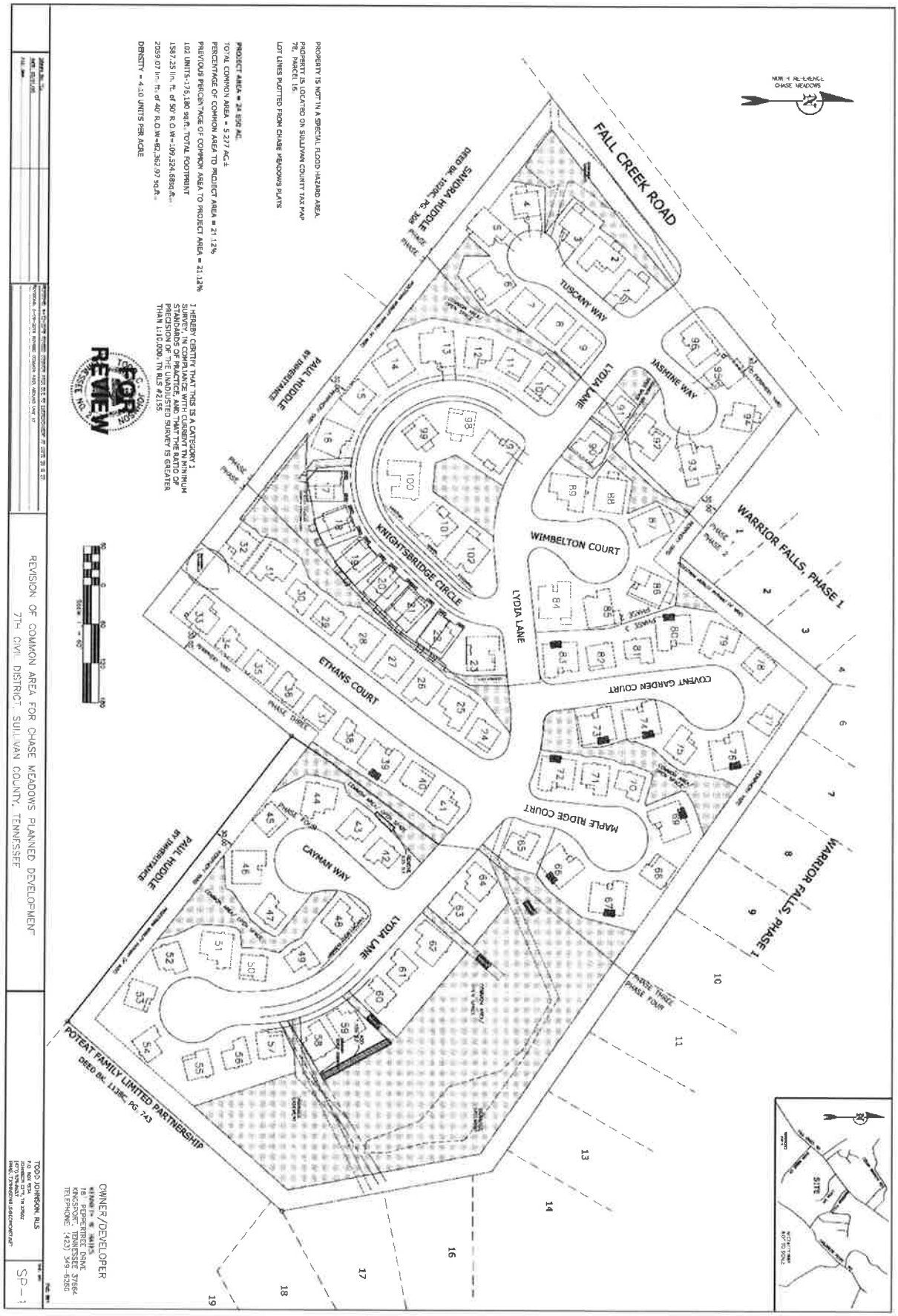
Web AppBuilder for ArcGIS

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020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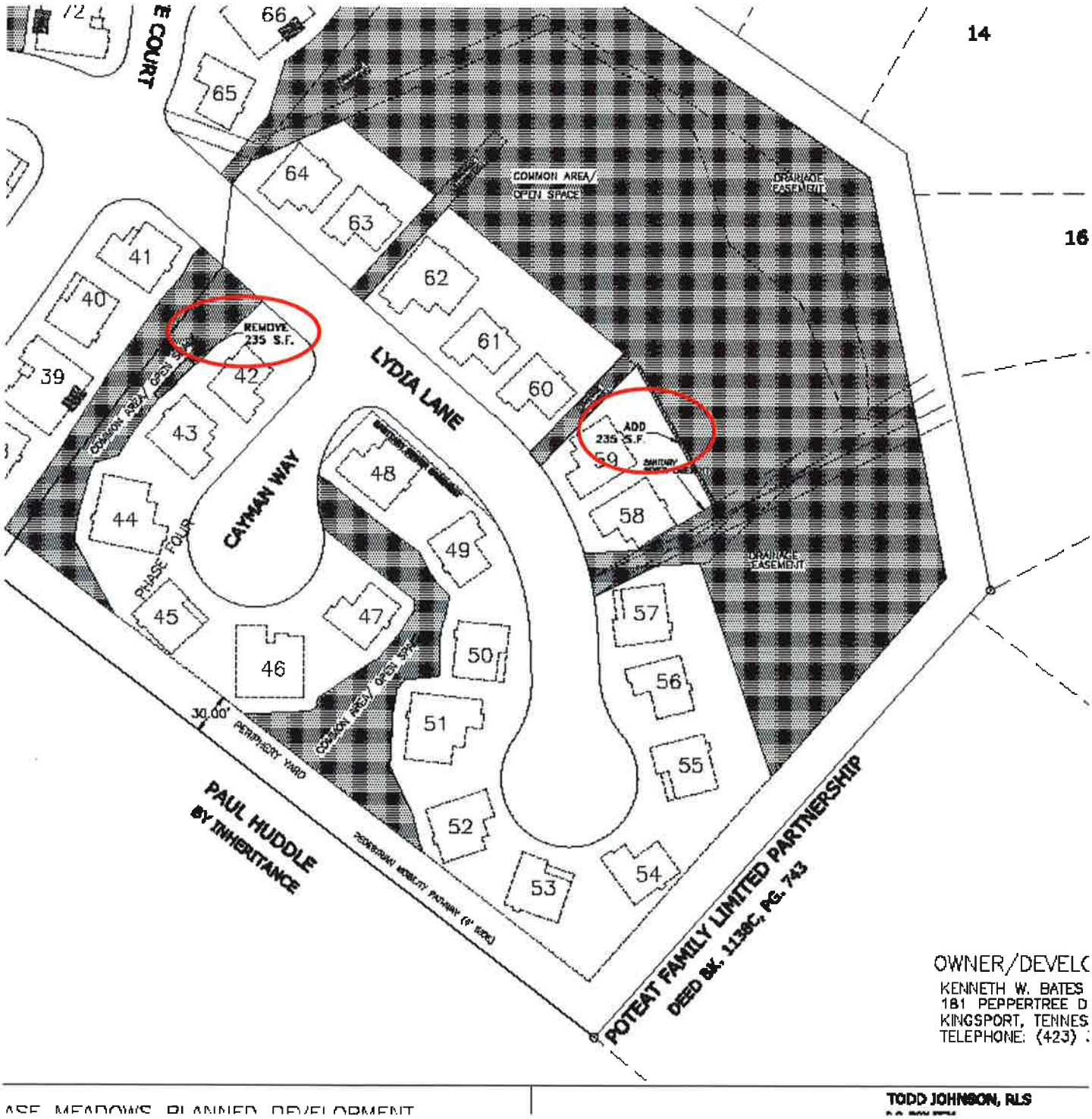
WARRIOR FALLS, PHASE 1
WARRIOR FALLS, PHASE 1
POTEAT FAMILY LIMITED PARTNERSHIP
DEED BK. 1139C PG. 743
SANDRA HUDDLE
DEED BK. 1028C PG. 708
PAUL HUDDLE BY INHERITANCE
PAUL HUDDLE BY INHERITANCE
TUSCANY WAY
JASMINE WAY
LYDIA LANE
WIMBELTON COURT
KNIGHTSBRIDGE CIRCLE
LYDIA LANE
COVENT GARDEN COURT
MAPLE RIDGE COURT
ETWANS COURT
CAYMAN WAY
LYDIA LANE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE FOUR
PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 78, PARCEL 16.
LOT LINES PLOTTED FROM CHASE MEADOWS PLATS
PROJECT AREA = 24.650 AC.
TOTAL COMMON AREA = 5.277 AC.±
PERCENTAGE OF COMMON AREA TO PROJECT AREA = 21.12%
PREVIOUS PERCENTAGE OF COMMON AREA TO PROJECT AREA = 21.12%
102 UNITS-175,186 sq.ft. TOTAL FOOTPRINT
1387.25 lin. ft. of 50' R.O.W=109,324.68sq.ft.
2059.07 lin. ft. of 40' R.O.W=82,362.97 sq.ft.
DENSITY = 4.10 UNITS PER ACRE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TN MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000. TN RLS #21155
FOR REVIEW
REVISION OF COMMON AREA FOR CHASE MEADOWS PLANNED DEVELOPMENT
7TH CIVIL DISTRICT, SULLIVAN COUNTY, TENNESSEE
OWNER/DEVELOPER
TODD JOHNSON, RLS
SP-1
SITE



Conclusion

Staff recommends approval of the Chase Meadows PD Plan Amendment based on conformance to the Planned Development District Regulations.

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00002**

West Park Rezoning

Property Information			
Address	West Stone Drive/Netherland Inn Road		
Tax Map, Group, Parcel	Part of Tax Map 22 Parcel 66		
Civil District	7		
Overlay District	Not applicable		
Land Use Designation	Public		
Acres	1.32 acres +/-		
Existing Use	Vacant	**Existing Zoning**	R-3
Proposed Use	Retail/Commercial	**Proposed Zoning**	B-3

Owner /Applicant Information

Name: Carla Karst **Address: 1504 Dobyns Drive** **City: Kingsport** **State: TN** **Zip Code: 37664** **Email: karstland@gmail.com** **Phone Number: (423) 384-7001**	**Intent:** ***To rezone from R-3 to B-3 to allow for continuation of the West Park Commercial Development.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:

- *The rezoning site is adjacent to commercial zoning and commercial land use designations.*
- *The rezoning site fronts on an arterial road*

Staff Field Notes and General Comments:

- *The site lies near the intersection of West Stone Drive and Netherland Inn Road*
- *Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received*
- *The rezoning site will help facilitate the continuation of an existing commercial development*
- *Access to the rezoning site is contained to an internal road servicing the development*

Planner:	Jessica Harmon	Date:	May 8, 2020
Planning Commission Action		**Meeting Date:**	**May 21, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

PROPERTY INFORMATION	
ADDRESS	West Stone Drive / Netherland Inn Road
DISTRICT	7
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-3 (Low Density Apartment District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	1.32 +/-
EXISTING USE	Vacant
PROPOSED USE	Retail/Commercial

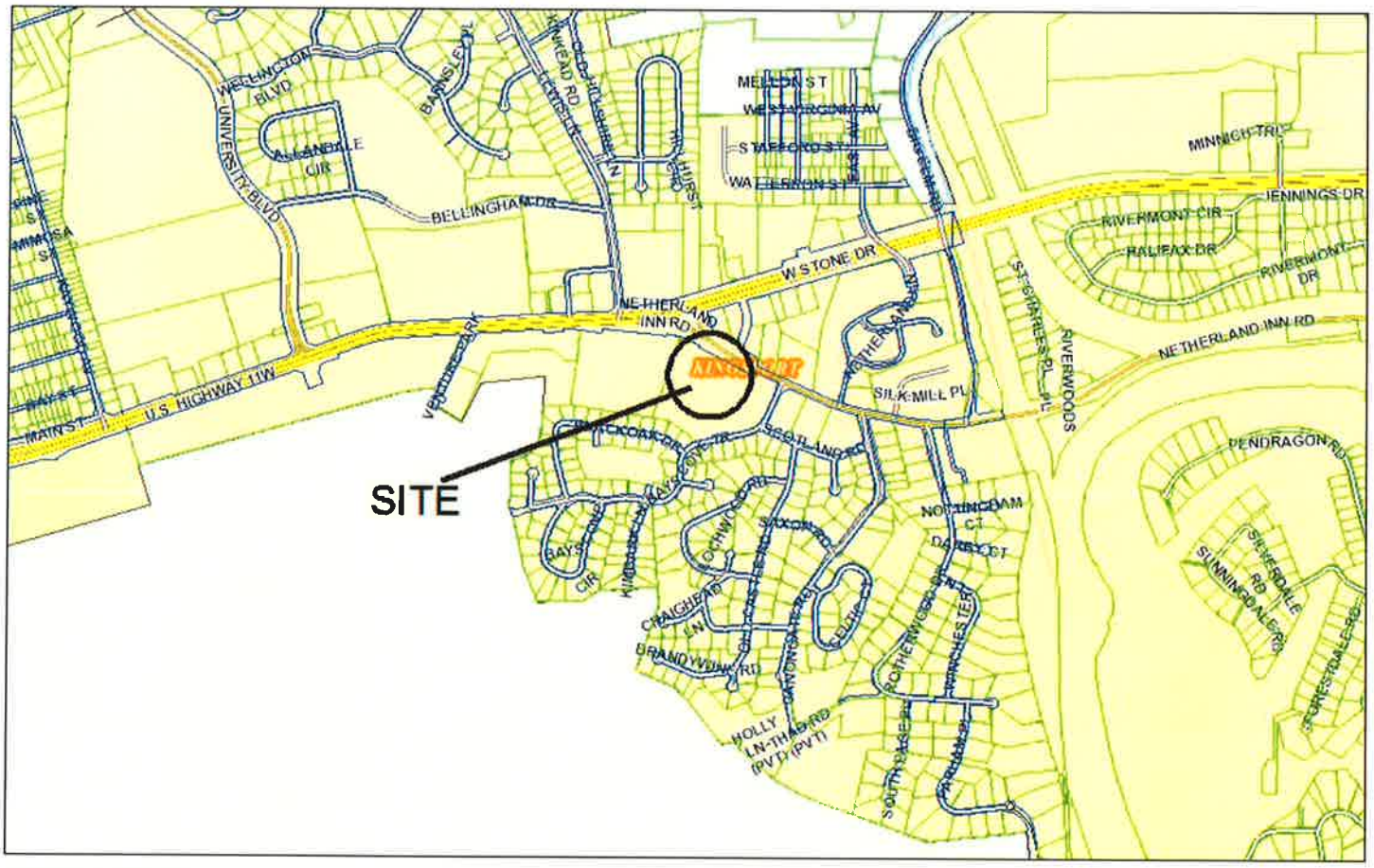
PETITIONER ADDRESS **1504 Dobyns Drive Kingsport, TN 37664**

REPRESENTATIVE PHONE **(423) 384-7001**

INTENT

The property currently sits vacant but is located in a new commercial development that is currently under construction. The petitioner is seeking to rezone the property from R-3 to B-3 so that he may continue expansion of this commercial district to coincide the with the road network he has constructed to access the property.

Location



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- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
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- River
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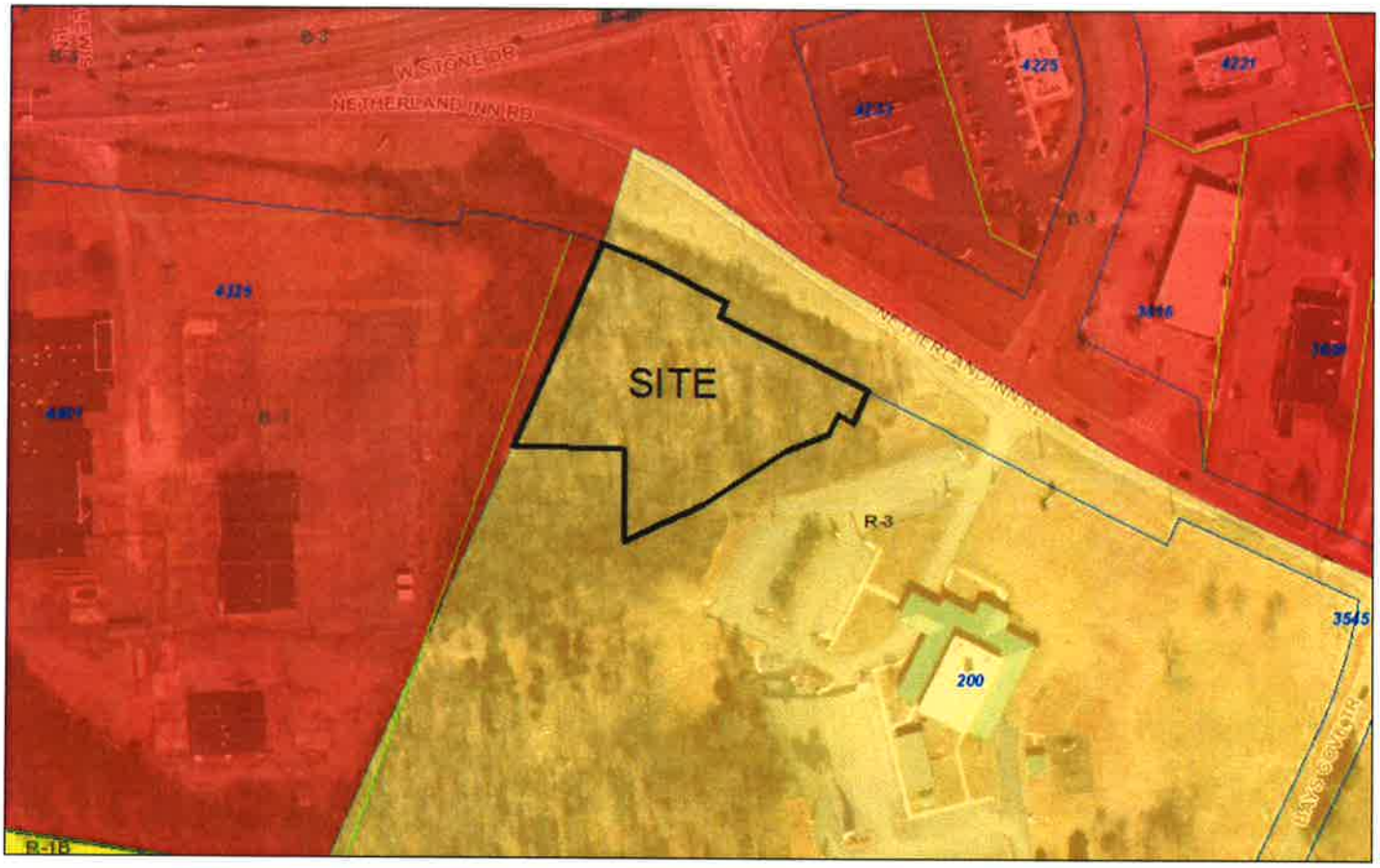
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Zoning



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Web AppBuilder for ArcGIS

Future Land Use

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Kpt 911 Address
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Web AppBuilder for ArcGIS

Aerial w/Utilities

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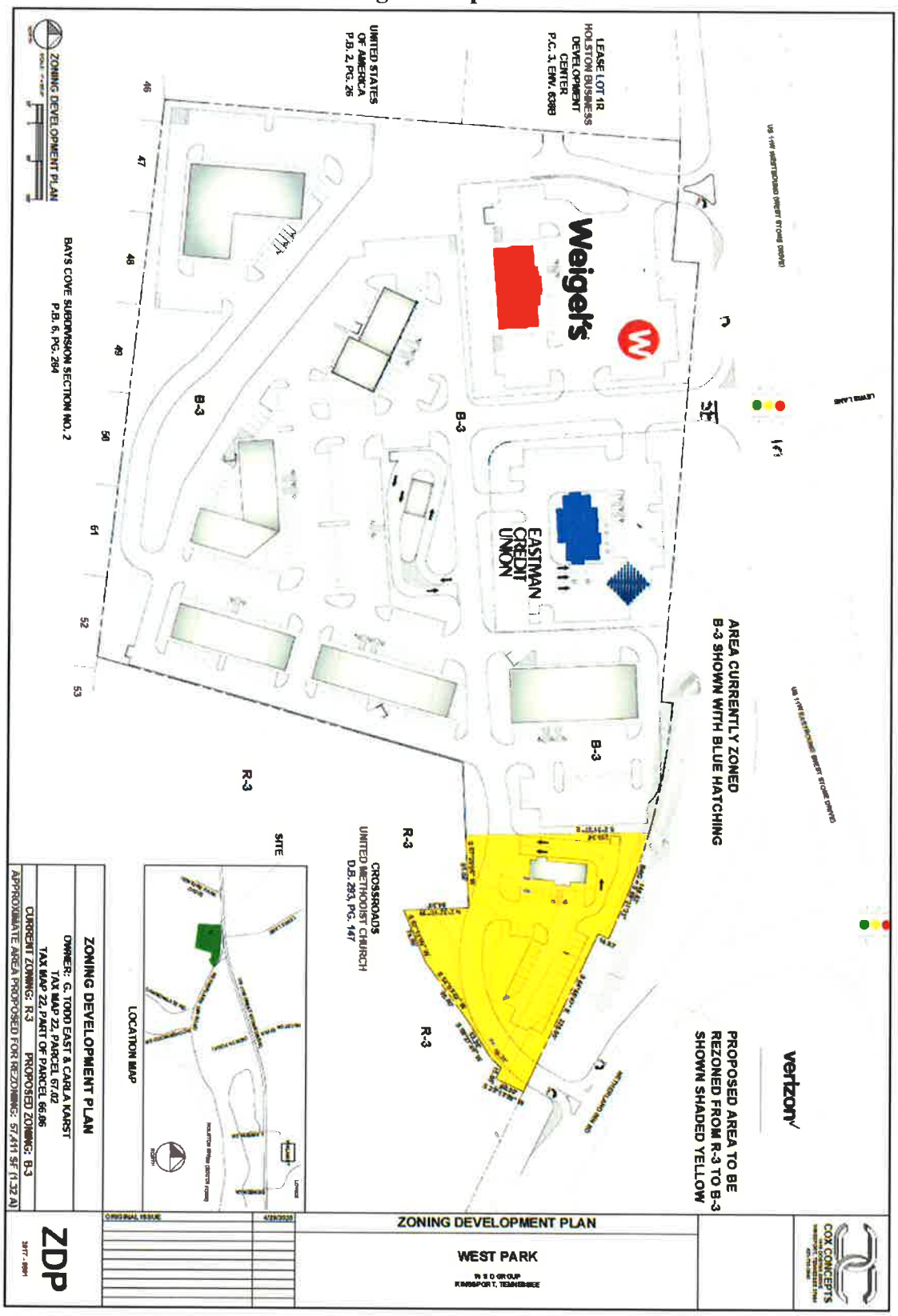
Web AppBuilder for ArcGIS

Zoning Development Plan



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

Surrounding Properties

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Kpt 911 Address
Sullivan County Parcels
Lake_Pond
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Hawkins County Parcels
Lake_Pond
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Web AppBuilder for ArcGIS

Location	Parcel / Zoning Petition	Zoning / Name	History
North	1	Zone: B-4P Use: Utilities	Annexed in June of 1964 as part of the large Hawkins County Annexation
Northeast	2	Zone: B-3 Use: Fast Food Restaurant	Annexed in June of 1964 as part of the large Hawkins County Annexation
Southeast	3	Zone: R-3 Use: Church	Annexed in June of 1964 as part of the large Hawkins County Annexation
Southwest	4	Zone: R-1B Use: Single Family	Annexed in June of 1964 as part of the large Hawkins County Annexation
East	5	Zone: M-2 Use: HAAP	Annexed in June of 1964 as part of the large Hawkins County Annexation
West	6	Zone: A-1 Use: Allendale	Annexed in June of 1964 as part of the large Hawkins County Annexation

VIEW FROM NETHERLAND INN RD

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal will permit the same commercial type uses that surround the property on the majority of sides and across West Stone Drive.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Adjacent property is zoned B-3 and R-3 (currently a church).

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

4. **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?** The proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The owner has constructed a road to which all parcels will connect to, limiting access to the arterial streets.

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

   Proposed use: Commercial

   The Future Land Use Plan Map recommends: Public, while it does not conform, the uses are very similar in nature being open to the general public.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The current conditions of the site support the rezoning. The developers of the commercial development have acquired property from the church property (zoned R-3). They have resubdivided to configure the newly acquired property into their development so the rezoning would make sense.

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

8. **Whether the change will create an isolated district unrelated to similar districts:** The proposal will not create an isolated district in that it is adjacent to commercial districts.

9. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are appropriately drawn as is. The proposed boundaries are logical too, in regards to following the current property lines.

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

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-3 to B-3 based upon the rezoning site being adjacent to existing commercial districts and the nature of the constructed features on the site make for a logical boundary for rezoning.

Kingsport Regional Planning Commission **Subdivision Report**
File Number 2020-201-00017

Property Information	West Park Lot 6 and Roadway		
Address	West Stone Drive / Netherland In Rd.		
Tax Map, Group, Parcel	TM 22 Parcel 66		
Civil District	7th Civil District		
Overlay District	n/a		
Land Use Designation	Retail/Commercial		
Acres	1.42		
Major or Minor / #lots	1	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Preliminary

Owner /Applicant Information	**Surveyor Information**
Name: Todd East & Carla Karst	**Name:** Rick Davies
Address: 155 Shelby Street Suite 3	**Address:** PO Box 152
City: Kingsport	**City:** Bluff City
State: TN **Zip Code:** 37660	**State:** TN **Zip Code:** 37618
Email: N/A	**Email:** davies_land@msn.com
Phone Number: N/A	**Phone Number:** 423-538-8855

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends PRELIMINARY subdivision approval for the following reasons:

- **Variances requested are consistent with the previous phases of development**
- **Construction plans have been submitted and are nearing approval**

Staff Field Notes and General Comments:

The applicant is requesting preliminary plat approval for the replat of lot 6 in the West Park Development and the dedication of right-of-way to be called Church House Way. The property located in the 7th Civil District of Hawkins County and more fully described as Tax Map 22 Parcel 66, known as the "Armory."

The submitted plat shows a minor lot line adjustment for lot 6 allowing for more space to be dedicated to the proposed right-of-way. The plat also shows the existing street as it is constructed and requests dedication of the street to public street status. The right-of-way in this area is to be named Church House Way and varies from the required 60' for a non-residential street down to 40' at its narrowest point. This 40' is consistent with the remainder of the development that has been approved to this point. The required pavement width for this section is 33' and the constructed street has 29' of pavement width – also consistent with the remainder of the development. Sidewalks are required on both sides of the street, however, the City is planning to bring the Greenbelt through the development along the southern side of Church House Way. The developer has agreed to allow the City to utilize a small portion of their parking for a trailhead for the Greenbelt. The developer will construct a 5' sidewalk on Lewis Lane and add a center turn lane for turning traffic into ECU. Core samples were taken from the existing street and it was determined that a 2" asphalt cap would be necessary for the street meet the city standards for strength. Street lights are currently being designed in accordance with AEP and payment will be received before the final plat is submitted. A small section of property near the Crossroads Church property at

the eastern edge of the retaining wall is currently being acquired by the developer. That property will be added with the right-of-way and dedicated with the final plat.

Several variances have been requested that were highlighted in the above description of the project. Those include:

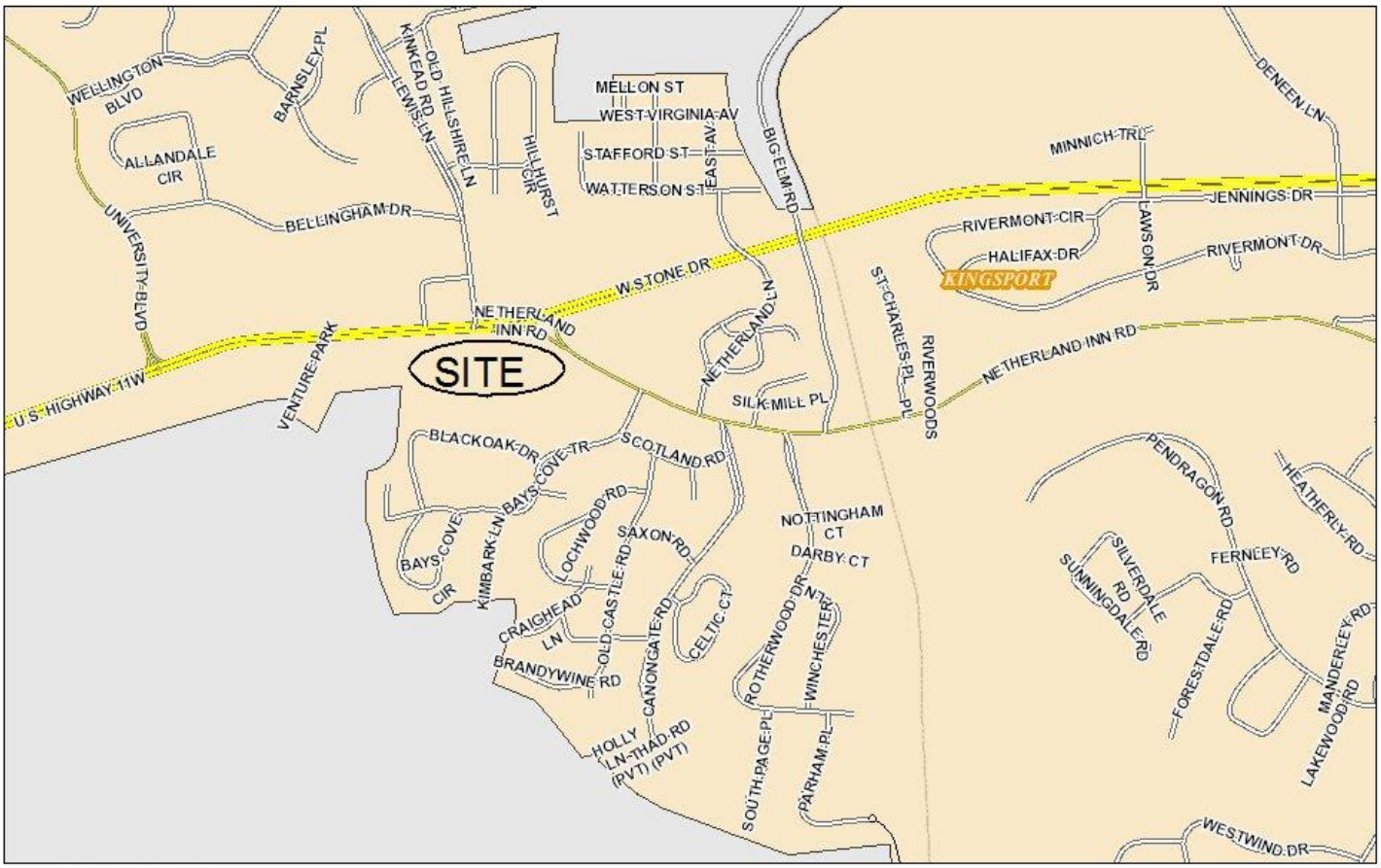
1. Change the minimum right-of-way width requirement from 60’ to 40’;
2. Change the minimum street width from 33’ to 29’;
3. Dismiss the requirement for sidewalks on both sides of the street on Church House Way and only on one side on Lewis Lane.
4. Distance of driveway location from TDOT intersection is less than the required 150’. The center turn lane was proposed as a way to eliminate traffic backup onto W. Stone Drive.

Several of the above mentioned variances are consistent with the previous approvals received both during the conceptual approval process as well as the final approval for Lot 5 and 9. Construction plans have been submitted and received approval from the Engineering Division.

Staff recommends PRELIMINARY plat approval of the West Park Replat Lot 6 and Church House Way Dedication, along with associated variances, contingent upon construction plan approval by the Engineering Division.

Planner:	Harmon	Date: May 18, 2020	
Planning Commission Action		**Meeting Date:**	**May 21, 2020**

Location



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Web AppBuilder for ArcGIS

Zoning

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Kpt 911 Address
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Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
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Hawkins County Parcels
Lake_Pond
Parcel_Conflict
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Web AppBuilder for ArcGIS

Future Land Use

Aerial w/Utilities

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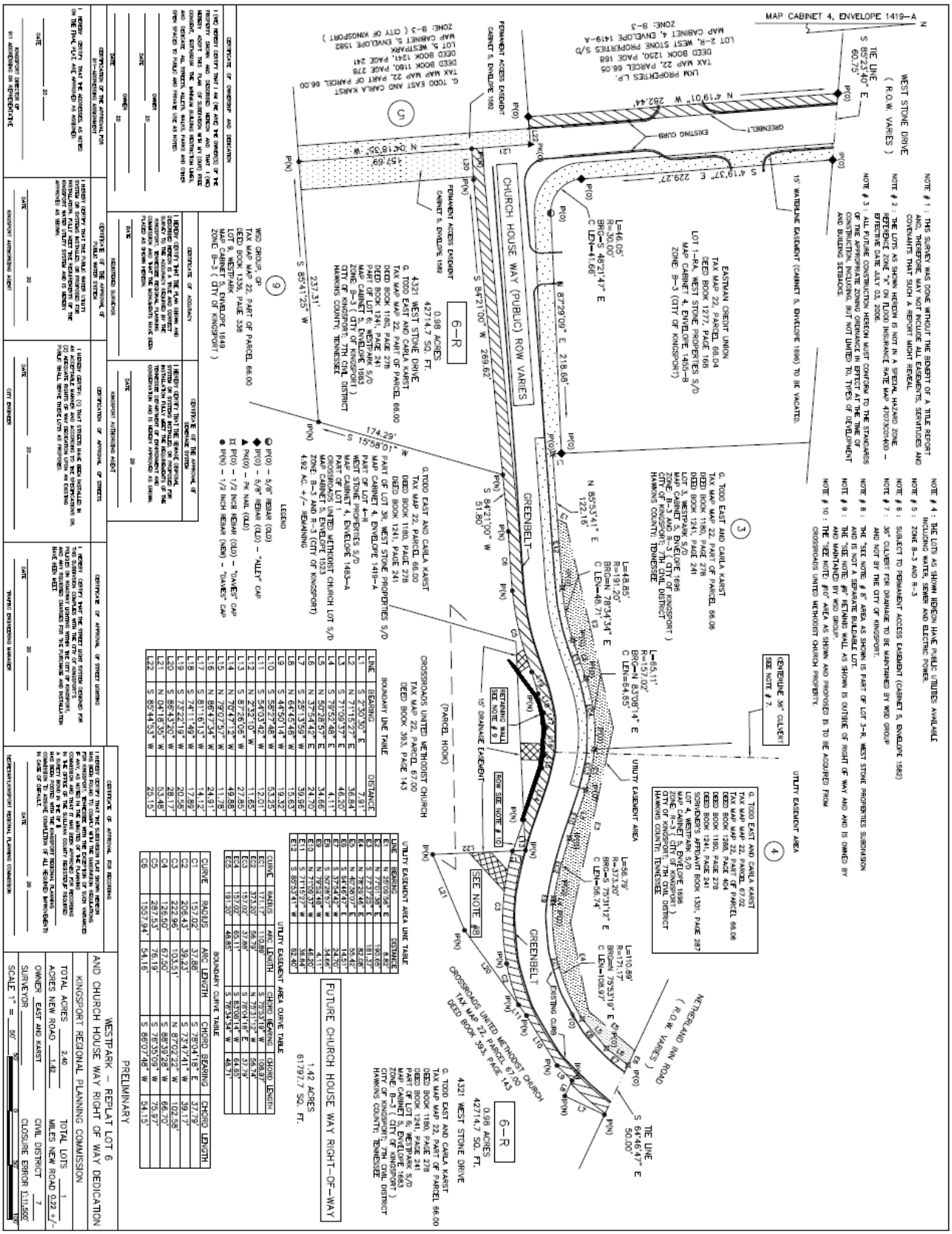
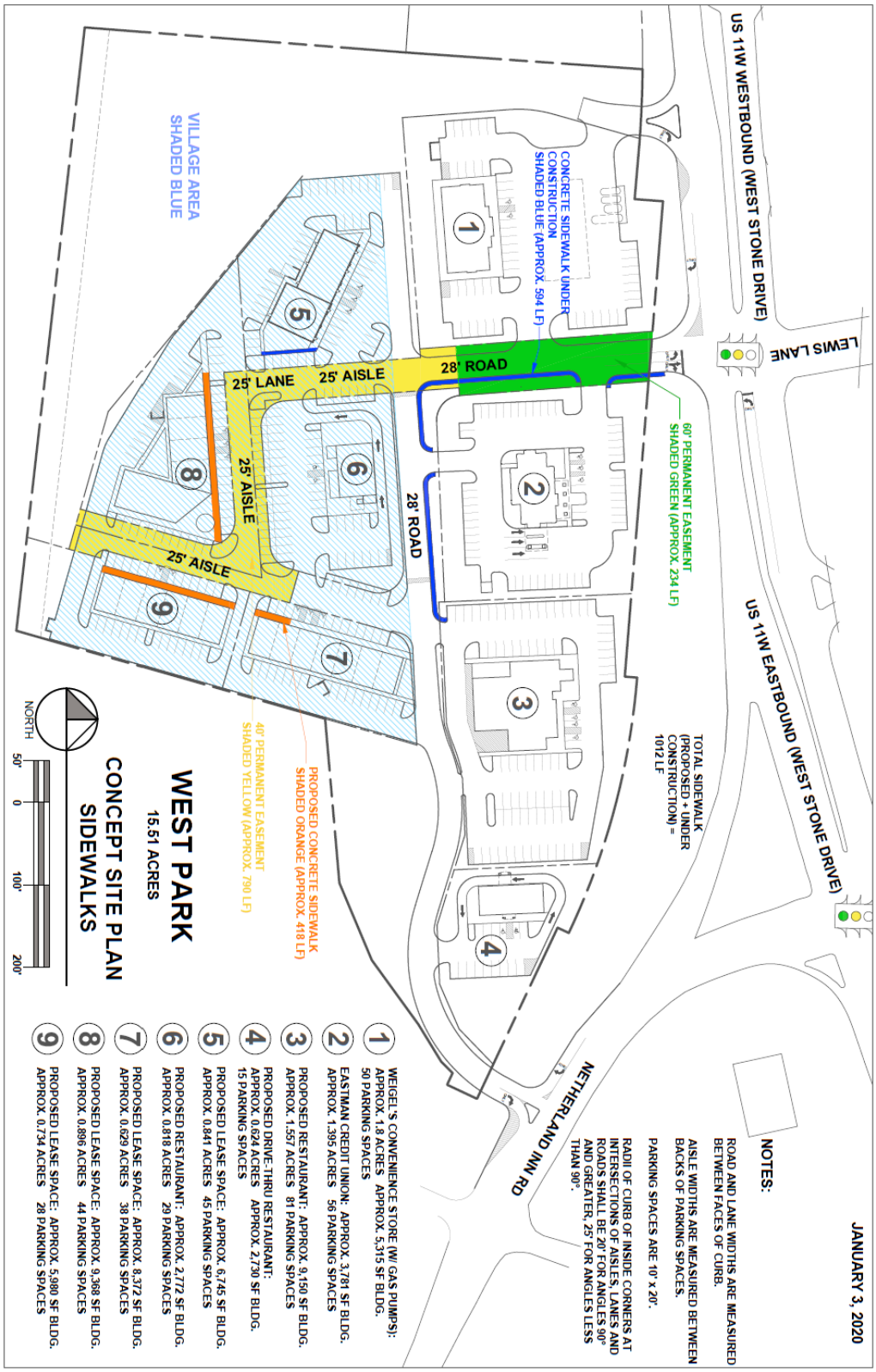


Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

PREVIOUSLY APPROVED CONCEPTUAL PLAN



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 21, 2020

VIEW FROM W STONE DRIVE

VIEW FROM NETHERLAND INN RD

CONCLUSION Staff recommends PRELIMINARY plat approval of the West Park Replat Lot 6 and Church House Way Dedication, along with associated variances, contingent upon construction plan approval by the Engineering Division.

KINGSPORT
TENNESSEE
Development Services

March 4, 2020

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 Lots 16 & 17 JE Cookenour and Lot 1 Eugene Cookenour, located off of Darnell 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

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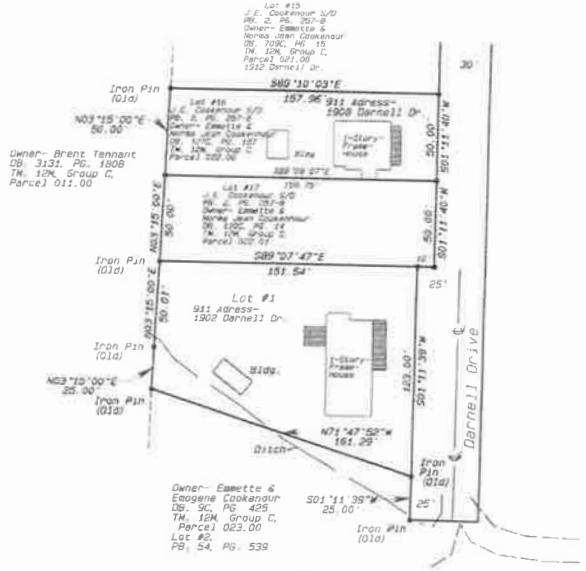
S

PB. 54,
PG. 539



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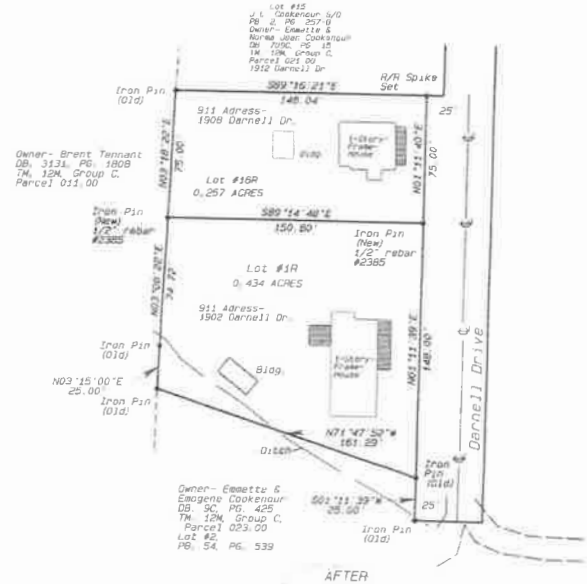

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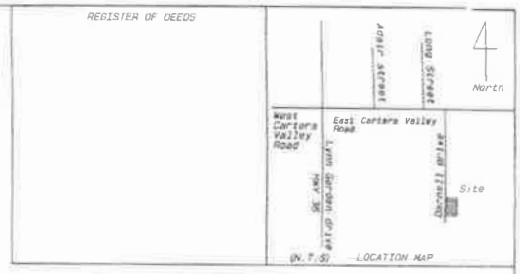

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PLAT BOOK: P57
PAGE: 116-116

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

GRAPHIC SCALE 1"=50'
0 50 100 150

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE

SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING OR ANY OF HERE AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE OWNER(S) DATE 2020

EUGENE COOKENOUR OWNER 2020

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is hereby established an easement area of 7.5 wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from the improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the Licensed Surveyor and/or Civil Engineer or that which may be required by the Kingsport Regional Planning Commission.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0120D Effective Date Sept. 28, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1' in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Existing Septic System in place and operating Properly.

Lots 1R & 16R have been approved by the Tennessee Department of Enviroment and Conservation, Division of Groundwater Protection on _____ for ___ bedroom(s) with the issuance of Permit# _____. Contact TDEC for details of their Approval. TDEC should also be contacted before building on this new lot with regards to any existing Septic Systems and duplication area for existing lot and structure.

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 2020

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

1-22 2020
DATE

JONATHAN WILLIS R.L.S. 2385 LICENSE NUMBER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

6-2-20
DATE AUTHORIZED SIGNATURE TITLE

ENVIRONMENTAL SPECIALIST
DIVISION OF GROUND WATER PROTECTION 2020

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL WITH RESTRICTIONS

APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ KINGSPORT, TENNESSEE TO BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL, SUBJECT WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MODEL OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SEWAGE SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TANK, WATER SERVICE, UNDERGROUND UTILITIES, AND DRIVEWAY SHALL BE LOCATED AT LEAST PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SITE CONDITIONS MAY VOID THIS APPROVAL.

TITLE

DATE AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR A SURETY BOND IN LIEU OF ANY LEGISLATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

TITLE

DATE AUTHORIZED SIGNATURE

Replat of Lots 16 & 17 of the J E Cookenour S/D and Lot 1 of the Eugene E. & Emogene Cookenour S/D

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISION

TOTAL ACRES 0.6910	TOTAL LOTS 2
ACRES NEW ROAD -0-	MILES NEW ROAD -0-
OWNER Cookenour	CIVIL DISTRICT 12th
SURVEYOR JONATHAN W. WILLIS	CLOSURE ERROR 1: 10,000'
SCALE: 1" = 50'	DRAWN BY J.W.

KINGSPORT
TENNESSEE
Development Services

March 4, 2020

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 Recombination of Frank Hutchins Property, located off of Bloomingdale Pike, 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

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
SULLIVAN COUNTY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AN CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSPORT PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

WITNESS MY HAND AND SEAL THIS 27TH DAY OF JANUARY, 2020

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984

BRIAN T. BARTLETT REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1984

CERTIFICATE OF OWNERSHIP/DEDICATION:

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

RESIDENTIAL
NOTED USE

Frank R Hutchins — 18 FEB 20
OWNER(S) — (DATE)

CERTIFICATE OF APPROVAL STREETS:

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

2-19 — 20 20
Date

City Engineer or County Road Commissioner

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.I.N. : MAP 0300, GROUP A, PARCELS 15.35, 15.30, 17.10 AND 17.20.
4. BEING ALL OF THE PROPERTY AS DESCRIBED IN DEED BOOK 1043C, PAGE 520 AND BOOK 1043C, PAGE 523.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47163C0035D FOR CITY OF KINGSPORT, EFFECTIVE DATE SEPTEMBER 29, 2006.

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE CITY OF KINGSPORT PLANNING COMMISSION.

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE ZONING DESIGNATION.

CERTIFICATE OF APPROVAL FOR RECORDING:

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

3/3 — 2020
Date

Kingsport Municipal/Regional Planning Commission

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS:

I hereby certify that the public sanitary sewage disposal system: (1) is available to the property; or (2), as shown on the accompanying plans, has been installed in an acceptable manner and according to specifications; or (3) that a security in the form of _____ and in the amount of $_____ has been posted to ensure completion of all required improvements in case of default.

3-2, 2020

(City) Sewer Director or Authorized Representative

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT:

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS (ARE) APPROVED AS ASSIGNED.

2/18/20
DATE

SULLIVAN COUNTY 911 ADDRESSING DEPT.

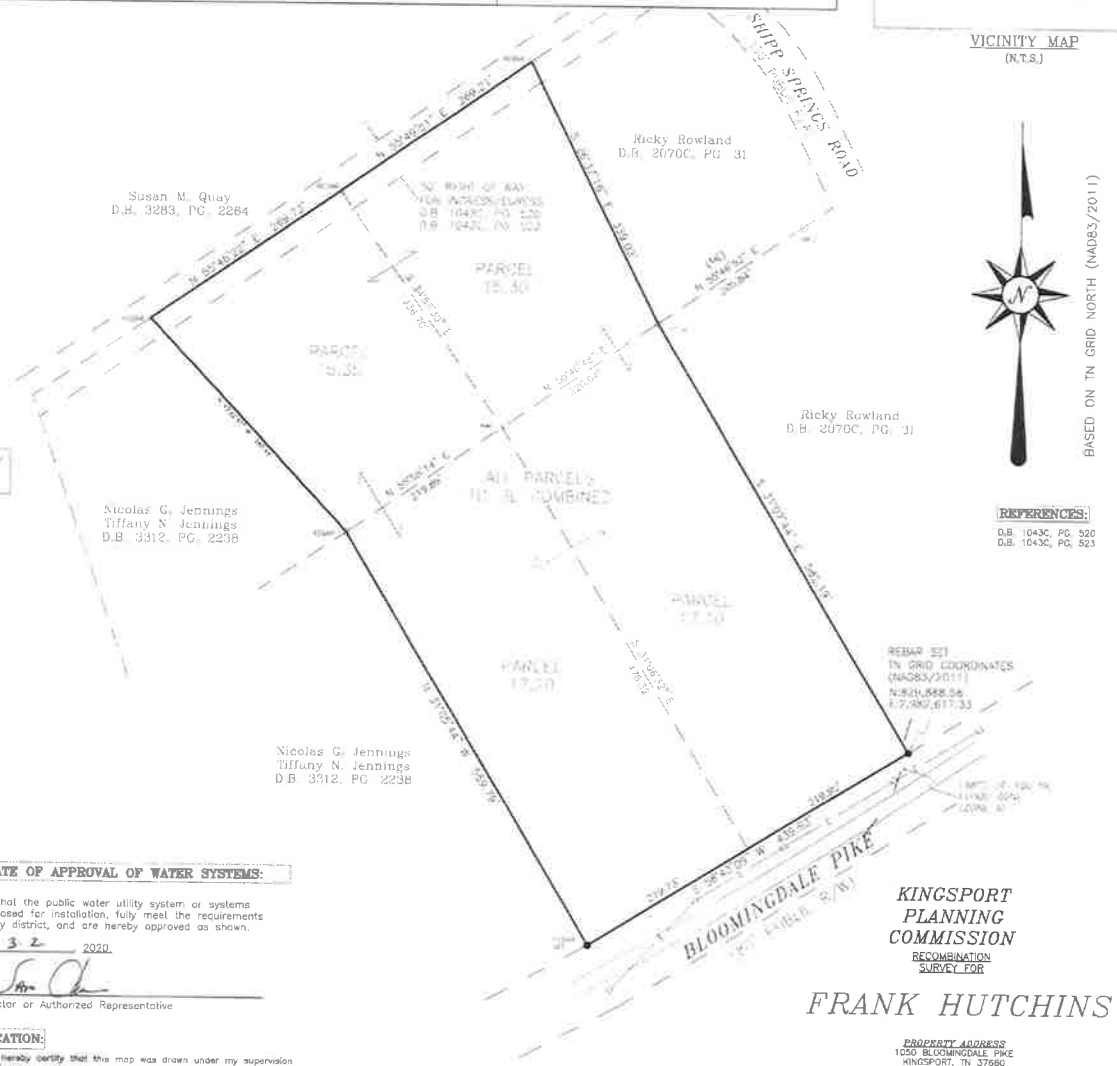
VICINITY MAP
(N.T.S.)

REGISTER OF DEEDS:

03/04/2020 - 10:34:12 AM
20004150
1.PGS:AL-PLAT BATCH: 210316
PLAT BOOK: P57
PAGE: 115-115

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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



TOTAL AREA OF SURVEY
0.538 Acres
ZONED: R-1

REFERENCES:

D.B. 1043C, PG. 520
D.B. 1043C, PG. 523

LEGEND

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/CURB INLET
- T—T— OVERHEAD TELEPHONE
- E—E— OVERHEAD ELECTRIC
- —X—X— FENCE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

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

3-2, 2020
Date

(City) Water Director or Authorized Representative

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: JANUARY 20, 2020
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: GeoID12B
(g) Combined Grid factor: 0.9999731

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 25,000.

KINGSPORT PLANNING COMMISSION
RECOMBINATION SURVEY FOR

FRANK HUTCHINS

PROPERTY ADDRESS
1050 BLOOMINGDALE PIKE
KINGSPORT, TN 37660

11TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
DATE: JANUARY 27, 2020

DRAWING NO.: 20-685
SCALE: 1"=100'

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

1265 Old Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7280
www.appalachiansurvey.com
bbartlett@appalachiansurvey.com

NCBELS License No.: C-2898

KINGSPORT
TENNESSEE
Development Services

March 10, 2020

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

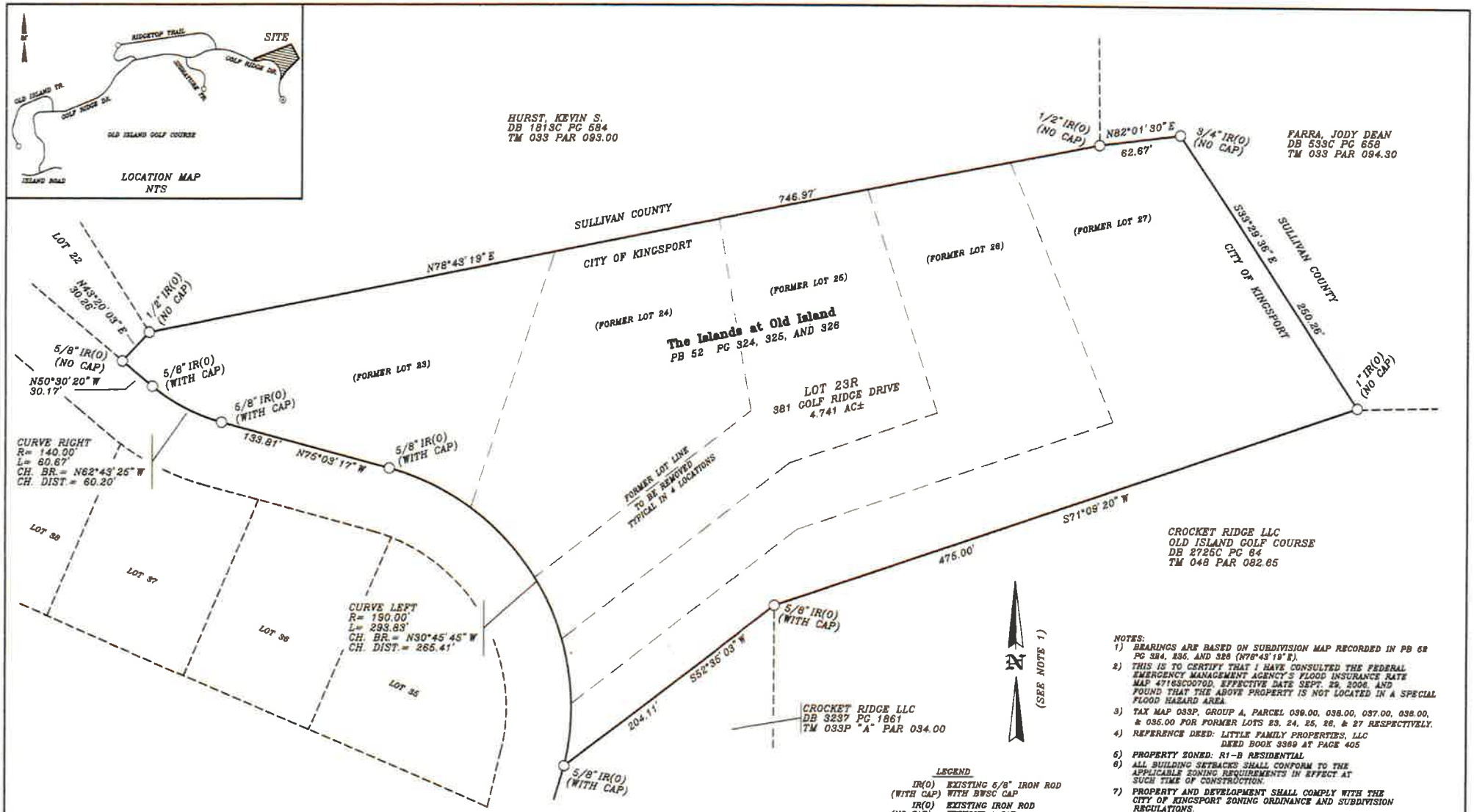
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 23R The Islands at Old Island, located off of 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,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



LEGEND

IR(O) (WITH CAP) EXISTING 5/8" IRON ROD WITH BWSC CAP

IR(O) (NO CAP) EXISTING IRON ROD WITHOUT A CAP

NOTES:

1) BEARINGS ARE BASED ON SUBDIVISION MAP RECORDED IN PB 52 PG 324, 325, AND 326 (N78°43'19"E).
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0070D. EFFECTIVE DATE SEPT. 25, 2009, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3) TAX MAP 033P, GROUP A, PARCEL 039.00, 038.00, 037.00, 036.00, & 035.00 FOR FORMER LOTS 23, 24, 25, 26, & 27 RESPECTIVELY.
4) REFERENCE DEED: LITTLE FAMILY PROPERTIES, LLC DEED BOOK 3369 AT PAGE 405
5) PROPERTY ZONED: R1-B RESIDENTIAL
6) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
8) 387 = 911 ADDRESS.
9) FIELD BOOK: 138-53
10) ACAD FILE NAME: 20-8676ISLANDS.dwg
11) INTENT OF THIS PLAT IS TO CONSULATE LOTS 23, 24, 25, 26, AND 27 ALSO TO RELEASE ALL ASSOCIATED EASEMENTS AND SETBACKS OF THE FORMER INTERIOR LOT LINES.

DATE: FEBRUARY 25, 2020

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor

Tenn. Reg. No. 896

MIZE & ASSOCIATES SURVEYORS
P.O. Box 465
Blountville, Tennessee 37617
423-384-4562

KEVIN R. MIZE
TENNESSEE LICENSED PROFESSIONAL LAND SURVEYOR
TENNESSEE NO. 896

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 3-10 20

KINGSPORT AUTHORIZING REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

March 10 20

DATE

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

03/10/2020 - 03:34:30 PM
20004604
1 PGS AL-PLAT BATCH: 211490
PLAT BOOK: P57
PAGE: 121-121

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3-09-20 20

DATE

OWNER

OWNER

CERTIFICATE OF ACCURACY

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

March 9 20

DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

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

DATE 20

CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

3-10 20

DATE

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN. REGISTRAR.

3/10 20

DATE

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT of LOT 23R The Islands at Old Island

KINGSPORT **REGIONAL PLANNING COMMISSION**

TOTAL ACRES 4.741 AC± TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER LITTLE FAMILY PROPERTIES, LLC CIVIL DISTRICT 1

SURVEYOR MIZE & ASSOCIATES CLOSURE ERROR 1:10,000+

SCALE 1"= 50' 50 0 50 100

KINGSPORT
TENNESSEE
Development Services

March 10, 2020

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 Resub of RBD Investment Company Lot 2, located off of Jessee 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

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com
(COPYRIGHT©2020 ALL RIGHTS RESERVED)

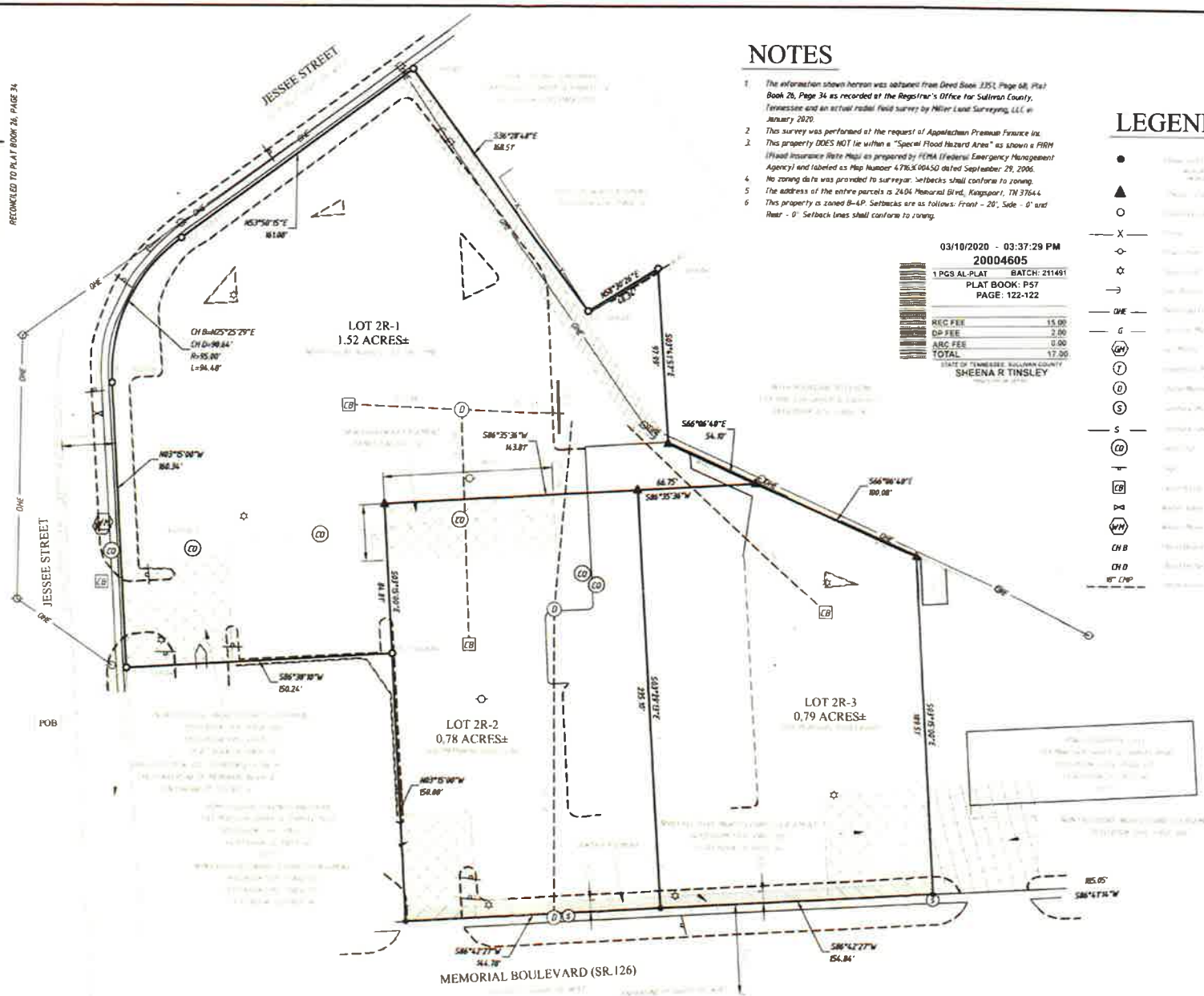
SHEET 1 OF 1

FINAL PLAT
TAX MAP 62H, GROUP A,
PARCEL 19.10
DEED BOOK 3351, PAGE 68
PLAT BOOK 26, PAGE 34
DATE: JANUARY 28, 2020

VICINITY MAP

NOT TO SCALE

JEFFERY ALLEN MILLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
1/28/20
TENNESSEE NO. 1964



NOTES

1. The information shown hereon was obtained from Deed Book 3351, Page 68, Plat Book 26, Page 34 as recorded at the Registrar's Office for Sullivan County, Tennessee and an actual radial field survey by Miller Land Surveying, LLC in January 2020.
2. This survey was performed at the request of Appalachian Premium Finance Inc.
3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0045D dated September 29, 2006.
4. No zoning data was provided to surveyor. Setbacks shall conform to zoning.
5. The address of the entire parcels is 2404 Memorial Blvd, Kingsport, TN 37644.
6. This property is zoned B-4P. Setbacks are as follows: Front - 20', Side - 0' and Rear - 0'. Setback lines shall conform to zoning.

03/10/2020 - 03:37:29 PM
20004605
1 PGS AL-PLAT BATCH: 211491
PLAT BOOK: P57
PAGE: 122-122

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

LEGEND

- ●
- ▲
- ○
- —X—
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- CO
- —
- CB
- ⋈
- WH
- CH B
- CH D
- 18" CMP

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3/6/20
DATE

OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

3-10-20
DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

March 5, 2020
DATE

AUTHORIZED AGENT

CERTIFICATE OF ACCURACY

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

3/10/20
DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF $_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3-10-20
DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/10/2020

SEC., KINGSPORT REG. PLANNING COMMISSION DATE

RE-SUBDIVISION OF R.D.B. INVESTMENT COMPANY - LOT 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.09±	TOTAL LOTS	3
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Appalachian Premium Finance Inc	CIVIL DISTRICT	11
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000

SCALE 1" = 40' 0 40' 80' 160'

#1269/1269 Subdivision.dwg

KINGSPORT
TENNESSEE
Development Services

March 13, 2020

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 Lots 15 & 17 Glenwood Heights, located off of 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.

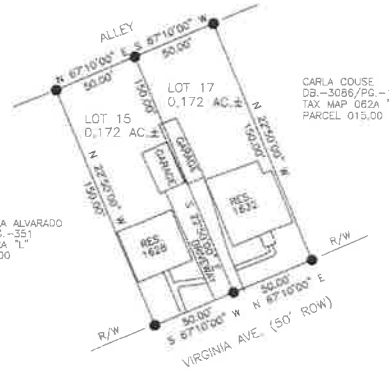
Sincerely,

Ken Weems,
Zoning Administrator

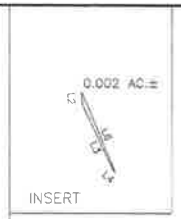
C: Kingsport Regional Planning Commission

NORTH RECONCILED TO

N

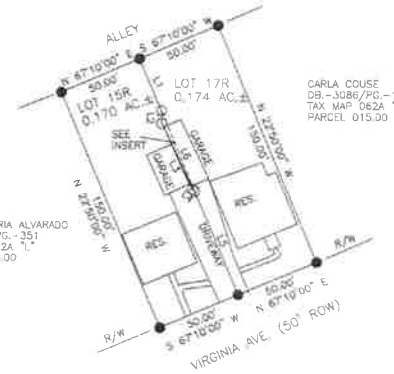


BEFORE REPLAT



LINE	BEARING	DISTANCE
L1	S 22°34'00" E	53.04'
L2	S 22°34'40" E	67.31'
L3	S 22°21'31" E	142.30'
L4	S 44°59'40" E	11.78'
L5	S 22°50'00" E	59.24'
L6	N 22°50'00" W	50.72'

LOCATION MAP
NOT TO SCALE



AFTER REPLAT

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 EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THE SEPTIC PERMIT WAS ISSUED TO _____
DATED _____

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0245D, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 20074
DATE: 03-10-2020

CHARLES T. JOHNSON JR. CONTRACTED LAND SURVEYOR REGISTERED TENNESSEE NO. 2405

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

03/13/2020 - 03:38:40 PM
20004872
1 PGS/AL-PLAT BATCH: 211703
PLAT BOOK: P57
PAGE: 131-131

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
COUNTY CLERK

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: March 13, 2020
Catherine Campbell
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATED: 3-13-20
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATED: _____
TRAFFIC ENGINEERING MANAGER

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

PROPERTY REFERENCE:

MADISON & MARK FORTNER
1629 VIRGINIA AVE.
PB.-1/PG.-43/BLOCK 1-LOT 15
DB.-3226/PG.-861
TAX MAP 062A "L"
PARCEL 017.00

DANIEL & BROOKE BUCKLEY
1632 VIRGINIA AVE.
PB.-1/PG.-43/BLOCK 1-LOT 17
DB.-3221/PG.-570
TAX MAP 062A "L"
PARCEL 016.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: Madison Fortner 3/13/20 DATED:
OWNER: 3/13/20 DATED:
OWNER: _____ DATED:

CERTIFICATE OF ACCURACY

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

DATED: 3-10-20
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

DATED: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 3-13-20
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY: 3/13/2020
KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 15 & 17 GLENWOOD HEIGHTS PB.-1/PG.-43

TOTAL ACRES 0.344 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT _____
SURVEYOR _____ CLOSURE ERROR 1-10000
SCALE 1" = 50' 50' 0' 50' 100'

KINGSPORT
TENNESSEE
Development Services

March 13, 2020

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

Dear Mr. Booher:

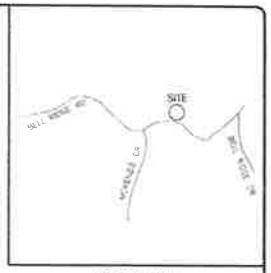
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the McQueen subdivision, located off of Bell Ridge Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies 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

NORTH - RECONCILED TO



LOCATION MAP
NOT TO SCALE

"Approval is hereby granted for lots SEE RESTRICTIONS defined as **McQueen .57 AC. Subdivision** (Bell Ridge Rd.) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact sewage/structure location must be approved and an SSD evaluation permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

KC Pace 3-4-2020
Environmental Scientist Date
Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources **before** any construction begins.

B.) Lot 1 has adequate suitable soil to install and duplicate a **3(Three) bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

C.) **Lot 1** has specific areas designated for the SSD system. These locations, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans and sloped configurations, recessed basements, as well as topography of property may result in reduction of locations and/or SSD system requiring to be pumped. **Prior to construction** the property owner needs to contact this office in order to obtain proper house site location.

D.) There shall be a **50**-foot setback between all wells or springs and all SSD systems or duplication area.

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 EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THE SEPTIC PERMIT WAS ISSUED TO _____
DATED _____

THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0030D which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area

CHARLES T. JOHNSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1555

SURVEY BY: CHARLES T. JOHNSON
NUMBER: 1555
PROJECT: 19421
DATE: 01-15-2020

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

03/13/2020 - 03:41:22 PM
20004873
1 PGS/AL-PLAT BATCH: 211705
PLAT BOOK: P57
PAGE: 132-132

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE: SULLIVAN COUNTY
SHEENA R TINSLEY

PROPERTY REFERENCE:

MICHAEL & KELLY MCQUEEN
DB.-2529C/PG. 698
TAX MAP 029B "D"
PARCEL 017.10

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

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED March 11, 2020
Corlanne Campbell
CITY 911 DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATED _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATED _____

TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Michael McQueen DATED 3/12/20
OWNER Kelly McQueen DATED 3/12/20
OWNER _____ DATED: _____

CERTIFICATE OF ACCURACY

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

DATED 3-3-20
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

DATED: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 3-13-20
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY 3-13-2020
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

MCQUEEN 0.57 AC.± SUBDIVISION

TOTAL ACRES 0.57	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY SULLIVAN	CIVIL DISTRICT 12TH
SURVEYOR CHARLES T. JOHNSON	CLOSURE ERROR 1-10000

SCALE 1" = 50' 50' 0' 50' 100'

KINGSPORT
TENNESSEE
Development Services

March 16, 2020

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 West Park Lot 6 subdivision, located off of West Stone 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

NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

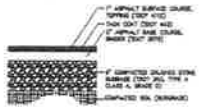
NOTE #2 : THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C0120D – EFFECTIVE DATE JULY 03, 2006.

NOTE #3 : ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

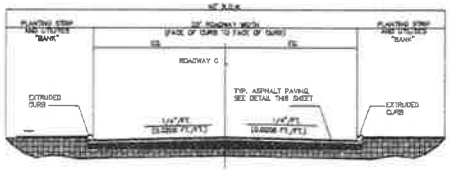
NOTE #4 : THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE #5: ZONE B-3

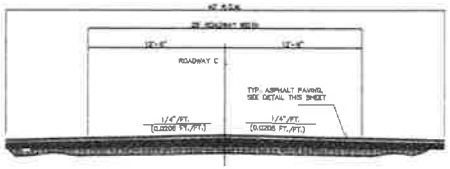
NOTE #6 : BUILDING SETBACKS – FRONT – 20'
REAR – 30'
SIDE – 0'



STANDARD ASPHALT PAVING DETAIL
1 1/2" = 1'-0"



TYPICAL SECTION – 25' LANE 40' R.O.W.
N.T.S.



TYPICAL SECTION – 25' AISLE 40' R.O.W.
N.T.S.

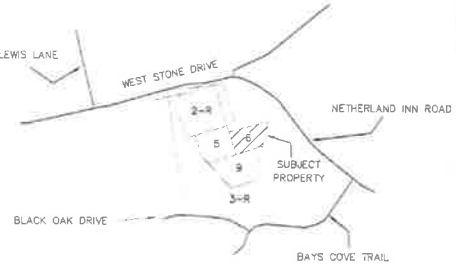
COPY

20001868
03/16/2020 - 01:23:00 PM
STATE OF TENNESSEE, SULLIVAN COUNTY
JUDY KIRKPATRICK

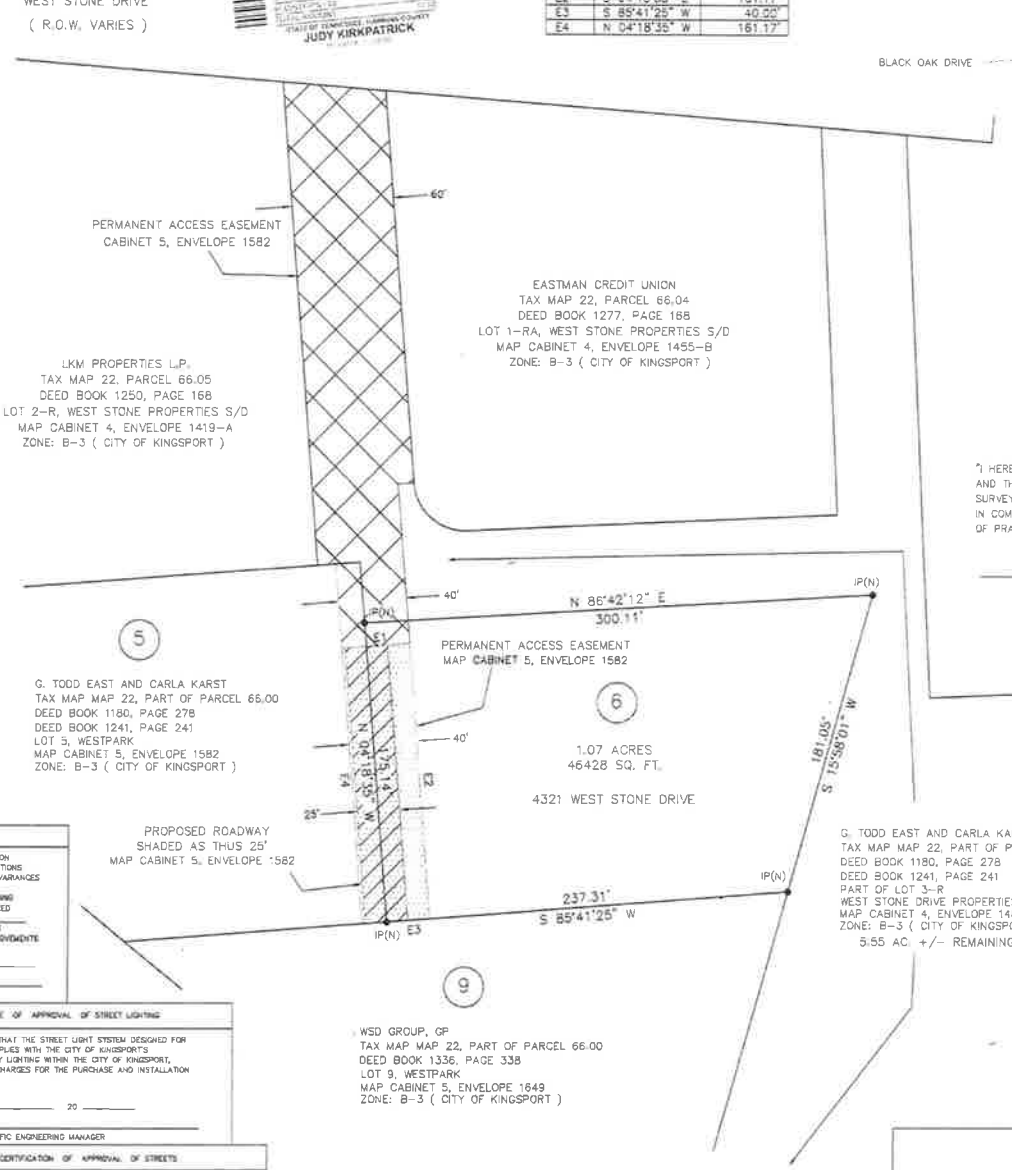
Map Cabinet 5
Envelope 1683

PERMANENT ACCESS EASEMENT

LINE	BEARING	DISTANCE
E1	N 85°41'25" E	40.00'
E2	S 04°18'35" E	161.17'
E3	S 85°41'25" W	40.00'
E4	N 04°18'35" W	161.17'



LOCATION MAP
NTS



RICK A. DAVIES
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1573

"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' – 10,500' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RICK A DAVIES – SURVEYOR
TENN. REG. NO. 1573

25' PROPOSED ROADWAY
MAP CABINET 5, ENVELOPE 1582

PERMANENT ACCESS EASEMENT
MAP CABINET 5, ENVELOPE 1582

EXISTING PERMANENT ACCESS EASEMENT
MAP CABINET 5, ENVELOPE 1582

C-2240 / 12314M 2-26-20

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Dusty Todd East
3-10 OWNER 20 20

Carla G. Karst
3-10 OWNER 20 20
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/13 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

3-10 20 20
DATE
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-13 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREET LIGHTING

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

_____ 20 _____
DATE
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

March 12 20 20
Carolyn Crockett
KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

3-13 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREETS

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

_____ 20 _____
DATE
CITY ENGINEER

LEGEND

● IP(N) – 1/2 INCH REBAR (NEW) – "DAVIES" CAP

WESTPARK – LOT 6

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.07	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER EAST AND KARST	CIVIL DISTRICT 7
SURVEYOR RICK A. DAVIES	CLOSURE ERROR 1':10,500'
SCALE 1" = 50'	50 0 50 100

KINGSPORT
TENNESSEE
Development Services

March 18, 2020

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

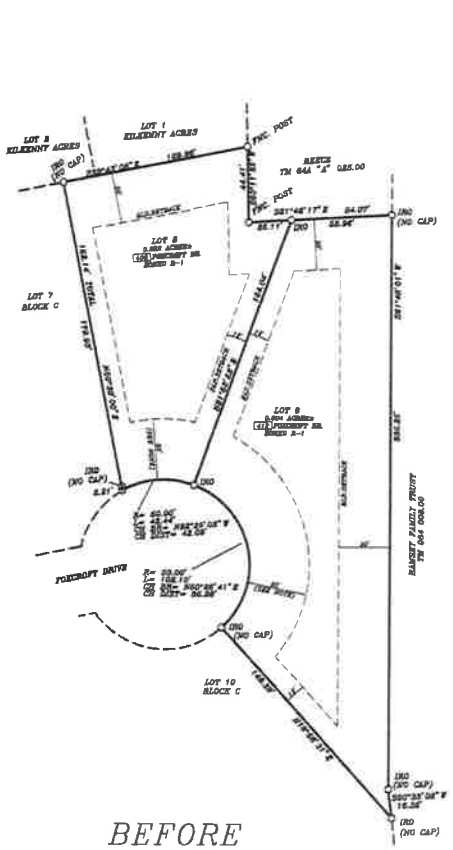
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lot 6R & 9R Block C Kilkenny Acres, located off of Foxcroft 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.

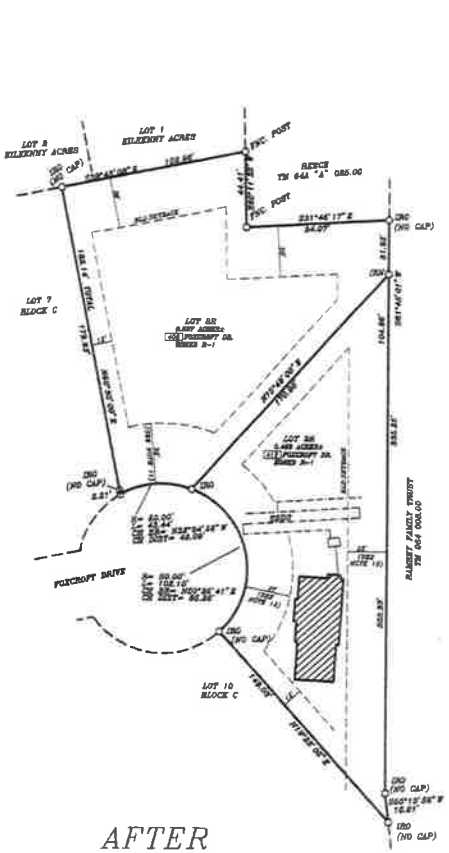
Sincerely,

Ken Weems,
Zoning Administrator

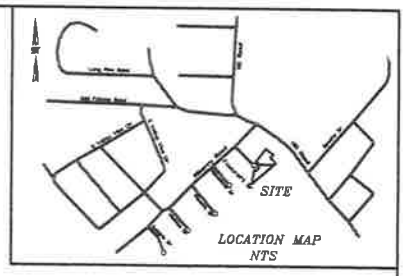
C: Kingsport Regional Planning Commission



BEFORE



AFTER



LEGEND

IR(N)	NEW 5/8" IRON ROD WITH MIZE 891 CAP
IR(O)	EXISTING 5/8" IRON ROD WITH MIZE 891 CAP
IR(O)	EXISTING IRON ROD
(NO CAP)	WITHOUT A CAP
SSDS	SUBSURFACE DISTRUBITION SYSTEM (SEWER)

NOTES:

1) BEARINGS ARE BASED ON SUBDIVISION MAP RECORDED IN PB 8 PG 59 (N50°30'00"E).
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0070D, EFFECTIVE DATE SEPT. 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3) TAX MAP 064A, GROUP A, LOT 8 PAR. 017.00, LOT 9 PAR. 016.00
4) REFERENCE DEED: AARON T. PLANARY DEED BOOK 3276 AT PAGE 1859
5) PROPERTY ZONED: R-1 RESIDENTIAL (SULLIVAN COUNTY)
6) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION
7) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND THE CITY OF KINGSPORT SUBDIVISION REGULATIONS.
8) 408 AND 412 = 911 ADDRESS.
9) FIELD BOOK: 180-79
10) ACAD FILE NAME: A8637MARTIN.dwg
11) THE FRONT SETBACK TO BE 35' FOR LOT 8R AS PER SUBDIVISION MAP
12) THE FRONT SETBACK FOR LOT 9R WAS REDUCED TO 27' BY A VARIANCE AGRANTED BY THE SULLIVAN COUNTY BOARD OF APPEALS, OCT.19. 2019
13) THE REAR SETBACK FOR LOT 9R WAS REDUCED TO 23' BY A VARIANCE AGRANTED BY THE SULLIVAN COUNTY BOARD OF APPEALS, OCT.19. 2019
14) INTENT OF THIS PLAT IS TO RELOCATE THE LOT LINE AND ALL ASSOCIATED EASEMENTS AND SETBACKS BETWEEN LOT 8 AND LOT 9

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 10,000 as shown hereon.

Surveyor
Tenn. Reg. No. 891

MIZE & ASSOCIATES SURVEYORS
P.O. Box 465
Bloomfield, Tennessee 37617
423-384-4562

JOHN R. MIZE
REGISTERED LAND SURVEYOR
No. 891
STATE OF TENNESSEE
3/17/20

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATE 3-17 20 20	DATE 3-11 20 20
KINGSPORT AUTHORIZING REPRESENTATIVE	CITY G.I.S. DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE.

03/18/2020 - 03:13:47 PM
20005201
1 PGS:AL-PLAT BATCH: 211965
PLAT BOOK: P57
PAGE: 138-138

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
TRUSTEE OF COUNTY

DATE: MARCH 9, 2020

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I/WE HEREBY CERTIFY THAT I AM OWE AND THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I OWE(S) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.	I HEREBY CERTIFY (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN REGISTRAR.
DATE 3/17 20 20	DATE 3/17 20 20	DATE 3-11 20 20	DATE 20	DATE 3/17 20 20
OWNER / OWNER	SURVEYOR	CITY ENGINEER	KINGSPORT AUTHORIZING AGENT	SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

REPLAT of LOT 8R & 9R, BLOCK C
KILKENNY ACRES ADD.–NO.–1

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.986 AC±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	AARON T. PLANARY	CIVIL DISTRICT	7 th
SURVEYOR	MIZE & ASSOCIATES	CLOSURE ERROR	1:10,000+

SCALE 1"= 50' 50 0 50 100

KINGSPORT
TENNESSEE
Development Services

March 18, 2020

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 Division of the King Property, located off of Fordtown 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

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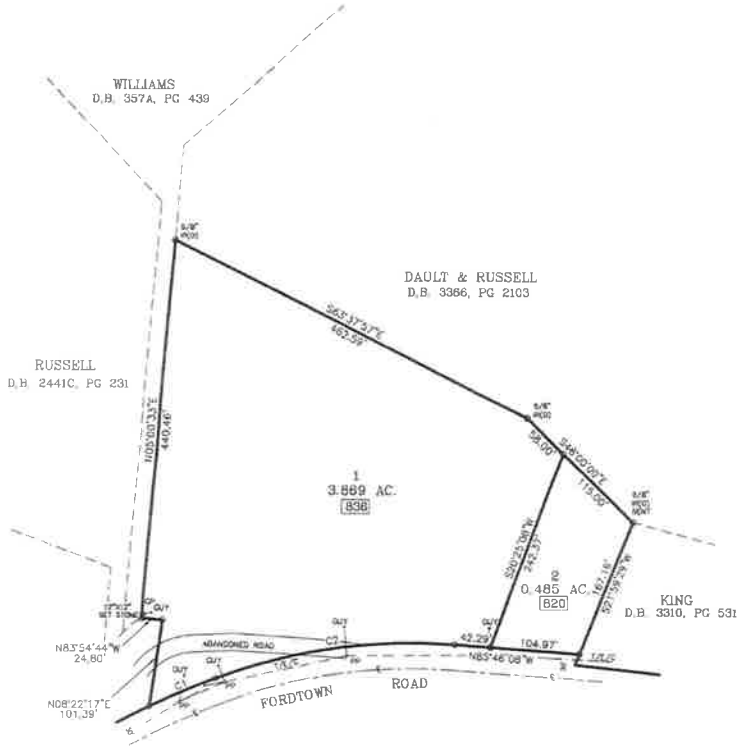

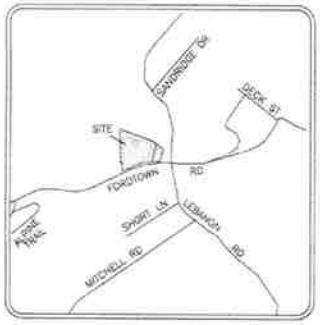

LOCATION MAP
N.T.S.

TDEC USE

"Approval is hereby granted for lots SEE RESTRICTIONS defined as **Division of the King Property** (Fordtown Rd.) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval."

3/11/2020

Environmental Scientist — Date
Division of Water Resources

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources **before** any construction begins.

B.) **Lots 1 and 2** have adequate suitable soil to install and duplicate a **3(Three) bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

C.) **Lots 1 and 2** have specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large foot plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. **Prior to construction** the property owner needs to contact this office in order to insure proper house site location.

D.) There shall be a **50** foot setback between all wells or springs and all SSD systems or duplication area.

LEGEND

IR(O)	*IRON ROD (OLD)*
PP	*POWER POLE*
N.T.S.	*NOT TO SCALE*
D.B	*DEED BOOK*
PG	*PAGE*
AC	*ACRES*
T/E/C	*TELEPHONE/ELECTRIC/CABLE*
GP	*GUY POLE*
℄	*CENTERLINE*
123	*911 ADDRESS*

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	
C1	889.77'	84.07'	S67°17'38"W	84.04'
C2	667.39'	285.42'	S81°58'43"W	283.25'

NOTES:

1) NORTH BASED ON S46°00'00"E PER PRIOR REFERENCED DEED.
2) PROPERTY IS ZONED R-1
   SETBACKS: FRONT 30'
   REAR 30'
   SIDE 12'
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-11691
5) ACAD FILE 20-11691 KING.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 106, PARCEL PART OF 2B
8) DEED REFERENCES: D.B. 3310, PG. 537
9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
11) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
12) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2950
3-18-2020

03/18/2020 - 03:13:47 PM
20005200
1 PGS:AL-PLAT BATCH: 211965
PLAT BOOK: P57
PAGE: 137-137

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Joy E King — 3-6 — 20__
OWNER — DATE

Jason R Thompson — 3-6 — 2020
OWNER — DATE

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

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

3-2 — 20__
DATE
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY

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

3-3 — 20 20
DATE
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

3-2 — 20 20
DATE
CHAIRMAN OF HIGHWAYS

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

3-2 — 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/16 — 20 20
DATE
KINGSPORT REGIONAL PLANNING COMMISSION

DIVISION OF THE KING PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.354 — TOTAL LOTS 2
ACRES NEW ROAD 0 — MILES NEW ROAD 0
OWNER KING AND THOMPSON — CIVIL DISTRICT 14TH
SURVEYOR ALLEY & ASSOCIATES, INC. — CLOSURE ERROR 1:10,000
SCALE 1"=100' — 100 50 0 100 200

KINGSPORT
TENNESSEE
Development Services

March 18, 2020

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 Block 24 Ridgefields subdivision, located off of Ridgefields 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

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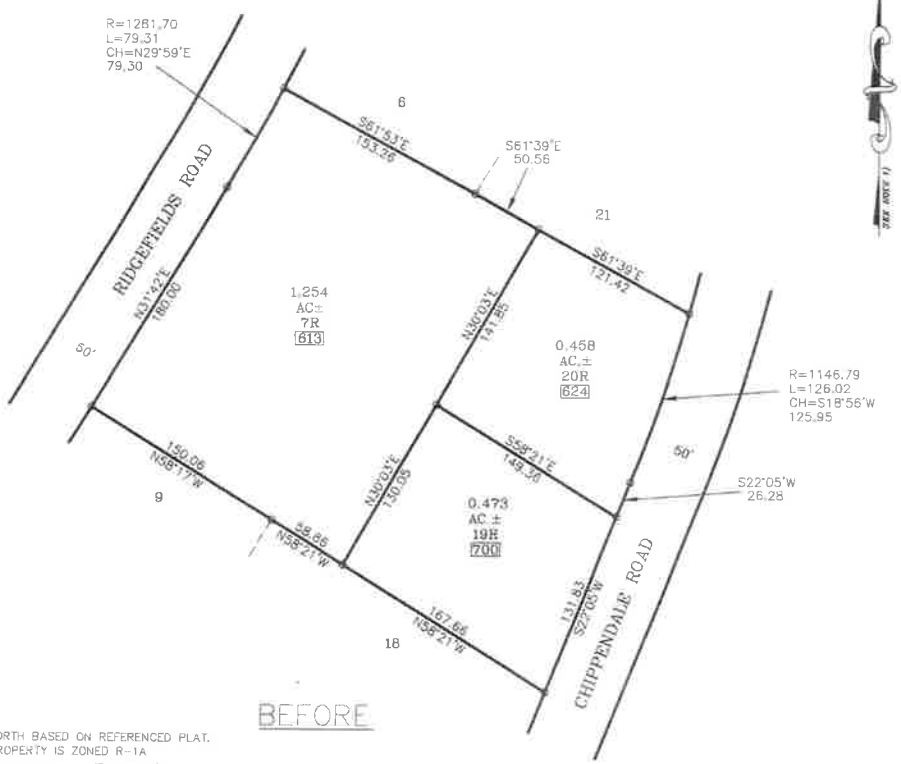
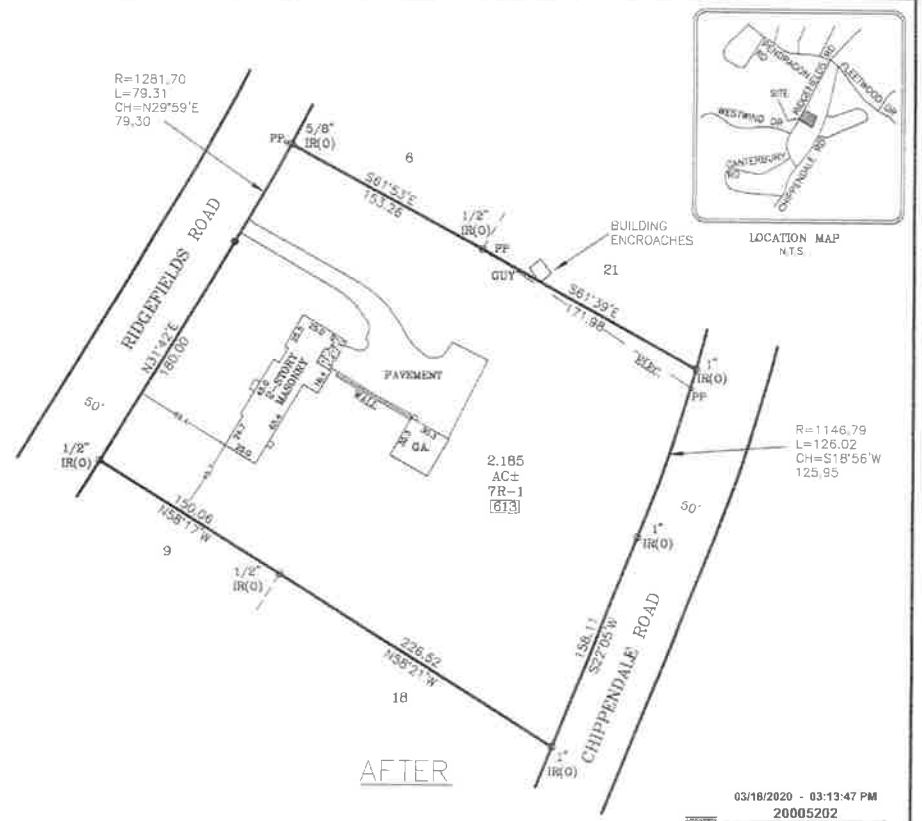


BEFORE



AFTER

LOCATION MAP
N.T.S.

NOTES:

1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY IS ZONED R-1A

SETBACKS: FRONT 40'
REAR 30'
SIDE 10'

SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 18-11214
5) ACAD FILE 18-11214 SMITH
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 60B "D" PARCEL 18
8) PLAT REFERENCE: PLAT BOOK 7, PAGE 51
9) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LEGEND

IR(O)	*IRON ROD (OLD)*
ELEC	*ELECTRIC*
GA.	*GARAGE*
AC.	*ACRES*
R=	*RADIUS*
L=	*LENGTH*
CH=	*CHORD*
N.T.S.	*NOT TO SCALE*
PP	*POWER POLE*
[123]	*911 ADDRESS*
●	*UNMARKED POINT ON ROCK COLUMN*

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX : (423) 392-8698
E-MAIL: tlingerfelt@alleyassociates.com

03/18/2020 - 03:13:47 PM
20005202
1 PGS:AL-PLAT BATCH: 211965
PLAT BOOK: P57
PAGE: 139-139

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

NOTES:

1) NORTH BASED ON REFERENCED PLAT
2) PROPERTY IS ZONED R-1A

SETBACKS: FRONT 40'
REAR 30'
SIDE 10'

SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-11742
5) ACAD FILE 20-11742 KIMBALL
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 60B "D" PARCELS 6, 7, & 18
8) PLAT REFERENCE: PLAT BOOK 56, PAGE 349
9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DESUBDIVISION OF THE RESUBDIVISION OF LOTS 7,8,19 & 20

BLOCK 24, RIDGEFIELDS SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.185 AC. TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER KIMBALL CIVIL DISTRICT 12TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=60' 60 30 0 60 120

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Brian H. Kimball 18 Mar 2020
OWNER DATE

CERTIFICATE OF ACCURACY

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

03-18 20 20
DATE
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-17 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT.

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

March 18 20 20
DATE
Catherine Gabbard
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

3-17 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

CITY ENGINEER DATE 20

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/18 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT
TENNESSEE
Development Services

March 25, 2020

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

Dear Mr. Booher:

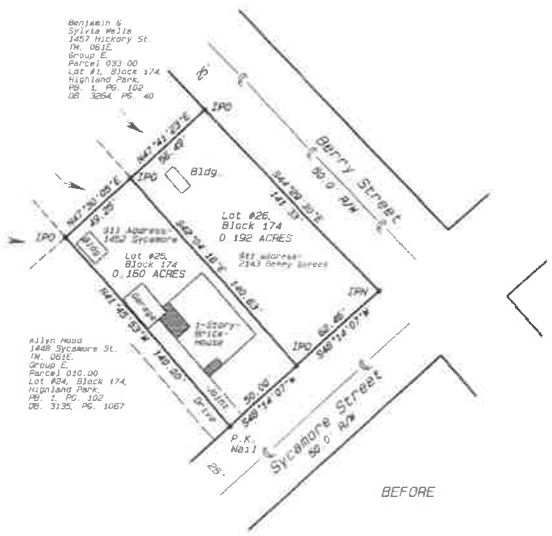
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Consolidation of Lots 25 & 26 Block 174, of the Kingsport Corp. Highland Park Development, located off of Sycamore Street, meets the Minimum Standards for Subdivision Development of Major 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

N
W E
S
MAG.



GRAPHIC SCALE 1"=50

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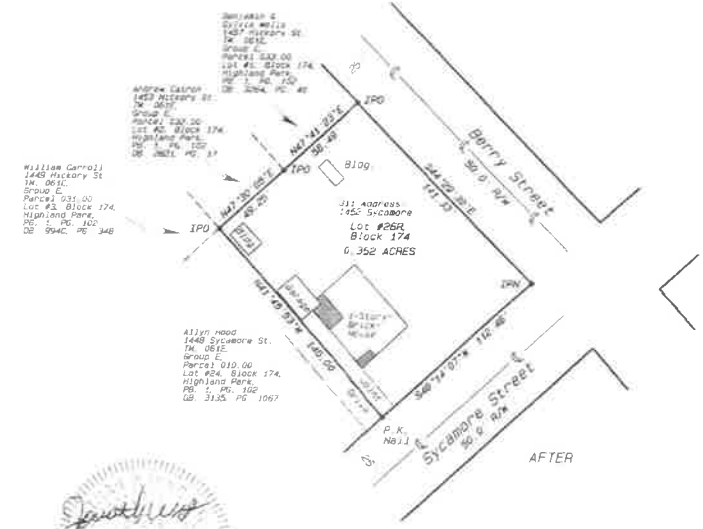
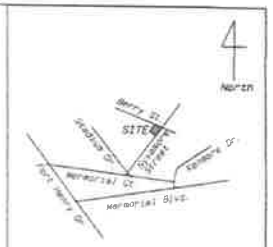




LOCATION MAP
(N.T.S)

03/25/2020 - 01:14:07 PM
20005740
1 PGS AL-PLAT BATCH: 212394
PLAT BOOK: P57
PAGE: 142-142

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 20' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map #7163C0293D0
   Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1' in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Lynn L. Lynch & Deborah J. Gullion, DB. 3314, PG. 2161, TM. 061E, Group E, Parcel 008.00 & TM.061E, Group E, Parcel 009.00
   DB. 3045, PG. 1441

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

IPN- Iron Pin New 1/2" Rebar
RLS #2385
IPO- Iron Pin Old

Currently Zoned R-1C

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Lynn Lohe 3/24/2020
OWNER Deborah Gullion 3/24/2020
OWNER _____ 2020
OWNER _____ 2020

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED
March 26, 2020
DATE
Corinne Gordon
DIRECTOR, DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING
OR ACH OF HERO AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

3-25 2020
DATE
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

3-17 2020
DATE
Jonathan Willis
JONATHAN WILLIS R.L.S.
2385
LICENSE NUMBER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

3-24-20
DATE
AUTHORIZED SIGNATURE TITLE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-24 2020
DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

TITLE
DATE AUTHORIZED SIGNATURE

Consolidation of Lots 25 & 26, Block 174 of the Kingsport Corporation, Highland Park Development

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISION

TOTAL ACRES	0.352+-	TOTAL LOTS	-1-
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	Jobe	CIVIL DISTRICT	11th
SURVEYOR	JONATHAN W. WILLIS	CLOSURE ERROR 1:	10,000'
SCALE:	1" = 50'	DRAWN BY	J.W.

KINGSPORT
TENNESSEE
Development Services

March 25, 2020

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

Dear Mr. Booher:

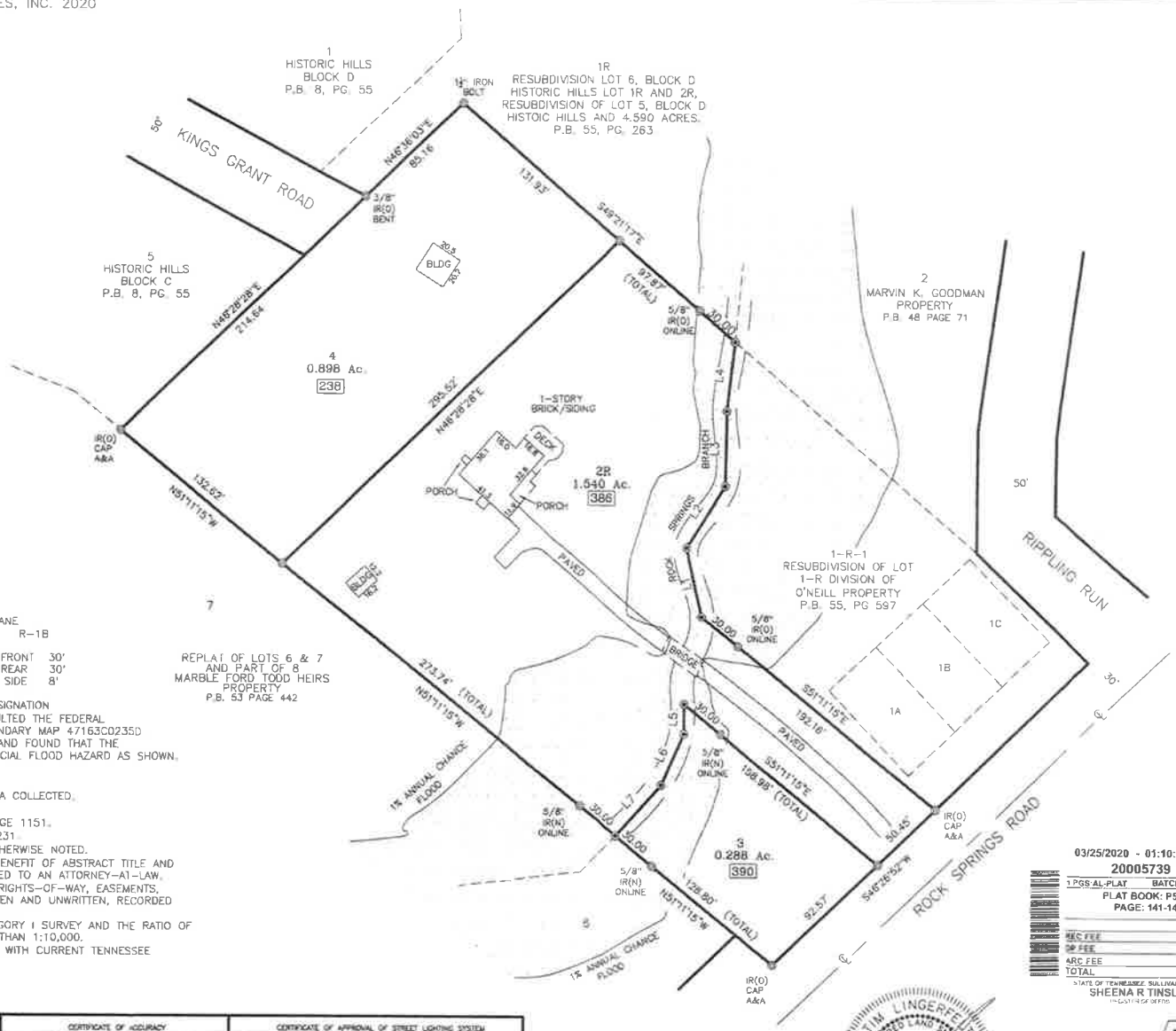
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of O'Neill Property, of the Kingsport Corp. Highland Park Development, located off of Rock Springs Road, meets the Minimum Standards for Subdivision Development of Major Subdivision 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.

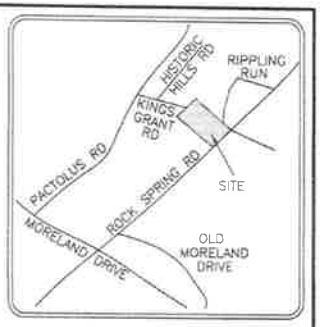
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020





LOCATION MAP
N.T.S.

LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW)
AC.	ACRES
D.B.	DEED BOOK
PG	PAGE
123	911 ADDRESS
N.T.S.	NOT TO SCALE
CONC	CONCRETE
⊗	POINT IN CREEK

NOTES:

1) NORTH BASED ON TENNESSEE STATE PLANE
2) PROPERTY IS ZONED R-2 R-1B

FRONT	30'	FRONT	30'
REAR	20'	REAR	30'
SIDE	10'	SIDE	8'

SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN.
4) JOB NO. 20-11711
5) ACAD FILE: 20-11711 O'NEILL
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP: 92A "A" PARCEL 21
8) PRIOR DEED REFERENCE: D.B. 3004, PAGE 1151.
9) PRIOR PLAT REFERENCE: P.B. 55, PG. 231
10) 5/8" SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MANNERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
13) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
14) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LINE	BEARING	DISTANCE
L1	S12°11'37"E	45.21'
L2	S32°17'53"W	45.60'
L3	S01°13'22"W	46.89'
L4	S06°43'57"W	43.78'
L5	S00°02'51"E	18.82'
L6	N24°34'40"E	35.09'
L7	N42°12'50"E	43.16'

03/25/2020 - 01:10:30 PM
20005739
1 PGS:AL-PLAT BATCH: 212393
PLAT BOOK: P57
PAGE: 141-141

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

TIM LINGERFELT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 930

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER DATE 3 24 20

CERTIFICATE OF ACCURACY

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

03-24 20 20
DATE
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

TRAFFIC ENGINEERING MANAGER DATE 20

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

March 24 20 20
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

3-24 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

CITY ENGINEER DATE 20

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-24 20 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

7/21 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RE-PLAT OF LOT 2

DIVISION OF O'NEILL PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.728 TOTAL LOTS 3
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER TIM O'NEILL CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=50' 50 25 0 50 100

KINGSPORT
TENNESSEE
Development Services

April 1, 2020

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 Division of the Sanders Property, located off of W. Carter's Valley Road 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

CERTIFICATE OF ACCURACY:

STATE OF TENNESSEE
SULLIVAN COUNTY

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

WITNESS MY HAND AND SEAL THIS 26TH DAY OF DECEMBER, 2019.

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1984

BRIAN T. BARTLETT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1984

CERTIFICATE OF APPROVAL FOR RECORDING:

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

4/1 2020
Date

Secretary of ~~the Sullivan County~~ Kingsport Regional Planning Commission

CERTIFICATE OF OWNERSHIP/DEDICATION:

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

RESIDENTIAL
NOTED USE

OWNER(S) 3-12-2020 (DATE)

OWNER(S) 3-12-2020 (DATE)

STORM WATER/UTILITY EASEMENT STATEMENT:

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

CERTIFICATE OF ELECTRIC SERVICE:

THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING APPALACHIAN POWER EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT APPALACHIAN POWER LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO APPALACHIAN POWER BEFORE ELECTRIC SERVICE WILL BE EXTENDED TO THIS SITE.

2/19/2020
APPALACHIAN POWER (DATE)

SETBACK REQUIREMENTS:

ALL BUILDING SETBACKS SHALL CONFORM TO THE SULLIVAN COUNTY ZONING ORDINANCE.

CERTIFICATE OF APPROVAL STREETS:

I hereby certify: (1) that public streets and public storm drain systems have been installed in an acceptable manner and according to the specifications approved by the Sullivan County Planning Commission or, (2) adequate rights-of-way dedication, street width, and drainage upon an existing public road shall serve these lots as proposed.

3-2-20 2020.
Date

~~County Road Commissioner or Authorized Representative~~

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

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

2-12 2020.
Date

(City) Water Director or Authorized Representative

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS:

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

2-12 2020
Date

(City) Sewer Director or Authorized Representative

REGISTER OF DEEDS:

04/01/2020 - 02:22:51 PM
20006185
1 PGS:AL PLAT BATCH: 212730
PLAT BOOK: P57
PAGE: 146-146

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

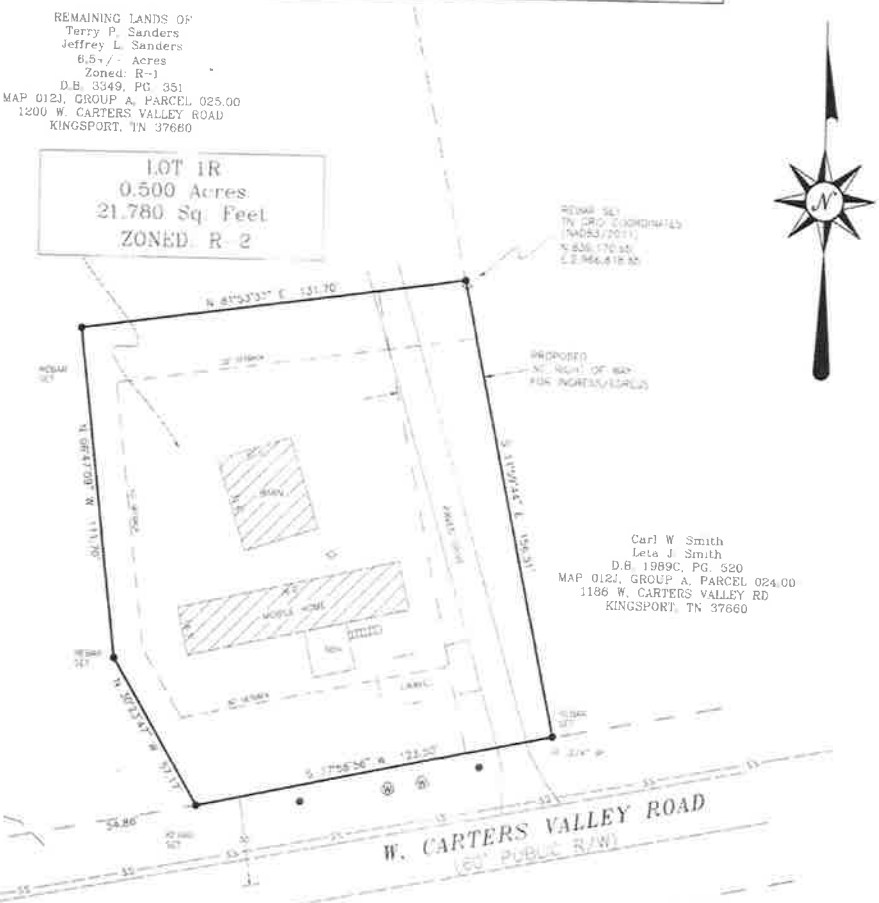
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS

NOTES:

1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.I.N. : MAP 012J, GROUP A, PARCEL 025.00.
4. BEING A PORTION OF THE PROPERTY AS DESCRIBED IN DEED BOOK 3349, PAGE 351.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NUMBER 47163C0030D FOR SULLIVAN COUNTY, EFFECTIVE DATE SEPTEMBER 29, 2006.

LEGEND

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- MANHOLE
- SEWER CLEANOUT
- LIGHT POLE
- POWER POLE
- WATER METER
- WATER VALVE
- WELL
- DROP INLET/CURB INLET
- T--T— OVERHEAD TELEPHONE
- E--E— OVERHEAD ELECTRIC
- —X—X— FENCE



VICINITY MAP
(N.T.S.)

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT:

I HEREBY CERTIFY THAT THE STREET NAME(S) AS NOTED ON THE FINAL PLAT IS (ARE) APPROVED AS ASSIGNED.

3/25/20
DATE

SULLIVAN COUNTY 911 ADDRESSING DEPT.

SURVEY CLASSIFICATION CERTIFICATION:

I, BRIAN T. BARTLETT, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:25,000.

GPS CERTIFICATION:

I, Brian T. Bartlett, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: December 23, 2019
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed Control used: TDOT CORS Network
(f) Geoid model: Geoid12B
(g) Combined Grid factor: 0.99989496

KINGSPORT
REGIONAL PLANNING
COMMISSION
SUBDIVISION OF THE
PROPERTY OF

TERRY P. SANDERS
JEFFREY L. SANDERS

PROPERTY ADDRESS
1204 W. CARTERS VALLEY ROAD
KINGSPORT, TN 37660

12TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
DATE: DECEMBER 26, 2019

DRAWING NO.: 19-868
SCALE: 1"=30'

0 30 60 90

Appalachian Surveying Consultants, P.A.
Surveying/Land Planning
Brian T. Bartlett, PLS, CFS

1265 Old Asheville Hwy
Greeneville, TN 37743
Phone (828) 243-7280
www.appalachiansurvey.com
bbartlett.appalachiansurvey.com

NCBELS License No.: C-2898

KINGSPORT
TENNESSEE
Development Services

April 9, 2020

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

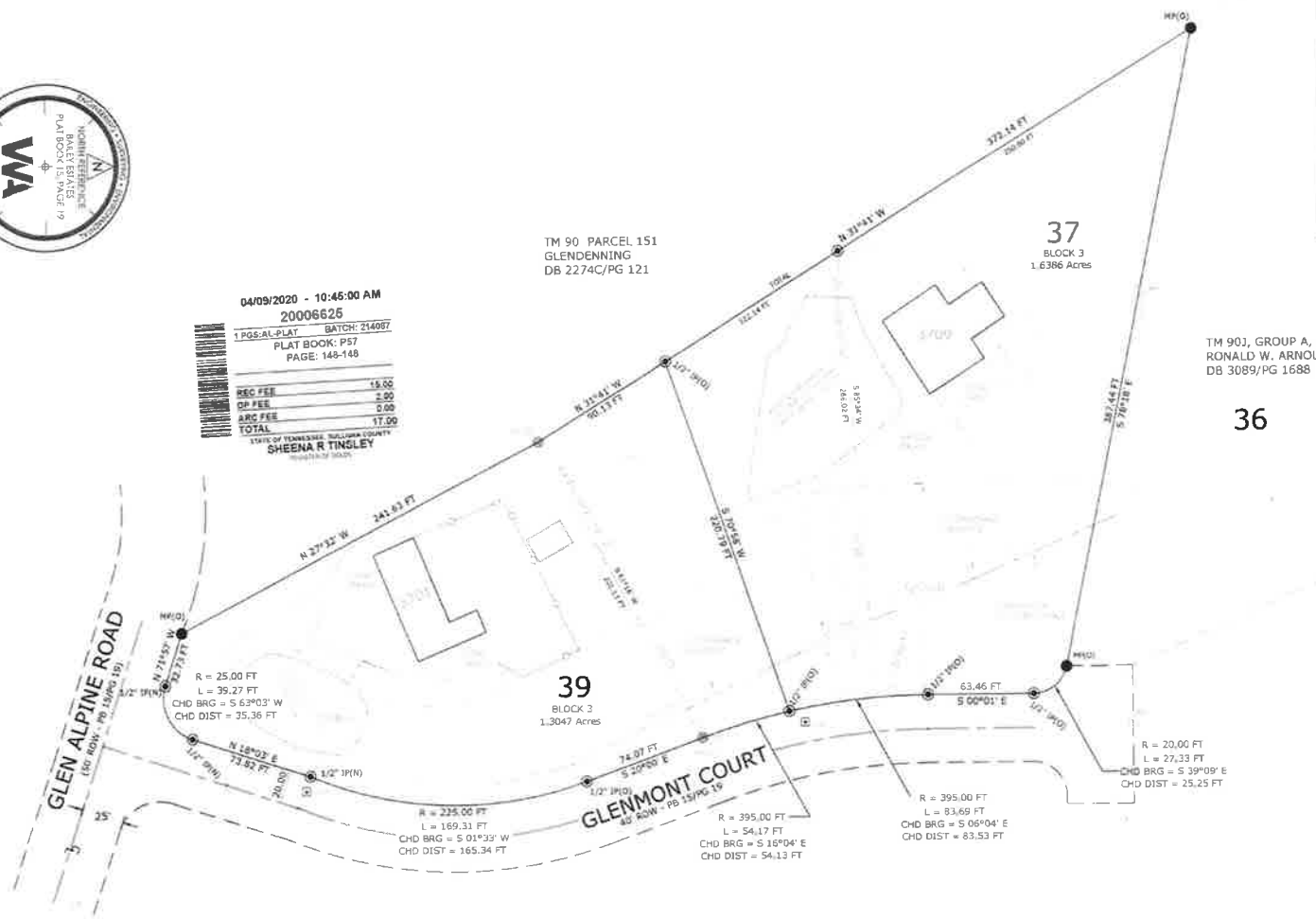
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of Lots 37 & 39 Bailey Estates, located off of Glenmont Court, 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

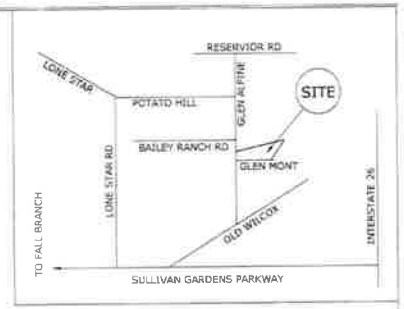
C: Kingsport Regional Planning Commission



04/09/2020 - 10:45:00 AM
20006625
1 PGS:AL-PLAT BATCH: 214087
PLAT BOOK: P57
PAGE: 148-148

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY



VICINITY MAP

ABBREVIATIONS

IP(O) = IRON PIN OLD & FOUND
IP(N) = 5/8" IRON PIN NEW & SET
MP(O) = METAL POST OLD & FOUND
PP = ELECTRIC POWER POLE
WM = WATER METER

RECORDING DATA

PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP 90J GROUP A PARCELS 43,44,45 BAILEY ESTATES, BLOCK 3 RECORDED IN PLAT BOOK 15/PG 19

ZONING DESIGNATION

PROPERTY IS ZONED SULLIVAN COUNTY R1 (RESIDENTIAL)
SETBACKS: 30 FOOT FRONT
30 FOOT REAR
12' SIDEYARDS

*MORE RESTRICTIVE FRONT SETBACKS PER RECORDED PLAT (PB 15/PG 19)

FLOOD CERTIFICATION

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

FIRM MAP 47163C0230D
PANEL 230/375
SULLIVAN COUNTY, TENNESSEE
MAP REVISED: SEPTEMBER 29, 2006

EASEMENTS

SEE PLAT FOR 15 FOOT DRAINAGE EASEMENT AT OPEN SWALE.

THERE IS A 7.5FT DRAINAGE/UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES.

3709 = EXISTING 911 ADDRESSING GLEN MONT COURT

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental
218 SUNCREST ST.
JOHNSON CITY, TENNESSEE 37615
OFFICE\ FAX: 423-753-5400
EMAIL: dcarr@wilsonpc.com

50 0 50 100 150
Scale: 1" = 50'

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

4-8 20 20
DATE
AUTHORIZED AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

4-9 20 20
DATE
CITY 911 DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

4/3/20
DATE
OWNER
Ray Michael Conkin
OWNER

CERTIFICATE OF ACCURACY

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

4-11 20 20
DATE
REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

4-7 20 20
DATE
CITY ENGINEER

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM

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

DATE: 20
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

4-8 20 20
DATE
SULLIVAN COUNTY PLANNING COMMISSION SECRETARY

REPLAT OF LOTS 37 & 39
BAILEY ESTATES, BLOCK 3

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.943 Acres±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	Michael & Benjamin Conkin	CIVIL DISTRICT	15TH
SURVEYOR	WILSON & ASSOC.	CLOSURE ERROR	1:7500

SCALE: 1"=50'

50 0 50 100 150
Scale: 1" = 50'

KINGSPORT
TENNESSEE
Development Services

April 9, 2020

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 Resub of Northeast TN Business Park Lot 2R3 & 2R4, located off of Wallace Alley 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

NOTES:

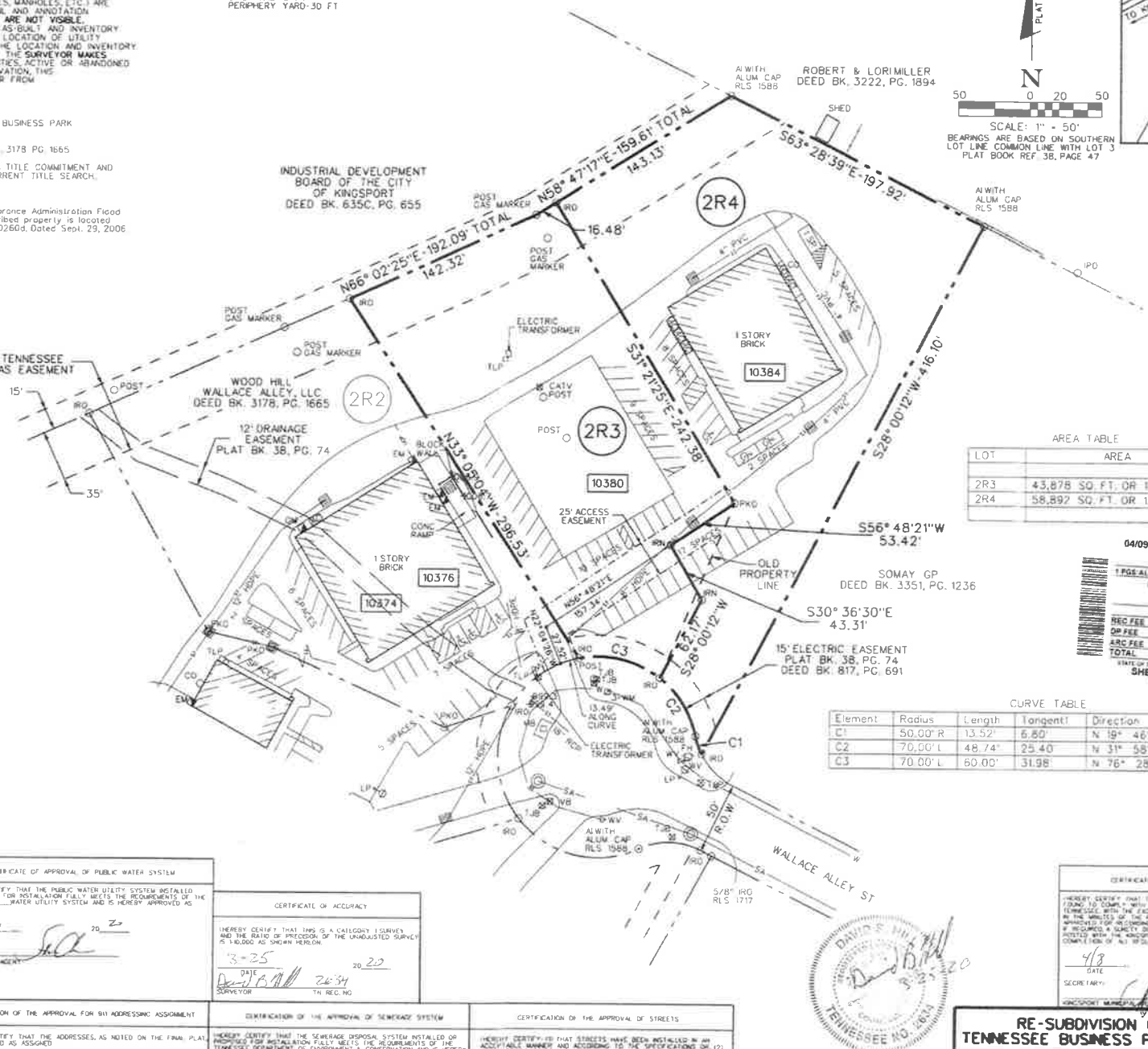
1. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
2. **UTILITIES THAT ARE VISIBLE** (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. **UNDERGROUND UTILITIES ARE NOT VISIBLE.** THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE, HOWEVER THE **SURVEYOR MAKES NO WARRANTY OR GUARANTEE** THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
3. CLT TAX MAP 94 PARCEL 9.92 & 9.94
4. REFERENCE RECORDED PLAT: NORTHEAST TENNESSEE BUSINESS PARK PLAT BK. 38, PG. 74 & PLAT BK. 55 PG. 372
5. DEED REFERENCE: DEED BK. 3059 PG. 261 & DEED BK. 3178 PG. 1665
6. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ADDITIONAL EASEMENTS MAY BE REVEALED BY A CURRENT TITLE SEARCH.
7. ADDRESS: 10380
8. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described property is located in Zone "X", as shown on Community-Panel No. 47163c0260d, Dated Sept. 29, 2006

ZONED: MX (MIXED USE)

BUILDING SET BACK:
FRONT YARD-30 FT
REAR YARD-30 FT
SIDE YARD-15 FT
PERIPHERY YARD-30 FT

LEGEND

	POST	Post
	PTP	Power/Tel Pole
	EM	Electric Meter
	ADS	Area Drain Square
	LP	Light Pole
	WV	Water Valve
	IRO	Iron Rod Found
	SAMH	Sanitary Manhole
	TLP	Telephone Pedestal
	FH	Fire Hydrant
	AI	Angle Iron
	MH	Manhole (misc.)
	CO	Clean Out
	MON	Monument
	GW	Guy Wire Anchor
	WM	Water Meter
	GM	Gas Meter
	TJB	Telephone Junction Box
	CB	Catch Basin
	CATV	Cable TV Ped
	AC	AC Unit
	IRO	Iron Rod Old (Found)
	IRN	Iron Rod New (Set)
	PKO	PK Old
	FN	Fence
— UGP —		Underground Power
— OHP —		Overhead Powerline
	PVC	Plastic Pipe
	RCP	Reinforced Concrete Pipe
	HDPE	High Density Polyethylene



AREA TABLE

LOT	AREA
2R3	43,878 SQ. FT. OR 1.007 ACRES
2R4	58,892 SQ. FT. OR 1.352 ACRES

CURVE TABLE

Element	Radius	Length	Tangent	Direction	Chord Distance
C1	50.00' R	13.52'	6.80'	N 19° 46' 23" W	13.48'
C2	70.00' L	48.74'	25.40'	N 31° 58' 19" W	47.76'
C3	70.00' L	60.00'	31.98'	N 76° 28' 21" W	58.18'

04/09/2020 - 10:47:58 AM
20006626
1 PGS:AL-PLAT BATCH: 214058
PLAT BOOK: P57
PAGE: 149-149

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

GOVERNMENT AND UTILITY ACCESS

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

MAINTENANCE OF COMMON OPEN SPACE

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

OWNER _____ DATE _____

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

4-8 DATE 20 20

AUTHORIZING AGENT

CERTIFICATE OF ACCURACY

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

3-25 DATE 20 20

SURVEYOR 2634 TN REG. NO

CERTIFICATE OF APPROVAL FOR RECORDING

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

4/8 DATE 20 20

SECRETARY

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

4-2-2020

OWNER DATE

OWNER DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

April 8 DATE 20 20

CITY 911 DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR THEIR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

4-8 DATE 20 20

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 20

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

BARGE DESIGN SOLUTIONS
Four Sheridan Square, Suite 100, Kingsport, Tennessee 37660
PHONE (423) 247-5525 FAX (423) 247-6233

RE-SUBDIVISION OF NORTHEAST TENNESSEE BUSINESS PARK LOT 2R3 & 2R4

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.359 TOTAL LOTS 2
ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0
OWNER WOODS HILL WALLACE ALLEY, LLC CIVIL DISTRICT 18TH
SURVEYOR DAVID HILL BDS PROJECT NO. 36409-02
DATED: MARCH 25, 2020

:\36\36409\3640902\04_CAD\SURV\3640902vsp.dgn

KINGSPORT
TENNESSEE
Development Services

April 16, 2020

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 Division of Westpark Lots 3 & 4, located off of West Stone 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,

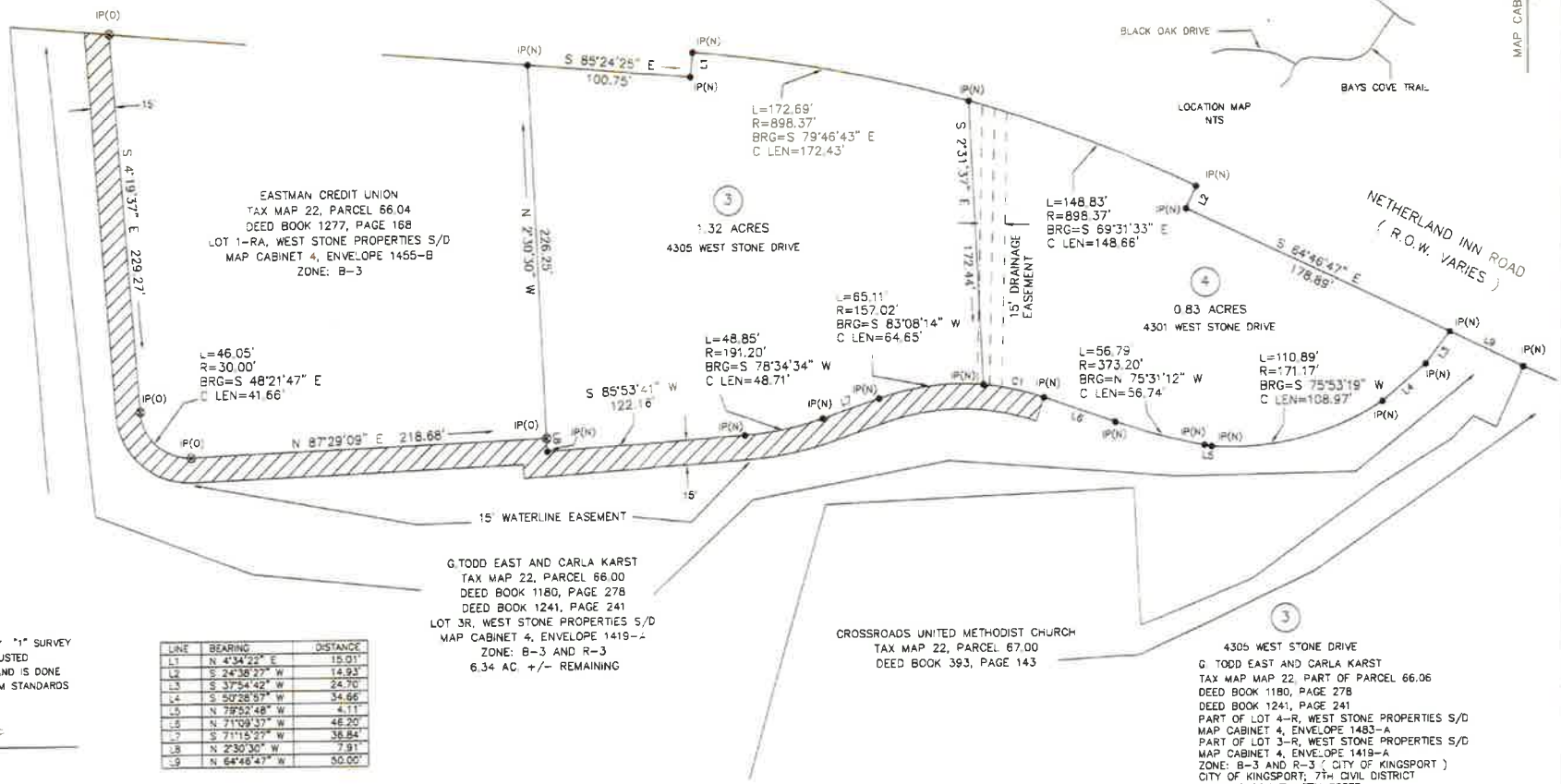
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

COPY

Map Cabinet 5
Envelope 11696

20002505
04/16/2020 - 01:27:07 PM
JUDY KIRKPATRICK



"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' - 11,500' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

RICK A. DAVIES - SURVEYOR
TENN. REG. NO. 1573

DAVIES LAND SURVEYING
P.O. BOX 152
BLUFF CITY, TN 37618
423-538-8855

LINE	BEARING	DISTANCE
L1	N 4°34'22" E	15.01'
L2	S 24°38'27" W	14.93'
L3	S 37°54'42" W	24.70'
L4	S 50°28'57" W	34.66'
L5	N 79°52'48" W	4.11'
L6	N 71°09'37" W	46.20'
L7	S 71°15'27" W	38.84'
L8	N 2°30'30" W	7.91'
L9	N 64°46'47" W	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	157.02'	37.88'	N 78°04'16" W	37.79'

LEGEND

● IP(N) - 1/2 INCH REBAR (NEW) - "DAVIES" CAP

⊗ IP(O) - 5/8" REBAR - "ALLEY" CAP

NOTE # 1 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE # 2 THE LOTS AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C0140D - EFFECTIVE DATE JULY 03, 2006.

NOTE # 3 ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE # 4 THE LOTS AS SHOWN HEREON HAVE PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE # 5 ZONE B-3 AND R-3

NOTE # 6 WATERLINE TO BE INSTALLED BY OWNERS

15' WATERLINE EASEMENT

3

4305 WEST STONE DRIVE
G. TODD EAST AND CARLA KARST
TAX MAP MAP 22, PART OF PARCEL 66.06
DEED BOOK 1180, PAGE 278
DEED BOOK 1241, PAGE 241
PART OF LOT 4-R, WEST STONE PROPERTIES S/D
MAP CABINET 4, ENVELOPE 1483-A
PART OF LOT 3-R, WEST STONE PROPERTIES S/D
MAP CABINET 4, ENVELOPE 1419-A
ZONE: B-3 AND R-3 (CITY OF KINGSPORT)
CITY OF KINGSPORT; 7TH CIVIL DISTRICT
HAWKINS COUNTY; TENNESSEE

4

4301 WEST STONE DRIVE
G. TODD EAST AND CARLA KARST
TAX MAP MAP 22, PARCEL 67.02
TAX MAP MAP 22, PART OF PARCEL 66.06
DEED BOOK 1288, PAGE 404
DEED BOOK 1180, PAGE 278
DEED BOOK 1241, PAGE 241
SCRIVENER'S AFFIDAVIT BOOK 1301, PAGE 287
PART OF LOT 4-R, WEST STONE PROPERTIES S/D
MAP CABINET 4, ENVELOPE 1483-A
LOT 1, CROSSROADS UNITED METHODIST CHURCH LOT S/D
MAP CABINET 5, ENVELOPE 1523
ZONE: R-3 (CITY OF KINGSPORT)
CITY OF KINGSPORT; 7TH CIVIL DISTRICT
HAWKINS COUNTY; TENNESSEE

C-2245 / 12314N-2

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER 20 20
4-15
OWNER 20 20
4-15
DATE

CERTIFICATE OF ACCURACY

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

DATE 20 20
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

4/16
DATE 20 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

April 16 20 20
DATE
KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

4/16
DATE 20 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREETS

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

DATE 20
CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREET LIGHTING

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

DATE 20
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL FOR RECORDING

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

4/16
DATE 20 20
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

WESTPARK - LOTS 3 AND 4

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.15	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	EAST AND KARST	CIVIL DISTRICT	7
SURVEYOR	RICK A. DAVIES	CLOSURE ERROR	1:11,500'
SCALE 1" =	50'	50 0 50 100	

KINGSPORT
TENNESSEE
Development Services

April 21, 2020

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

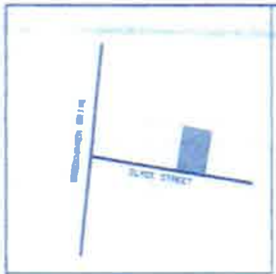
Dear Mr. Booher:

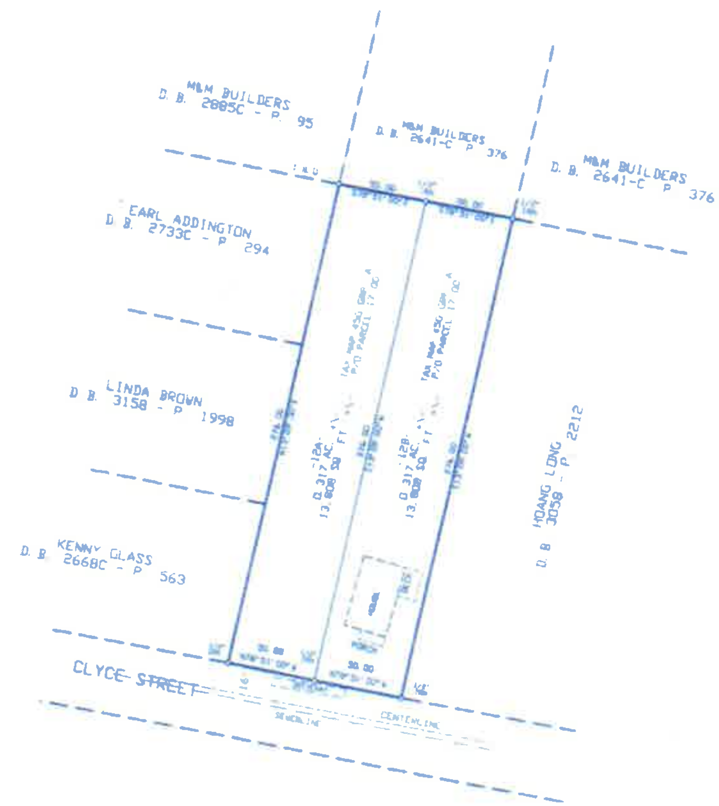
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resub of Lot 12 Miller & Alley Addition, located off of Clyce Street, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The 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





CALL 811 BEFORE YOU DIG

ZONING CLASSIFICATION R-1B

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

THERE IS 7.5 FRONT & REAR & A 7.5 SIDE EASEMENT FOR UTILITIES & DRAINAGE ON ALL INTERIOR LOT LINES

ADDRESSES:
LOT 12B - 2228 Clyce St
LOT 12A - 2232 Clyce St

Murrell Weems

04/21/2020 - 01:56:14 PM
20007289
1 PGS:AL-PLAT BATCH: 214578
PLAT BOOK: P57
PAGE: 155-155

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

RESUBDIVISION OF LOT 12
MILLER & ALLEY ADDITION

KINGSPORT TN REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.634 +/- TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER KENNY GLASS CIVIL DISTRICT 12th
SURVEYOR MURRELL WEEMS CLOSURE ERROR 1/9500
SCALE 1" = 50
APRIL 8, 2020

KINGSPORT
TENNESSEE
Development Services

April 21, 2020

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

Dear Mr. Booher:

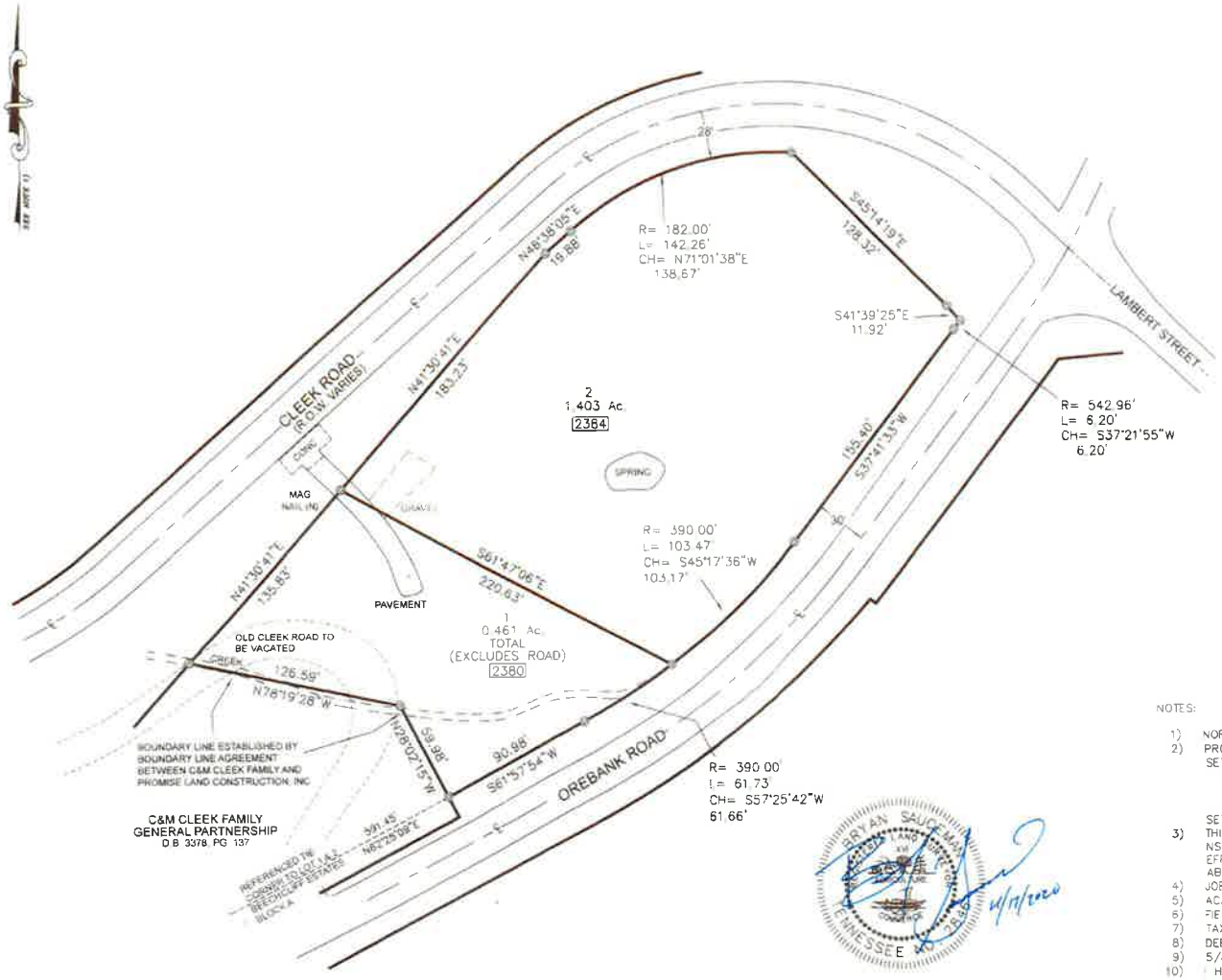
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Division of Joy Estates, located off of Orebank Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

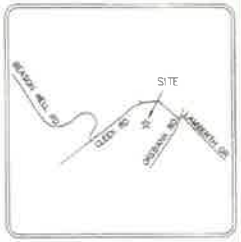
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020





LOCATION MAP
N.T.S.

04/21/2020 - 01:56:14 PM
20007290
1 PGS:AL PLAT BATCH: 214578
PLAT BOOK: P57
PAGE: 156-156

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY

LEGEND

D.B.	*DEED BOOK*
PG.	*PAGE*
R.O.W.	*RIGHT-OF-WAY*
AC	*ACRES*
R=	*RADIUS*
L=	*LENGTH*
CH=	*CHORD*
N.T.S.	*NOT TO SCALE*
123	*911 ADDRESS*
℄	*CENTERLINE*
	PAVEMENT
CONC	*CONCRETE*

NOTES:

1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES
2) PROPERTY IS ZONED A-1
SETBACKS:
FRONT 50'
REAR 50'
SIDE 20'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
4) JOB NO. 20-11722
5) ACAD FILE 20-11722 PROMISE LAND CONSTRUCTION.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 47, PARCEL 54.00
8) DEED REFERENCE: D.B. 3371, PAGE 2081 & D.B. 3378, PG. 137
9) 5/8" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
12) THIS SURVEY WAS PREPARDED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED

BRYAN SAUCEMAN
REGISTERED LAND SURVEYOR
TENNESSEE
4/17/2020

ALLEY & ASSOCIATES, INC.
○ SURVEYORS ○
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8696
FAX (423) 392-8698
E-MAIL: bsauceman@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER 4-17-20 DATE

CERTIFICATE OF ACCURACY

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

4/17 20
DATE REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREET LIGHTING SYSTEM

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

DATE
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF ADDRESSING ASSIGNMENT

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

April 20 20
CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 20
CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

4/17 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

4/17 20
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

4/17 20
DATE
SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION

JOY ESTATES

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.864	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	PROMISE LAND CONSTRUCTION	CIVIL DISTRICT	10TH
SURVEYOR	ALLEY & ASSOCIATES, INC	CLOSURE ERROR	1:10,000

SCALE 1"=50' 50 25 0 50 100

Building Division Monthly Report
March 2020

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	2	$29,634
ADDITIONS	4	$155,000
ALTERATIONS	18	$558,883
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	17	$4,463,604
RESIDENTIAL ROOF	9	$67,225
COMMERCIAL PERMITS		
ADDITIONS	8	$612,900
ALTERATIONS		
CHURCH RENOVATIONS	3	$440,000
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL	2	$2,426,444
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	$967,000
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS	2	$32,600
GRADING	1	$641,547
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF	3	$90,275
TOTAL	**70**	**$10,485,112**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS		
MOVE STRUCTURE		
SIGNS	5	
TENTS		
TOTAL PERMITS ISSUED	**75**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$21,604,631**

City of Kingsport
Building Division
1st Quarter Comparison 2019-2020

	1st QUARTER 2019		1st QUARTER 2020	
RESIDENTIAL PERMITS	**COUNT**	**COST**	**COUNT2**	**COST3**
ACCESSORY STRUCTURES	16	$129,743	8	$105,559
ADDITIONS	3	$60,000	7	$234,500
ALTERATIONS	25	$799,180	62	$1,278,794
NEW SINGLE-FAMILY	9	$1,812,820	24	$5,788,569
RESIDENTIAL ROOF	25	$134,096	17	$120,001
COMMERCIAL PERMITS				
ADDITIONS	2	$38,000	2	$5,010,042
ALTERATIONS	18	$4,921,387	21	$2,853,575
CHURCH RENOVATIONS			3	$440,000
NEW INDUSTRIAL			3	$2,981,444
NEW PROFESSIONAL/MEDICAL/BANK	1	$980,000		
NEW RETAIL/RESTAURANT/MALL			2	$1,867,000
NEW OTHER NON-HOUSEKEEPING SHELTERS			2	$32,600
GRADING	1	$150,000	1	$641,547
FOUNDATION ONLY	2	$46,018		
COMMERCIAL ROOF	10	$85,335	4	$138,855
COMMUNICATION TOWER			2	$109,500
TOTAL	**112**	**$9,156,579**	**158**	**$21,601,986**

Building Division Monthly Report
APRIL 2020

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	10	$30,731
ADDITIONS	3	$113,900
ALTERATIONS	11	$375,928
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY		
NEW SINGLE-FAMILY	3	$626,640
RESIDENTIAL ROOF	16	$144,068
COMMERCIAL PERMITS		
ADDITIONS	3	$385,300
ALTERATIONS		
CHURCH RENOVATIONS		
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	2	$2,622,782
NEW RETAIL/RESTAURANT/MALL		
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	1	$325,000
FOUNDATION ONLY	1	$35,000
COMMUNICATION TOWER		
COMMERCIAL ROOF	2	$58,575
TOTAL	**52**	**$4,717,924**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	5	
MOVE STRUCTURE		
SIGNS	3	
TENTS		
TOTAL PERMITS ISSUED	**60**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$26,322,555**