KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Council Room
225 West Center Street

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

May 20, 2021 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON APRIL 12, 2021 AND THE REGULAR MEETING HELD ON APRIL 15, 2021.

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

05-01 Glory Road Rezoning – (2021-101-00002)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor & Alderman to rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. (Weems)

VIII. OTHER BUSINESS

05-02 Receive, a letter to certify the Division of the Moore Property, located off of Old Mill Road.

05-03 Receive, a letter to certify the Resubdivision of the Chicago Dough Company Property, located off of East Stone Drive.

05-04 Receive, a letter to certify the Replat of Lot 6 of the Isaac Clonce Estate, located off Bell Ridge Road.

05-05 Receive, a letter to certify the Resubdivision of Lots 195-196 of Edinburgh Phase 11, located off of Murrayfield Way.

05-06 Receive, a letter to certify the Replat of lots 22 & 23 The Summit at Preston Park, located off of Preston Park Drive.

05-07 Receive, a letter to certify the Consolidation of lots 18 & 19 in block 0 Preston Forest, Section 15, located off of Sussex Drive.

05-08 Receive, a letter to certify the Resubdivision of Lots 7 & 8, Crockett Landing at Old Island, located off of Old Island Trail.

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

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

April 12, 2021 12:00 noon

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

Members Absent
John Moody
James Phillips
Phil Rickman

Staff Present
Ken Weems, AICP
Savannah Garland

Visitors
none

At 12:00 p.m., Secretary Weems called the meeting to order. Secretary Weems made the following statement: "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." The Commission affirmed this statement via role call affirmation, 6-0. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the March 2021 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

04-01 Water Line Easement Abandonment – (2021-402-00002)
The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Alderman for the waterline easement abandonment along 2401-2405 South Wilcox Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that a fire hydrant had recently been relocated and that the existing easement was no longer needed. Staff commented that the water department was in support of the request. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

04-02 Chase Meadows Phase 3 Plan Amendment – (2021-103-00001)
The Kingsport Regional Planning Commission is requested to approve the amended Chase Meadows Phase 3 amended plan final based upon conformance to the Planned Development District Design Standards. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that this request is from the Chase Meadows HOA. Staff noted that the existing Chase Meadows Phase 3 Plan conforms to the old

version of PD regulation for when the development was initially approved. Staff stated that the proposed amendment to the existing plan takes advantage of the recently amended PD regulations. Staff stated that the proposal would eliminate the 30 foot development-free periphery yard for phase 3 and replace it with a 25 foot yard. Staff noted that the catalyst for the change is the desire to construct a home with an unenclosed covered porch at the rear of the structure, which would breach the 30 foot wide development-free periphery yard without a plan amendment. Pat Breeding asked if the other phases would be brought for amendment later. Staff stated that amending the future phases has been discussed with both the Chase Meadows HOA and the original developer, with a decision forthcoming in the future. No official action was taken.

04-03 Thomas Acres (2021-201-00006)

The Kingsport Regional Planning Commission is requested to approve the resubdivision of 406 & 412 Thomas Acres lot 1 & 2 along with an associated road frontage variance. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff discussed the details of the item with the Commission. Staff stated that the proposal is coming forth with a variance to street frontage due to the location of an existing accessory structure on the property. Staff noted the steep terrain on the site along with the existing structures on the property that make the full 50 feet of road frontage for the new parcel difficult to achieve. No official action was taken

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

VIII. OTHER BUSINESS

04-04 Receive, for informational purposes only, the March 2021 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

April 15, 2021 5:30 p.m.

Members Present
Sam Booher, Chairman
Pat Breeding
Sharon Duncan
Beverley Perdue
Phil Rickman
Brad Blackwell
John Moody

Members Absent
Paula Stauffer
James Phillips

Staff Present
Ken Weems, AICP
Savannah Garland

Visitors
none

At 5:30 p.m., Secretary Weems called the meeting to order, welcomed the audience, introduced the commissioners and staff, and summarized the meeting procedures. Secretary Weems made the following statement: "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." The Commission affirmed this statement via role call affirmation, 7-0. The Secretary asked for approval of the agenda. A motion was made by Pat Breeding, seconded by Beverley Perdue, to approve the agenda as presented. The motion was approved unanimously, 7-0 by roll call vote. Secretary Weems asked for approval of the minutes of the work session held on March 15, 2021 and the regular meeting held on March 18, 2021. A motion was made by Beverley Perdue, seconded by Sharon Duncan, to approve the minutes for the March 15, 2021 work session and the March 18, 2021 regular meeting as presented. The motion was approved unanimously by roll call vote, 7-0.

IV. CONSENT AGENDA

04-01 Water Line Easement Abandonment – (2021-402-00002)

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Alderman for the waterline easement abandonment along 2401-2405 South Wilcox Drive. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Staff stated that a presentation is ready if any of the Commissioners need it. With no additional information requested, a motion was made by Phil Rickman to approve the consent agenda as presented. John Moody seconded the motion. The motion passed by unanimous roll call vote, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

04-02 Chase Meadows Phase 3 Plan Amendment – (2021-103-00001)

The Kingsport Regional Planning Commission is requested to approve the amended Chase Meadows Phase 3 amended plan final based upon conformance to the Planned Development District Design Standards. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff stated that this request is from the Chase Meadows HOA. Staff noted that the existing Chase Meadows Phase 3 Plan conforms to the old version of PD regulation for when the development was initially approved. Staff stated that the proposed amendment to the existing plan takes advantage of the recently amended PD regulations. Staff stated that the proposal would eliminate the 30 foot development-free periphery yard for phase 3 and replace it with a 25 foot yard. Staff noted that the catalyst for the change is the desire to construct a home with an unenclosed covered porch at the rear of the structure, which would breach the 30 foot wide development-free periphery yard without a plan amendment. Staff stated that amending the future phases has been discussed with both the Chase Meadows HOA and the original developer, with a decision forthcoming in the future. A motion was made by Sharon Duncan, seconded by Phil Rickman, to grant final PD plan approval for the amended Chase Meadows Phase 3. The motion passed by unanimous roll call vote, 7-0.

04-03 Thomas Acres (2021-201-00006)

The Kingsport Regional Planning Commission is requested to approve the resubdivision of 406 & 412 Thomas Acres lot 1 & 2 along with an associated road frontage variance. The property is located outside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Staff discussed the details of the item with the Commission. Staff stated that the proposal is coming forth with a variance to street frontage due to the location of an existing accessory structure on the property. Staff noted the steep terrain on the site along with the existing structures on the property that make the full 50 feet of road frontage for the new parcel difficult to achieve. A motion was made by Phil Rickman, seconded by Beverley Perdue to approve the resubdivision and associated 15 foot variance to street frontage. The motion passed unanimously by roll call vote, 7-0.

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

VIII. OTHER BUSINESS

04-04 Receive, for informational purposes only, the March 2021 Building Department report.

IX. ADJOURNMENT

There being no further business the meeting adjourned at approximately 5:52 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Rezoning Report **File Number 21-101-00002**

Glory Road Rezoning

Property Information			
Address	n/a		
Tax Map, Group, Parcel	Map 78, a portion of Parcels 44 and 46		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Single Family and Public		
Acres	33.91 +/-		
Existing Use	Undeveloped	**Existing Zoning**	R-1B
Proposed Use	Single Family Development	**Proposed Zoning**	PD

Owner /Applicant Information

Name: Shekinah Church Ministries

Address: 394 Glory Rd

City: Blountville

State: TN **Zip Code: 37617**

Phone: (423)276-6997

Intent: ***To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development.***

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 proposal is consistent with the future land use plan designation of the site for single family use.

Staff Field Notes and General Comments:

The rezoning site is currently served by both Glory Road and Rocky Branch Rd. The developer, Mr. Ken Bates, plans to use both Glory Rd and Rocky Branch Rd for ingress/egress of the future development.

Planner:	Ken Weems	Date:	May 3, 2021
Planning Commission Action		**Meeting Date:**	**May 20, 2020**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Glory Road
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B

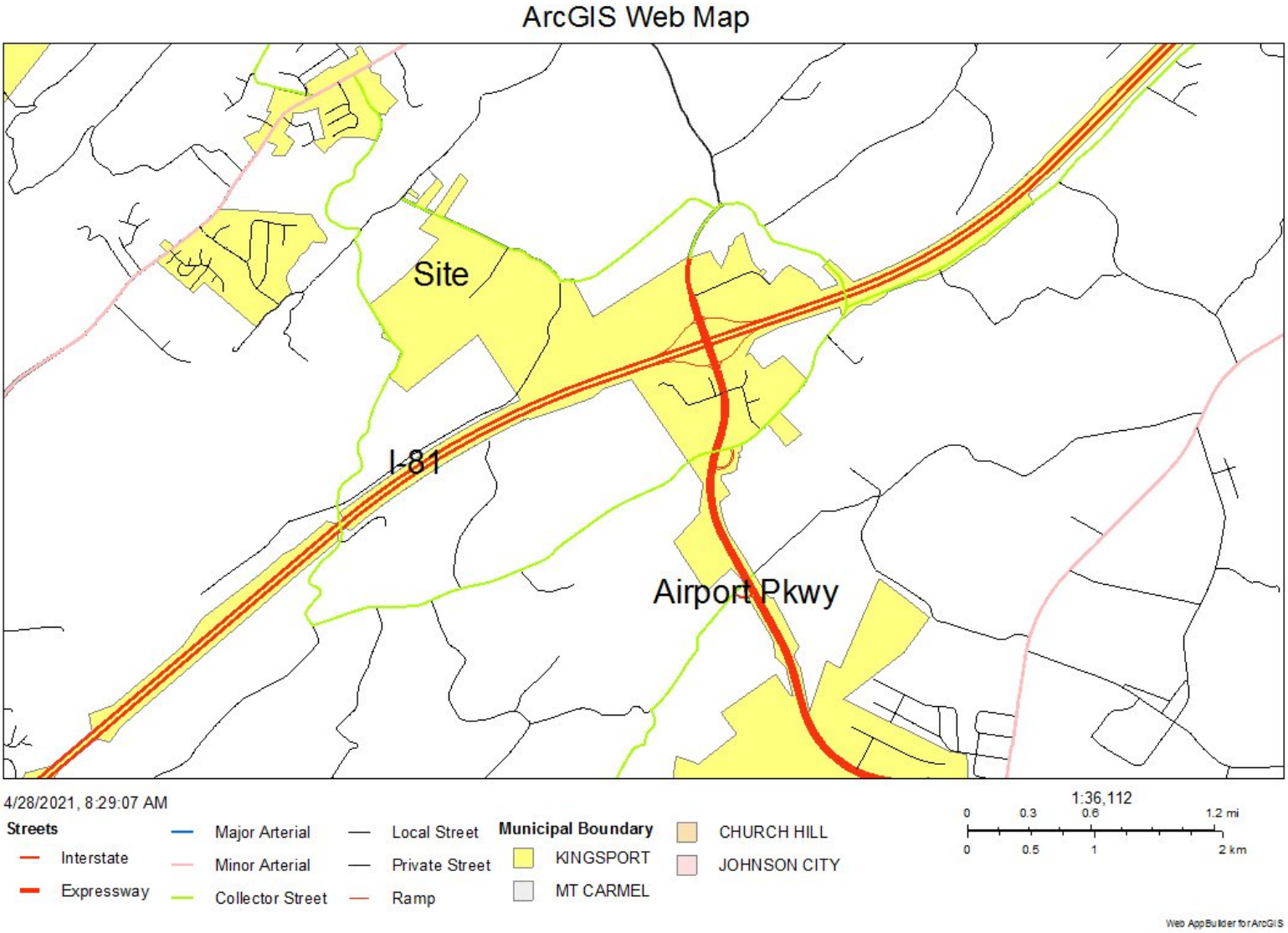
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 20, 2021

PROPOSED ZONING	PD
ACRES	33.91 +/-
EXISTING USE	undeveloped
PROPOSED USE	Single Family Development

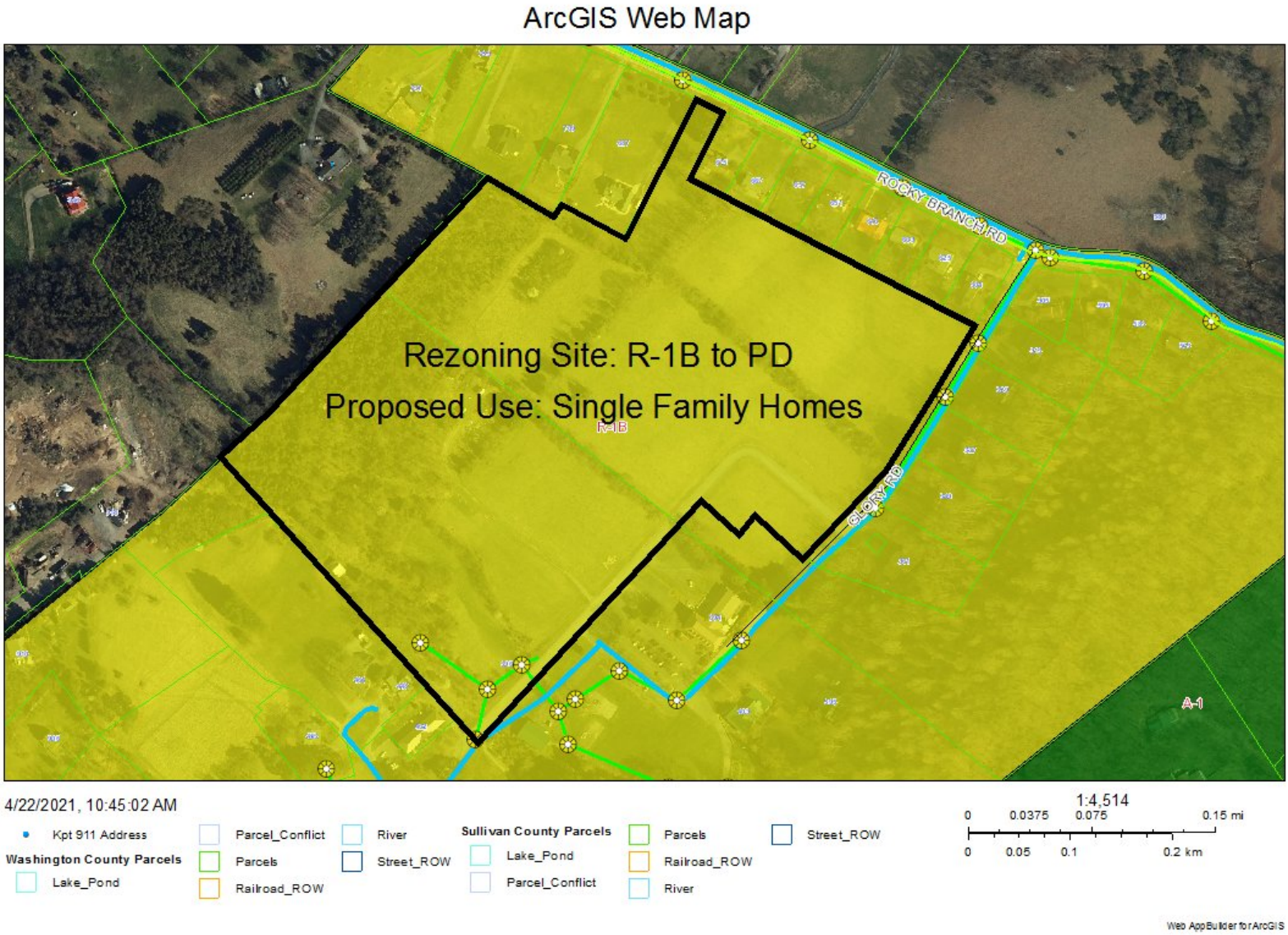
INTENT

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate a new single family development.

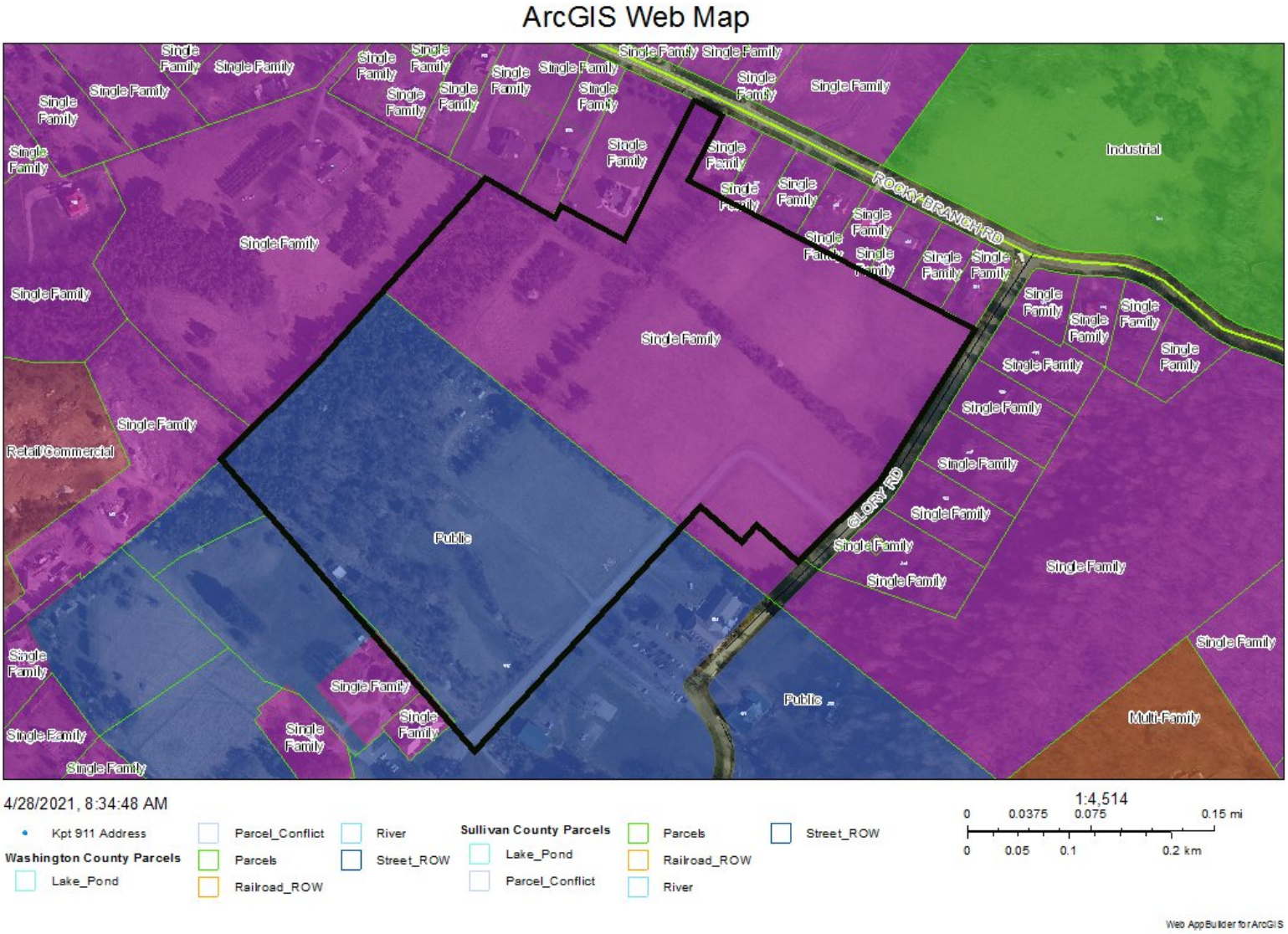
Vicinity Map



Surrounding Zoning Map



Future Land Use Plan 2030
Designation: Single Family/ Public

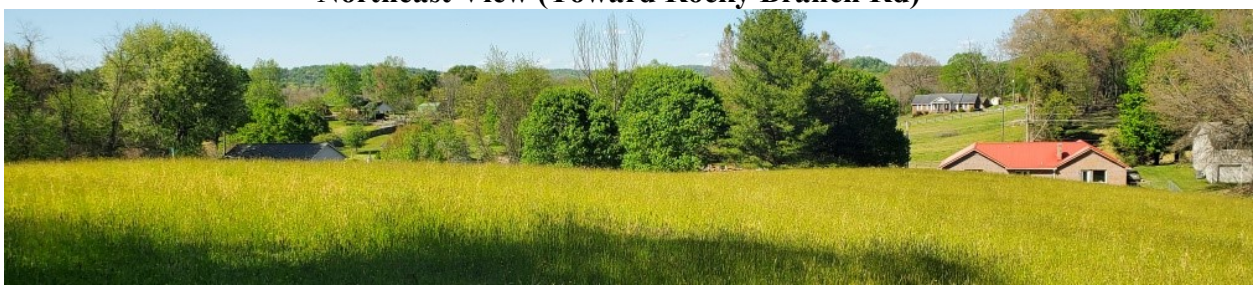


Aerial

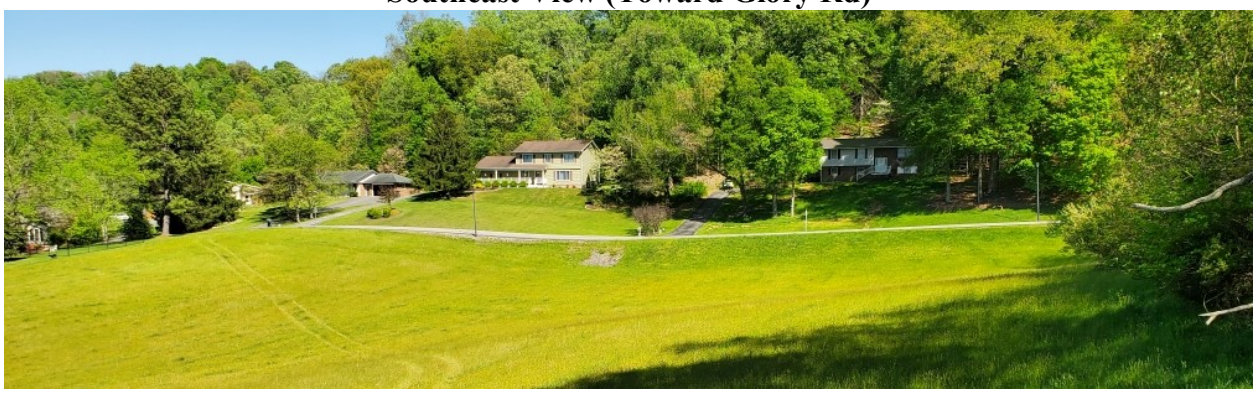
ArcGIS Web Map
ROCKY BRANCH RD
GLORY RD
4/22/2021, 10:41:03 AM
Kpt 911 Address
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
1:4,514
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km
Web AppBuilder for ArcGIS

North View from the Middle of the Rezoning Site

Northeast View (Toward Rocky Branch Rd)



Southeast View (Toward Glory Rd)



Private Portion of Glory Rd/ View Toward Public Portion of Glory Rd

Southwest View Along Private Portion of Glory Rd

Existing Uses Location Map

Existing Zoning/ Land Use Table

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

North and Northwest		Use: low density single family	
East	**3**	Zone: City R-1B Use: single family	n/a
Further East	**4**	Zone: County A-1 Use: farm	n/a
Southeast and South	**5**	Zone: City R-1B Use: single family	n/a
Further South	**6**	Zone: City R-1B Use: church	n/a
West	**7**	Zone: City R-1B Use: church use	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 single family development use that is in harmony with adjacent development and nearby property.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed PD zone will permit single family development, the same use which can be accomplished with the current R-1B zone for the site.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones both only permit single family development. Both zones have the same reasonable economic use.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD zone supports the land use designation of single family residential.

   Proposed use: single family

   The Future Land Use Plan Map recommends single family/ public use. The public use designation is used for existing church property.

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 are best suited for single family development in accordance with the future land use plan.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn in regard to the existing conditions. The proposed PD zone promotes the same single family land use on the property as the current R-1B designation promotes.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PD zone is heavily related to the existing R-1B zone, strictly permitting the same single family land use.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from R-1B to PD. The proposed PD zone for single family development conforms to the future lane use plan designation for the area.

KINGSPORT
TENNESSEE
Development Services

March 26, 2021

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 Division of Lot #1 of the Moore Property, located off of Old Mill 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.

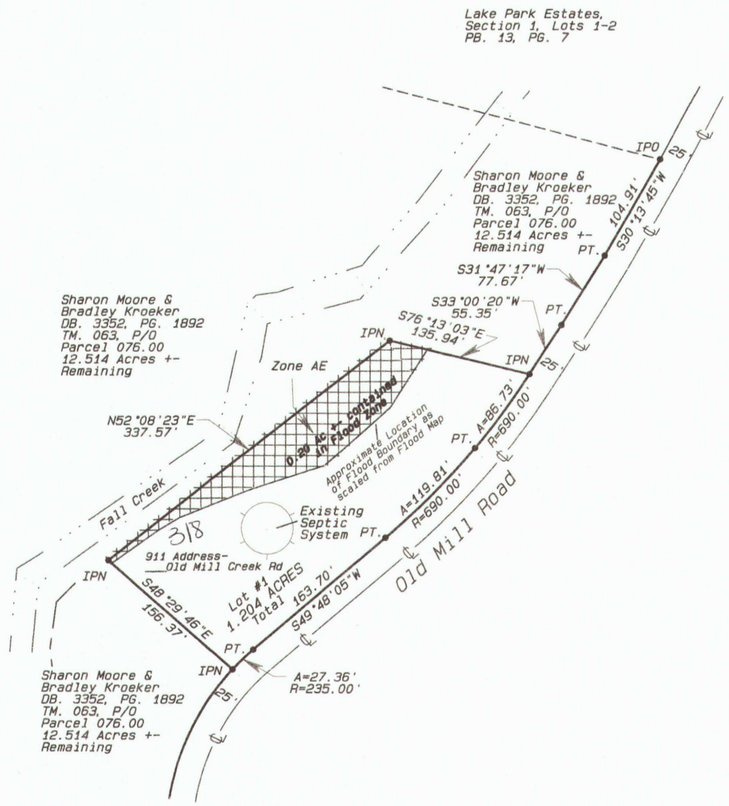
Sincerely,

Ken Weems,
Zoning Administrator

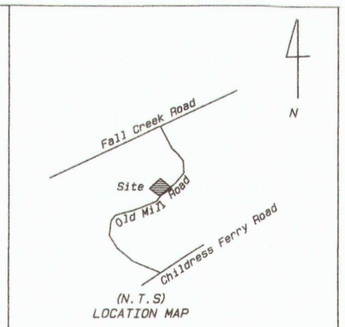
C: Kingsport Regional Planning Commission

N
W E
S

DB. 3352,
PG. 1892



REGISTER OF DEEDS



Division of Groundwater Protection

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

25 March 2021

OWNER

OWNER

OWNER

OWNER

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

3/23/21
DATE

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

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
4. There is hereby established an easement area a minumum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor/or civil engineer or that which may be required by the Sullivan County Regional Planning Commission.
5. Current zoning- A-1
"All Bldg.Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
6. Deed Reference- P/O DB. 3352, PG. 1892
8. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1' in 10,000' as shown hereon.
9. Part of the Property does lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
10. Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways

GRAPHIC SCALE 1"=100'

0 100 200 300

JONATHAN WAYNE WILLIS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2385
3-4-21

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

03/26/2021 - 01:36:45 PM
21006722
1 PGS:AL-PLAT BATCH: 248549
PLAT BOOK: P57
PAGE: 452-452

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

This survey was done in compliance with the current Tennessee Minimum Standard of Practice

CERTIFICATE OF APPROVAL FOR RECORDING

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

CONFIRMED BY ~~SULLIVAN COUNTY~~ PLANNING DIRECTOR Kingsport 3/26/2021 DATE

SECRETARY OF THE ~~SULLIVAN CO.~~ REGIONAL PLANNING COMMISSION Kingsport

CERTIFICATE OF ACCURACY

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

3-4 2021
DATE

TENNESSEE REGISTERED SURVEYOR 2385 LICENSE NUMBER

CERTIFICATION OF APPROVAL OF THE WATER SYSTEMS

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

3-25-21
DATE

SANITARY SEWER SYSTEM

LOCAL UTILITY DISTRICT OR HIS/HER AUTHORIZED REP.

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.

_____ 2021
DATE

CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF APPROVAL OF STREETS

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

3-25-2021
DATE

CITY ENGINEER OR ~~SULLIVAN COUNTY COMM. OF~~ HIGHWAYS SCHD

Lot #1 of the Moore Property

~~SULLIVAN COUNTY,~~ TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.078 TOTAL LOTS -1-

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

OWNER Moore CIVIL DISTRICT 7th

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

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

KINGSPORT
TENNESSEE
Development Services

March 26, 2021

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 the Chicago Dough Company, located off of East Stone Drive, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

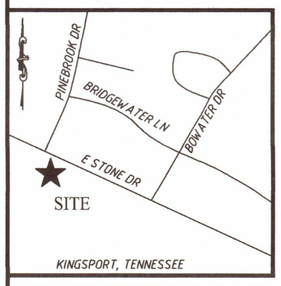
MILLER
Land Surveying, LLC

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

COPYRIGHT©2021 ALL RIGHTS RESERVED

SHEET 1 OF 1

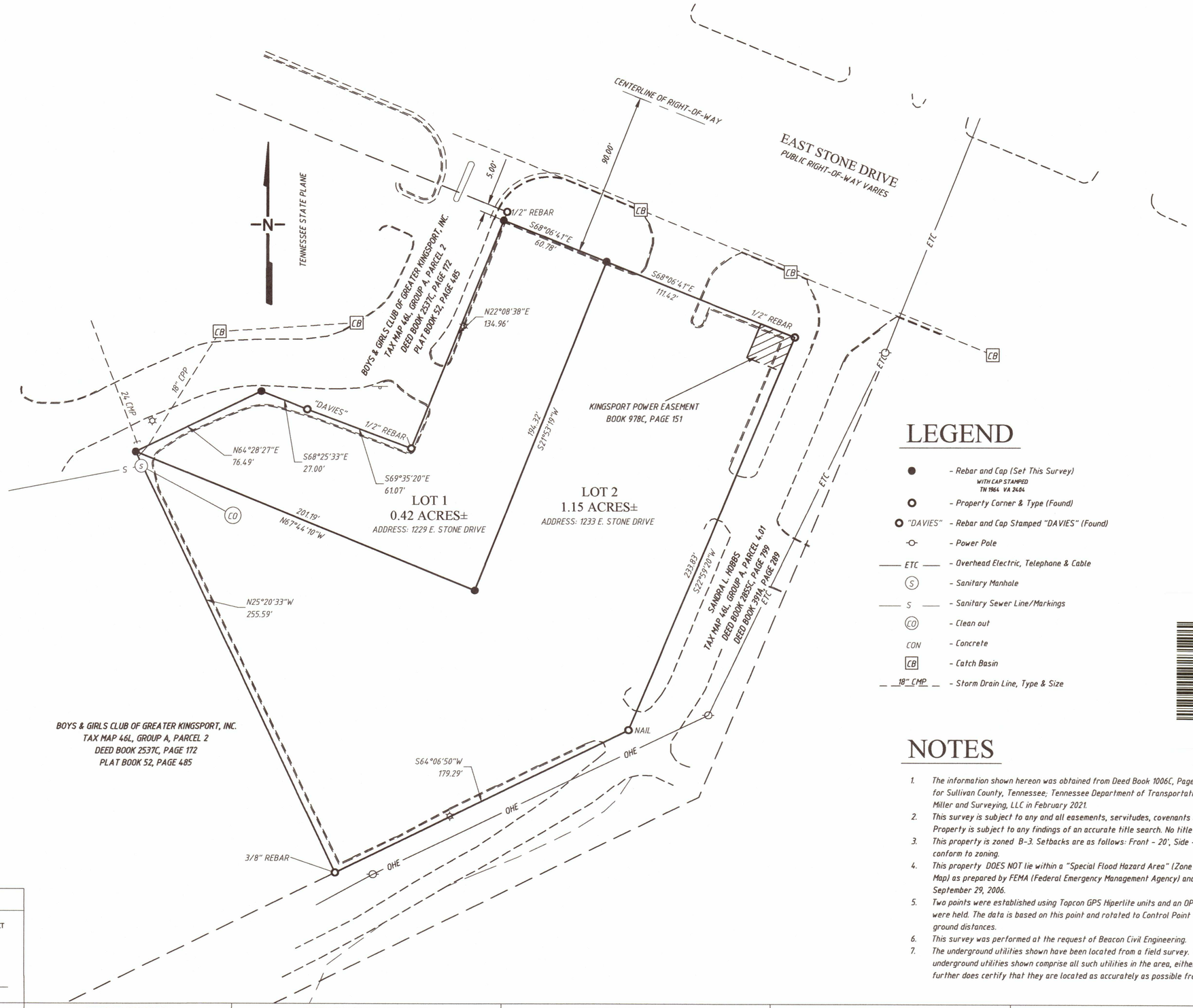
FINAL PLAT
TAX MAP 46L, GROUP A, PARCEL 4
DEED BOOK 1006C, PAGE 157
DATE: MARCH 20, 2021



VICINITY MAP

NOT TO SCALE

JEFFERY ALLEN MILLER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
03/20/2021
TENNESSEE NO. 1964



LEGEND

- ● - Rebar and Cap (Set This Survey) WITH CAP STAMPED TN 1964 VA 2404
- ○ - Property Corner & Type (Found)
- "DAVIES" - Rebar and Cap Stamped "DAVIES" (Found)
- -o- - Power Pole
- —— ETC —— - Overhead Electric, Telephone & Cable
- (S) - Sanitary Manhole
- —— S —— - Sanitary Sewer Line/Markings
- (CO) - Clean out
- CON - Concrete
- [CB] - Catch Basin
- __ 18" CMP __ - Storm Drain Line, Type & Size

03/26/2021 - 01:36:45 PM
21006723
1 PGS:AL-PLAT BATCH: 248549
PLAT BOOK: P57
PAGE: 453-453

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

NOTES

1. The information shown hereon was obtained from Deed Book 1006C, Page 157 as recorded at the Registrar's Office for Sullivan County, Tennessee; Tennessee Department of Transportation Plans F-001-9(17) and a field survey by Miller and Surveying, LLC in February 2021.
2. This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
3. This property is zoned B-3. Setbacks are as follows: Front - 20', Side - 0' and Rear - 30'. Setback lines shall conform to zoning.
4. This property DOES NOT lie within a "Special Flood Hazard Area" (Zone X) as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0045D dated September 29, 2006.
5. Two points were established using Topcon GPS Hiperlite units and an OPUS Solution. Grid values for Control Point #1 were held. The data is based on this point and rotated to Control Point #2 (OPUS Solution). All measurements are ground distances.
6. This survey was performed at the request of Beacon Civil Engineering.
7. The underground utilities shown have been located from a field survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does certify that they are located as accurately as possible from the information available.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3-20-2021
DATE

OWNER – SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

3-24-21
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.

March 24, 2021
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.

03/20/2021
DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-24-21
DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/25/2021

SEC., KINGSPORT REG. PLANNING COMMISSION DATE

CHICAGO DOUGH COMPANY SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.57±	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	CHICAGO DOUGH COMPANY, INC	CIVIL DISTRICT	11
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000

SCALE 1" = 40' 0 40' 80' 120'

C:\Users\jeff\Miller Surveys Dropbox\MLS\1451 1229 East Stone Drive\Data\Drawings\1451 Subdivision.dwg

#1451/1451 Subdivision.dwg

KINGSPORT
TENNESSEE
Development Services

March 23, 2021

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 6 of the Isaac Clonce Estate, located off of Bell Ridge Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

DIVISION OF GROUNDWATER

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify that lot(s) 6A contains a separate properly functioning septic system and that the septic tank, field lines, and duplication area with each system are located entirely within each lot.

3/18/2021
Date

Owner

(print name)

Date

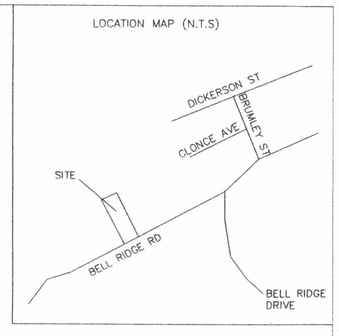
Owner

(print name)

Lot(s) 6A contain(s) a structure utilizing an existing septic system. No evaluation, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to weather there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of private well or other features of the property may further limit the available areas for utilization of a septiic system.

DEED

LOCATION MAP (N.T.S)



SUBJECT PROPERTY ZONED R-1

SUBJECT PROPERTY ADDRESS: 733 BELL RIDGE ROAD, KINGSPORT, TENNESSEE

IRON PINS ON ALL CORNERS

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.

THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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.

TN REG NO 2817

A PORTION OF THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163C0290D DATED SEPTEMBER 29TH, 2006.

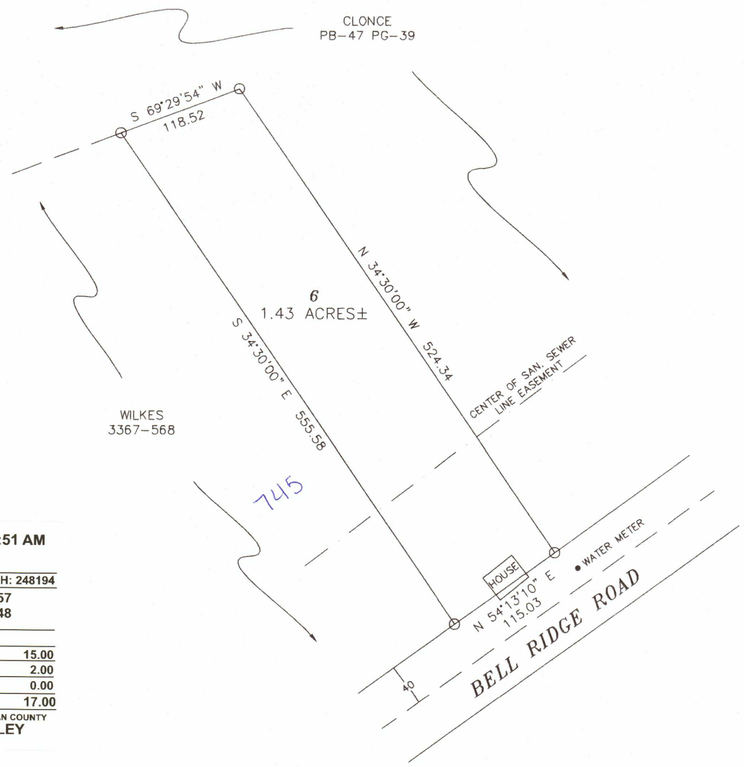
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

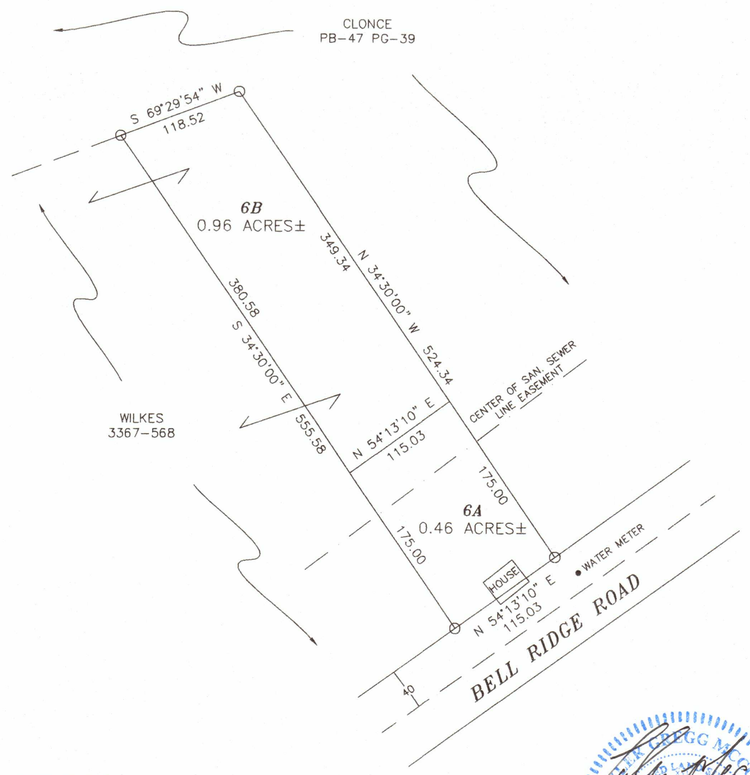
BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.

SUBJECT PROPERTY TAX MAP: 012N GRP: D PARCEL: 034.00

SUBJECT PROPERTY DEED REF: PB-47 PG-39 LOT 6

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





LOT 6B AS SHOWN HEREON IS TO BE ADDED TO THE WILKES PROPERTY, NOT MEANT TO BE A STAND ALONE BUILDABLE LOT

03/23/2021 - 08:38:51 AM
21006284
1 PGS:AL-PLAT BATCH: 248194
PLAT BOOK: P57
PAGE: 448-448

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

McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192
FAX- 423-753-7151

0' 100' 200' 300'

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

3/18 20 21
Date

Sullivan County Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

20
Date

City Sewer Director or the State Enviormental Specialist

CERTIFICATE OF APPROVAL FOR RECORDING

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

20
Confirmed by the Sullivan County Planning Director Date

Secretary of the Sullivan County Regional Planning Commission Date

Kingsport

CERTIFICATE OF ACCURACY

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

3-15 20 21
Date

Tennessee Registered Land Surveyor

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

3-22 20 21
Date

Local Utility District Provider or His/Her Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (circle one):

(1) that streets have been installed in an acceptable manner and according to the specifications or,

(2) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. Or

(3) Plat has been approved with a performance guarantee set by the the Sullivan County Regional Planning Commission

3-19 20 21
Date

City Engineer or Sullivan County Commissioner of Highways

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

3/18 20 21
Date

Owner

Owner

TENNESSEE NO. 2817
5-15-21

REPLAT OF LOT 6 OF THE ISAAC CLONCE ESTATE S/D

SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES= 1.42±	TOTAL LOTS= 2
ACRES NEW ROAD= -0-	MILES NEW ROAD=-0-
OWNER= AESQUE & WIGGINS	CIVIL DISTRICT=12TH
SURVEYOR= McCOY	CLOSURE ERROR= 1-10000+
SCALE= 1-100'	

KINGSPORT
TENNESSEE
Development Services

March 23, 2021

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

Dear Mr. Booher:

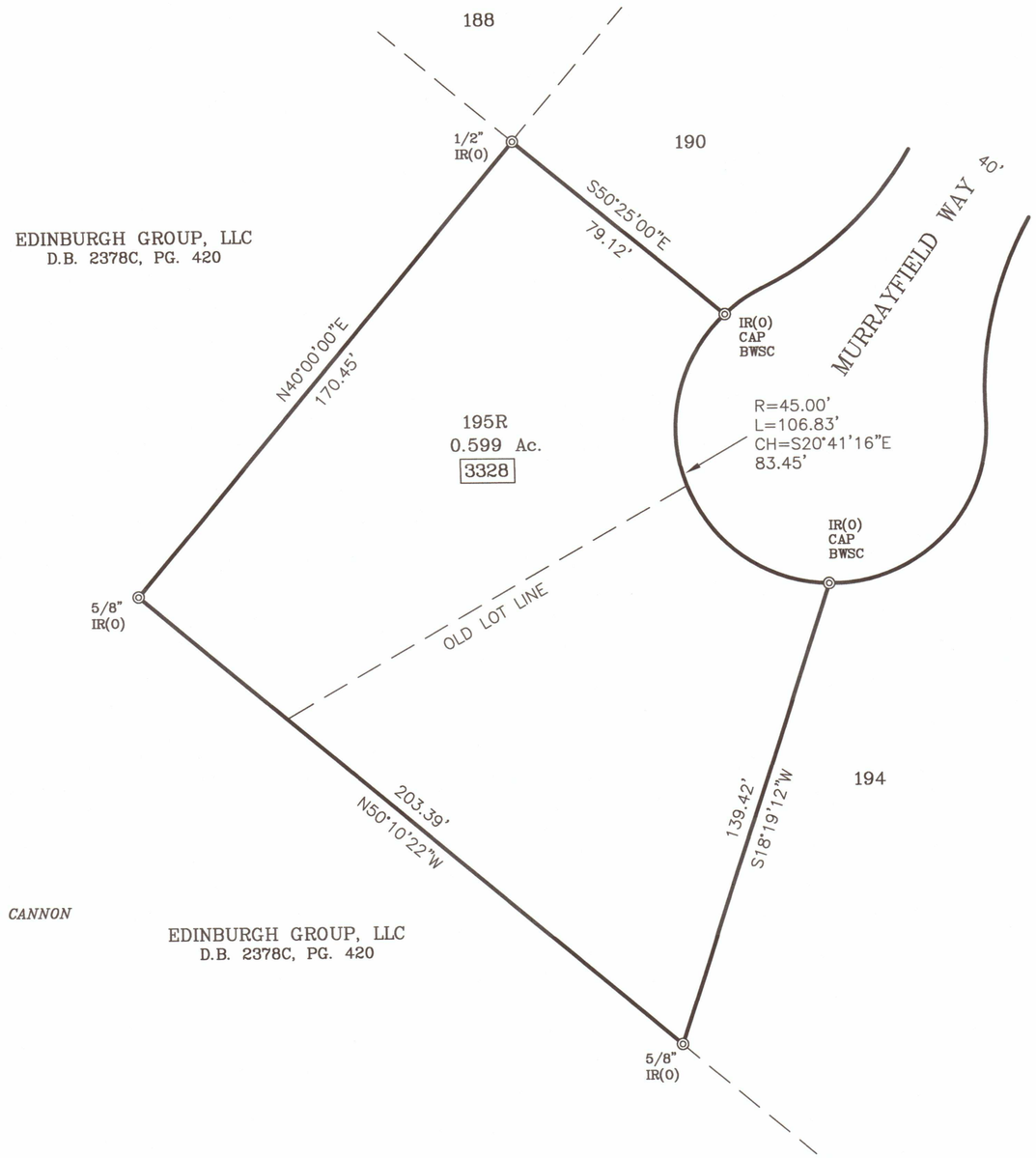
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 195-196, Edinburgh Phase 11, located off of Murrayfield Way, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

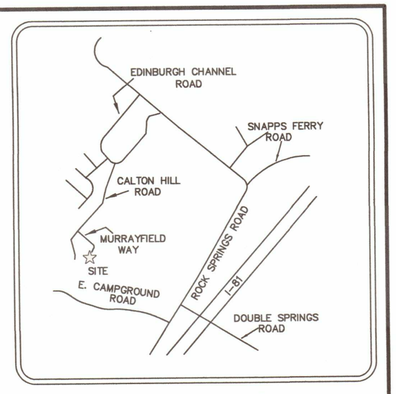
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2021





LOCATION MAP
N.T.S.

03/23/2021 - 08:38:51 AM
21006283
1 PGS:AL-PLAT BATCH: 248194
PLAT BOOK: P57
PAGE: 447-447

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

LEGEND

IR(0)	IRON ROD (OLD)
BWSC	BARGE, WAGGONER, SUMNER & CANNON
AC.	ACRES
D.B.	DEED BOOK
PG	PAGE
123	911 ADDRESS
N.T.S.	NOT TO SCALE

NOTES:

1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY ZONED PD
SETBACKS TO CONFORM TO CURRENT ZONING.
25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 21-12155
5) ACAD FILE 21-12018 FITZPATRICK (MURRAYFIELD).DWG
6) TAX MAP 119I "G" PARCEL 005.00 & 006.00
7) DEED REFERENCE: D.B 3410, PG. 290.
8) PLAT REFERENCE: P.B 56, PG. 355.
9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
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) 15' UTILITY EASEMENT ALONG FRONT LOT LINES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER 3/16/21 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 LIGHTLING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER _____ 20 ____

CERTIFICATE OF ACCURACY

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

3/16 20 21

REGISTERED SURVEYOR

BRYAN SAUCEMAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2846 3/16/21

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

RESUBDIVISION OF LOTS 195-196

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

March 22 20 21

CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

3-16 20 21

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 _____ 20 ____

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-16 20 21

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/22 20 21

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

EDINBURGH PHASE 11

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.599	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HUTCHESON	CIVIL DISTRICT	14th
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000

SCALE 1"=30' 30 15 0 30 60

KINGSPORT
TENNESSEE
Development Services

March 19, 2021

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

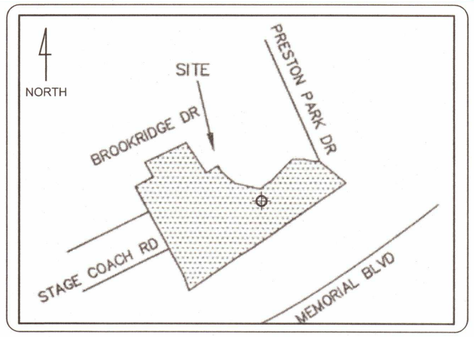
Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Replat of Lots 22 & 23, The Summit at Preston Park, located off of Preston Park 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.

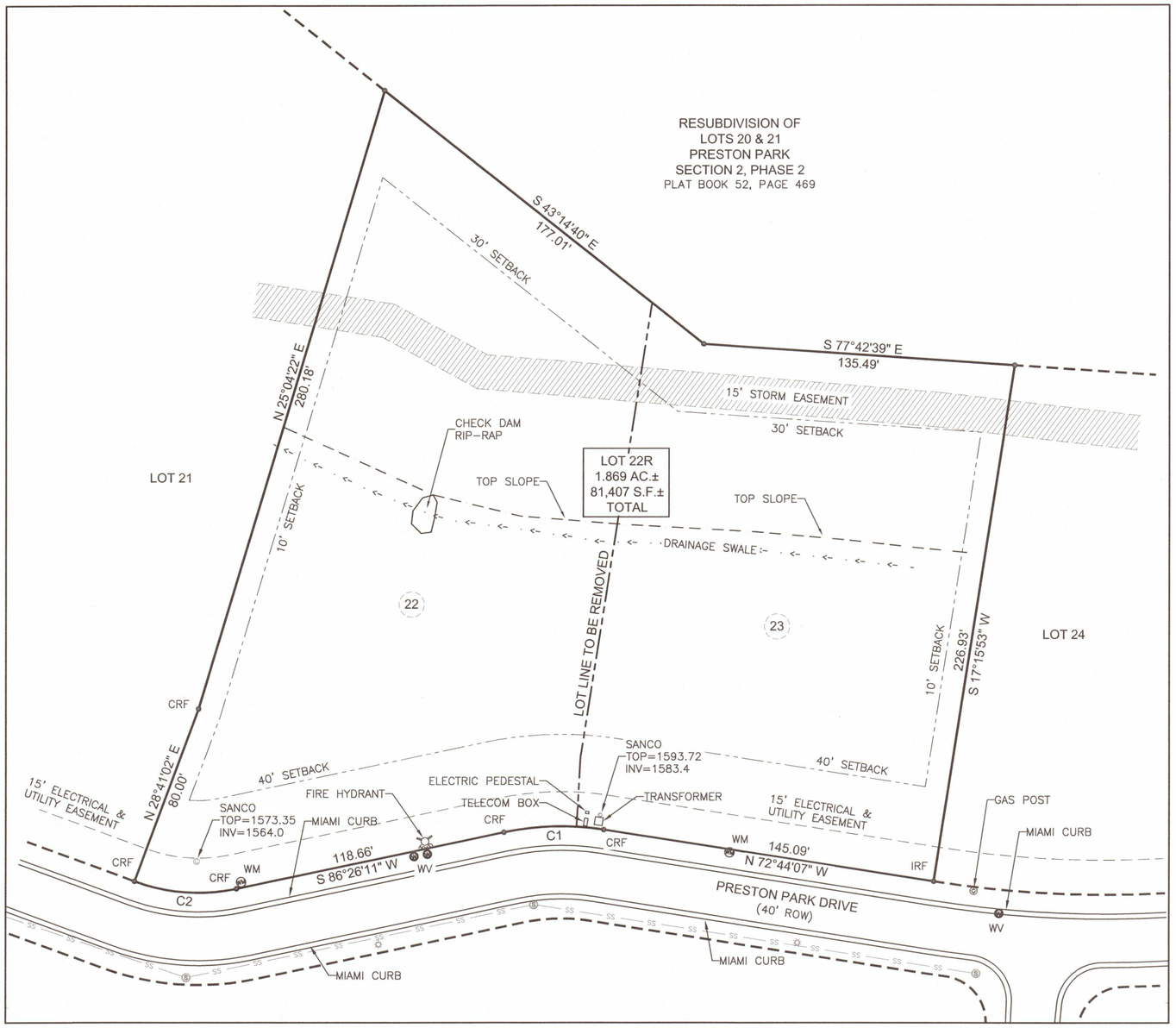
Sincerely,

Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission



VICINITY MAP
NTS



SURVEY NOTES

1. NORTH IS REFERENCED TO PLAT BOOK 54, PAGE 484-486.
2. THIS EXHIBIT DRAWING REPRESENTS A GROUND SURVEY OF THE PROPERTY DESCRIBED IN DEED BOOK 3409, PAGE 661, SULLIVAN COUNTY, TENNESSEE, AND WAS PERFORMED WITHOUT THE BENEFIT OF A THOROUGH TITLE DESCRIPTION SEARCH.
3. TAX PARCEL ID: MAP 047M, GROUP D, PARCEL 05.00 & 06.00.
4. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
5. THIS DRAWING IS SUBJECT TO BOTH PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. PROPERTY OWNERSHIP RECORDS, FOR THIS PROPERTY, ARE LIMITED TO REAL PROPERTY, AS SHOWN, SITUATED AND PLACED UPON THE LAND.
6. SUBJECT PROPERTY DOES NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA", (ZONE X) AS PER F.I.R.M. 47163C0065D, DATED 09-29-2006.
7. OWNERS OF UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
8. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE KINGSPORT TENNESSEE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.
9. ORIGINAL (OR REPLACED) CORNERS, HONORED IN THEIR UNDISTURBED AND FOUND POSITION. IF NO FOUND CORNER IS INDICATED, A REPLACEMENT WAS SET. IRON PIN REFERENCE POINTS, WITH IDENTIFYING PLASTIC CAP, AND MAGNETIC NAILS PLACED AND DESCRIBED AS SHOWN.
10. THIS SURVEY DOES NOT TRANSFER OWNERSHIP OF THE SUBJECT PROPERTY. A WARRANTY DEED, OR OTHER SUITABLE INSTRUMENT, MUST BE PREPARED (BY AN ATTORNEY-AT-LAW), EXECUTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE, SULLIVAN COUNTY, TENNESSEE.
11. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE UTILITY APPURTENANCES IN CONJUNCTION WITH INFORMATION PROVIDED BY AGENTS OF UTILITY OWNERS. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

CALL THREE WORKING DAYS
BEFORE YOU DIG
DIAL 811
TENNESSEE ONE CALL SYSTEMS INC.

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

NORTH
SEE NOTE 1

03/19/2021 - 08:00 AM
21006084
1 PGS:AL-PLAT BATCH: 248038
PLAT BOOK: P57
PAGE: 443-443

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

ZONING NOTE

R-1A, RESIDENTIAL DISTRICT
SETBACKS:

MINIMUM FRONT YARD - 40 FEET
MINIMUM REAR YARD - 30 FEET
MINIMUM SIDE YARD - 10 FEET

STEVEN W. HAMM
REGISTERED LAND SURVEYOR
XVI
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
NO. 1717
3-10-2021

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY PER THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS PER CHAPTER 0820-3-.05 AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 10,000 AS SHOWN HERON.

Steven W. Hamm #1717

CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

SCALE: 1" = 40'
0' 40' 80' 120'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.00'	43.62'	20°49'42"	N 83°08'58" W	43.38'
C2	80.00'	45.03'	32°14'54"	N 77°26'23" W	44.43'

LEGEND

- CRF CAPPED ROD FOUND
- SANITARY SEWER MANHOLE
- WV – WATER VALVE
- WM – WATER METER
- (33) – OLD LOT NUMBER
- PROPERTY LINES
- ADJOINING PROPERTY LINE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFIY 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: MARCH 10, 2021
REGISTERED SURVEYOR Steven Hamm
LICENCE NUMBER 1717

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

Gayleen Campbell March 16, 2021
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER _____ DATE: 12 Mar 21
OWNER Sharon M Breeding DATE: 3-12-2021

PLATTING NOTE

THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN LOT 22 & LOT 23 AND ASSOCIATED EASEMENTS, IF ANY.

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 3/17, 2021

SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

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

CITY ENGINEER DATE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

3-17-2021
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

3-17-2021
KINGSPORT AUTHORIZING AGENT 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 PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER DATE

REVISIONS

NO.	DATE	DESCRIPTION

ACTIVE DESIGN PHASE	
	CONCEPT DESIGN
	DESIGN DEVELOPMENT
	CONSTRUCTION BIDDING PHASE
☑	CONSTRUCTION DOCUMENTS
	CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

PROJECT: **REPLAT OF: LOTS 22 & 23 THE SUMMIT AT PRESTON PARK**

11th CIVIL DISTRICT CITY OF KINGSPORT, SULLIVAN COUNTY, TN

Owner:
Samuel D. &
Sharon R. Breeding
1805 Fleetwood Drive
Kingsport, TN 37660

Property Address:
5032 & 5036 Preston
Park Drive
Kingsport, TN 37660

Deed Reference:
Deed Book 3409, Page 661
Plat Book 54, Page 484

Tax Map Reference:
047M-D-05.00
047M-D-06.00

Appalachia
Design
Services
INCORPORATED

245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

THIS DRAWING IS THE PROPERTY OF "APPALACHIA DESIGN SERVICES, IS AN INSTRUMENT OF DESIGN, & IS TO BE USED ONLY WITH RESPECT TO THE PROJECT INDICATED ON THIS DRAWING.

"APPALACHIA DESIGN SERVICES" SHALL RETAIN ALL RIGHTS TO THE USE OF THIS DRAWING & IT SHALL NOT BE USED, COPIED, OR RETAINED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF "APPALACHIA DESIGN SERVICES". ANY VIOLATION SHALL BE PROSECUTED TO THE MAXIMUM POSSIBLE EXTENT WITHIN THE LAW.

DRAWING INFORMATION	
SCALE:	1" = 40'
SCALE GUIDE:	
DWG ISSUED:	March 10, 2021
PROJ ADMIN:	JSF
DRAWN BY:	SWH
CHECKED BY:	SWH
CLOSURE ERROR:	1:10,000

DRAWING TITLE:

KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION

DRAWING NO:

SD-1 OF 1

KINGSPORT
TENNESSEE
Development Services

March 10, 2021

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 Consolidation of Lots 18 & 19 in Block 0 Preston Forest, Section 15, located off of Sussex 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

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

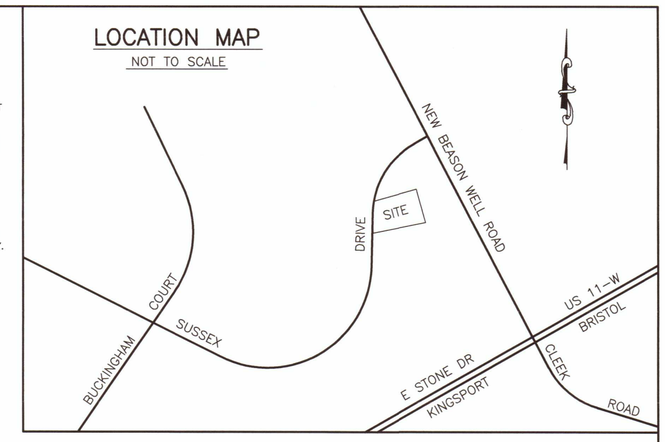
PLAT BOOK 39, PAGE 46

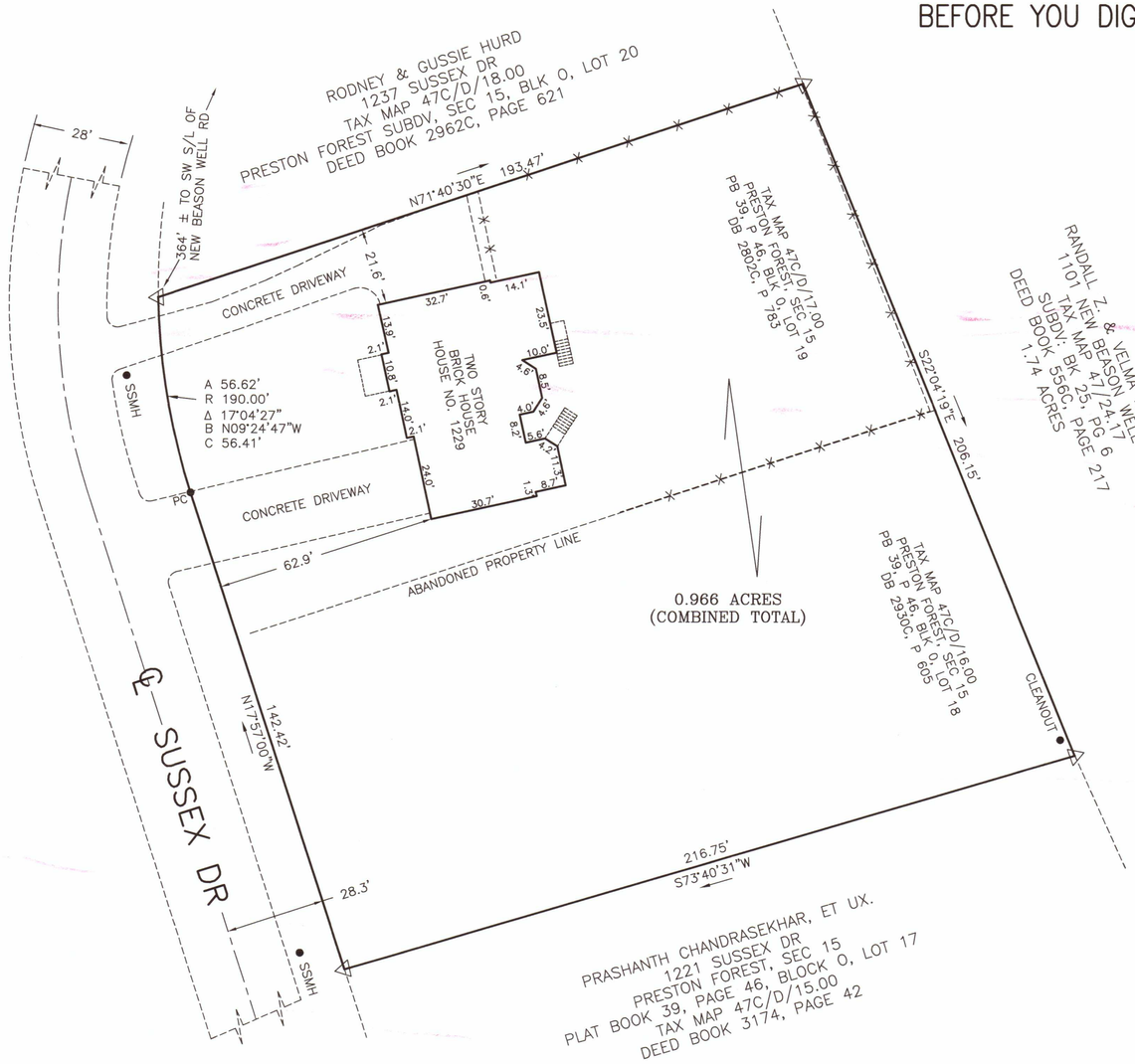
GENERAL NOTES:

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 THERETO.
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 ZOINING 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.

BEFORE YOU DIG CALL 811

LOCATION MAP
NOT TO SCALE





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

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL 470184 0065D, DATED 29 SEP 2006, AND IS IN A ZONE "X" (OUTSIDE 500 YEAR FLOOD)

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

LEGEND:

1. △ = REBAR FOUND
2. ⊙ = 1/2" REBAR SET W/CAP
3. ● = UN-MARKED OR AS NOTED
4. —X—X— = CHAIN LINK FENCE
5. SSMH = SANITARY SEWER MANHOLE

03/10/2021 - 01:48:14 PM
21005295
1 PGS:AL-PLAT BATCH: 247394
PLAT BOOK: P57
PAGE: 434-434

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

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 I. Saxon 1/18/21

DANIEL I. SAXON
REGISTERED LAND SURVEYOR XVI
AGRICULTURE
COMMERCE
TENNESSEE No. 334

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 March 10 20 21

Cassanne Campbell

CITY G.I.S. DIVISION 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 _____ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 3-9 20 21

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.

Scott D. Coen 3/5/2021
SCOTT D. COEN DATE

Kristi D. Coen 3/5/2021
KRISTI D. COEN 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 JAN 18 20 21

Daniel I. Saxon

DANIEL I. 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: 3-9 , 20 21

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, 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, 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: 3/10 , 20 21

SECRETARY: KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

CONSOLIDATION OF LOTS 18 & 19 IN BLOCK O PRESTON FOREST, SECTION 15

TAX MAP 47C, GROUP D, PARCELS 15.00 AND 16.00

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.966	TOTAL LOTS	ONE
ACRES NEW ROAD	NONE	MILES NEW ROAD	NONE
OWNERS	SCOTT D. & KRISTI D. COEN	CIVIL DISTRICT	11th
SURVEYOR	DANIEL I. SAXON, RLS #334	CLOSURE ERROR	1:>10,000

SCALE 1" = 30' 0' 30' 60' 90'

AUTOCAD FILE: 1-1143.DWG, COORDINATE FILE: 1-1143.CRD, FOLDER 194

KINGSPORT
TENNESSEE
Development Services

March 10, 2021

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

Dear Mr. Booher:

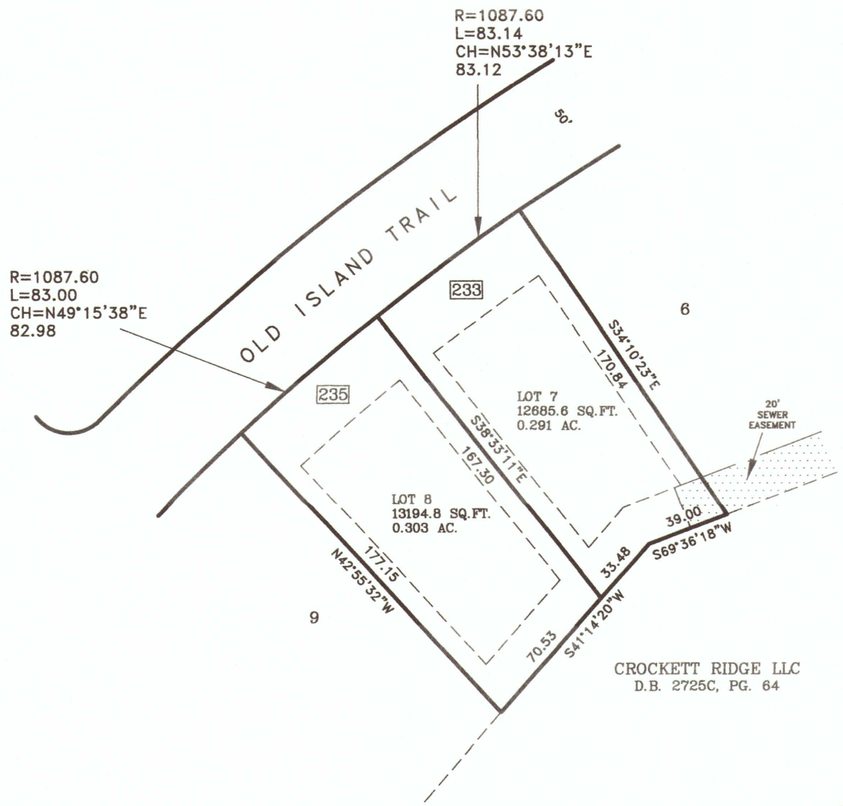
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the Resubdivision of Lots 7 & 8, Crockett Landing at Old Island, located off of Old Island Road, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

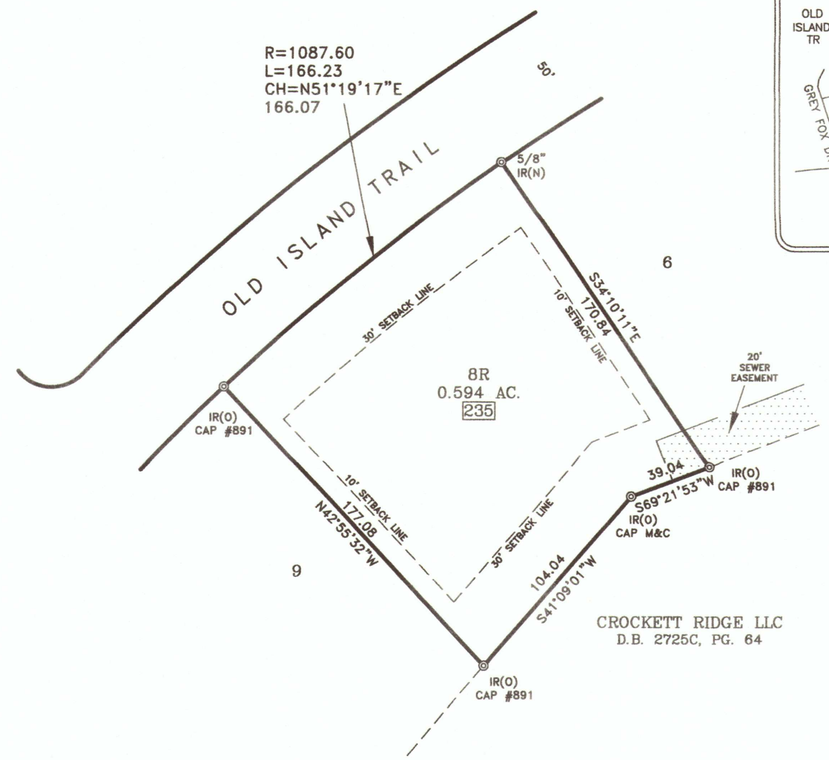
Ken Weems,
Zoning Administrator

C: Kingsport Regional Planning Commission

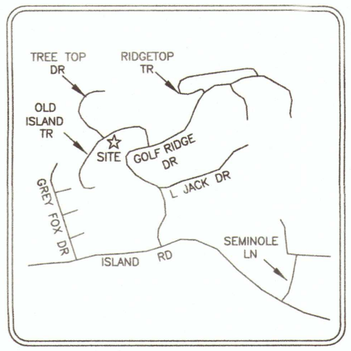
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2021



BEFORE



AFTER



LOCATION MAP
N.T.S.

LEGEND

AC.	ACRES
R=	RADIUS
L=	LENGTH
CH=	CHORD
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
IR(N)	IRON ROD NEW
IR(O)	IRON ROD OLD
M&C	MATTERN & CRAIG

NOTES:

1) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATES.
2) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
3) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND CITY OF KINGSPORT SUBDIVISION REGULATIONS.
4) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
5) SANITARY SEWER EASEMENT SHALL BE 20' WIDE.
6) PROPERTY ZONED: R-3B
BUILDING SETBACKS-30' FRONT, 20' REAR, AND 10' SIDE.
ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

TIM LINGERFELT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 930
02-22-2021

03/10/2021 - 01:51:57 PM
21005298
1 PGS:AL-PLAT BATCH: 247396
PLAT BOOK: P57
PAGE: 435-435

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

NOTES:

1) NORTH BASED ON REFERENCED PLAT.
2) PROPERTY ZONED: R-1B
BUILDING SETBACKS-AS SHOWN.
3) THIS IS TO CERTIFY THAT I HAVE CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3) JOB NO. 21-12118
4) ACAD FILE 21-12118 LANE.DWG
5) TAX MAP 032M "B", PARCELS 32 & 33
6) PLAT REFERENCE: P.B. 52, PG. 216
7) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
8) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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

RESUBDIVISION OF LOTS 7 & 8,
CROCKETT LANDING AT OLD ISLAND
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.594 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER LANE CIVIL DISTRICT 7TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=50' 50 25 0 50 100

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.

2/26 20 21
DATE
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.

20
DATE
TRAFFIC ENGINEERING MANAGER

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.

2-1 20 21
DATE
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

March 10 20 21
DATE
Cassonia 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.

02-22 20 21
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

20
DATE
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

2-1 20 21
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.

3/10 20 21
DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION