

KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – Boardroom

415 Broad 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.

February 17, 2022

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 JANUARY 18, 2022 AND THE REGULAR MEETING ON JANUARY 20, 2022.

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

2-01 Cul-de-sac Dimensional Requirements

The Kingsport Regional Planning Commission is requested to approve upgraded residential cul-de-sac dimensional requirements. The proposal impacts the Minimum Regulations for Subdivision Development Within the Kingsport Planning Region. (Weems)

VII. OTHER BUSINESS

2-02 Receive, for Information Purposes, the January-February 2022 Approved Subdivisions

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

IX. ADJOURNMENT

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

City Hall
415 Broad Street, Kingsport, TN 37660

January 18, 2022

12:00 noon

Members Present

Pat Breeding
James Phillips
John Moody
Sharon Duncan
Travis Patterson

Members Absent

Sam Booher
Brad Blackwell
Paula Stauffer

Staff Present

Ken Weems, AICP
Savannah Garland
David Harris
Chris Vandagriff
Lesley Phillips
Michael Thompson
Jessica Harmon

Visitors

Kevin Tilbury, AICP

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the December 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 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

1-01 Flagship Drive Preliminary Street Dedication (file 21-0286)

The Kingsport Regional Planning Commission is requested to grant Preliminary approval for the Flagship Drive street dedication plat. The property is located inside the City limits, in the 7th Civil District of Sullivan County. Staff identified the location of the proposal, adjacent to Airport Parkway in the vicinity of Cracker Barrel restaurant. Staff noted that Hamrick's is located at the end of Flagship Drive. Staff noted that the proposal will bring Flagship up to the standard of a non-residential street with the exception of sidewalk bordering the northern right-of-way of Flagship Drive. Staff stated that the sidewalk for the northern right-of-way for Flagship Drive would have sidewalk constructed at the time when a new principal structure is built along the street frontage. Staff noted that the owner of the street proposed minor repairs, a new street top

coating, an expanded cul-de-sac, and upgraded lighting to bring the street up to public standard. Staff noted that the construction plans have been approved for the item. No official action was taken.

1-02 Overhill Drive County Rezoning (file 21-0332)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the Sullivan County R-1 zone to the Sullivan County M-1 zone. The property is located outside the City limits, in the 5th Civil District of Sullivan County. Staff noted that this item abuts the county right-of-way abandonment request that was reviewed by the Commission in December of 2021. Staff noted that the purpose of the rezoning is to bring the existing truck rental business on the property into zoning conformance for Sullivan County. Staff noted that the future land use plan identified industrial use for the rezoning site. Staff further stated that no public comment had been received on the item. No official action was taken.

VII. OTHER BUSINESS

1-03 Cul-de-sac Dimensional Requirements (Discussion)

The Kingsport Regional Planning Commission is requested to review and discuss proposed cul-de-sac dimensional requirements. The proposal impacts the Minimum Regulations for Subdivision Development Within the Kingsport Planning Region. Staff stated that recent conversation with both the Kingsport Fire Department (KFD) and Kingsport City Schools (KCS) prompted a review of the minimum size of the City's residential street cul-de-sac bulbs. Staff noted that after review, both KFD and KCS were identified as needing larger cul-de-sac bulb diameters to turn their fire trucks and school buses. Staff stated that the current minimum diameter of a residential cul-de-sac bulb is currently 65'. Staff stated that the likely future proposal would be to add 20' to this diameter, bringing the minimum diameter of a new residential street cul-de-sac up to 85'. Staff stated that school buses, per KCS, need a minimum 80' diameter. Fire Inspector Vandagriff, from the KFD, stated to the Commission that a minimum of an 85' diameter cul-de-sac is needed for their ladder trucks. No official action was taken.

1-04 East Center Street Corridor Study Presentation

The Kingsport Regional Planning Commission is requested to receive and comment on the East Center Street Corridor Study. Mr. Kevin Tilbury, AICP from Kimley-Horn will present the findings of the study. Mr. Tilbury presented the findings of the study, which demonstrated potential improvements and changes along East Center Street. The Commission received the presentation. No official action was taken.

VII. OTHER BUSINESS

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:58 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

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

City Hall
415 Broad Street, Kingsport, TN 37660

January 20, 2022

12:00 noon

Members Present

Pat Breeding
James Phillips
John Moody
Sharon Duncan
Travis Patterson
Brad Blackwell
Phil Rickman

Members Absent

Sam Booher
Paula Stauffer

Staff Present

Ken Weems, AICP
Savannah Garland

Visitors

John Pierce
John Thomas

At 5:30 p.m., Vice Chairman Breeding called the meeting to order, introduced Commissioners and staff, and welcomed the audience. The Vice Chairman called for approval of the agenda and handed the floor to Secretary Weems. Secretary Weems stated that he had been contacted by Sullivan County Planning Director Torbett with a request for a late addition to the agenda. The proposed late addition is a Sullivan County zoning text amendment that clarifies wind turbine and solar farms as uses appropriate in the County's PMD zone. John Moody made a motion to approve the agenda with the late addition as amended. Phil Rickman seconded this motion. The motion passed unanimously, 7-0. The Vice Chairman inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the December 2021 work session or regular meeting. With no corrections identified, a motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the minutes of the December 13, 2021 work session and the December 16, 2021 regular meeting. The motion passed unanimously, 7-0.

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

1-01 Flagship Drive Preliminary Street Dedication (file 21-0286)

The Kingsport Regional Planning Commission is requested to grant Preliminary approval for the Flagship Drive street dedication plat. The property is located inside the City limits, in the 7th Civil District of Sullivan County. Staff identified the location of the proposal, adjacent to Airport Parkway in the vicinity of Cracker Barrel restaurant. Staff noted that Hamrick's is located at the end of Flagship Drive. Staff noted that the proposal will bring Flagship up to the standard of a

non-residential street with the exception of sidewalk bordering the northern right-of-way of Flagship Drive. Staff stated that the sidewalk for the northern right-of-way for Flagship Drive would have sidewalk constructed at the time when a new principal structure is built along the street frontage. Staff noted that the owner of the street proposed minor repairs, a new street top coating, an expanded cul-de-sac, and upgraded lighting to bring the street up to public standard. Staff noted that the construction plans have been approved for the item. John Pierce, the owner of Flagship Drive spoke on the item, stating support and making himself available for any questions. Staff stated that the street improvements would be beneficial to the street and that a property turnaround at the end of Flagship Drive is needed. A motion was made by James Phillips, seconded by Sharon Duncan, to grant preliminary approval to the Flagship Drive Preliminary Street Dedication plat. The motion passed unanimously, 7-0.

1-02 Overhill Drive County Rezoning (file 21-0332)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the Sullivan County R-1 zone to the Sullivan County M-1 zone. The property is located outside the City limits, in the 5th Civil District of Sullivan County. Staff noted that this item abuts the county right-of-way abandonment request that was reviewed by the Commission in December of 2021. Staff noted that the purpose of the rezoning is to bring the existing truck rental business on the property into zoning conformance for Sullivan County. Staff noted that the future land use plan identified industrial use for the rezoning site. Staff further stated that no public comment had been received on the item. A motion was made by Phil Rickman, seconded by John Moody, to send a positive recommendation to the Sullivan County Commission in support of the rezoning. The motion passed unanimously, 7-0.

1-03 Sullivan County Zoning Text Amendment for Wind Turbines and Solar Farms

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. Staff presented the County zoning text amendment to the Board. Staff stated that the goal of the text amendment is to clarify that commercial wind turbine and solar farms, where power is manufactured, is an appropriate use in only the PMD-1 and PMD-2 zones. Staff stated that the Sullivan County Planning Commission had already forwarded a unanimous positive recommendation to the Sullivan County Commission and that the Bristol, TN Planning Commission would consider the proposed text amendment at their January 24th regular meeting. John Moody stated that the Sullivan County Planning Commission's general consensus was that the clarification was necessary for the county's zoning code. A motion was made by Phil Rickman, seconded by Travis Patterson, to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:10 p.m.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission Cul-de-sac Dimensional Requirements Amendment

Cul-de-sac Dimensional Requirements Amendment

Property Information	Planning Region-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: Kingsport Regional Planning Commission Address: City: State: Zip Code: Email: Phone Number:		Intent: To change cul-de-sac dimensional requirements for both school and fire apparatus accommodation.	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
Staff recommends approval			
Planner:	Ken Weems	Date:	1/6/22
Planning Commission Action		Meeting Date:	2/17/22
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To change cul-de-sac dimensional requirements for both school and fire apparatus accommodation.

Kingsport Regional Planning Commission Cul-de-sac Dimensional Requirements Amendment

Introduction:

The City's existing residential street cul-de-sac dimensions are in need of adjustment to help facilitate the accommodation of both school buses and fire trucks. The proposal calls for residential cul-de-sac dimension requirements of a 100 foot right-of-way diameter and 85 foot paved diameter for cul-de-sac bulbs. The item has received support from both Kingsport City Schools and the Kingsport Fire Department. Both the schools and fire department have stated that the proposal will accommodate their minimum needs.

Current subdivision regulation text with old standard struck and new standard added in red:

- (A) Dead End Streets – Permanent Dead End Streets shall be no less than one hundred fifty feet (150') and no longer than one thousand two hundred fifty feet (1,250') measured along the centerline from the entrance street right-of-way to the center of the cul-de-sac. For non-residential streets a cul-de-sac shall have a right-of-way diameter not less than one hundred fifty (150'), the diameter of the paved area one hundred twenty feet (120'). ~~For local streets a cul-de-sac shall have a right-of-way radius of not less than fifty feet (50'), the diameter of the paved area eighty feet (80'). For residential streets and lanes, the right-of-way radius shall be forty feet (40'), and the diameter of the paved area sixty-five feet (65').~~ **For lanes, residential streets, and local streets a cul-de-sac shall have a right-of-way diameter of not less than one hundred feet (100') and a diameter of the paved area not less than eight-five feet (85').** A transition curve radius of not less than seventy-five feet (75') for connecting the turnaround with the end of the street is required, and the maximum grade of the turnaround shall not exceed eight percent (8%). The Planning Commission may require additional rights-of-ways and roadway improvements if variances are granted.



February 17th, 2022

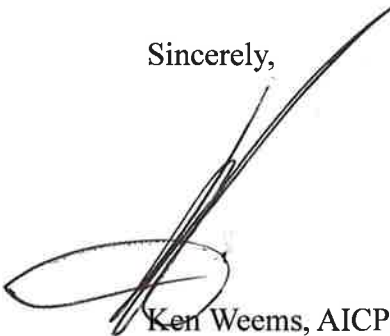
Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

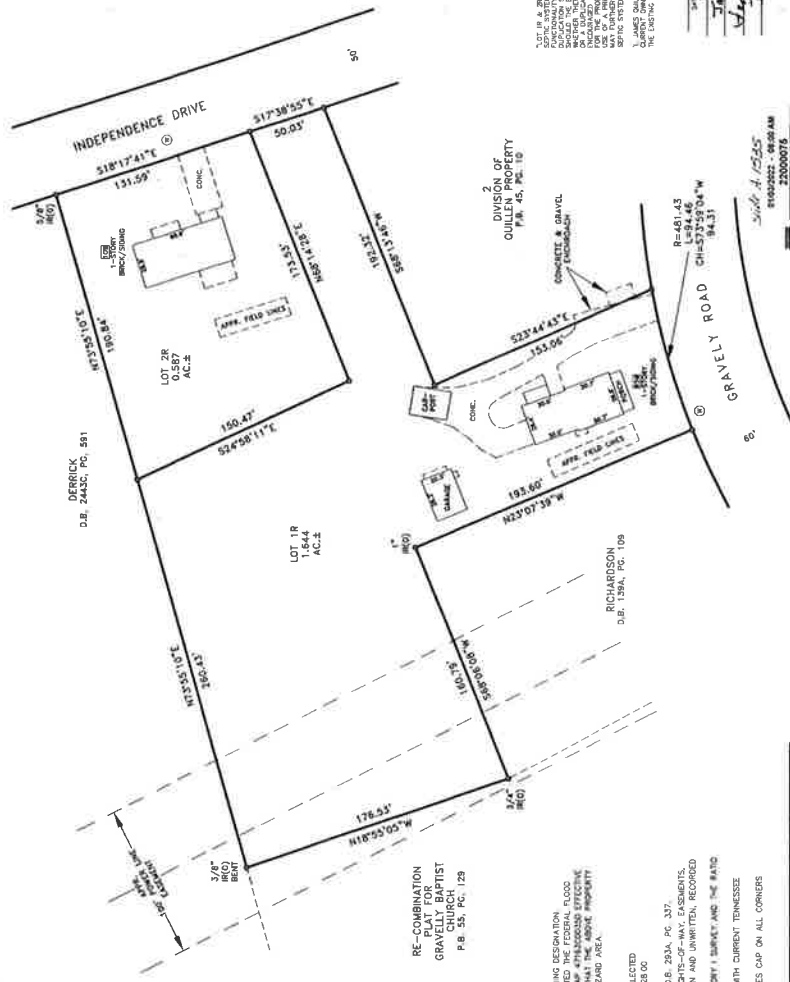
1. Division of Quillen Property, Gravely Road.
2. Hunts Crossing, Shadyside Drive
3. Eastman Road Closures
4. Eastman Road Closures combination plat
5. 1345 S. John B. Dennis (Anderson Property)
6. Colonial Heights Plaza LLC
7. Essex Drive
8. Bell Ridge Rd.
9. Havenmore Dr.

Sincerely,



Ken Weems, AICP
Planning Manager

C: Kingsport Regional Planning Commission



IRON ROD (OLD)
ACRES
PLAT BOOK
DEED BOOK
PAGE
RADIUS
CHORD
LENGTH
NOT TO SCALE
APPROXIMATE
011 ADDRESS
WATER METER

- 1 NORTH BASED ON REFERENCE PLAT.
2 PROPERTY IS ZONED R-1
3 SETBACKS:
4
5 SUBTRACTS TO CONFORM TO CURRENT
6 THIS IS TO CERTIFY THAT A HAZARDOUS
7 INSURANCE ADMINISTRATION EDUCATION
8 DATE SEPTEMBER 25, 2008 AND FLOOD
9 JOB NO. 21-1231 IN A SPECIAL FLOOD
10 ACAD FILE 21-12311. QUILLING DATA
11 FIELD INFORMATION, ELECTRONIC DATA
12 MAP CROSS 0700 "0" PARCELS 0270 06
13 TAX PARCEL REFERENCE: P.B. 45, PG. 10
14 DEED REFERENCES: D.B. 462, PG. 116
15 THIS SURVEY MAY BE SUBJECT TO ALL
16 UNPUBLISHED ORDINANCES, RESTRICTIONS, AND
17 UNRECORDED EASEMENTS.
18 I HEREBY CERTIFY THAT THIS IS A CASE
19 OF PRECISION IS BETTER THAN 1:10,000
20 THIS SURVEY WAS DONE IN COMPLIANCE
21 MINIMUM STANDARDS OF PRACTICE.
22 I HAVE BEEN FULLY TRAINED AND ASSIGNED
23 BY THE STATE OF TEXAS TO PERFORM THESE
24 SURVEYS.

[illegible]

12/30 1921
James B. Miller Jr.
Hesperia, California
Thos. J. Quinn

A
ALLEY & ASSOCIATES, INC.
• SURVEYORS •
243 E. MARKET STREET
KANSAS CITY, MISSOURI 64101
TELEPHONE (417) 392-8866
FAX: (417) 392-8866
P-MAIL: unregistered@alleysurvey.com

[illegible]

1707-25 007	DATE OF ORDER								
22000076									
PLAT BOOK: P88									
PAGE: 129-125									
<table border="1"> <tr> <td>REG P88</td> <td>14.00</td> </tr> <tr> <td>GP P88</td> <td>2.00</td> </tr> <tr> <td>ARC P88</td> <td>3.31</td> </tr> <tr> <td>TOTAL</td> <td>19.31</td> </tr> </table>		REG P88	14.00	GP P88	2.00	ARC P88	3.31	TOTAL	19.31
REG P88	14.00								
GP P88	2.00								
ARC P88	3.31								
TOTAL	19.31								
* AMOUNT OF PAYMENT RECEIVED FROM * 19.31									

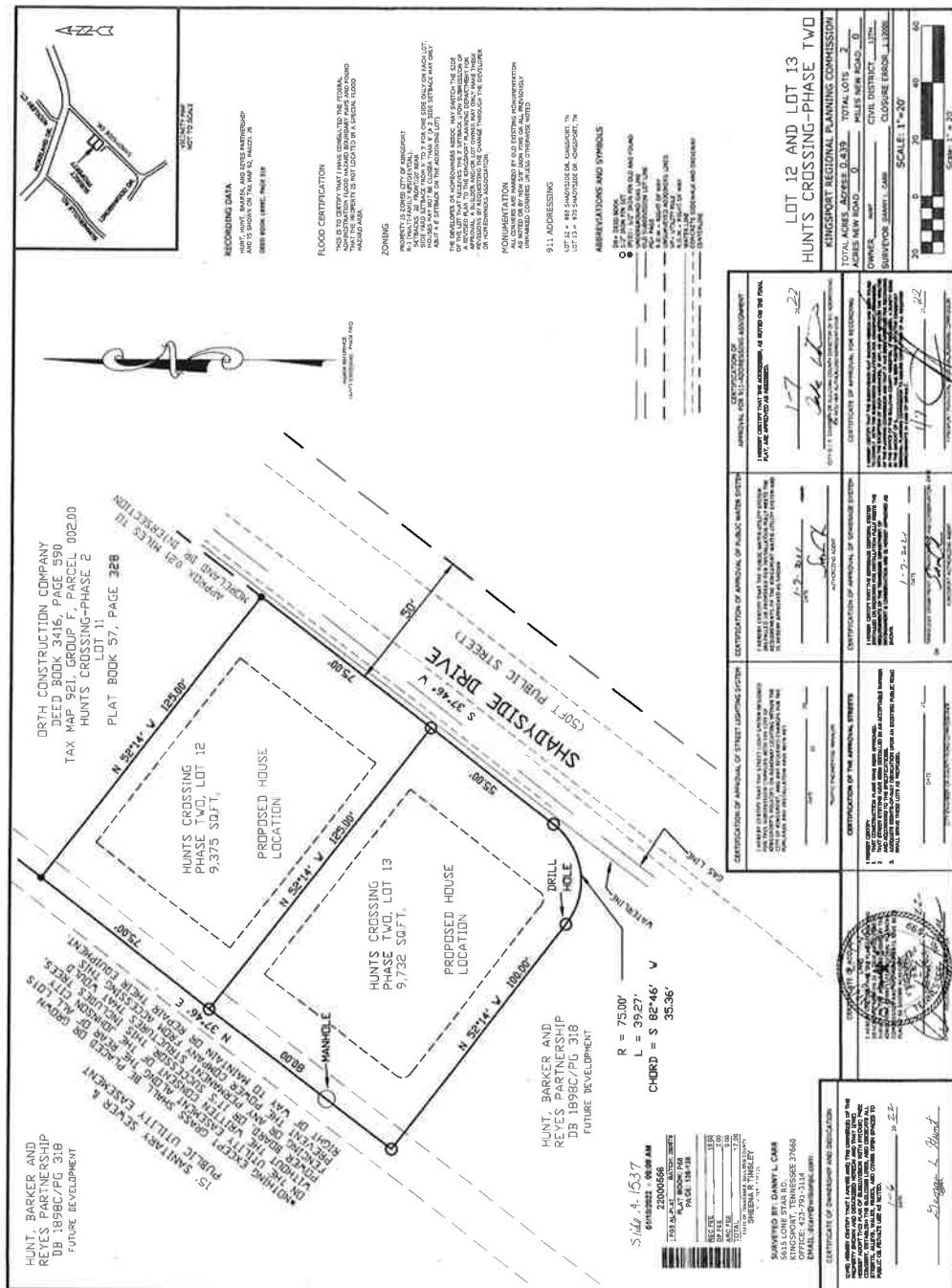
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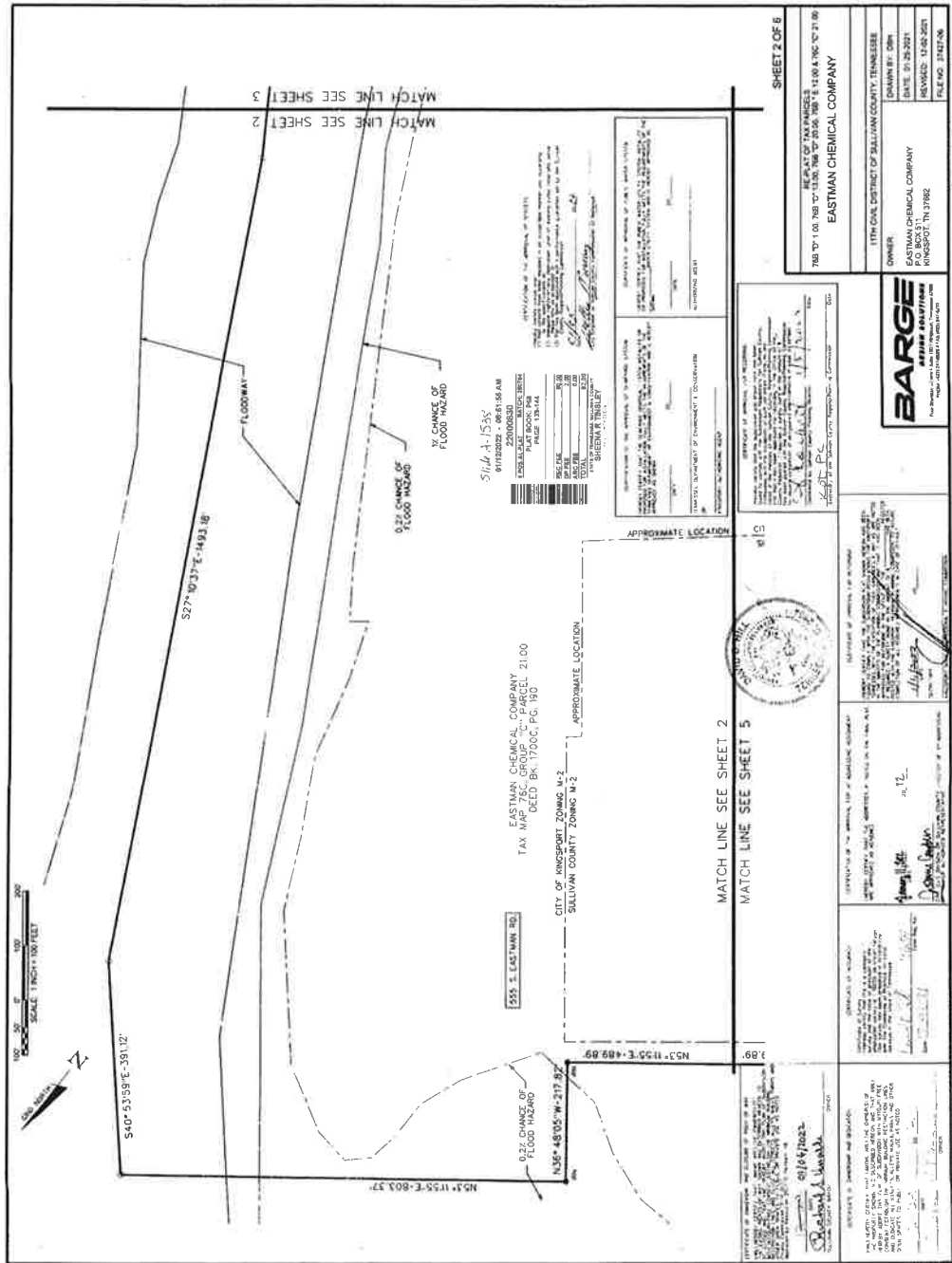
12-24 19-21
Charles Carter

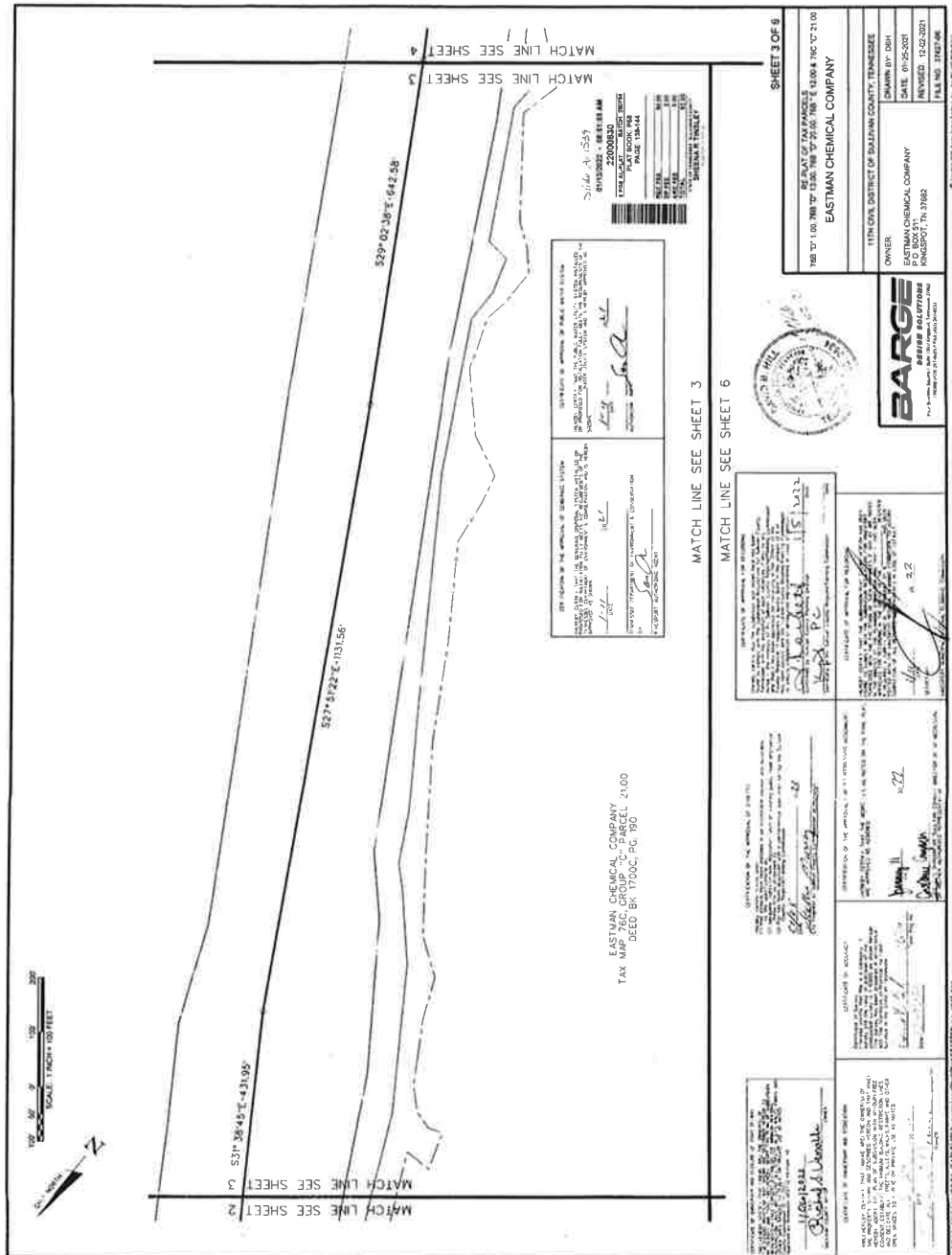
CERTIFICATION OF THE APPROVAL FOR
AN ADDITIONAL ASSIGNMENT

I HEREBY CERTIFY THAT THE ASSIGNEE IS NOTED ON THE PRESENT PLAN AND EMPLOYED AS ABOVE:

31







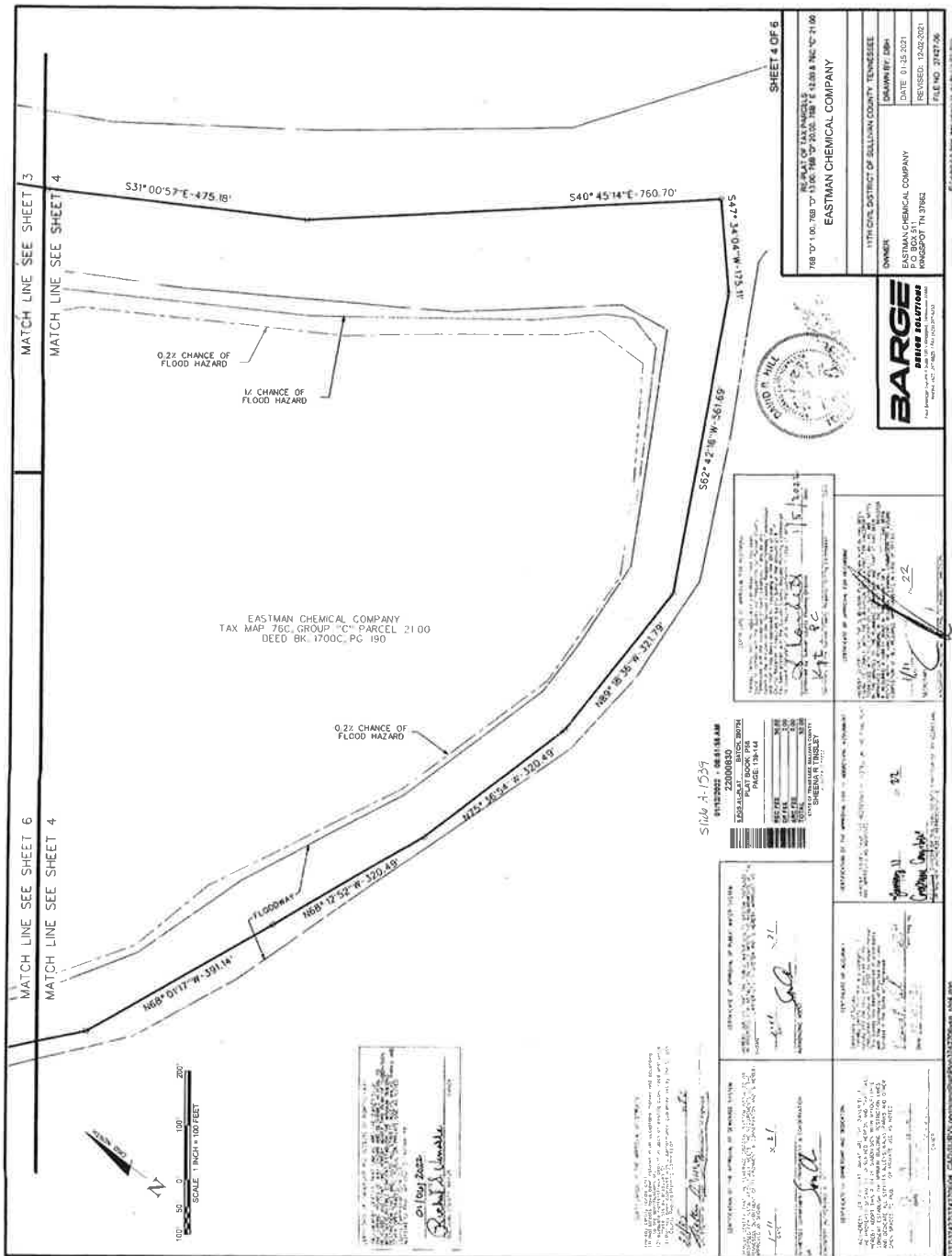
EASTMAN CHEMICAL COMPANY
TAX MAP
DEED BK 1700C, PG 180

STATE OF TENNESSEE
COUNTY OF BULLMAN
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct.

Surveyor's Seal
J. L. A. 559
20000330
EASTMAN CHEMICAL COMPANY
PLAT BOOK 180
PAGE 134-144

MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 6

STATE OF TENNESSEE COUNTY OF BULLMAN 11TH CIVIL DISTRICT OF BULLMAN COUNTY, TENNESSEE OWNER: EASTMAN CHEMICAL COMPANY DATE: 01-25-2021 REVISED: 12-02-2021 PLAT NO: 3182-06	
RECORD OF TAX PARCELS 788 TO 1.00 788 TO 13.00 788 TO 20.00 788 TO 43.00 8 78C TO 21.00 EASTMAN CHEMICAL COMPANY	
DEED BARGE SOLUTIONS For a full description of the property, see the plat and deed.	



SHEET 4 OF 6

THE STATE OF TENNESSEE
COUNTY OF SULLIVAN
EASTMAN CHEMICAL COMPANY

OWNER
EASTMAN CHEMICAL COMPANY
P.O. BOX 511
KINGSPORT, TN 37662

DRAWN BY: JPH
DATE: 01-25-2021
REVISED: 12-02-2021
FILE NO: 2107-06



BARGE
BARGE SOLUTIONS

STATE OF TENNESSEE
COUNTY OF SULLIVAN
EASTMAN CHEMICAL COMPANY

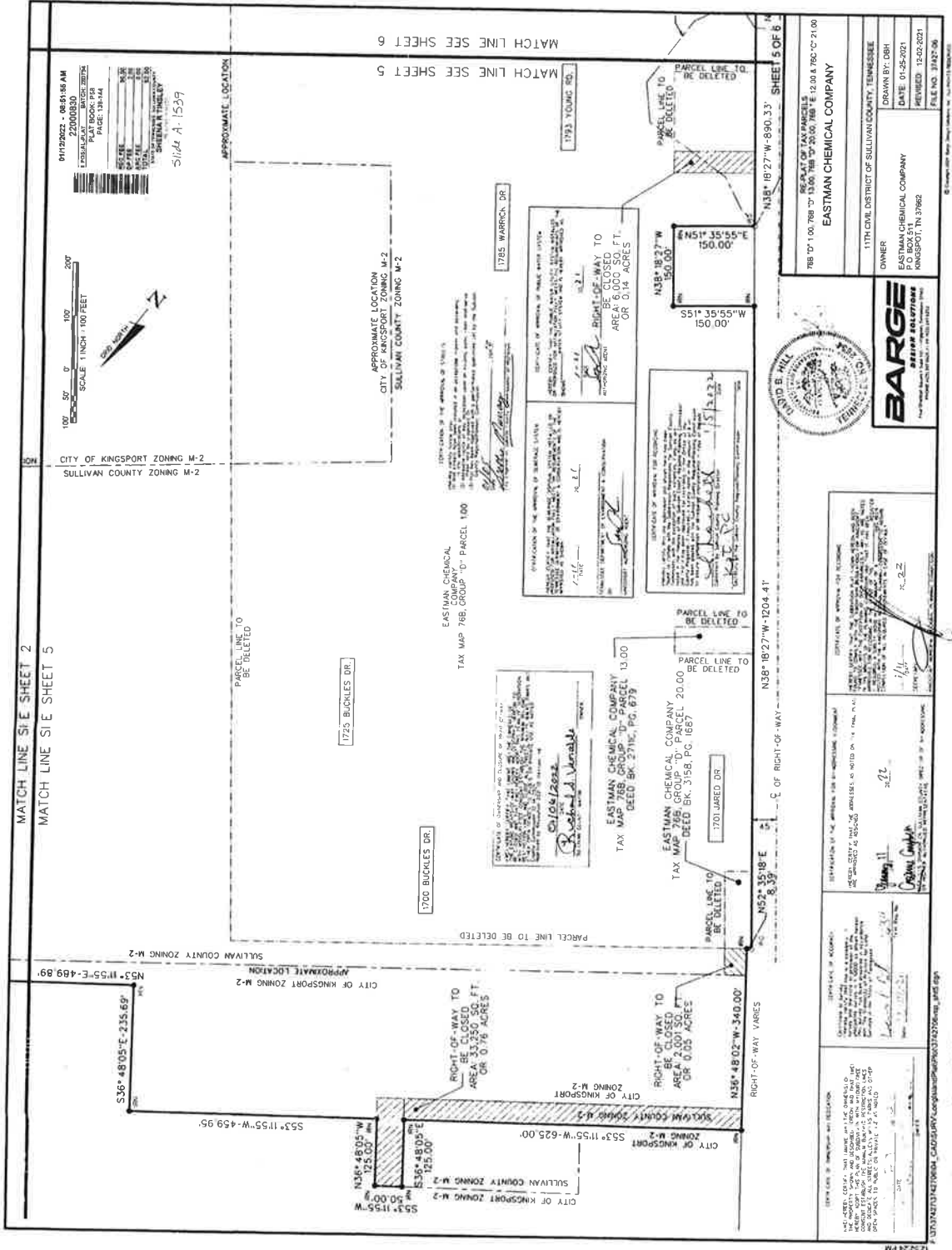
Side A-1559

2200008150

DATE: 01-25-2021
BY: JPH

STATE OF TENNESSEE
COUNTY OF SULLIVAN
EASTMAN CHEMICAL COMPANY

STATE OF TENNESSEE
COUNTY OF SULLIVAN
EASTMAN CHEMICAL COMPANY



MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 5

01/19/2022 - 08:51:56 AM
22000830
1235.47
PLAT BOOK FOR
PAGE: 18-144

100' 0" 50' 0" 100' 0" 200'
SCALE: 1 INCH = 100 FEET



Slide A-1539

APPROXIMATE LOCATION
CITY OF KINGSFORD ZONING M-2
SULLIVAN COUNTY ZONING M-2

EASTMAN CHEMICAL
TAX MAP 768 GROUP "D" PARCEL 100

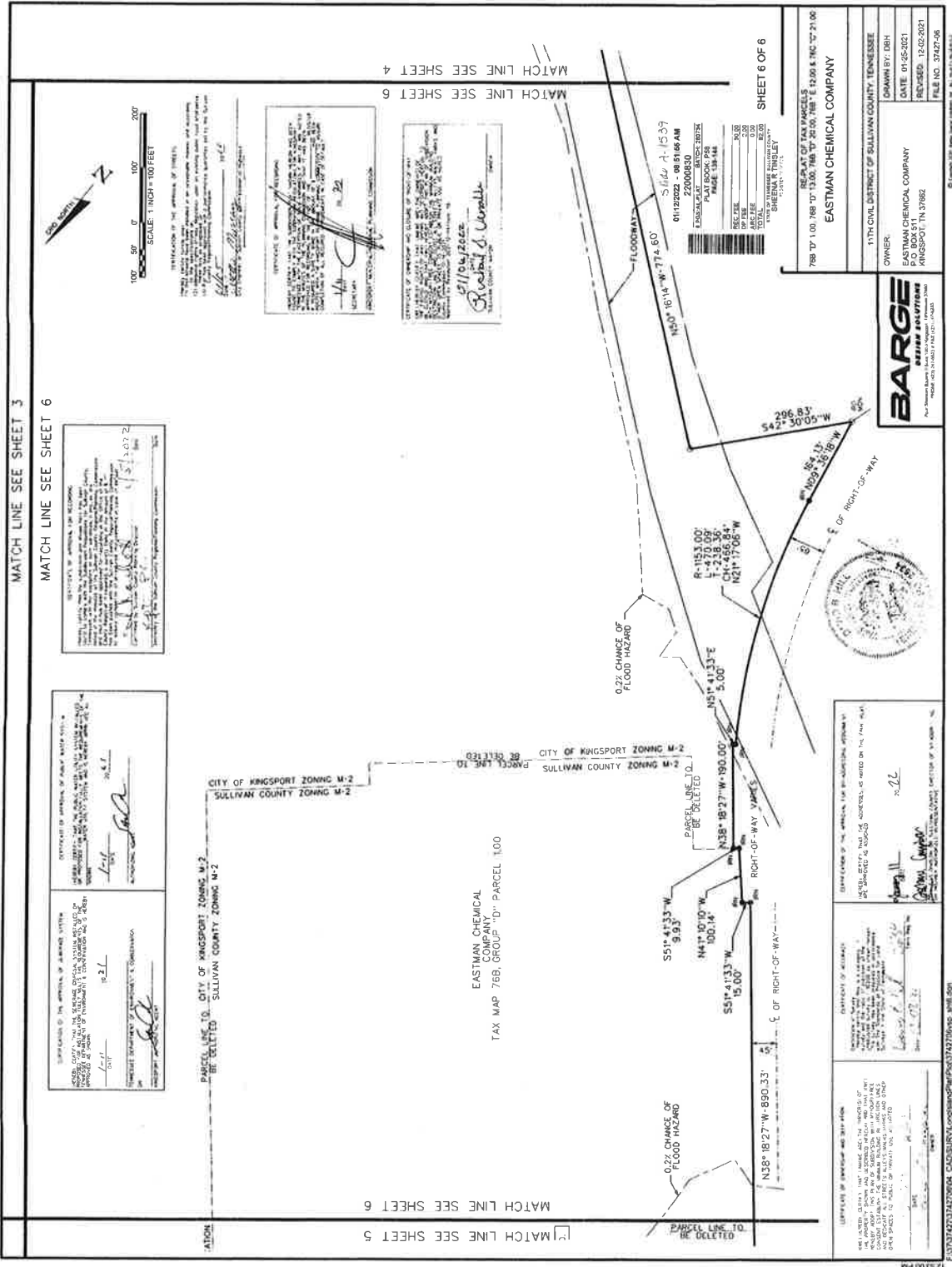
EASTMAN CHEMICAL COMPANY
TAX MAP 768 GROUP "D" PARCEL 13.00
DEED BK. 2718, PG. 679

EASTMAN CHEMICAL COMPANY
TAX MAP 768 GROUP "D" PARCEL 20.00
DEED BK. 3158, PG. 1667

REPEAT OF TAX PARCELS
768 "D" 1.00, 768 "D" 13.00, 768 "D" 20.00, 768 "E" 12.00 & 768 "C" 21.00
EASTMAN CHEMICAL COMPANY
11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE
OWNER
DRAWN BY: DBH
DATE: 01-25-2021
REVIEWED: 12-02-2021
KINGSFORD, TN 37662
FILE NO. 31427-06



BARGE
SURVEY SOLUTIONS
Professional Surveying & Mapping Services
1000 Highway 100, Suite 100, Kingsport, TN 37662
Phone: 423.825.1111 Fax: 423.825.1112



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 6

RECORD OF SURVEY FOR RECORD
This plat shows the results of a survey conducted by the undersigned, a duly qualified and licensed Surveyor of the State of Tennessee, for the purpose of recording the same. The survey was conducted in accordance with the provisions of the Tennessee Surveying and Mapping Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Surveying and Mapping. The survey was conducted on or about the date hereinafter stated, and the results thereof are shown on this plat. The survey was conducted for the purpose of recording the same, and the results thereof are shown on this plat. The survey was conducted in accordance with the provisions of the Tennessee Surveying and Mapping Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Surveying and Mapping. The survey was conducted on or about the date hereinafter stated, and the results thereof are shown on this plat. The survey was conducted for the purpose of recording the same, and the results thereof are shown on this plat.

STATEMENT OF THE SURVEYOR
I, the undersigned, a duly qualified and licensed Surveyor of the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey plat, as the same appears on the records of the Surveying and Mapping Department of the State of Tennessee. I further certify that the survey was conducted in accordance with the provisions of the Tennessee Surveying and Mapping Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Surveying and Mapping. The survey was conducted on or about the date hereinafter stated, and the results thereof are shown on this plat. The survey was conducted for the purpose of recording the same, and the results thereof are shown on this plat.

PARCEL A-10, CITY OF KINGSFORD ZONING M-2
BE DELETED SULLIVAN COUNTY ZONING M-2

EASTMAN CHEMICAL
COMPANY
TAX MAP 768, GROUP "D" PARCEL 100

MATCH LINE SEE SHEET 5
MATCH LINE SEE SHEET 6

SHEET 6 OF 6

RECORD OF SURVEY FOR RECORD
This plat shows the results of a survey conducted by the undersigned, a duly qualified and licensed Surveyor of the State of Tennessee, for the purpose of recording the same. The survey was conducted in accordance with the provisions of the Tennessee Surveying and Mapping Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Board of Surveying and Mapping. The survey was conducted on or about the date hereinafter stated, and the results thereof are shown on this plat. The survey was conducted for the purpose of recording the same, and the results thereof are shown on this plat.

BARGE
ENGINEERING & SURVEYING
P.O. BOX 511
KINGSPORT, TN 37662
PHONE: (615) 299-1111
FAX: (615) 299-1112

OWNER
EASTMAN CHEMICAL COMPANY
P.O. BOX 511
KINGSPORT, TN 37662
FILE NO. 37427-06

11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE
DRAWN BY: DBH
DATE: 01-25-2021
RECEIVED: 12-02-2021
FILE NO. 37427-06

MILLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37640
TEL: 615.398.1111
WWW.MILLERLANDSURVEYING.COM

SHEET 1 OF 1

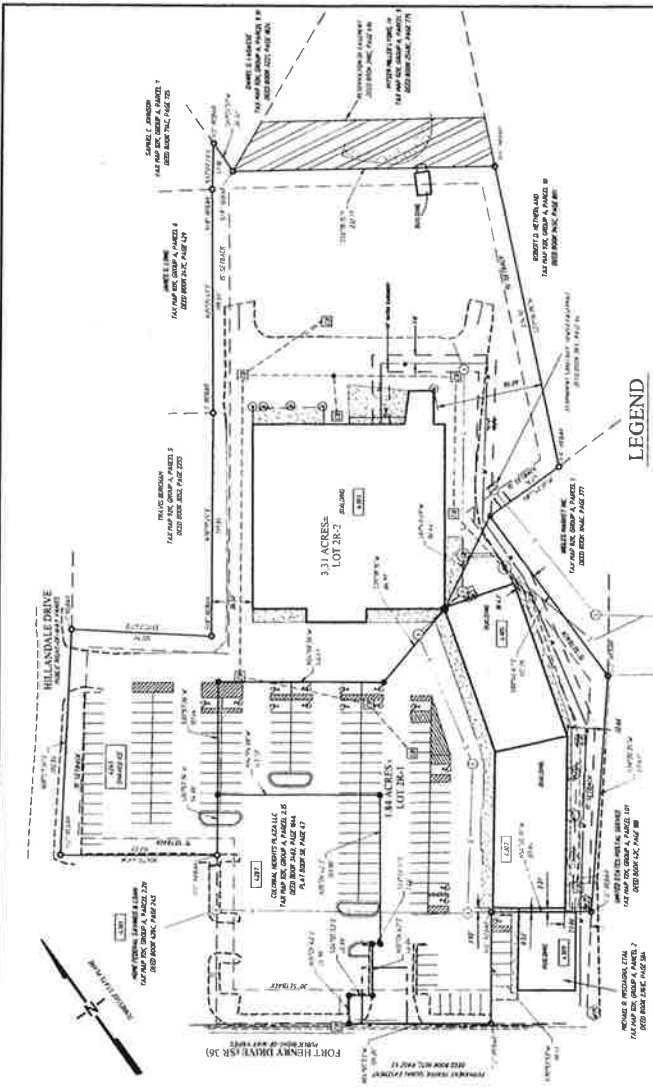
FINAL PLAT
TAX MAP 926, GROUP A,
PARCEL 2.10 (144)
DEED BOOK 18, PAGE 17
DATE: SEPTEMBER 7, 2021



VICINITY MAP
DATE: 10/1/2021



NOTES:
1. THIS SURVEY WAS PREPARED FOR THE KINGSPORT REGIONAL PLANNING COMMISSION.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT.
3. THE SURVEY WAS COMPLETED ON 09/07/2021.
4. THE SURVEY WAS PREPARED BY MILLER LAND SURVEYING, LLC.
5. THE SURVEY WAS REVIEWED BY THE KINGSPORT REGIONAL PLANNING COMMISSION.



Slide A-1543
09/07/2021 - 01:41:56 PM
2001831
PLAT BOOK 18
PAGE 17

LEGEND

1	Property Line
2	Survey Boundary
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100	Survey Boundary

NOTES

1. THE SURVEY WAS PREPARED FOR THE KINGSPORT REGIONAL PLANNING COMMISSION.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT.
3. THE SURVEY WAS COMPLETED ON 09/07/2021.
4. THE SURVEY WAS PREPARED BY MILLER LAND SURVEYING, LLC.
5. THE SURVEY WAS REVIEWED BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

COLONIAL HEIGHTS PLAZA LLC SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES: 31.5
TOTAL LOTS: 2
APPROVED: [Signature]
DATE: 09/07/2021
PLAT BOOK 18
PAGE 17





