KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room

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

November 19, 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 OCTOBER 12, 2020 AND THE REGULAR MEETING HELD ON OCTOBER 15, 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

11-01 Retreat at Meadowview, Phase 2– (2020-201-00036)
The Kingsport Regional Planning Commission is requested to approve the Retreat at Meadowview Phase 2 Plat along with the requested variance. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. (Garland)

11-02 Brickyard Rezoning (2020-101-00005)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Alderman to rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

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

11-03 Receive, a letter to certify the Replat of Meadowview Estates, located off of Silver Leaf Ct.

11-04 Receive, a letter to certify the Replat of Lot 14 & 15 Rosedale Subdivision, located off of Sterling Lane.

11-05 Receive, a letter to certify the Division of the Vaughn Property, located off of Mitchell Road.

11-06 Receive, a letter to certify Cherokee Bend Phase 2, located off of McCoy St.

11-07 Receive, a letter to certify the Resubdivision of the G.D. Trivette Estate, located off of Cox Hollow Rd.

11-08 Receive, a letter to certify the Resubdivision of Lot 15 Interstate Park South Industrial Park, located off of Eastern Star Road.

11-09 Receive, a letter to certify the Division of Rhonda Jane and Donna Collette Property, located off of Diana Rd.

11-10 Receive, a letter to certify the Replat of Lots 9 & 10 Rolling Acres, located off of Rambling Rd.

11-11 Receive, a letter to certify the Resubdivision of Anna Reardon Lot 15-22, located off of Old Kinkead Rd.

11-12 Receive, a letter to certify the Resubdivision Lot 4-11, Part of 12, Block 34, located off of Roller St.

11-13 Receive, a letter to certify the Resubdivision of Lots 2 & 3, Woodland Subdivision, located off of Green Hills Dr.

11-14 Receive, a letter to certify the Lots 17 & 18 Hunts Crossing, located off of Shadyside Dr.

11-15 Receive, a letter to certify the Lots 10 & 11 Hunts Crossing, located off of Shadyside Dr.

11-16 Receive, a letter to certify Oakley Pointe Phase 5, located off of Oakley Place.

11-17 Receive, a letter to certify the Replat Lot 2 Ball Property, located off of Hood Rd.

11-18 Receive, for informational purposes only, the October 2020 Building Department report.

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Kingsport City Hall, Council Room
225 West Center Street, Kingsport, TN 37660

October 12, 2020 12:00 noon

Members Present
James Phillips
Beverley Perdue
Phil Rickman
Brad Blackwell

Members Absent
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
John Moody
Paula Stauffer

Staff Present
Ken Weems, AICP
Savannah Garland

Visitors
none

At 12:00 p.m., Ken Weems called the meeting to order. Mr. Weems read the statement: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement by roll call affirmation. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the September 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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

10-01 West Park Preliminary Phase I– (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the preliminary plat for the West Park Preliminary Phase I contingent upon construction plan approval by the Engineering Department along with the requested variance to curb and gutter. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff presented the details of the item, stating that the area was almost finished with its rezoning to R-3. Staff noted that the preliminary plat contains 28 new lots on 5.176 total acres for this initial phase. Staff stated that approximately 900 feet of new street is contained in phase 1. Staff noted that the preliminary plat conforms to the subdivision regulations with the exception of curb and gutter. Staff stated that swales would be used to channel stormwater from both Tay Station and Gress Mag Mt. Staff also noted that after consultation with the city engineering department that

the developer was close to having their construction plans approved and an approval contingent upon such is appropriate. No official action was taken.

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

VIII. OTHER BUSINESS

10-02 Receive, for informational purpose only, the 3rd Quarter 2020 Building Department report.

10-03 Receive, for informational purposes only, the September 2020 Building Department report.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:20 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 West Center Street, Kingsport, TN 37660

October 15, 2020 5:30 p.m.

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Beverley Perdue
James Phillips
Phil Rickman
Brad Blackwell
Paula Stauffer

Members Absent
John Moody

Staff Present
Ken Weems, AICP
Savannah Garland
Dave Harris

Visitors
Danny Karst

At 5:30 p.m., Chairman Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman stated: "A determination by the Commission that meeting electronically is necessary to protect public health, safety, and welfare of all concerned in light of the COVID-19 virus." The Commission affirmed the statement by roll call affirmation. The Chairman asked for approval of the agenda. A motion was made by Sharon Duncan, seconded by Pat Breeding, to approve the agenda as presented. The motion was approved unanimously by roll call vote, 8-0. Chairman Booher asked for approval of the minutes of the work session held on September 14, 2020 and the regular meeting held on September 17, 2020. A motion was made by Pat Breeding, seconded by Phil Rickman, to approve the minutes for the September 14, 2020 work session and the September 17, 2020 regular meeting called meeting as presented. The motion was approved unanimously by roll call vote, 8-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

10-01 West Park Preliminary Phase I– (2020-201-00015)

The Kingsport Regional Planning Commission is requested to approve the Preliminary Plat for the West Park Preliminary Phase I contingent upon construction plan approval by the Engineering Department along with the requested variance to curb and gutter. The property is located inside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Staff presented the details of the item, stating that the area was almost finished with its rezoning to R-3.

Staff noted that the preliminary plat contains 28 new lots on 5.176 total acres for this initial phase. Staff stated that approximately 900 feet of new street is contained in phase 1. Staff noted that the preliminary plat conforms to the subdivision regulations with the exception of curb and gutter. Staff stated that swales would be used to channel stormwater from both Tay Station and Gress Mag Mt. Staff also noted that after consultation with the city engineering department that the developer was close to having their construction plans approved and an approval contingent upon such is appropriate. A motion was made by Pat Breeding, seconded by Phil Rickman to grant preliminary approval of phase 1 along with the associated variance of no curb and gutter contingent upon approval of the construction plans by the engineering department. The motion passed unanimously, 8-0 by roll call vote.

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

VIII. OTHER BUSINESS

10-02 Receive, for informational purpose only, the 3rd Quarter 2020 Building Department report.

10-03 Receive, for informational purposes only, the September 2020 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:48 p.m.

Respectfully Submitted,

_____
Ken Weems, AICP, Planning Commission

Kingsport Regional Planning Commission **Subdivision Report**
File Number 2020-201-00036

Property Information	Retreat at Meadowview, Phase 2		
Address	Enterprise Place		
Tax Map, Group, Parcel	TM 091, Parcel 039.00		
Civil District	13th Civil District		
Overlay District	N/A		
Land Use Designation	R-3, Residential		
Acres	3.233		
Major or Minor / #lots	Minor	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner /Applicant Information	**Surveyor Information**
Name: The Retreat at Meadowview, LLC **Address:** 5583 Bobby Hicks HWY STE 1 **City:** Gray **State:** TN **Zip Code:** 37615 **Email:** **Phone Number:** N/A	**Name:** Daniel Saxon **Address:** 129 Otari Drive **City:** Kingsport **State:** TN **Zip Code:** 37664 **Email:** dansaxon@chartertn.net **Phone Number:** 423-245-9926

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Preliminary Subdivision Approval for the following reasons:

- **Two variances have been requested**

Staff Field Notes and General Comments:

The property lies inside the City Limits off Interstate 26 on Enterprise Place. The submitted plat is 3.233 acres for phase two of The Retreat at Meadowview. The location is zoned R-3. Per zoning regulations a 50' road frontage is required, but due to the unique conditions and physical surroundings the applicant is requesting a variance for a 35 feet wide permanent easement through phase 1 to access phase 2.

The applicant's variance letter states that due to the wetlands and Interstate 26 they are only able to get a 35' wide of road frontage.

Planner:	Garland	Date: 10/19/20	
Planning Commission Action		**Meeting Date:**	**November 19, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	**Retreat at Meadowview Phase 2**
ADDRESS	**Enterprise Place**
DISTRICT, LAND LOT	**13th Civil District, TM 091, Parcel 039.00**
OVERLAY DISTRICT	**N/A**
EXISTING ZONING	**R-3 – Residential**
PROPOSED ZONING	**N/A**
ACRES	**3.233 acres – 1 lot**
EXISTING USE	**Vacant**
PROPOSED USE	**Single Family Residential**

PETITIONER: Retreat at Meadowview, LLC
ADDRESS: 5583 Bobby Hicks HWY STE 1, Gray TN 37615

REPRESENTATIVE: Dan Saxon
PHONE: 423-245-9926

INTENT

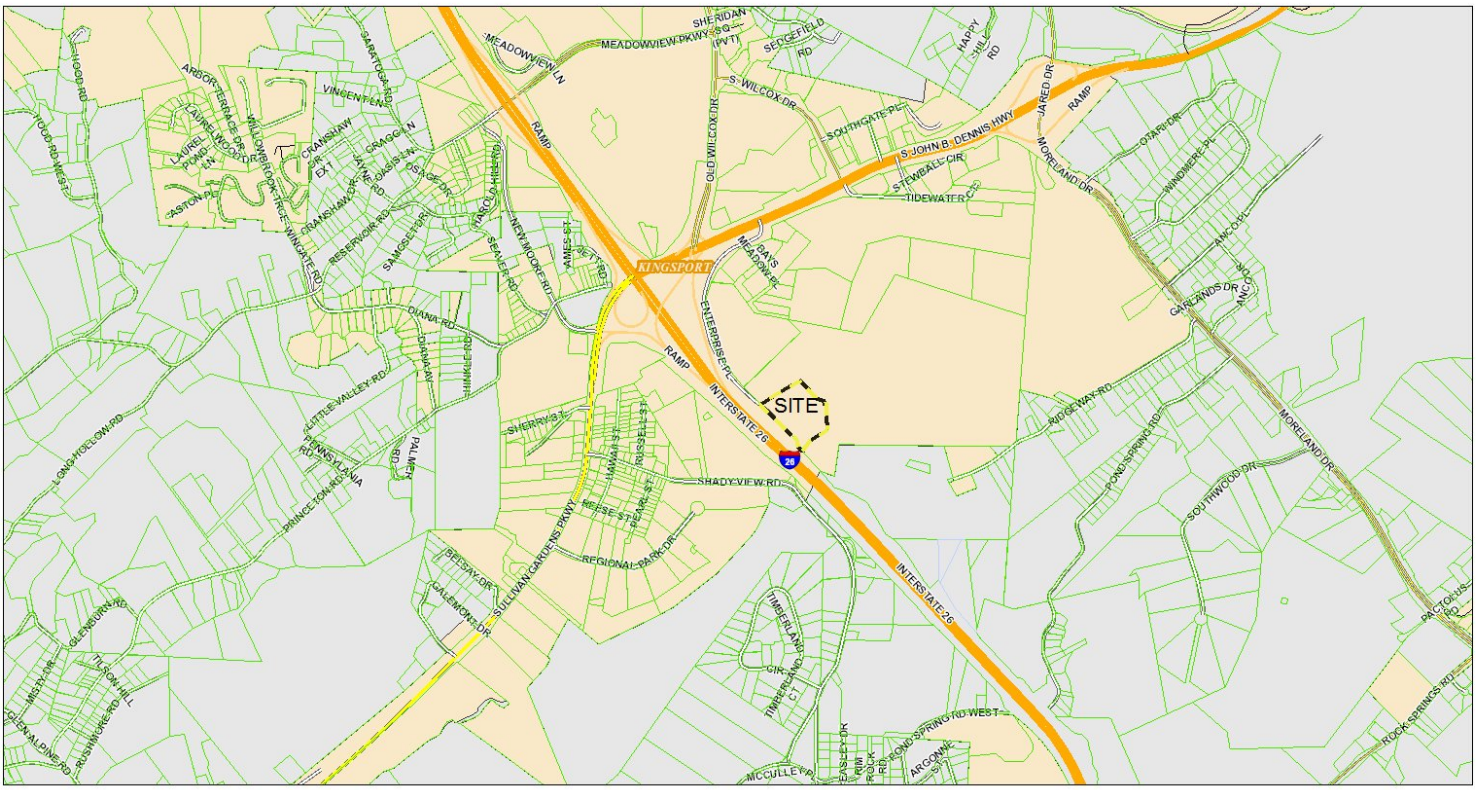
The applicant is requesting a final plat approval for the property located in the 13th Civil District and more fully described as Tax Map 091, Parcel 039.00.

The submitted plat is phase two of the Retreat at Meadowview. These lots will be utilized for apartment complexes. The property is zoned R-3. The lots submitted meet the standards set forth in the R-3 Zoning District.

The owner is requesting one variance to reference to section 6-3 of the Subdivision Regulation. Per zoning regulations a 50' road frontage is required, but due to the unique conditions and physical surroundings the applicant is requesting a variance for a 35 feet wide permanent easement through phase 1 to access phase 2. The applicant's variance letter states that due to the wetlands and Interstate 26 they are only able to get a 35' wide of road frontage.

Staff recommends approval of the Retreat at Meadowview Phase 2 Plat along with the requested variance.

Site Map



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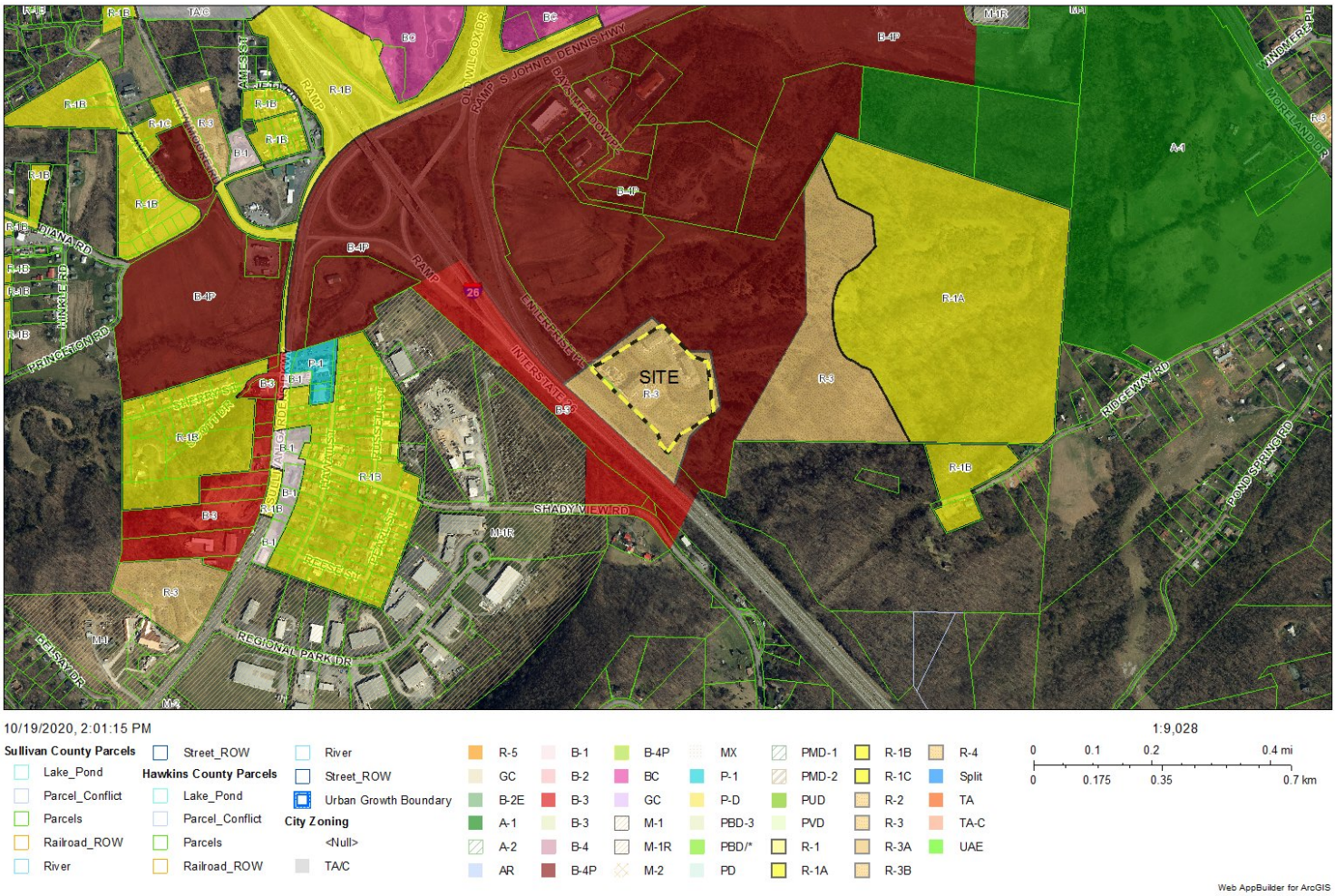
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

Web AppBuilder for ArcGIS

Zoning



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 19, 2020

Future Land Use

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Sullivan County Parcels
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- Parcel_Conflict
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- River
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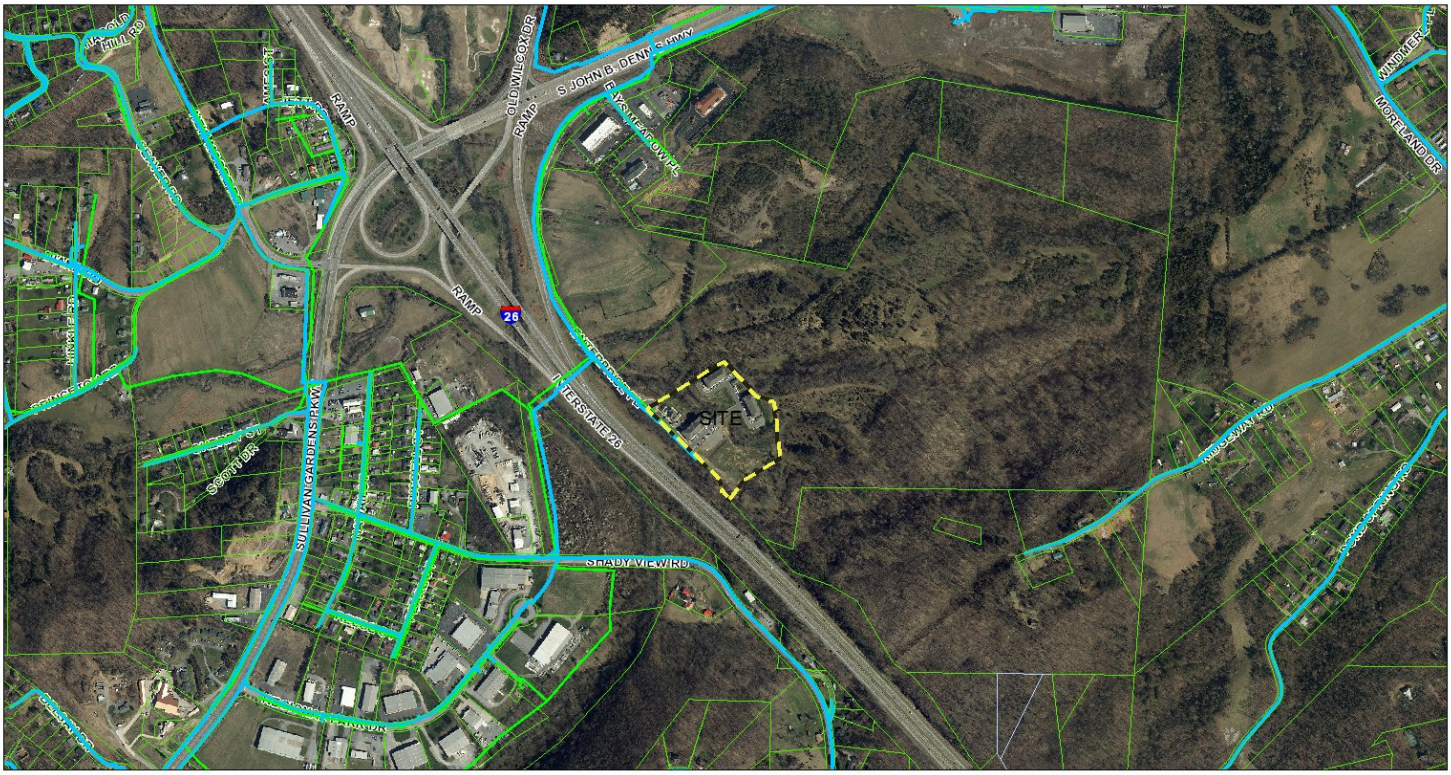
Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

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 November 19, 2020

Utilities



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- River
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Hawkins County Parcels
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- Parcel_Conflict
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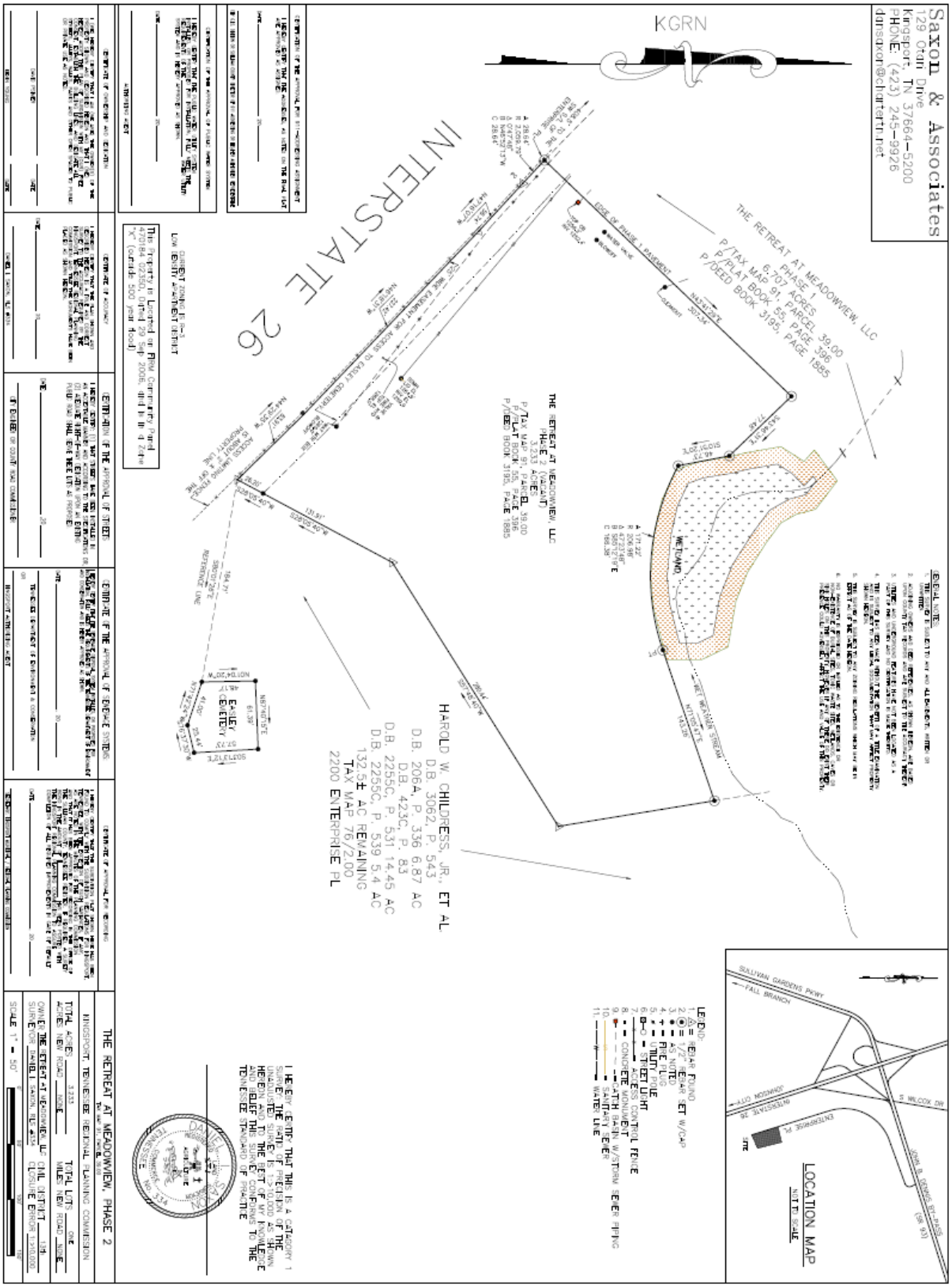
- Railroad_ROW
- River
- Street_ROW
- Water Lines
- Sewer Mains

Web AppBuilder for ArcGIS


Saxon & Associates
129 Otari Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
darrsaxon@chattetn.net
KGRN
INTERSTATE 26
THE RETREAT AT MEADOWVIEW, LLC
PHASE 1
6.707 ACRES
P/TAX MAP 91, PARCEL 39.00
P/PLAT BOOK 55, PAGE 396
P/DEED BOOK 3195, PAGE 1885
EDGE OF PHASE 1 PAVEMENT
WETLAND
HAROLD W. CHILDRESS, JR., ET AL
D.B. 3062, P. 543
D.B. 206A, P. 336 6.87 AC
D.B. 423C, P. 83
D.B. 2255C, P. 531 14.45 AC
D.B. 2255C, P. 539 5.4 AC
132.5± AC REMAINING
TAX MAP 76/2.00
2200 ENTERPRISE PL
CEMETERY
LOCATION MAP
NOT TO SCALE
SULLIVAN GARDENS PKWY
FALL BRANCH
S. WILCOX DR
JOHN B. DENNIS BLVD (SR 93)
INTERSTATE 26
ENTERPRISE PL
SITE
LEGEND:
1. ⊿ = REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/CAP
3. ● = AS NOTED
4. ■ = FIRE HYDRANT
5. ■ = UTILITY POLE
6. ■ = OUTDOOR LIGHT
7. ■ = ACCESS CONTROL FENCE
8. ■ = CONCRETE MONUMENT
9. ■ = CATCH BASIN W/STORM SEWER PIPING
10. ■ = SANITARY SEWER
11. ■ = WATER LINE
THE RETREAT AT MEADOWVIEW, PHASE 2
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES: 3.233 TOTAL LOTS: ONE
ACRES: NEW ROAD: NONE MILES: NEW ROAD: NONE
OWNER: THE RETREAT AT MEADOWVIEW, LLC CIVIL DISTRICT: 13th
SURVEYOR: DANIEL L. SAXON, RLS #2034 CLOSURE ERROR: 1:200,000
SCALE: 1" = 50'
AUTOCAD FILE: 1-4130.DWG, COORDINATE FILE: 1-4130.CRD, PLOTTER: 1:81

THE RETREAT AT MEADOWVIEW, LLC

City of Kingsport
225 W. Center Street
Kingsport, TN 37660

10/13/2020

To Whom It May Concern,

The Retreat at Meadowview, LLC is requesting a variance of zoning regulation 4-3:3.3. We need to cut out land from the current parcel to build more units in a phase 2 of The Retreat at Meadowview.

To do this, per regulations, we need 50 feet of road fronting a public road to access the land for phase 2. Due to the unique conditions of the Retreat at Meadowview site, wetlands and Interstate 26, we are only able to get 35-foot-wide permanent easement through phase 1 for ingress and egress for phase 2.

Because of existing physical surroundings and unique conditions, we are asking the City of Kingsport for a variance to allow the 35 feet wide permeant easement through phase 1 to access phase 2.

Sincerely,

David Psimer

R.A.M

2300 Enterprise Pl
Kingsport, TN

PHONE 423.467.8012
FAX 423.4678013
EMAIL jshmercer@gmail.com

Looking North East back at Retreat at Meadoview

Looking East (facing away from I 26)

South facing I 26

Facing West view

CONCLUSION & RECOMMENDATION

Staff recommends approval of the Retreat at Meadowview Phase 2 Plat along with the requested variance.

Kingsport Regional Planning Commission

Rezoning Report **File Number 20-101-00005**

Brickyard Rezoning

Property Information			
Address	100 W Industry Dr & Brickyard Park Dr		
Tax Map, Group, Parcel	046P, F, a portion of parcels 9, 9.50, and 10.20		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Industrial		
Acres	82 +/-		
Existing Use	Vacant land	**Existing Zoning**	M-2
Proposed Use	Residential and green space	**Proposed Zoning**	PD

Owner /Applicant Information	
Name: City of Kingsport, Kingsport Industrial Dev Bd, Domtar **Address: 225 W. Center St** **City: Kingsport** **State: TN** **Zip Code: 37660** **Phone: (423)229-9368**	**Intent:** ***To rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses.***

Planning Department Recommendation

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

The site for this proposed PD district will provide residential living convenient to downtown. The green space and Cement Hill areas are ideal locations for PD zone designated open space areas.

The proposal supports future development of the Brickyard Park area.

Staff Field Notes and General Comments:

The rezoning site is level ground and ideal for revitalization from its past use of brick manufacturing.

The City is currently assembling an RFP to best dictate the future residential and green space configuration. The current concept plan for the area is included in this report.

Planner:	Ken Weems	Date:	November 9, 2020
Planning Commission Action		**Meeting Date:**	**November 19, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 19, 2020

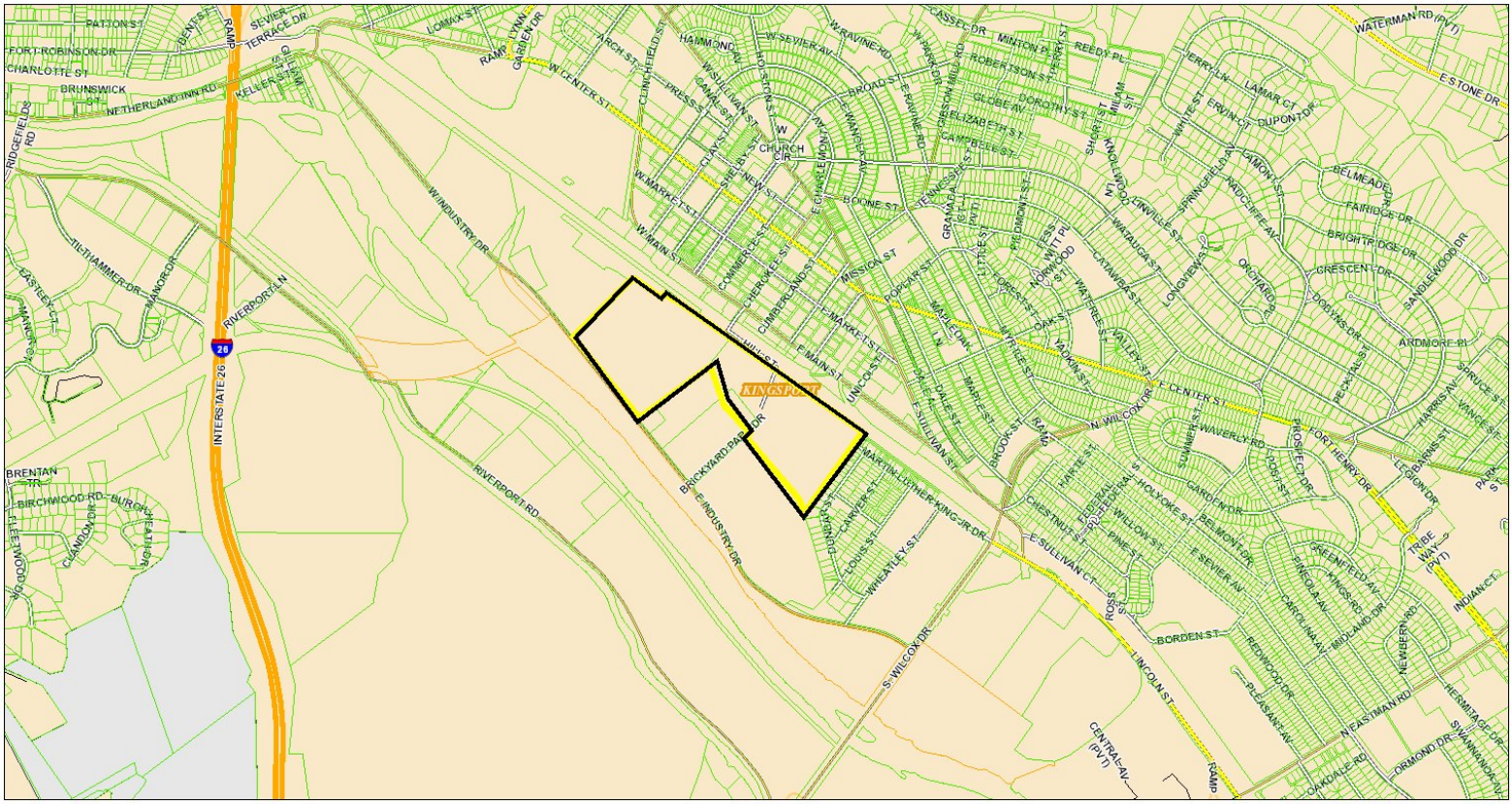
PROPERTY INFORMATION	
ADDRESS	100 W Industry Dr & Brickyard Park Dr
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-2
PROPOSED ZONING	PD
ACRES	82 +/-
EXISTING USE	vacant land
PROPOSED USE	residential and green space

INTENT

To rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses.

Vicinity Map

ArcGIS Web Map



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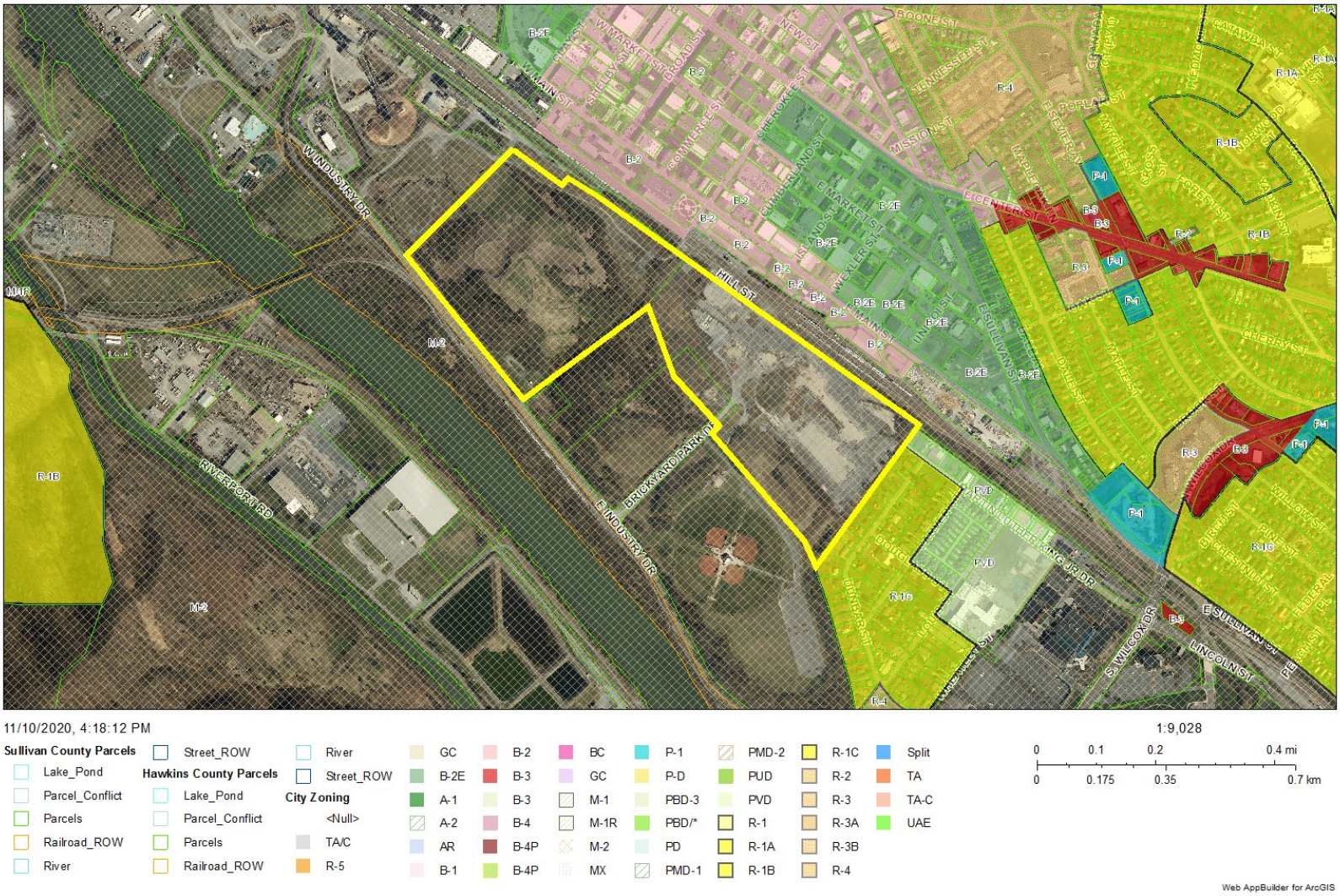
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

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

Web AppBuilder for ArcGIS

Surrounding Zoning Map

ArcGIS Web Map



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

City Zoning
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- TA/C
- R-5
- GC
- B-2E
- A-1
- A-2
- AR
- B-1
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- B-3
- B-3
- B-4
- B-4P
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- MX
- P-1
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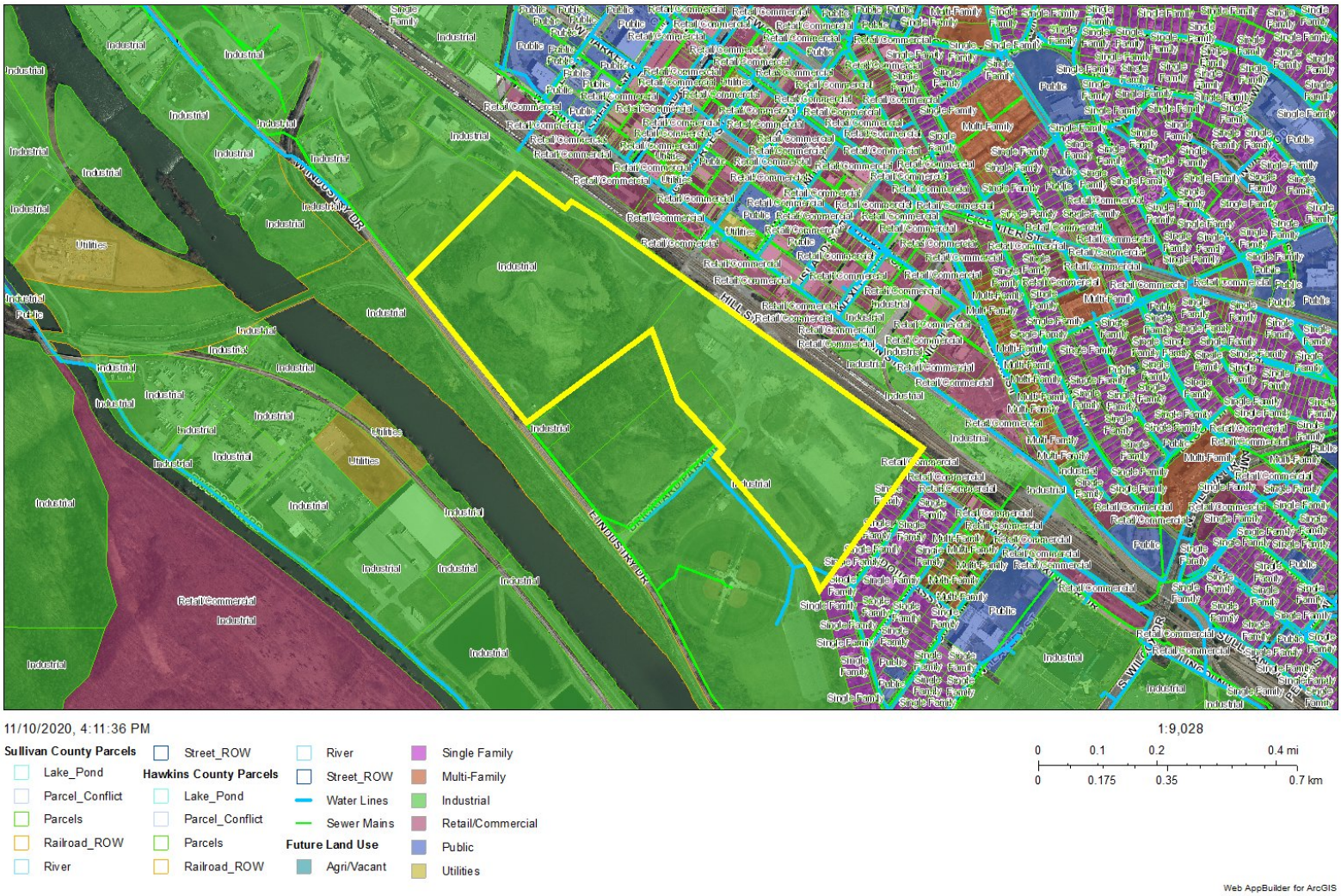
- PBD-3
- PBD/*
- PD
- PMD-1
- PMD-2
- PUD
- PVD
- R-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- R-3A
- R-3B
- R-4
- Split
- TA
- TA-C
- UAE

Web AppBuilder for ArcGIS

Future Land Use Plan 2030
Designation: Industrial

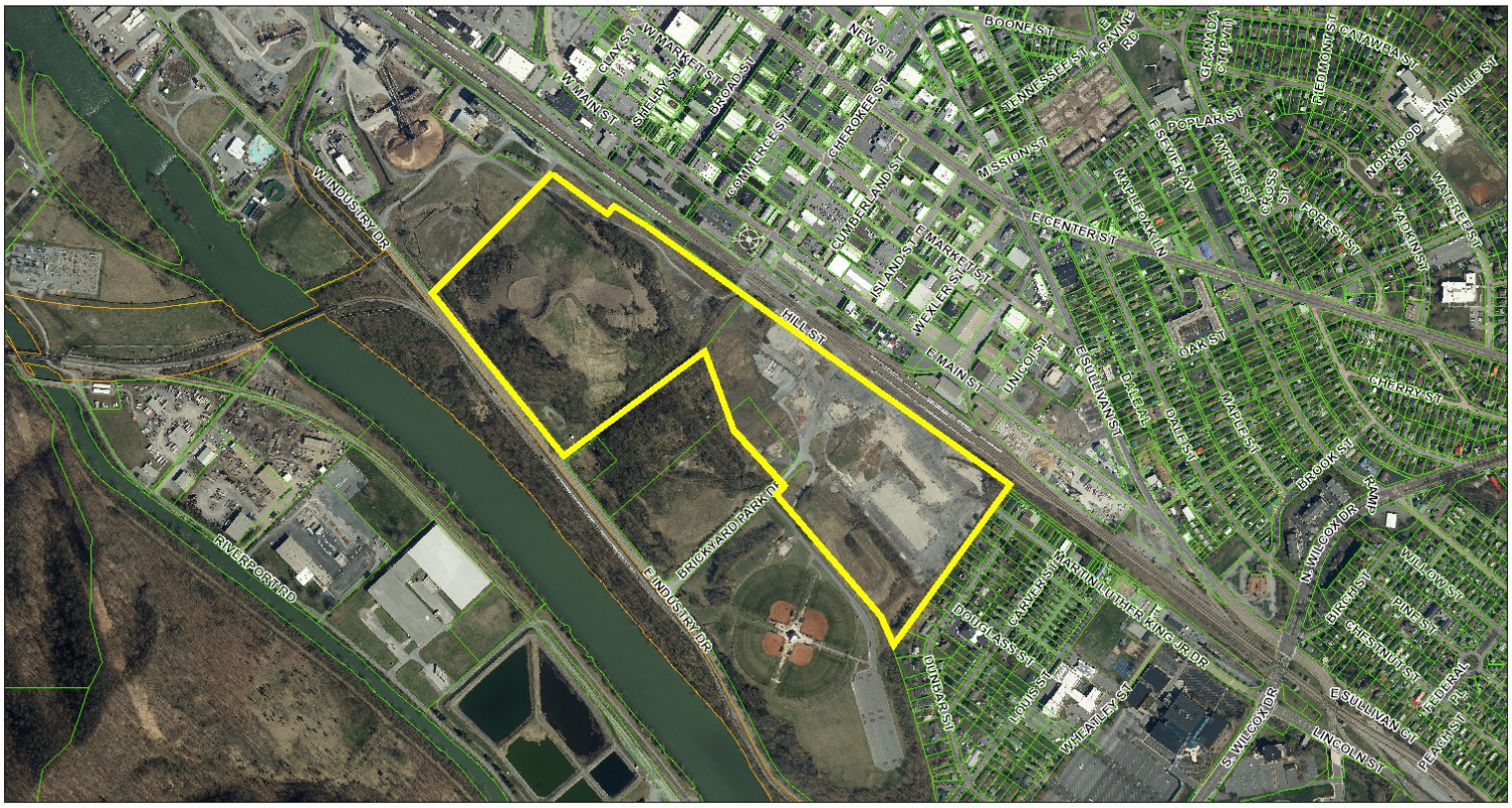
ArcGIS Web Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on November 19, 2020

Aerial

ArcGIS Web Map



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Sullivan County Parcels
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Hawkins County Parcels
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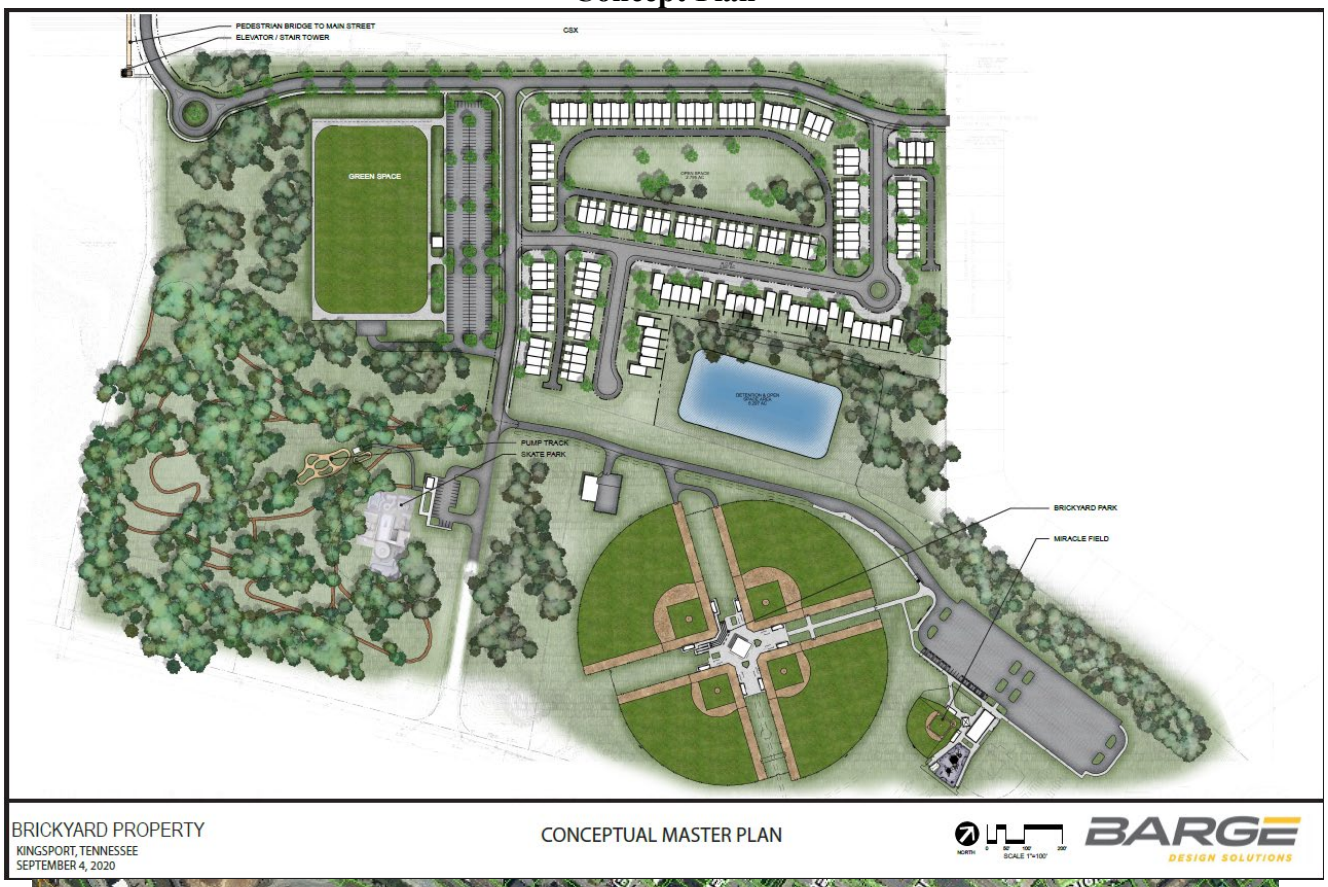
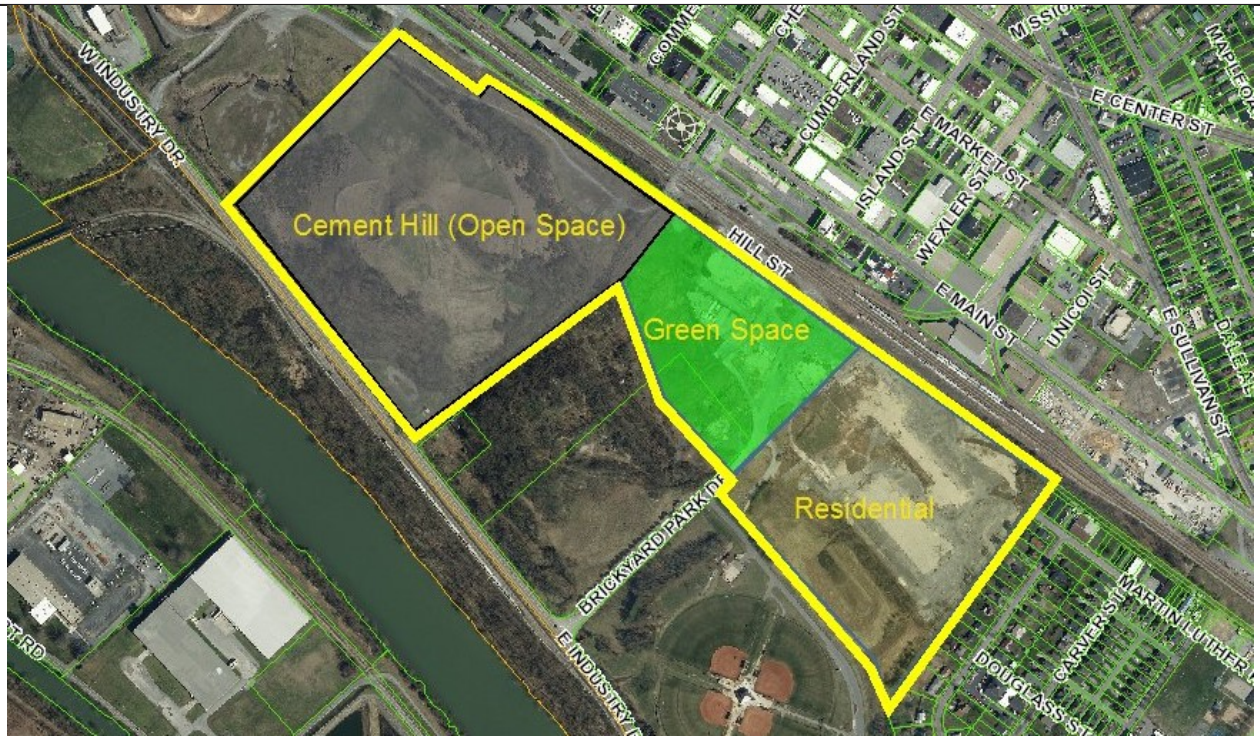
- River
- Street_ROW

Web AppBuilder for ArcGIS

Concept Plan





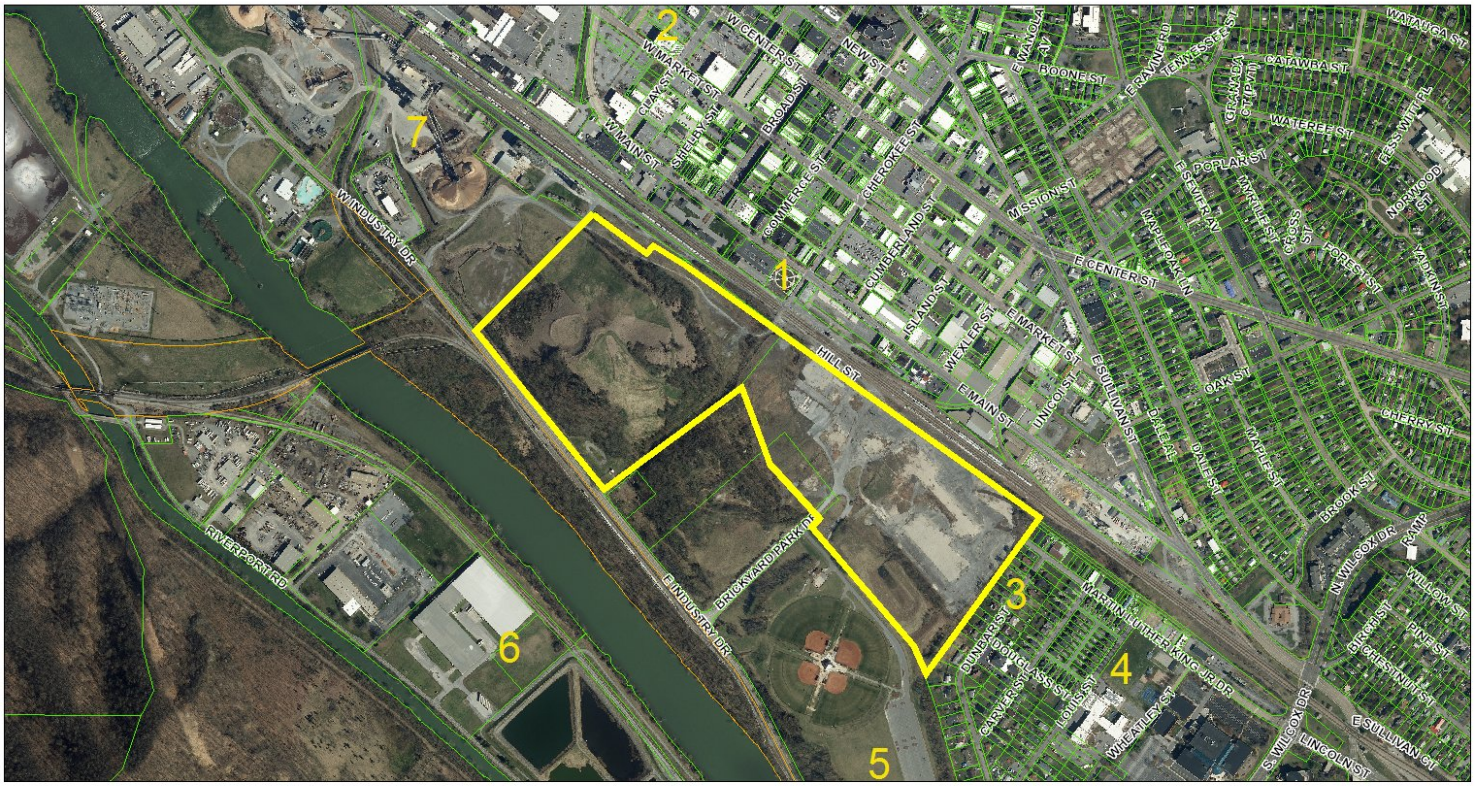
Future residential portion of Brickyard
(end of Martin Luther King Jr. Drive in background, center)

Future Brickyard green space (Cement Hill in background)

Cement Hill with green space in foreground

Existing Uses Location Map

ArcGIS Web Map



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Hawkins County Parcels
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- Parcels
- Railroad_ROW
- River
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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: City B-2 Use: park	n/a
Further North and Northwest	**2**	Zone: City B-2 Use: Higher Ed Center	n/a
East	**3**	Zone: City R-1C Use: single family	n/a

Further East	**4**	Zone: City PVD Use: VO Dobbins	n/a
Southeast and South	**5**	Zone: City M-2 Use: Miracle Field	n/a
Further South	**6**	Zone: City M-2 Use: various industrial uses	n/a
West	**7**	Zone: City M-2 Use: Domtar plant	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 will permit a use that is compatible with both the adjacent single family housing in the Riverview Community, downtown, and surrounding Brickyard Park amenities.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal of residential use and green space will not create an adverse effect on adjacent or nearby property. Residential use is the preferred use identified by the Riverview Community during a recent meeting about the future of the rezoning site.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current industrial zone for the area is no longer economically reasonable due to the change in surrounding land uses.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD zone does not conform to the future land use plan, which identifies industrial use for the area. The land use plan, however, did not take the expansion of Brickyard Park into consideration when it was produced.

   Proposed use: single family residential and green space

   The Future Land Use Plan Map recommends industrial 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 existing conditions of the property, considering the

revitalization of the Riverview Community, the creation of Brickyard Park, and the city's acquisition of Cement Hill, provide supporting grounds for the rezoning.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are illogically drawn in relation to the existing conditions. This is due to the transition of the area from industrial use to residential, park, and green space use.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PD zone will contain the same use as the nearby Breckenridge Planned Development.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from M-2 to PD. The proposed PD zone promotes the goal of developing the Brickyard Park area by adding residential and green space uses to the rezoning site.

KINGSPORT
TENNESSEE
Development Services

September 11, 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 Subdivision of part of the Meadowview Estates 10 & 11 located off of Silver Leaf Ct., 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

PROPERTY CURRENTLY ZONED R-1.

BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO THE FINDINGS THEREOF.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, SERVITUDES, COVENANTS, RIGHT-OF-WAYS, AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 47163C0085D, MAP EFFECTIVE DATE: SEPTEMBER 29, 2006.

UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NON-EXISTENCE THEREOF.

THE SUBJECT PROPERTY IS SERVICED BY PUBLIC WATER.

THERE IS A 7.5' DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR AND REAR LOT LINES.

THE SUBSURFACE DISPOSAL SYSTEM SHOWN ON LOT 11A IS APPROXIMATELY LOCATED. THE PROPERTY OWNERS OF LOT 10A PLACE AN EASEMENT OVER ANY PORTION OF THE EXISTING SUBSURFACE DISPOSAL SYSTEM THAT IS LOCATED ON LOT 10A FOR THE REPAIR AND/OR RELOCATION OF FIELD LINES.

THE SUBSURFACE DISPOSAL SYSTEM SHOWN ON LOT 11A IS APPROXIMATELY LOCATED. THE PROPERTY OWNERS OF LOT 10A PLACE AN EASEMENT OVER ANY PORTION OF THE EXISTING SUBSURFACE DISPOSAL SYSTEM THAT IS LOCATED ON LOT 10A FOR THE REPAIR AND/OR RELOCATION OF FIELD LINES.

LEGEND

- ● 1/2" IRON ROD NEW (CAPPED 1891)
- ◎ 1/2" IRON ROD OLD (CAPPED)
- ◉ 3/4" IRON PIPE OLD
- ○ 1/2" IRON ROD OLD
- ⊕ MAG NAIL OLD
- —·—·— CENTERLINE
- ═══ BOUNDARY LINE
- - - - - ADJOINING DEED LINES

REGISTER OF DEEDS

09/11/2020 - 08:00 AM

20017861

1 PGS:AL-PLAT BATCH: 228369

PLAT BOOK: P57

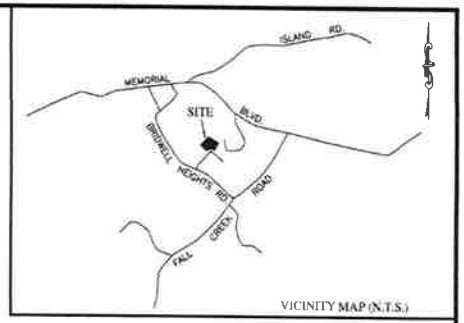
PAGE: 276-276

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

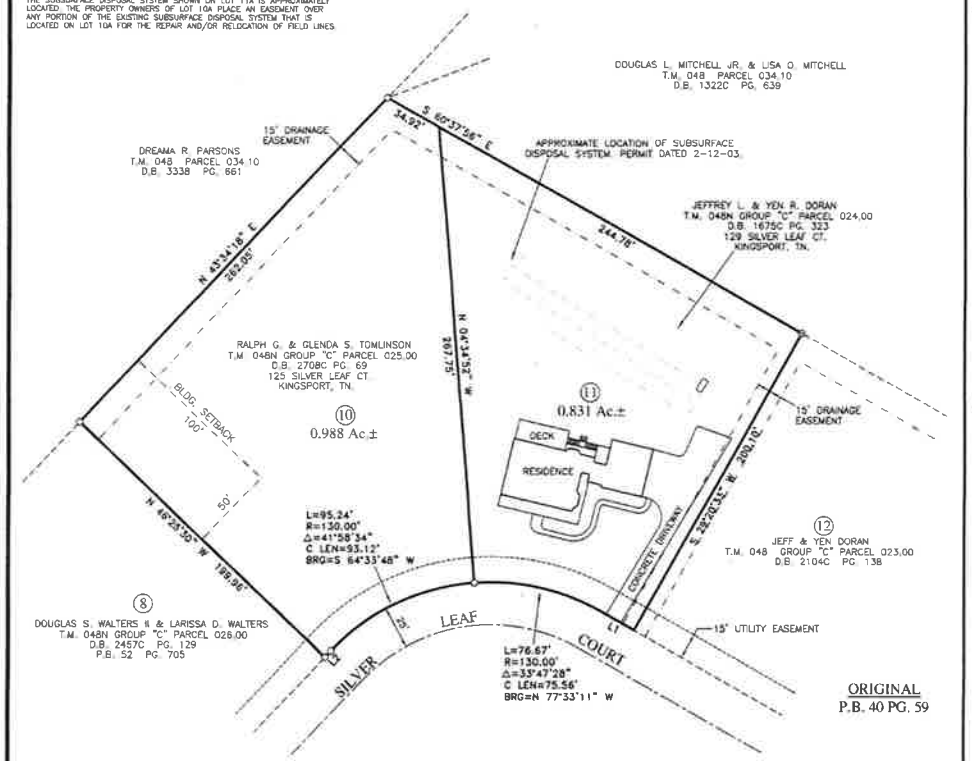
STATE OF TENNESSEE, SULLIVAN COUNTY

SHEENA R TINSLEY

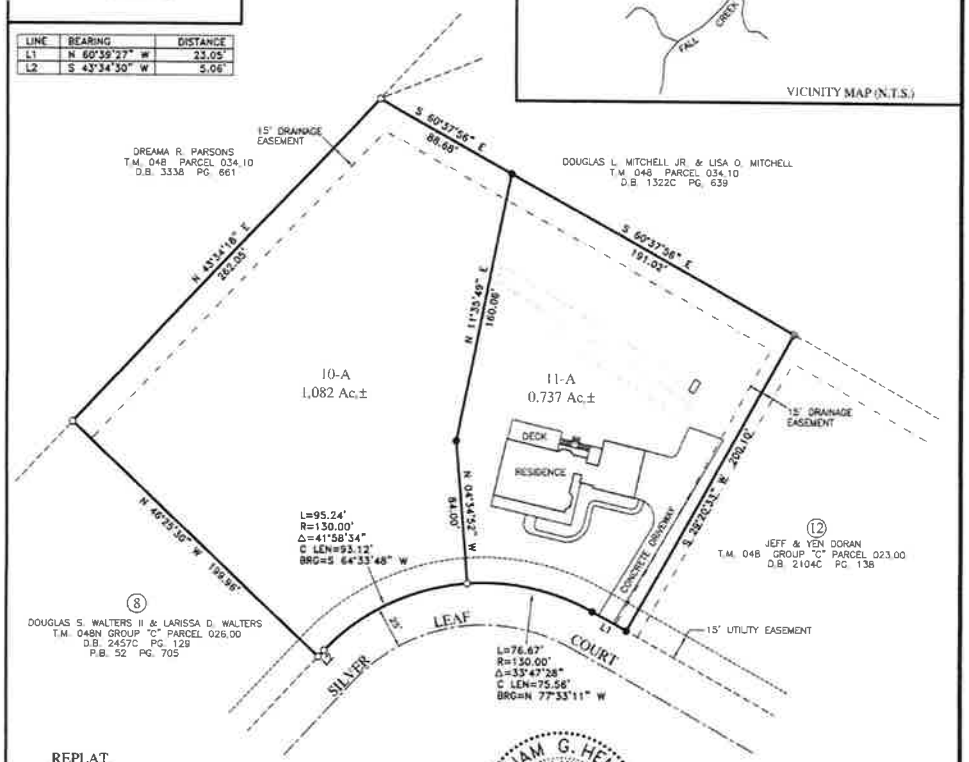
LINE	BEARING	DISTANCE
L1	N 60°39'27" W	23.05'
L2	S 43°34'30" W	5.06'



VICINITY MAP (N.T.S.)



ORIGINAL
P.B. 40 PG. 59



REPLAT

WILLIAM G. HENSON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1891
9-21-2020

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

REPLAT OF LOTS 10 AND 11 OF MEADOWOOD ESTATES

KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.819 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER DORAN & TOMLINSON CIVIL DISTRICT 7TH, SULLIVAN CO., TN.

SURVEYOR WILLIAM G. HENSON CLOSURE ERROR 1:10,000

DATE: 8-21-2020 SCALE 1"= 50'

HENSON LAND SURVEYS
434 GLEN OAKS DRIVE
JOHNSON CITY, TN. 37615
PHONE: (423) 483-8484

PROJECT No.: 1623

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

9-3-20
DATE

OFFICE DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE

TRAFFIC ENGINEERING MANAGER

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.

9-8-2020
DATE

SULLIVAN CO. ROAD COMMISSIONER

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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER 9-9-20 DATE

OWNER 9/9/20 DATE

OWNER 9-9-2020 DATE

OWNER 9-9-20 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

8-21-2020
DATE

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

9-10-2020
DATE

AUTHORIZING AGENT

CERTIFICATE OF THE APPROVAL OF SEWERAGE 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.

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.

9/10/20
DATE

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT
TENNESSEE
Development Services

September 23, 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 14 & 15, Rosedale, located off of Sterling Lane, 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,

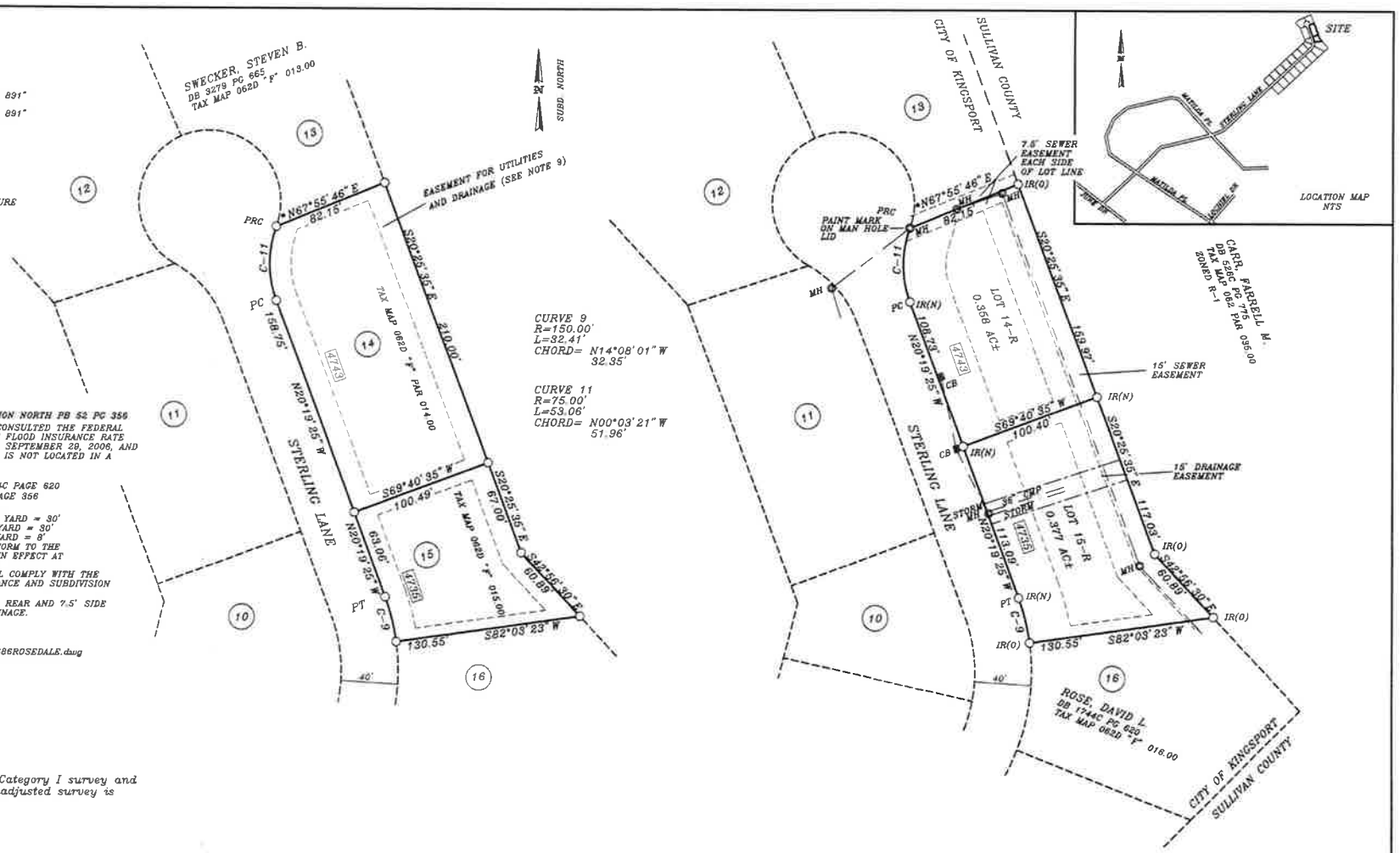
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

LEGEND

IR(O) EXISTING IRON ROD WITH SURVEYORS CAP "RLS 891"
IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
■ NON-RADIAL
— — — SANITARY SEWER LINE
— — — STORM SEWER LINE
CB ■ CATCH BASIN
CMP CORRUGATED METAL PIPE
MH ○ MAN HOLE
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVATURE

NOTES:
1) BEARINGS ARE BASED ON SUBDIVISION NORTH PB 52 PG 356
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0065D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
3) TAX MAP: SEE MAP
4) REFERENCE DEED: DEED BOOK 1774C PAGE 620
5) REFERENCE PLAT: PLAT BOOK 52 PAGE 356
6) PROPERTY ZONED: R-1B
7) BUILDING SETBACKS LIMITS: FRONT YARD = 30'
REAR YARD = 30'
SIDE YARD = 8'
ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSPORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
9) THERE SHALL BE A 15' FRONT AND REAR AND 7.5' SIDE EASEMENT FOR UTILITIES AND DRAINAGE.
10) 4735 = 911 ADDRESS.
11) FIELD BOOK: 182-26
12) ACAD FILE NAME: ROSEDALE\20-6686ROSEDALE.dwg



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. 891

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

JOHN R. MIZE
TENNESSEE NO 891

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 ____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.
9-22 20 20 DATE	9-22 20 20 DATE
AUTHORIZING REPRESENTATIVE	CITY 911/DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

09/23/2020 - 08:00 AM
20018820
1.PGS:AL-PLAT BATCH: 228313
PLAT BOOK: P57
PAGE: 287-287

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)

DATE: SEPTEMBER 17, 2020

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.	I HEREBY CERTIFY: (1) THAT STREETS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY 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 ____ 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.
9/22 20 20 DATE	9/22 20 20 DATE	DATE 20	9/22 20 20 DATE	9/22 20 20 DATE
OWNER	SURVEYOR / TN. REG. NO.	CITY ENGINEER OR COUNTY ROAD COMMISSIONER	TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT	SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RE-PLAT OF LOT 14 AND LOT 15
ROSEDALE SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.735 AC±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	DAVID L. ROSE	CIVIL DISTRICT	7th
SURVEYOR	MIZE & ASSOCIATES	CLOSURE ERROR	1:10,000

SCALE 1"= 50' 50 0 50 100

KINGSPORT
TENNESSEE
Development Services

September 23, 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 Vaughn Property, located off of Mitchell 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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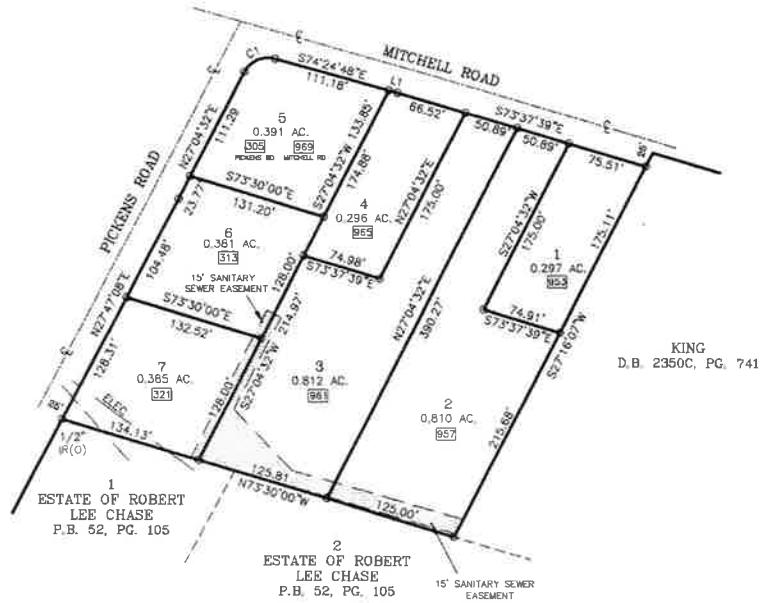

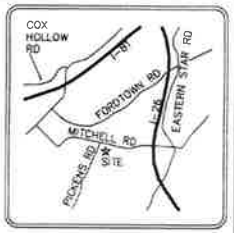

LOCATION MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	S74°24'48"E	8.48'

CURVE	RADIUS	LENGTH	CHORD	
C1	25.00'	34.26'	S66°19'52"W	31.64'

LEGEND

IR(O)	IRON ROD (OLD)
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC	ACRES
ELEC	ELECTRIC
N.T.S.	NOT TO SCALE
123	911 ADDRESS
℄	CENTERLINE

09/23/2020 - 08:47:48 AM
20018821
1 PGS:AL-PLAT BATCH: 229314
PLAT BOOK: P57
PAGE: 288-288

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

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
ALLEY & ASSOCIATES
TENNESSEE NO. 2955

NOTES:

1) NORTH BASED ON N73°30'W PER REFERENCED DEED.
2) PROPERTY IS ZONED R-1B
SETBACKS: FRONT 30'
REAR 30'
SIDE 8'
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD NSURANCE 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. 20-11808
5) ACAD FILE 20-11808 VAUGHN.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 119, PARCEL 50.20
8) DEED REFERENCE: D.B. 3384, PG. 168
9) 5/8" IRON RODS WITH ALLEY & ASSOCIATES 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 PREPARED 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.
14) TOTAL DISTURBED AREA INCLUDES THE BUILDING FOOTPRINTS AND DRIVEWAYS, AND RESULTS IN LESS THAN ONE ACRE.

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.

Ricky P Vaughn 9/28/20
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.

9-21 20 20
DATE REGISTERED SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

_____ 20____
DATE TRAFFIC ENGINEERING MANAGER

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
FAX : (423) 392-6898
E-MAIL: mstrickler@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.

9-22 20 20
DATE
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.

_____ 20____
DATE 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.

9-18 20 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.

9-18 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.

9/22 20 20
DATE SECRETARY, KINGSPORT METROPOLITAN REGIONAL PLANNING COMMISSION

DIVISION OF THE VAUGHN PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.467	TOTAL LOTS	7
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	KI-RO INVESTMENTS, LLC.	CIVIL DISTRICT	14TH
SURVEYOR	ALLEY & ASSOCIATES, INC	CLOSURE ERROR	1:10,000

SCALE 1"=80' 80 0 80 160

KINGSPORT
TENNESSEE
Development Services

September 23, 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 Cherokee Bend Phase 2, located off of McCoy 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

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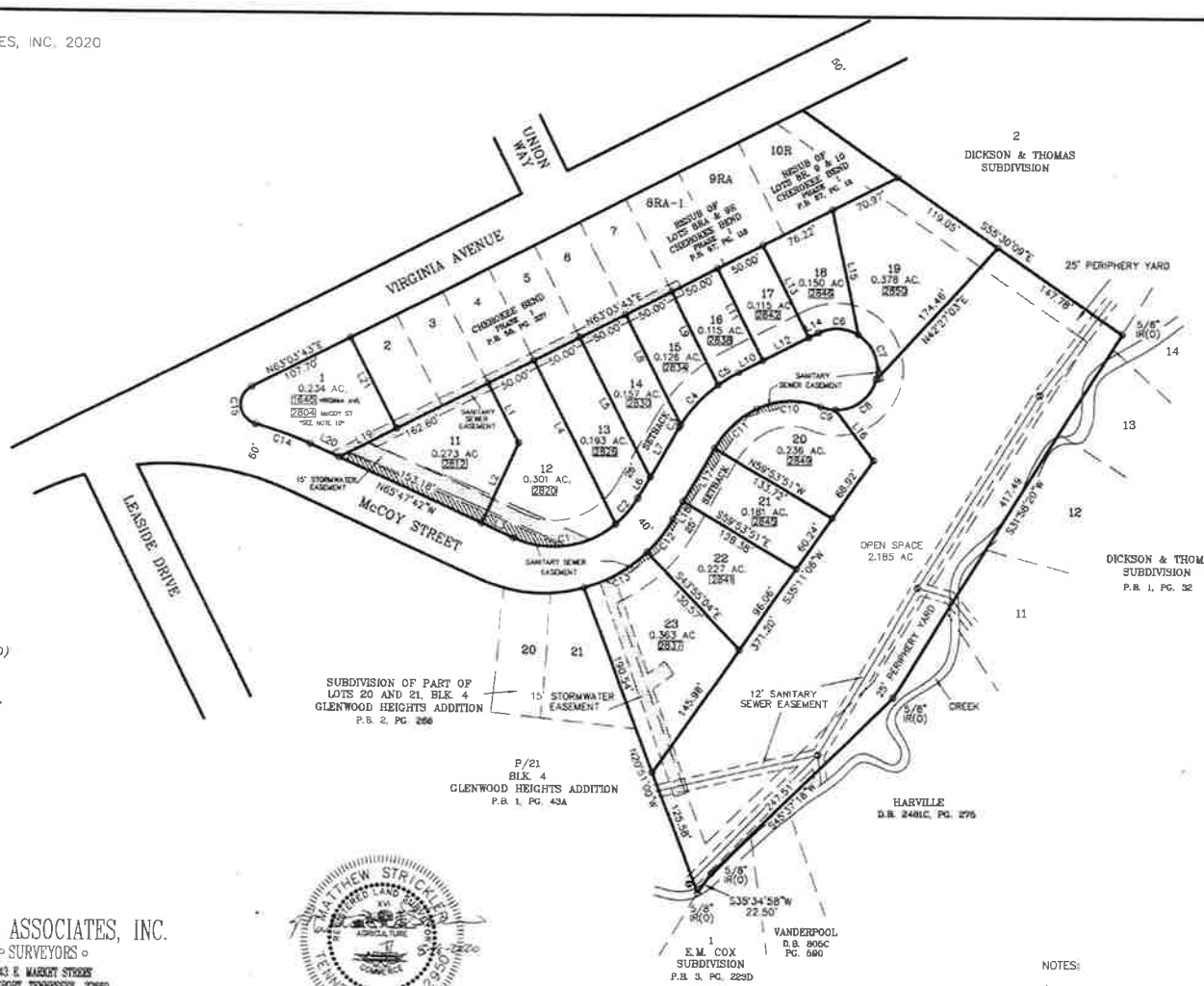

LOCATION MAP
N.T.S.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	
C1	95.04'	106.26'	N82°10'32"E	100.81'
C2	95.04'	33.25'	N40°07'24"E	33.08'
C3	140.00'	3.36'	N30°47'21"E	3.36'
C4	140.00'	53.74'	N42°28'23"E	53.41'
C5	140.00'	23.44'	N58°15'58"E	23.41'
C6	40.00'	40.73'	S87°46'00"E	38.99'
C7	40.00'	50.38'	S27°24'10"E	47.11'
C8	40.00'	54.01'	S52°18'46"W	50.00'
C9	40.00'	14.84'	N78°18'19"W	14.75'
C10	75.00'	64.53'	S87°42'33"W	62.55'
C11	100.00'	57.53'	S46°34'56"W	56.74'
C12	146.19'	40.77'	S38°05'32"W	40.64'
C13	146.19'	71.50'	S60°05'40"W	70.79'
C14	337.93'	56.14'	N70°33'11"W	56.08'
C15	20.00'	48.30'	N06°07'54"W	37.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S76°56'17"E	65.71'
L2	S24°12'18"W	85.40'
L3	N65°47'42"W	33.87'
L4	S26°56'17"E	178.67'
L5	S26°56'17"E	153.11'
L6	S30°06'09"W	23.28'
L7	S30°06'09"W	56.21'
L8	S26°56'17"E	120.74'
L9	S26°56'17"E	101.96'
L10	S63°03'43"W	28.67'
L11	S26°56'17"E	100.00'
L12	S63°03'43"W	50.00'
L13	S26°56'17"E	100.00'
L14	S63°03'43"W	10.51'
L15	S12°02'08"E	123.15'
L16	S37°05'38"E	61.74'
L17	N30°06'09"E	60.00'
L18	S30°06'09"W	19.49'
L19	S63°03'43"W	52.60'
L20	S65°47'42"E	31.40'
L21	S26°56'17"E	100.00'

LEGEND

IR(O)	IRON ROD(OLD)
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG	PAGE
N.T.S.	NOT TO SCALE
AC	ACRES
123	911 ADDRESS

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

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2950
8-17-2020

09/25/2020 - 08:00 AM
20019014
1 PGS:AL-PLAT BATCH: 229472
PLAT BOOK: P57
PAGE: 291-291

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) NORTH BASED ON S31°58'20"W AS SHOWN IN PLAT BOOK 39, PAGE 16.
2) PROPERTY IS ZONED PD
25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 18-11104
5) ACAD FILE 18-11104 BEGLEY.DWG
6) TAX MAP 62A "M" PART OF PARCEL 23
7) DEED REFERENCES: D.B 2399C, PG. 706
8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
10) LOT 1, PHASE 1 IS ADDED TO THIS PLAT TO ELIMINATE A 15' STORM WATER EASEMENT NO LONGER NEEDED.

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 USE AS NOTED.

OWNER 8-17-2020 DATE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

8.26 20
CITY TRAFFIC ENGINEER

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.

8-18 20
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL FOR SUBDIVISION ASSIGNMENT

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

August 27 20
CITY 911 DIVISION DIRECTOR OR DESIGNEE

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.

August 18 20
KINGSPORT WATER ENG 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 ON (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

9/10/ 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

August 18 20
KINGSPORT HEALTH DEPT 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 $ 3,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

9/25 20
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CHEROKEE BEND PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.234 TOTAL LOTS 14
ACRES NEW ROAD 0.402 MILES NEW ROAD 0.086
OWNER SCHOOL HOUSE, LLC, et al CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=80'

KINGSPORT
TENNESSEE
Development Services

September 30, 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 G.D. Trivette Estate located off of Cox Hollow 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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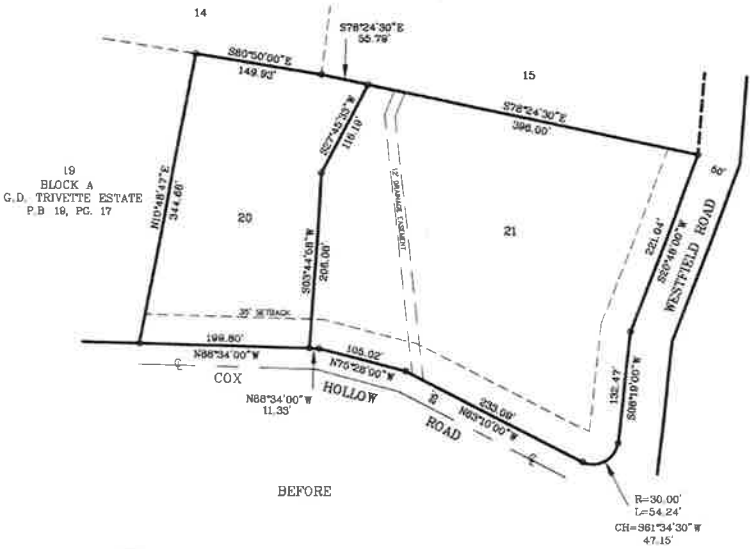
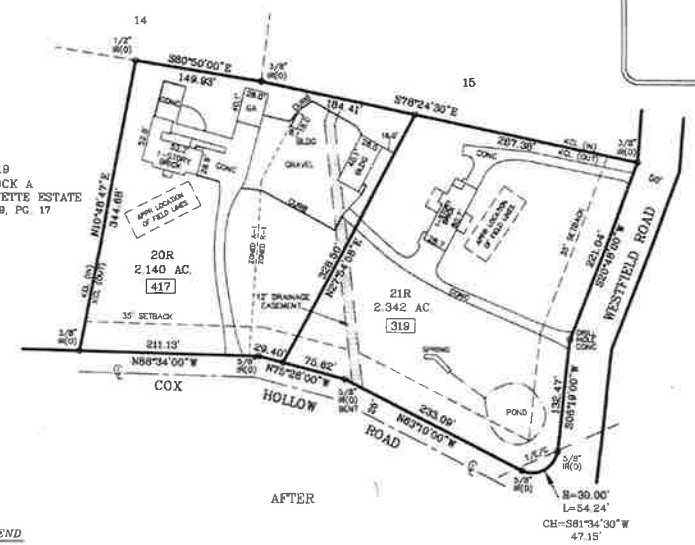


BEFORE



AFTER

LOCATION MAP
N.T.S.

NOTES:

1) 6' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 12' ALONG FRONT OF ALL LOTS.
2) 15' EASEMENT ALONG COX HOLLOW ROAD FOR FUTURE WIDENING.
3) LOTS APPROVED UNDER PUBLIC ACT 212--BLOCK A, 16-21 --BLOCK B, 3 AND 15.
4) PLAT REFERENCE: P.B. 51, PG. 364

LEGEND

D.B.	*DEED BOOK*
IR(O)	*IRON ROD (OLD)*
CONC	*CONCRETE*
N.T.S.	*NOT TO SCALE*
P.B.	*PLAT BOOK*
PG	*PAGE*
AC	*ACRES*
T/E/C	*TELEPHONE/ELECTRIC/CABLE*
BLDG	*BUILDING*
R=	*RADIUS*
L=	*LENGTH*
CH=	*CHORD*
KCL	*KINGSPORT CITY LIMITS*
℄	*CENTERLINE*
123	*911 ADDRESS*

NOTES:

1) NORTH BASED ON PRIOR REFERENCED PLAT.
2) PROPERTY IS ZONED R-1 A-1
   SETBACKS: FRONT 30' FRONT 30'
   REAR 30' REAR 30'
   SIDE 12' 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. 20-11932
5) ACAD FILE 20-11932 COX.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 105K, "B" PARCELS 21 & 22
8) DEED REFERENCES: D.B. 2121C, PG. 746, D.B. 1954C, PG. 216
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.
14) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.
15) 15' EASEMENT ALONG COX HOLLOW ROAD FOR FUTURE WIDENING.
16) LOTS APPROVED UNDER PUBLIC ACT 212--BLOCK A, 16-21--BLOCK B, 3 AND 15
17) PRIOR PLAT REFERENCE: P.B. 51, PG. 364

09/30/2020 - 01:48:01 PM
20019459
1 PGS:AL-PLAT BATCH: 230897
PLAT BOOK: P57
PAGE: 297-297

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
MINUTES OF OFFICE

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

TIM LINGERFELT
REGISTERED LAND SURVEYOR
TENNESSEE NO. 930

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.

X William Clark Cox 9-25-2020
OWNER DATE

Roger Cox 9-25 2020
OWNER DATE

CERTIFICATION OF THE APPROVAL FOR SEWERAGE SYSTEMS

LOT 20R & 21R HAVE SEPTIC PERMITS ON FILE AT TDEC OFFICE.

LOT 20R
NAME: ROGER COX DATE: NOVEMBER 25, 2003

LOT 21R
NAME: CLARK COX DATE: APRIL 22, 1985

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

9/29 20 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.

09-29 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 KINGSPORT REGIONAL PLANNING COMMISSION.

9-29 20 20
DATE

COMMISSIONER 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.

9-23 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.

9/29 20 20
DATE

KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION ON LOTS 20 & 21, BLOCK A

G.D. TRIVETTE ESTATE

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.482 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER W. CLARK COX & ROGER COX, et ux CIVIL DISTRICT 13TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=100' 100 50 0 100 200

KINGSPORT
TENNESSEE
Development Services

October 5, 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 Lot 15 Interstate Park South Industrial Park located off of Eastern Star 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,

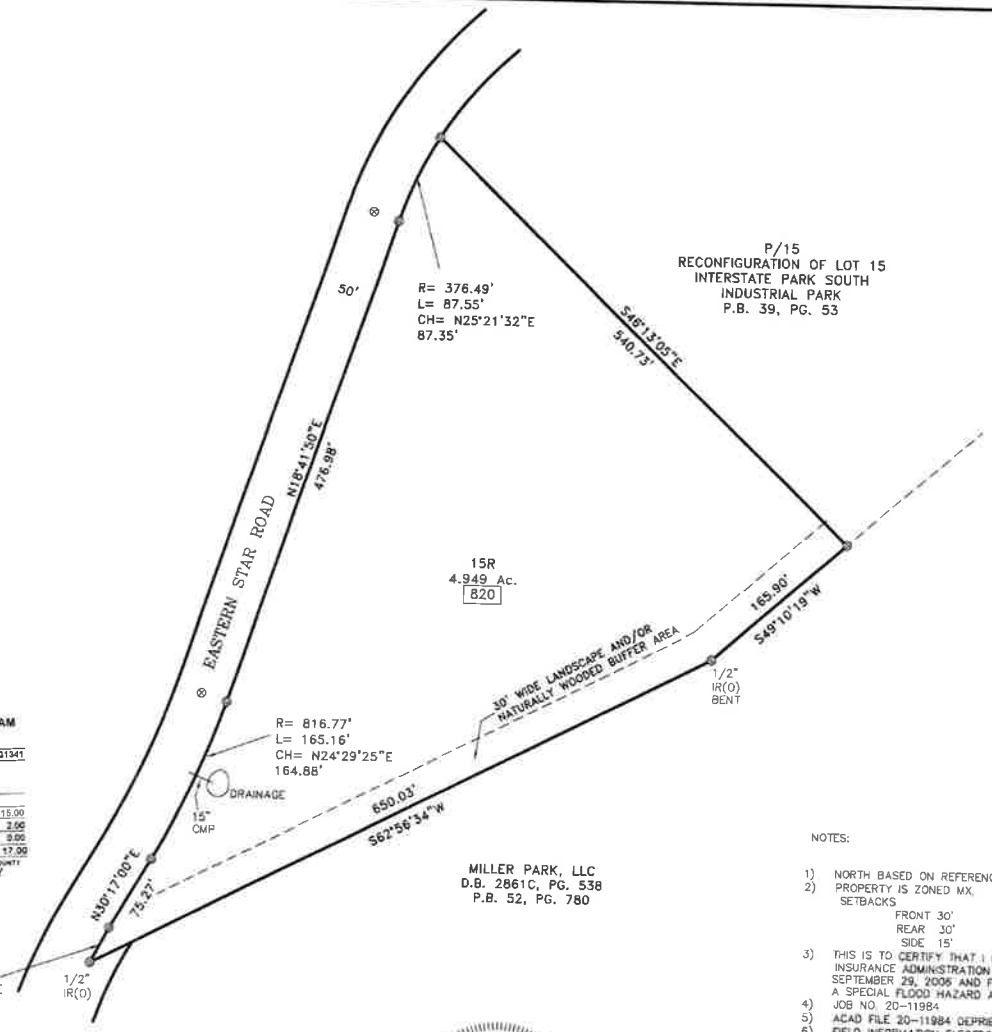
Ken Weems,
Zoning Administrator

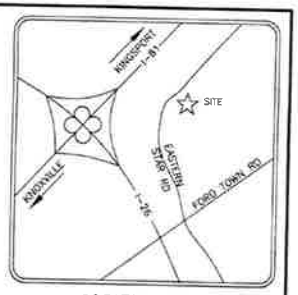
C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020

LEGEND

IR(O)	IRON ROD, OLD
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
641	911 ADDRESS
CMP	CORRUGATED METAL PIPE
⊗	RAILROAD SPIKE





LOCATION MAP

10/06/2020 - 08:44:57 AM
20019796
1 PGS:AL-PLAT BATCH: 231341
PLAT BOOK: P57
PAGE: 303-303

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

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

NOTES:

1) NORTH BASED ON REFERENCED PLAT
2) PROPERTY IS ZONED MX.
SETBACKS
FRONT 30'
REAR 30'
SIDE 15'
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. 20-11984
5) ACAD FILE 20-11984 DEPRIEST(HEARTLAND EXPRESS).DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 106 PART OF PARCEL 26.44
8) PLAT REFERENCES: P.B. 39, PG. 53
9) DEED REFERENCE: D.B. 3327, PG. 1036
10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.
14) APPROXIMATELY 8.323 ACRES REMAINING IN ORIGINAL TRACT.
15) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

LANCE LINGERFELT REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 2142

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 EASEMENTS OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Notary Public
Commission Number 609768
My Commission Expires
March 29, 2021

9-29 20 20
DATE
Heartland Express
OWNER

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

9-24 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.

October 2 20 20
DATE
Corrine Campbell
CITY GIS DIVISION 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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

9-23 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

DATE 20
CITY ENGINEER

CERTIFICATE 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.

9-24 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10/2 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF THE RECONFIGURATION OF
LOT 15 INTERSTATE PARK SOUTH INDUSTRIAL PARK

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.949	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HEARTLAND EXPRESS, LLC	CIVIL DISTRICT	14TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=80' 80 40 0 80 160

KINGSPORT
TENNESSEE
Development Services

October 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 Division of Rhonda Jane and Donna Collette Property located off of Diana Road meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

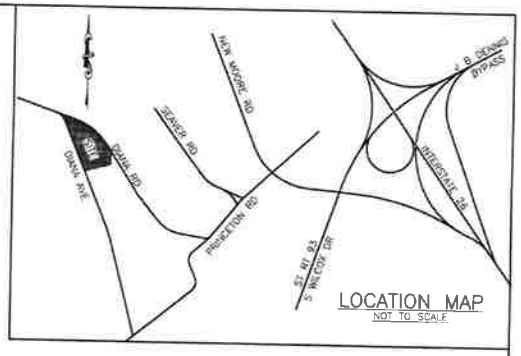
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

Saxon & Associates
129 Otari Drive
Kingsport, TN 37664-5200
PHONE: (423) 245-9926
dansaxon@chartertn.net

GENERAL NOTES:

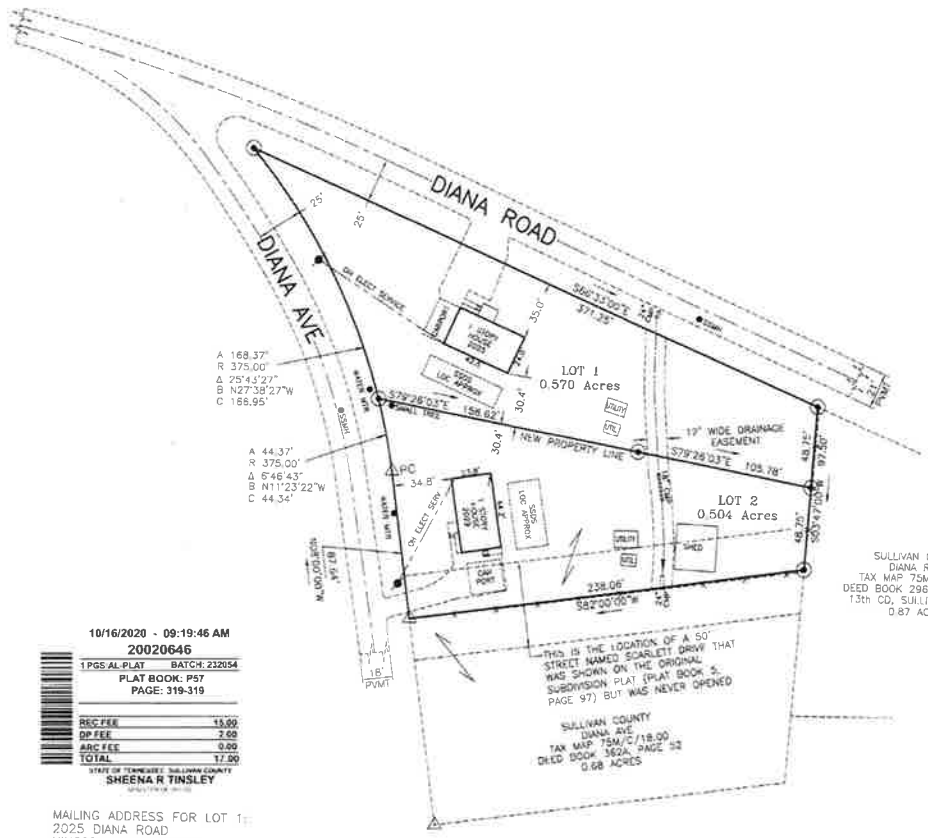
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE HERETO.
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES, TOXIC WASTE SITES, WETLANDS, CAVES OR SINK HOLES ON THIS PROPERTY, HOWEVER IF ANY OF THESE DO EXIST THEIR PRESENCE COULD ADVERSELY AFFECT THE USE AND VALUE OF THIS PROPERTY.



LOCATION MAP
NOT TO SCALE

LEGEND:
1. △ = REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/CAP
3. ● = AS NOTED
4. = UTILITY POLE
5. —·—·—·— = OVERHEAD UTILITY WIRES
6. —×—×— = CHAIN LINK FENCE NEAR LINE
7. SSDS = SUBSURFACE SEWAGE DISPOSAL SYSTEM
8. SSMH = SANITARY SEWER MANHOLE

DEED BOOK 3174, PAGE 1594



EXISTING SEPTIC SYSTEMS ARE IN PLACE AND OPERATING PROPERLY

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL NO. 470181 00400, DATED 29 SEP 2006, AND IS IN A ZONE "X" (OUTSIDE OF 500 YEAR FLOOD)

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

10/16/2020 - 09:19:46 AM
20020646
1 PGS:AL-PLAT BATCH: 232054
PLAT BOOK: P57
PAGE: 319-319

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

MAILING ADDRESS FOR LOT 1:
2025 DIANA ROAD
KINGSPORT, TN 37660

MAILING ADDRESS FOR LOT 2:
2029 DIANA AVENUE
KINGSPORT, TN 37660

OWNERS' MAILING ADDRESS:
RHONDA RINER JAYNE & DONNA GAIL COLLETTE
365 TAMS LN
KINGSPORT, TN 37664

RECORD DOCUMENTS:
DEED BOOK 3174, PAGE 1594
PLAT BOOK 5, PAGE 97

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

Daniel L. Saxon 9/23/20

DANIEL L. SAXON — LAND SURVEYOR — REGISTERED — AGRICULTURE — COMMERCE — TENNESSEE — No. 1334

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE October 15 20 20

Catherine Campbell
911 CITY BEECH OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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, TENNESSEE WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 10-14 20 20

AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Rhonda Riner Jayne 10-12-2020
RHONDA RINER JAYNE DATE

Donna Gail Collette 10/12/20
DONNA GAIL COLLETTE 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 SEP 23 20 20

Daniel L. Saxon
DANIEL L. SAXON, TN RLS #334

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 RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE: 20

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE 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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 10-14 20 20

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPORT 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, 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, TENNESSEE REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF $ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 10-15 20 20

SECRETARY, KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

DIVISION OF THE RHONDA JAYNE AND DONNA COLLETTE PROPERTY
TAX MAP 75M, GROUP C, PARCEL 20.00

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.074	TOTAL LOTS 2
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNERS RHONDA JAYNE & DONNA COLLETTE	CIVIL DISTRICT 13th
SURVEYOR DANIEL L. SAXON, RLS #334	CLOSURE ERROR 1:>10,000

SCALE 1" = 50' 0 50' 100' 150'

AUTOCAD FILE: 1-1126.DWG, COORDINATE FILE: 1-1126.CRD, FOLDER 177

KINGSPORT
TENNESSEE
Development Services

October 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 the Replat of Lots 9 & 10 of Rolling Acres located off of Rambling 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 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 23RD DAY OF JULY, 2020.

Brian T. Bartlett, R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1898

BRIAN T. BARTLETT REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1898

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.

NOTED USE: RESIDENTIAL

OWNER(S) — (DATE) 9/28/2020
OWNER(S) — (DATE) 9/28/2020
OWNER(S) — (DATE) 9/28/2020

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 092F, GROUP A, PARCEL 051.00.
4. BEING ALL OF LOT 10 AND A PORTION OF LOT 9 "ROLLING ACRES" SUBDIVISION AS SHOWN IN PLAT BOOK 5, PAGE 78.
5. THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR SULLIVAN COUNTY.

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 REGIONAL PLANNING COMMISSION.

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CITY OF KINGSPORT REGISTER.

SECRETARY
KINGSPORT PLANNING COMMISSION — (DATE) 10-17-2020

SETBACK REQUIREMENTS:

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

CERTIFICATE OF APPROVAL STREETS:

I HEREBY CERTIFY (1) THAT THE RIGHT OF WAY PROVIDING FRONTAGE FOR THE PROPERTY IS AN OPEN STREET OR COUNTY ROAD, OR (2) THE PUBLIC STREET/COUNTY ROAD HAS BEEN INSTALLED IN A ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (3) THAT A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SULLIVAN COUNTY HIGHWAY COMMISSIONER — 9-17-20

DATE — 10-17-20

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.

DATE — 10-7-20

SULLIVAN COUNTY 911 ADDRESSING DEPT.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS:

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

CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE — (DATE) 10-15-2020

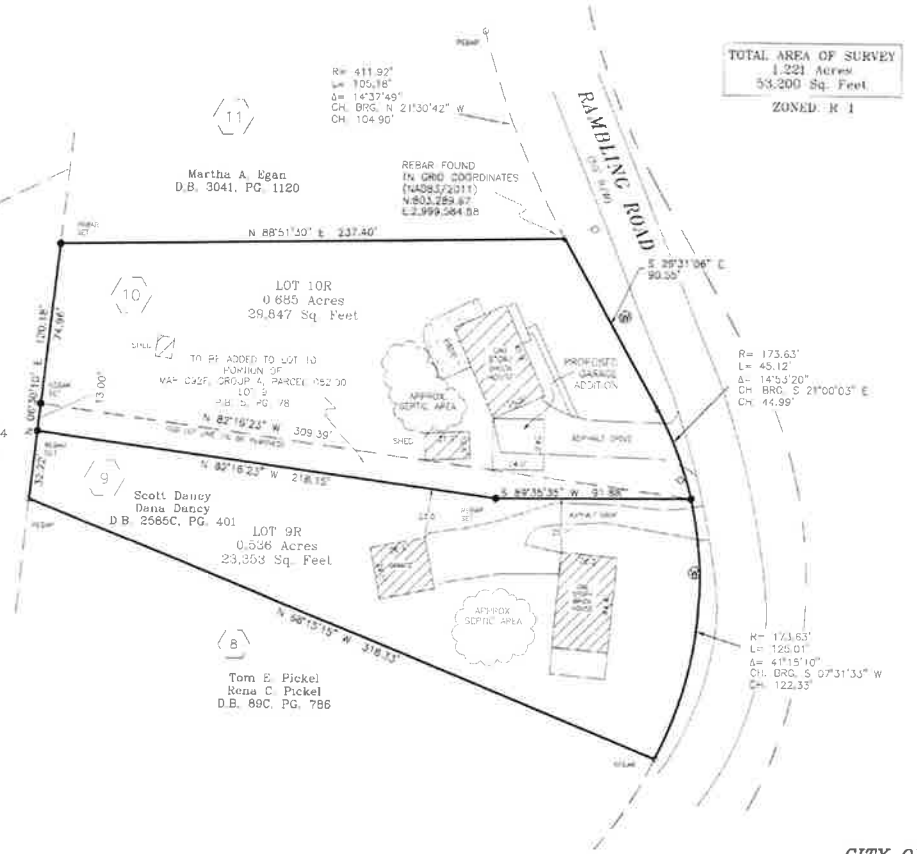
VICINITY MAP
(N.T.S.)

REGISTER OF DEEDS:

10/16/2020 - 08:00 AM
20020644
1 PGS:AL-PLAT BATCH: 22052
PLAT BOOK: P57
PAGE: 317-317

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



BASED ON TN GRID NORTH (NAD83/2011)

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
- FENCE

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: JULY 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: 0.9999758

EXISTING SEPTIC CERTIFICATION:

I, (we) hereby certify that lot(s) 9R and 10R as shown each contain a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

Owner
Owner
Owner
Date — 9/20/2020

CITY OF KINGSPORT
PLANNING
COMMISSION

REPLAT OF LOTS 9 AND 10

ROLLING ACRES

OWNER/PROPERTY ADDRESS
LARRY D. LYONS
540 RAMBLING ROAD
KINGSPORT, TN 37663

14TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
DATE: JULY 23, 2020

DRAWING NO.: 20-963
SCALE: 1"=40'

0 40 80 120

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

October 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 the Resubdivision of Anna Reardon, Lots 15-22 located off of Old Kinkead 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

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com

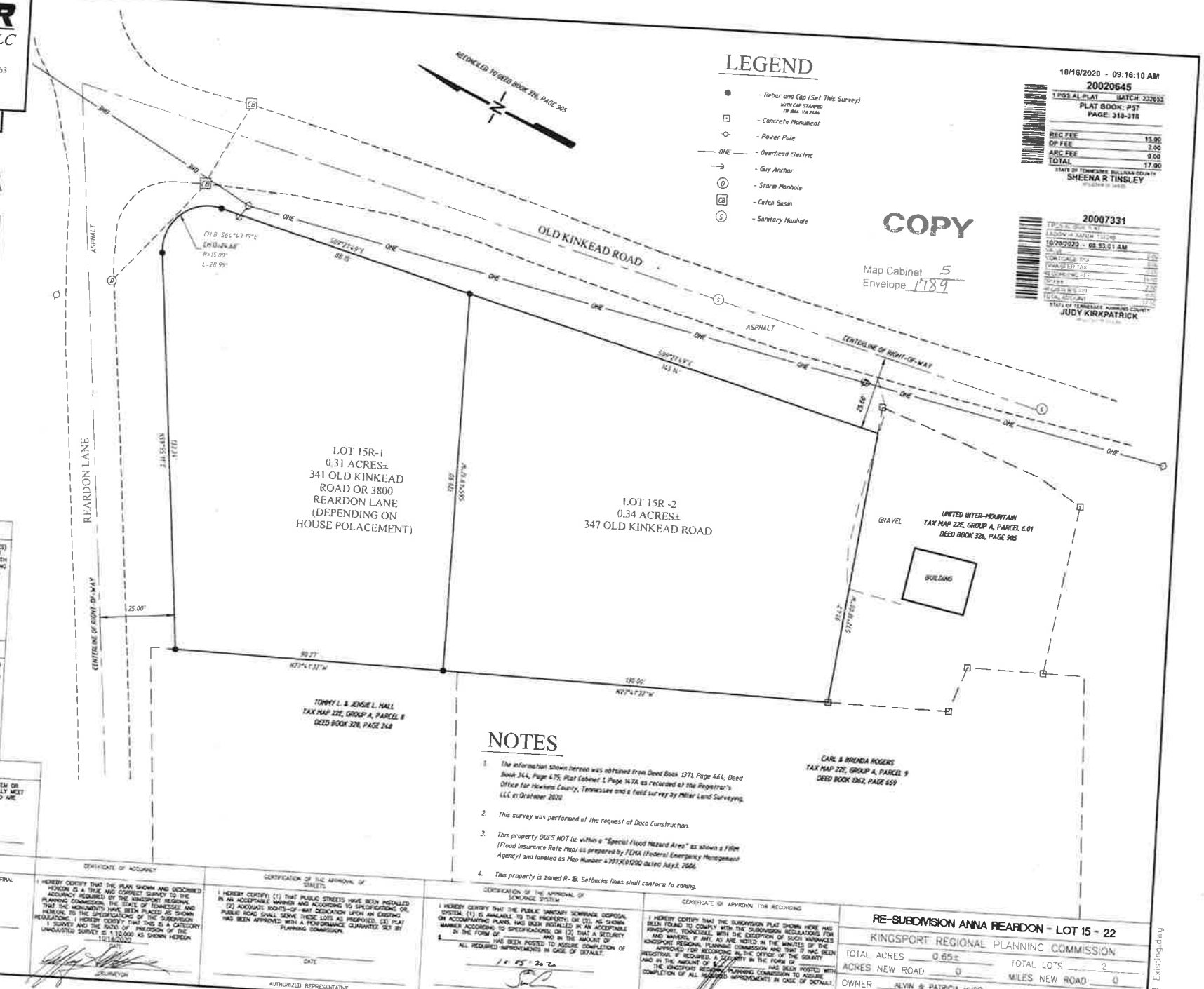
SHEET 1 OF 1

FINAL PLAT
TAX MAP 22E, GROUP A,
PARCEL 6
DEED BOOK 1371, PAGE 464
PLAT CABINET 1, PAGE 147A
DATE: OCTOBER 14, 2020

VICINITY MAP

NOT TO SCALE

JEFFERY ALLEN MILLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
10/14/2020
TENNESSEE NO. 1964



10/16/2020 - 09:16:10 AM
20020645
1 PGS AL-PLAT BATCH: 232053
PLAT BOOK: P57
PAGE: 318-318

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

20007331
10/20/2020 - 08:53:01 AM
VALUE
CONTROL NO.
TRANSFER TAX
RECORDING FEE
DP FEE
RECORDING FEE
TOTAL AMOUNT
STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK

NOTES

1. The information shown hereon was obtained from Deed Book 1371, Page 464; Deed Book 344, Page 475; Plat Cabinet 1, Page 147A as recorded at the Registrar's Office for Hawkins County, Tennessee and a field survey by Miller Land Surveying, LLC in October 2020.
2. This survey was performed at the request of Duco Construction.
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 47073C0100D dated July 3, 2006.
4. This property is zoned R-1B. Setbacks lines shall conform to zoning.

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.

10/14/2020
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 CHANGES 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.

10-15-2020
DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

October 15, 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.

10/14/2020
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 SEWAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWAGE 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.

10-15-2020
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.

10-15-2020
SEC., KINGSPORT REG. PLANNING COMMISSION DATE

RE-SUBDIVISION ANNA REARDON - LOT 15 - 22

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.65±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ALVIN & PATRICIA HURD	CIVIL DISTRICT	7
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000

SCALE 1" = 20' 0 20' 40' 80'

#1403/1403 Existing.dwg

KINGSPORT
TENNESSEE
Development Services

October 22, 2020

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

Dear Mr. Booher:

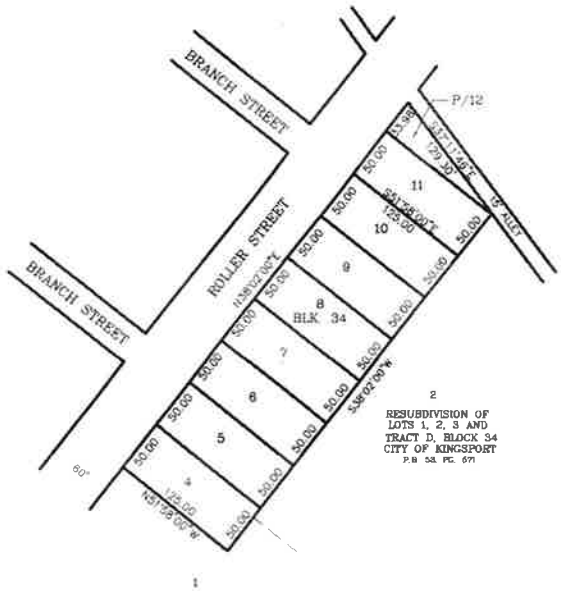
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 4-11, Part of 12, Block 34 located off of Roller Street, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. 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

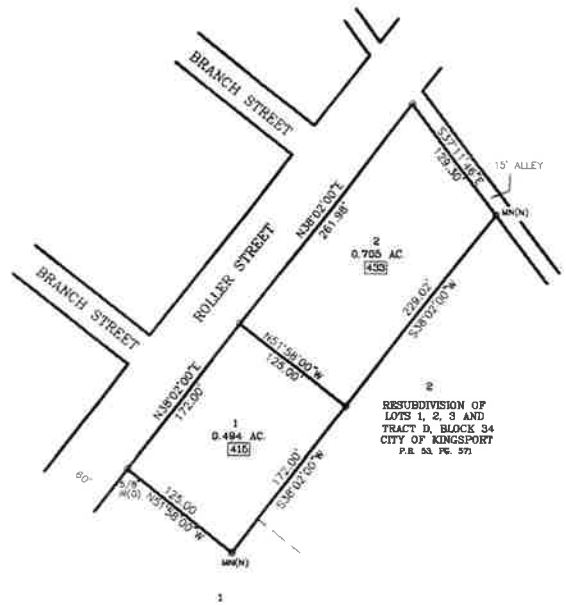
C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



BEFORE

SEE NOTE 1)



AFTER

LOCATION MAP
N.T.S.

LEGEND

MN(N)	*MAG NAIL, NEW*
IR(O)	*IRON ROD, OLD*
PG	*PAGE*
PB	*PLAT BOOK*
BLK	*BLOCK*
N.T.S.	*NOT TO SCALE*
123	*911 ADDRESS*

NOTES:

1) NORTH BASED ON P.B. 53, PAGE 571
2) PROPERTY IS ZONED B-2E & R-4
SETBACKS: SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
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. 20-11996
5) ACAD FILE 20-11996 RASH (RESUB OF LOTS 4-12).DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 46-H "K" PARCELS 3-10
8) DEED REFERENCE: D.B. 3200, PG 1115, D.B. 3200, PG 1117, D.B. 3293, PG. 883, D.B. 3309, PG. 2308, D.B. 3309, PG. 2310, D.B. 3309, PG. 2312, D.B. 3309, PG 2315, D.B. 3309, PG. 2317.
9) PRIOR PLAT REFERENCE: P.B. 3, PAGE 84
10) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW

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

REGISTERED LAND SURVEYOR
TIM LINGERFELT
AGRICULTURE
COUNTY
TENNESSEE NO. 930

10/22/2020 - 08:00 AM
20021047
1 PGS:AL-PLAT BATCH: 232361
PLAT BOOK: P57
PAGE: 325-325

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

RESUBDIVISION OF
LOTS 4-11 & PART OF 12, BLOCK 34

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 10/19 20 20
OWNER

CERTIFICATE OF ACCURACY

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

DATE 10-15 20 20
REGISTERED SURVEYOR

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE 10-21 20 20
Jake White
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.

DATE 10-16 20 20
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.

DATE 10-16 20 20
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 10/21 20 20
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.199	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	CAYENNE RENTAL PROPERTIES	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=80' 80 40 0 80 160

KINGSPORT
TENNESSEE
Development Services

October 22, 2020

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

Dear Mr. Booher:

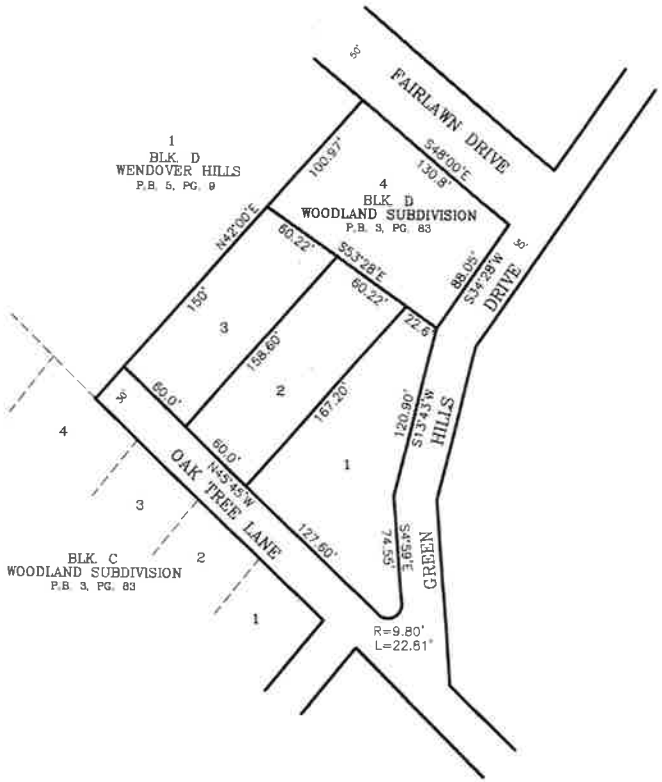
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 2 & 3, Woodland Subdivision located off of Green Hills Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

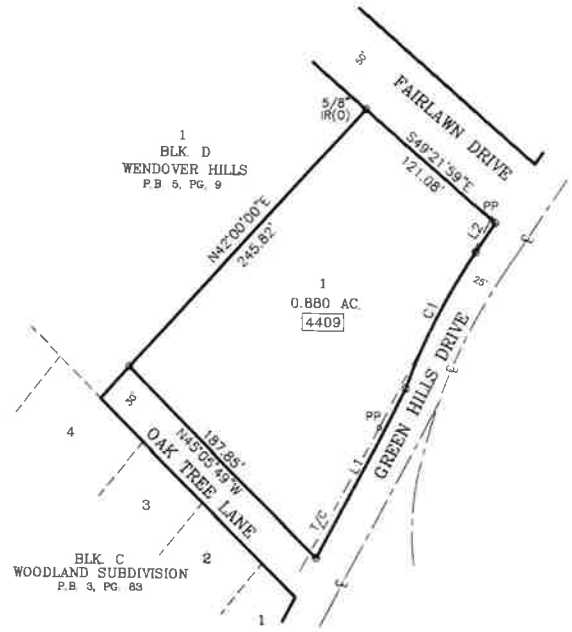
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2020



BEFORE



AFTER

LOCATION MAP
N.T.S.

10/22/2020 - 08:00 AM
20021046
1 PGS AL-PLAT BATCH: 232361
PLAT BOOK: P57
PAGE: 324-324

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

LINE	BEARING	DISTANCE
L1	S27°22'50"W	134.88'
L2	S33°28'08"W	24.81'

CURVE	RADIUS	LENGTH	CHORD
C1	434.17'	107.40'	S26°22'56"W 107.13'

LEGEND

IR(O)	IRON ROD, OLD
AC	ACRES
PP	POWER POLE
N.T.S.	NOT TO SCALE
R=	RADIUS
L=	LENGTH
P.B.	PLAT BOOK
PG.	PAGE
T/C	TELEPHONE/CABLE
℄	CENTERLINE
123	911 ADDRESS

NOTES:
1) NORTH BASED ON N42°00'00"E PER REFERENCED PLAT.
2) PROPERTY IS ZONED R-1B.
SETBACKS:

FRONT	30'
REAR	30'
SIDE	8'

3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0255D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-11820
5) ACAD FILE 20-11820 VAUGHN.DWG
6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 092N "A" PARCELS 4 & 5.
8) PRIOR PLAT REFERENCE: P.B. 3, PG. 83
9) DEED REFERENCE: D.B. 3335, PG. 1927
10) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
14) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

MATTHEW STRICKLER
TENNESSEE LAND SURVEYOR
No. 2020
TENNESSEE NO. 2020

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

RESUBDIVISION OF LOTS 2 & 3, AND PART OF LOTS 1 & 4, BLOCK D

WOODLAND SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.880 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER RICK VAUGHN CIVIL DISTRICT 14TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE: 1"=60' 60 30 0 60 120

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.

Rickey D Vaughn 10/20/20
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.

10-21 20 20
DATE
Matthew Strickler
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.

10-21 20 20
DATE
Jake Wilts
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.

10-20 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

10-20 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.

10/21 20 20
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT
TENNESSEE
Development Services

October 26, 2020

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

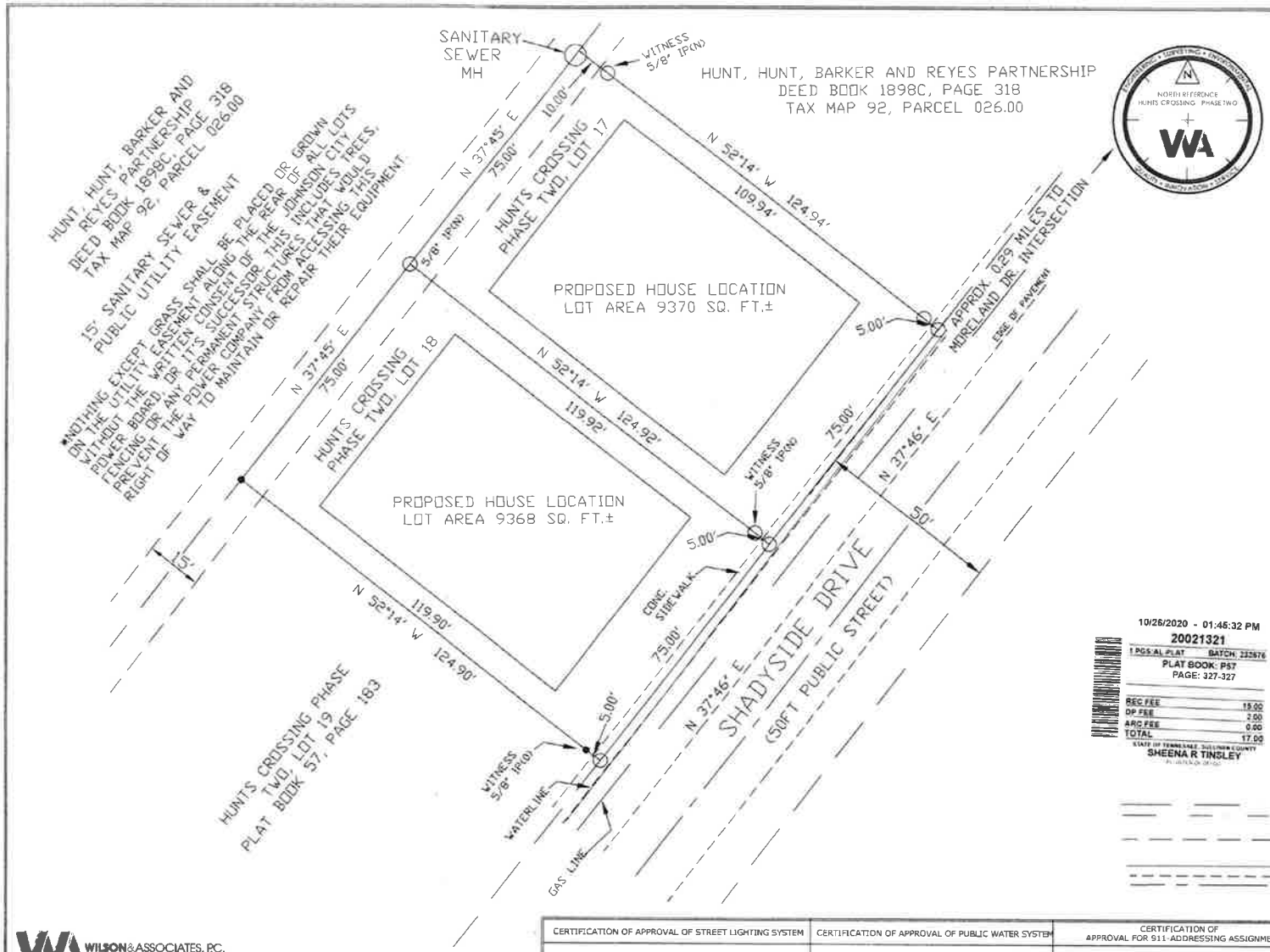
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Lots 17 & 18 Hunts Crossing Ph 2 located off of Shadyside 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



VICINITY MAP
NOT TO SCALE

RECORDING DATA

HUNT, HUNT, BARKER, AND REYES PARTNERSHIP AND IS SHOWN ON TAX MAP 92, PARCEL 26

RECORDED IN DEED BOOK 1898C, PAGE 318 IN THE REGISTER'S OFFICE OF SULLIVAN COUNTY

FLOOD CERTIFICATION

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

ZONING

PROPERTY IS ZONED CITY OF KINGSPORT
R-3 (MULTI-FAMILY RESIDENTIAL).
SETBACKS: 20' FRONT/20' REAR
SIDE YARD SETBACK FROM 6' TO 3' FOR ONE SIDE ONLY ON EACH LOT. HOUSES MAY NOT BE CLOSER THAN 9' (A 3' SIDE SETBACK MAY ONLY ABUT A 6' SETBACK ON THE ADJOINING LOT).

THE DEVELOPER OR HOMEOWNERS ASSOC. MAY SWITCH THE SIDE OF THE LOT THAT RECEIVES THE 3' SETBACK UPON SUBMISSION OF A REVISED PLAN TO THE KINGSPORT PLANNING DEPARTMENT FOR APPROVAL. A BUILDER AND/OR LOT OWNER MAY ONLY MAKE THESE REVISIONS BY REQUESTING THE CHANGE THROUGH THE DEVELOPER OR HOMEOWNERS ASSOCIATION.

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 5/8" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

LOT 17 = 1000 SHADYSIDE DR. KINGSPORT, TN
LOT 18 = 1004 SHADYSIDE DR. KINGSPORT, TN

ABBREVIATIONS AND SYMBOLS

DB= DEED BOOK
IP(O)= 5/8" IRON PIN OLD AND FOUND
UNDERGROUND GAS LINE
OLD SUBDIVISION LOT LINE
PG= PAGE
R.O.W.= RIGHT OF WAY
UNSURVEYED ADJOINERS LINES
UP= UTILITY POLE
R.O.W.= RIGHT OF WAY
WATER LINE
CONCRETE SIDEWALK AND DRIVEWAY
CENTERLINE

10/26/2020 - 01:45:32 PM
20021321
1 PGS:AL PLAT BATCH: 233676
PLAT BOOK: P57
PAGE: 327-327

REC FEE	15.00
OP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
PLANNING OFFICE

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental
806 E. JACKSON BLVD., SUITE 7
JONESBOROUGH, TENNESSEE 37659
OFFICE\ FAX: 423-753-5400
EMAIL:dcarr@wilsonpc.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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

10-23 20 20
DATE

George L Hunt
OWNER

CERTIFICATE OF ACCURACY OF LAND SURVEY

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

STATE OF TENNESSEE
JAMES E. WILSON
No. 1099
REGISTERED ENGINEER & LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20 20
TRAFFIC ENGINEERING MANAGER

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.

10-26-2020
DATE
DATE
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

October 23 20 20
Carolyne Campbell
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/ HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE 20 20
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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.

10-26-2020
DATE
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DATE
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

10/26 20 20
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

LOTS 17 & 18
HUNTS CROSSING-PHASE TWO

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	Acres± 0.430	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HUNT	CIVIL DISTRICT	13TH
SURVEYOR	WILSON & ASSOC.	CLOSURE ERROR	1:10000

SCALE: 1"=20'

20 0 20 40
Scale: 1" = 20'

KINGSPORT
TENNESSEE
Development Services

October 26, 2020

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

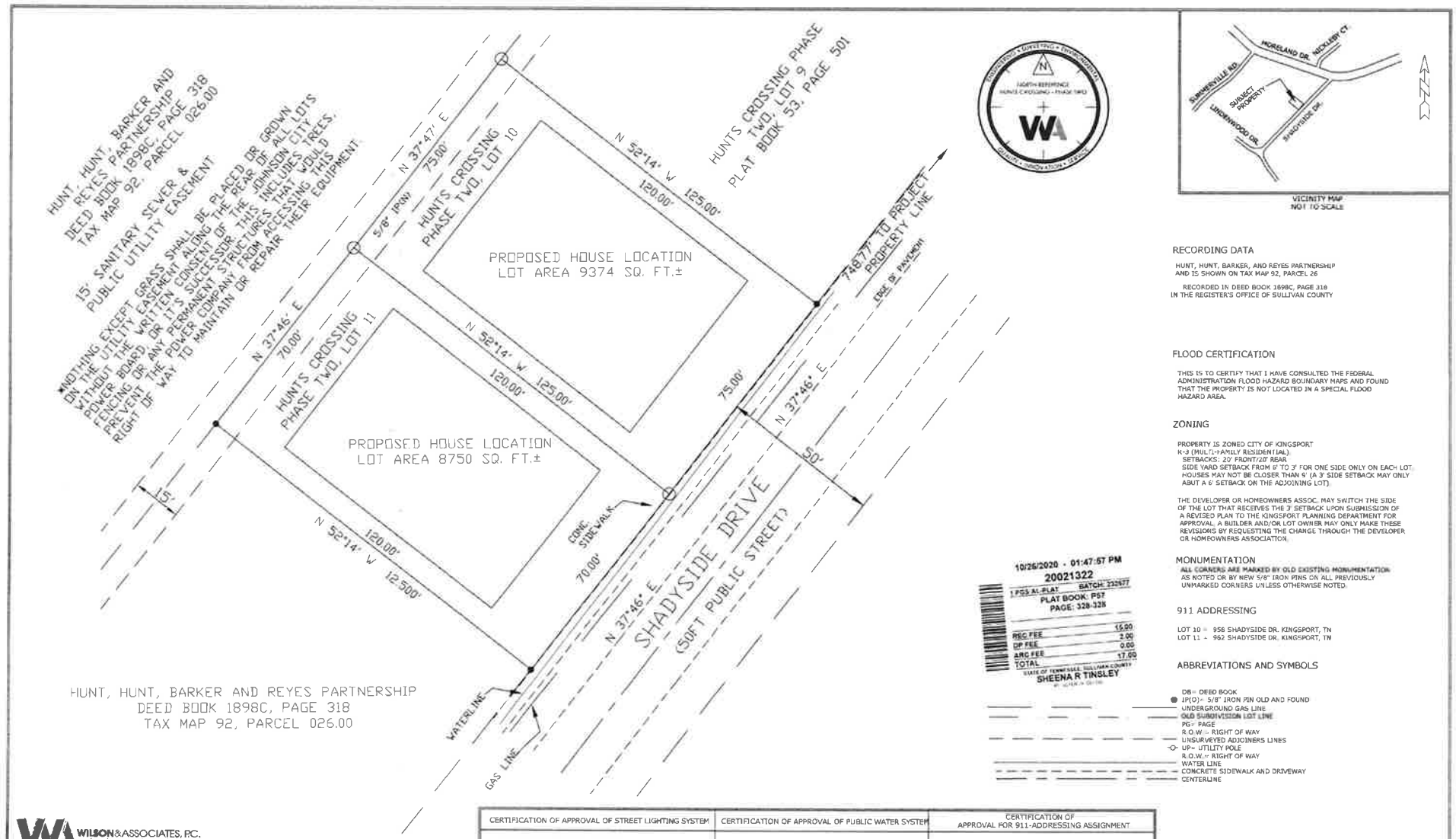
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Lots 10 & 11 Hunts Crossing Ph 2 located off of Shadyside 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



VICINITY MAP
NOT TO SCALE

RECORDING DATA

HUNT, HUNT, BARKER, AND REYES PARTNERSHIP AND IS SHOWN ON TAX MAP 92, PARCEL 26

RECORDED IN DEED BOOK 1898C, PAGE 318 IN THE REGISTER'S OFFICE OF SULLIVAN COUNTY

FLOOD CERTIFICATION

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

ZONING

PROPERTY IS ZONED CITY OF KINGSPORT
R-3 (MULTI-FAMILY RESIDENTIAL).
SETBACKS: 20' FRONT/20' REAR
SIDE YARD SETBACK FROM 6' TO 3' FOR ONE SIDE ONLY ON EACH LOT. HOUSES MAY NOT BE CLOSER THAN 9' (A 3' SIDE SETBACK MAY ONLY ABUT A 6' SETBACK ON THE ADJOINING LOT).

THE DEVELOPER OR HOMEOWNERS ASSOC. MAY SWITCH THE SIDE OF THE LOT THAT RECEIVES THE 3' SETBACK UPON SUBMISSION OF A REVISED PLAN TO THE KINGSPORT PLANNING DEPARTMENT FOR APPROVAL. A BUILDER AND/OR LOT OWNER MAY ONLY MAKE THESE REVISIONS BY REQUESTING THE CHANGE THROUGH THE DEVELOPER OR HOMEOWNERS ASSOCIATION.

MONUMENTATION

ALL CORNERS ARE MARKED BY OLD EXISTING MONUMENTATION AS NOTED OR BY NEW 5/8" IRON PINS ON ALL PREVIOUSLY UNMARKED CORNERS UNLESS OTHERWISE NOTED.

911 ADDRESSING

LOT 10 = 958 SHADYSIDE DR. KINGSPORT, TN
LOT 11 = 962 SHADYSIDE DR. KINGSPORT, TN

ABBREVIATIONS AND SYMBOLS

DB= DEED BOOK
IP(O)= 5/8" IRON PIN OLD AND FOUND
UNDERGROUND GAS LINE
OLD SUBDIVISION LOT LINE
PG= PAGE
R.O.W.= RIGHT OF WAY
UNSURVEYED ADJOINERS LINES
UP= UTILITY POLE
R.O.W.= RIGHT OF WAY
WATER LINE
CONCRETE SIDEWALK AND DRIVEWAY
CENTERLINE

10/26/2020 - 01:47:57 PM
20021322
1 PGS AL-PLAT BATCH: 332677
PLAT BOOK: P57
PAGE: 328-328

REC FEE	15.00
DP FEE	2.00
ARC FEE	17.00
TOTAL	

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental
806 E. JACKSON BLVD., SUITE 7
JONESBOROUGH, TENNESSEE 37659
OFFICE\ FAX: 423-753-5400
EMAIL:dcarr@wilsonpc.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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

10-23 20 20
DATE

George L. Hunt
OWNER

CERTIFICATE OF ACCURACY OF LAND

I HEREBY CERTIFY THAT THE LAND PLAN AND DESCRIPTION HEREON IS A TRUE AND ACCURATE SURVEY AS THE ACTUAL SURVEY OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THE PUBLIC IMPROVEMENTS HAVE BEEN PLACED AS SHOWN HEREON.

TENNESSEE No. 1899
REGISTERED ENGINEER OR LAND SURVEYOR

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 20
TRAFFIC ENGINEERING MANAGER

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

10-26-2020 -BMH-
DATE
AUTHORIZING AGENT

CERTIFICATION OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

October 23 20 20

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

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE 20
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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.

10-26-2020
DATE

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DATE
OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

10/26 20 20
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

LOTS 10 & 11
HUNTS CROSSING-PHASE TWO

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES Acres± 0.416	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER HUNT	CIVIL DISTRICT 13TH
SURVEYOR WILSON & ASSOC.	CLOSURE ERROR 1:10000

SCALE: 1"=20'

20 0 20 40 60

Scale: 1" = 20'

KINGSPORT
TENNESSEE
Development Services

October 29, 2020

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

Dear Mr. Booher:

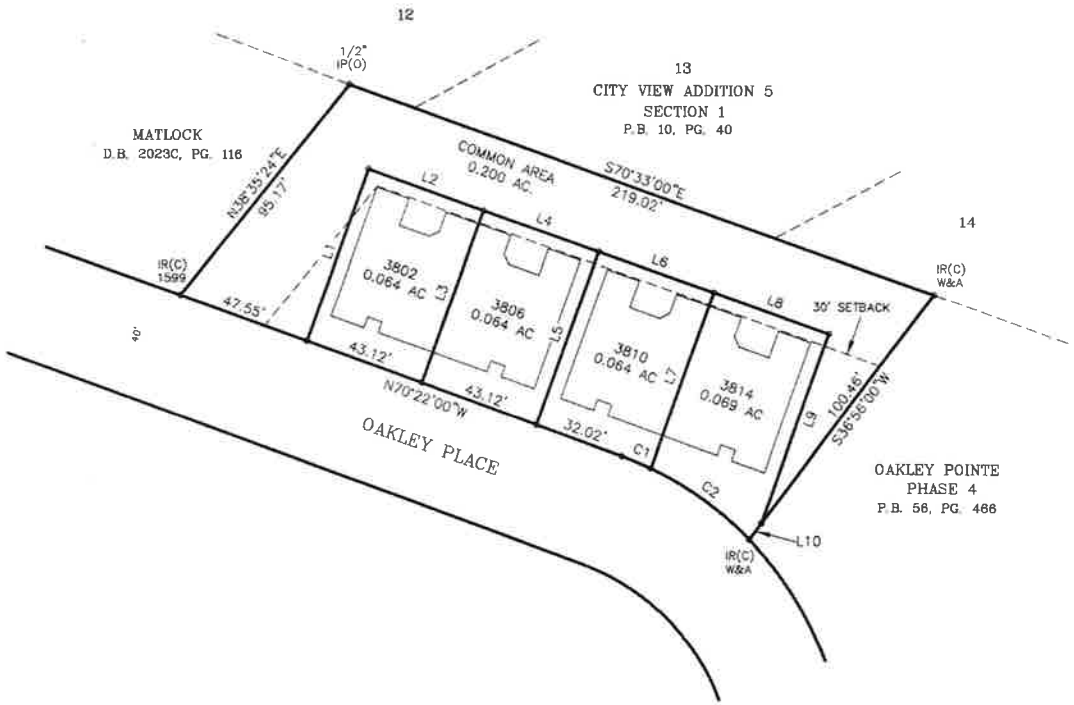
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Oakley Point Phase 5 located off of Oakley Place, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat 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
THIS MAP CANNOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.



LOCATION MAP
N.T.S.

SEE NOTE 11

THIS IS TO CERTIFY THAT THIS ~~ZONING~~ DEVELOPMENT PLAN HAS BEEN GRANTED PRELIMINARY/FINAL APPROVAL BY THE PLANNING COMMISSION ON 11/14/2020. SUBJECT TO ANY CONDITIONS AS NOTED ON THIS PLAN.

DIRECTOR OF PLANNING — DATE 11-20-2020

10/29/2020 - 01:62:26 PM
20021632
1 PGS:AL-PLAT — BATCH: 232826
PLAT BOOK: P57
PAGE: 333-333

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 S70°33'E AS SHOWN IN REFERENCED PLAT.
2) PROPERTY IS ZONED PD
SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 20-11953
5) ACAD FILE 20-11953 OAKLEY POINTE.DWG
6) FIELD INFORMATION ELECTRONICALLY COLLECTED
7) TAX MAP 77A "F", PART OF PARCEL 1.
8) PRIOR PLAT REFERENCE: PLAT BOOK 56, PAGE 466
9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
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 THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N19°27'00"E	64.56'
L2	S70°33'00"E	43.12'
L3	S19°27'00"W	64.70'
L4	S70°33'00"E	43.12'
L5	S19°27'00"W	64.84'
L6	S70°33'00"E	43.12'
L7	S19°27'00"W	65.48'
L8	S70°33'00"E	43.12'
L9	S19°27'00"W	70.32'
L10	S36°56'00"W	6.97'

CURVE	RADIUS	LENGTH	CHORD	
C1	120.00'	11.12'	N67°47'15"W	11.12'
C2	120.00'	42.84'	N54°54'23"W	42.61'

LEGEND

IR(C)	IRON ROD (CAP)
IR(N)	IRON ROD (NEW)
IP(O)	IRON PIPE (OLD)
P.B.	PLAT BOOK
PG.	PAGE
W&A	WILSON & ASSOCIATES
D.B.	DEED BOOK
R=	RADIUS
L=	LENGTH
CH=	CHORD

MATTHEW STRICKLER
REGISTERED LAND SURVEYOR
KNOX COUNTY
AGRICULTURE
COMMERCE
TENNESSEE NO. 2950
10-29-2020

OAKLEY POINTE
PHASE 5
A PLANNED DEVELOPMENT
11TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
DATE: OCTOBER 5, 2020
SCALE: 1"=30'

30 0 30 60
SCALE IN FEET

REVISIONS:	DATE	BY:

OAKLEY POINTE
PHASE 5
KINGSPORT, TENNESSEE

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

FILE NO. 20-11953 OAKLEY POINT.DWG

KINGSPORT
TENNESSEE
Development Services

October 29, 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 the Replat of Lot 2 Ball Property located off of Hood Rd, 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

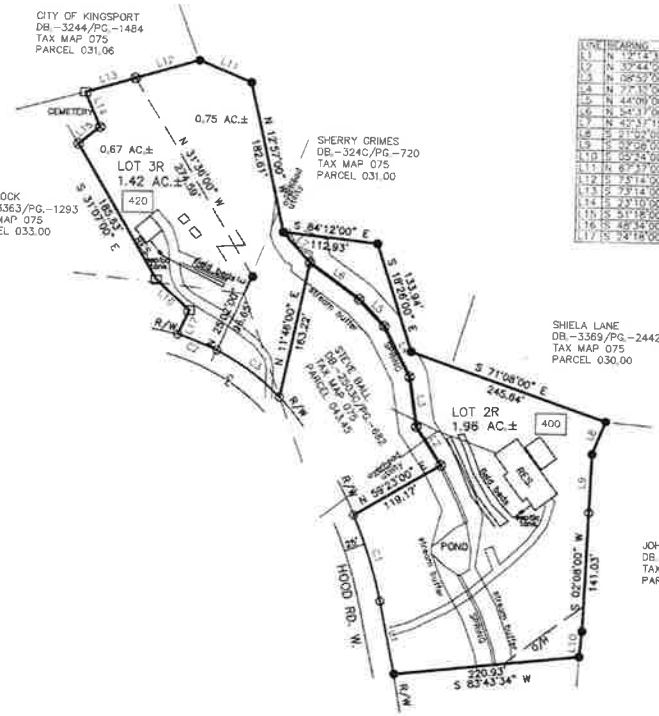
C: Kingsport Regional Planning Commission

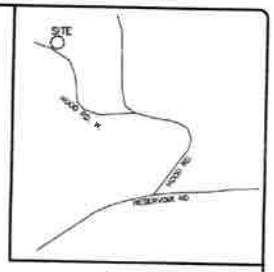
NORTH RECONCILED TO PLAT

N

CURVE	RADIUS	TANG	LENGTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00	107.08		106.20		N 18°00'00" W	11°41'11"
C2	225.00	50.06		49.99		S 59°00'00" E	12°32'00"
C3	275.00	93.51		93.06		S 54°09'24" E	19°29'18"

LINE	BEARING	DISTANCE
L1	N 19°14'15" W	187.03'
L2	N 39°44'00" W	65.03'
L3	N 08°52'00" W	160.75
L4	N 77°15'00" W	167.62
L5	N 44°09'00" W	143.37
L6	N 34°31'00" W	125.39'
L7	N 42°31'15" W	148.11'
L8	S 21°52'00" W	142.94
L9	S 02°08'00" W	148.19'
L10	S 05°24'00" W	29.88
L11	N 87°37'00" W	187.11'
L12	S 75°14'00" W	176.16'
L13	S 73°14'00" W	161.85'
L14	S 23°10'00" E	146.11'
L15	S 51°18'00" W	132.19'
L16	S 48°34'00" E	153.1[illegible]
L17	S 24°18'00" W	131.67'





LOCATION MAP
NOT TO SCALE

Disturbance in Streams and Floodways - The applicant for proposed land disturbance activities in streams (defined by a blue line on a 7 ½ minute United States Geological Survey quadrangle) and designated floodways shall be required to provide evidence of obtaining appropriate permits from federal and state regulatory agencies or a written waiver of such permits prior to the issuance of a grading permit by the county. In all cases where the development site has blue line streams and is not designated as a floodway on the most recent Flood Insurance Rate Map or other best available certified data, a minimum of 20 feet shall be reserved along the highest water mark or creek bank on both sides of the channel as a protected undisturbed riparian/buffer zone.

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- ⊗ PROPERTY CORNER
- O/H OVER HEAD UTILITY
- ▭ POST

10/29/2020 - 01:46:23 PM
20021631
1 PGS:AL-PLAT BATCH: 232826
PLAT BOOK: P57
PAGE: 332-332

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINGLEY

FLOOD NOTE: By graphic plotting only, this property is in Zone(a) X of the Flood Insurance Rate Map, Community Panel No. 47163C0040D, 09-29-2006, 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: 20185
DATE: 06-19-2020

CHARLES T. JOHNSON JR. REGISTERED LAND SURVEYOR 2405 TENNESSEE

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".

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 400 HOOD RD 9-24-97
SEPTIC PERMIT WAS ISSUED TO 420 HOOD RD 8-31-09

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT

TPSI TN. PROFESSIONAL SURVEYING INC.
2909 E. OAKLAND AVE. SUITE 102
JOHNSON CITY TN, 37601 423-915-1136

PROPERTY REFERENCE:

HUBERT BALL
PB.-53/PG.-7/LOT-2
DB.-2140/PG.-721
TAX MAP 075
PARCEL 043.40

JAMES BALL
DB.-3141/PG.-1343
TAX MAP 075
PARCEL 043.50

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: 9.2.20

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 FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (we) hereby certify that lot(s) _____ each contain a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

9-20-20

Date

Hubert Ball

Owner

James Ball

Owner

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 MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Hubert Ball DATED: 9-30-2020

OWNER: LAT 1311 DATED:

OWNER: James Ball 10-27-2020

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 THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, UNLESS NOTED.

DATED: 8-27-20

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: 9-3-20

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: 10-28-2020

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.

DATED: 10-28-2020

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT LOT 2 BALL PROPERTY PB.-53/PG.-7

TOTAL ACRES 3.38 — TOTAL LOTS 2
ACRES NEW ROAD 0 — MILES NEW ROAD 0
COUNTY SULLIVAN — CIVIL DISTRICT 13TH
SURVEYOR CHARLES T. JOHNSON JR. — CLOSURE ERROR 1-10000
SCALE 1" = 100' — 100' 0' 100' 200'

Building Division Monthly Report
October 2020

RESIDENTIAL PERMITS	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	13	$170,128
ADDITIONS	1	$80,000
ALTERATIONS	4	$137,224
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY	1	$630,000
NEW SINGLE-FAMILY	11	$4,625,027
RESIDENTIAL ROOF	3	$18,511
COMMERCIAL PERMITS		
ADDITIONS	2	$675,000
ALTERATIONS	2	$107,870
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		
NEW RETAIL/RESTAURANT/MALL	2	$1,095,351
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING		
FOUNDATION ONLY	1	$300,000
COMMUNICATION TOWER		
COMMERCIAL ROOF	3	$82,875
TOTAL	**43**	**$7,921,986**
OTHER MISC PERMITS		
BANNERS		
DEMOLITIONS	5	
MOVE STRUCTURE		
SIGNS	7	
TENTS	3	
TOTAL PERMITS ISSUED	**58**	
ESTIMATED CONSTRUCTION COST YEAR-TO-DATE		**$69,433,458**