KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – Conference Room 226

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.

October 20, 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 SEPTEMBER 12, 2022, THE REGULAR MEETING ON SEPTEMBER 15, 2022, AND THE CALLED MEETING ON OCTOBER 11, 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

10-02 2405 Princeton Road, MX District Master Plan (COMDEV22-0211)
The Kingsport Regional Planning Commission is requested to grant master plan approval in an MX zone for the new Eagle Transport Facility located at 2405 Princeton Road. The property is located in the 13th Civil District of Sullivan County. (Weems)

VII. OTHER BUSINESS

10-03 Receive, for Information Purposes, the September-October 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

September 12, 2022 12:00 noon

Members Present
Sam Booher
Pat Breeding
Paula Stauffer
Travis Patterson
James Phillips
John Moody
Sharon Duncan

Members Absent
Phil Rickman
Brad Blackwell

Staff Present
Ken Weems, AICP
Savannah Garland
Jessica McMurray
David Harris

Visitors
none

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 August 15, 2022 work session or the August 18, 2022 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.

9-01 Stormwater Easement Abandonment (PLNCOM22-0218)
The Kingsport Regional Planning Commission is requested to recommend abandonment of a stormwater easement in the Westgate development. The property is located in the 12th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the easement was no longer in use and that the existing easement needed to be abandoned so that homes could be built on the impacted lots inside the West Gate development. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

9-02 Wilcox Court Rezoning (REZONE22-0209)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the Wilcox Court Rezoning. The property is located in the 13th Civil District of Sullivan County. Staff presented the item to the Commission.

Staff noted that all the parcels that front Wilcox Court are identified as appropriate for retail/commercial use in the 2030 Future Land Use Plan. Staff noted that the requested B-3 zone for the parcel is the same zone that exists for the commercial strip center on the other side of Wilcox Court, across the street from the rezoning site. Staff noted that the submitted zoning development plan for the site reflects existing conditions of the parcel, with only the sign and minor landscaping upgrades proposed. Staff noted that the proposed use for the site is a beauty salon/ spa. No official action was taken.

9-03 Sullivan County Zoning Text Amendment for Campground Facilities

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission in consideration of a zoning text amendment for campground facility types. The proposal impacts unincorporated Sullivan County. Staff stated that a portion of this text amendment has returned to the Commission for further consideration after the initial consideration during the July 2022 regular meeting. Staff stated that the portion to be further considered with this request is the matter of whether a property owner of manager must live on the campground facility. Staff noted that the Sullivan County Planning Commission reviewed the item and proposed a change from requiring an owner or manager to live on the site to recommending that an owner or manager must live on the campground facility site. Staff stated that the recommendation for the item was a negative one since no compelling evidence has been included with the revised version to change staff's position on the recommendation to the Sullivan County Commission. No official action was taken.

9-04 Cox Valley Final PD Plan (RESDEV22-0226)

The Kingsport Regional Planning Commission is requested to grant final PD plan approval to the Cox Valley Final PD Plan contingent upon receipt of a bond for the final improvements. The property is located in the 13th Civil District of Sullivan County Staff presented the details of the item to the Commission. Staff noted substantial conformance with the preliminary approval for the site, along with discussion from the previously approved pedestrian mobility path along Cox Valley Road. Staff stated that the developer chose to go with the sidewalks as shown on their original plan approval. Staff reiterated that either sidewalks or a suitable pedestrian mobility plan are required in the PD zone. Staff noted that the approval is contingent upon receiving an approved bond on the item in a form that is acceptable to the City Attorney. Staff stated that the bond for the item is being finalized and that the Commission can anticipate a late addition to the Thursday night agenda for the item. No official action was taken.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

9-05 Receive, for Information Purposes, the August - September 2022 Approved Subdivisions

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:45 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

September 15, 2022 5:30 p.m.

Members Present
Pat Breeding
James Phillips
John Moody
Phil Rickman
Sharon Duncan
Paula Stauffer
Travis Patterson

Members Absent
Sam Booher
Brad Blackwell

Staff Present
Ken Weems, AICP
Savannah Garland
Jessica McMurray
David Harris

Visitors
Jessica White
John Mize
George Smith
John Pierce

At 5:30 p.m., Vice Chairman Breeding called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Vice Chairman called for approval of the agenda. Staff noted that the previously discussed late bond addition for the Cox Valley Development has been created and is ready to be added to the agenda. A motion was made by Sharon Duncan, seconded by John Moody, to approve the agenda as amended. 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 August 12, 2022 work session or the August 15, 2022 regular meeting. With no corrections identified, a motion was made by Phil Rickman, seconded by James Phillips, to approve the minutes of the August 12, 2022 work session and the August 15, 2022 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.

9-01 Stormwater Easement Abandonment (PLNCOM22-0218)
The Kingsport Regional Planning Commission is requested to recommend abandonment of a stormwater easement in the Westgate development. The property is located in the 12th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the easement was no longer in use and that the existing easement needed to be abandoned so that homes could be built on the impacted lots inside the West Gate development.

A motion was made by James Phillips, seconded by Phil Rickman, to approve the consent agenda. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

9-02 Wilcox Court Rezoning (REZONE22-0209)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the Wilcox Court Rezoning. The property is located in the 13th Civil District of Sullivan County. Staff presented the item to the Commission. Staff noted that all the parcels that front Wilcox Court are identified as appropriate for retail/commercial use in the 2030 Future Land Use Plan. Staff noted that the requested B-3 zone for the parcel is the same zone that exists for the commercial strip center on the other side of Wilcox Court, across the street from the rezoning site. Staff noted that the submitted zoning development plan for the site reflects existing conditions of the parcel, with only the sign and minor landscaping upgrades proposed. Staff noted that the proposed use for the site is a beauty salon/ spa. Staff updated the Commission on public inquiries about the item, stating that no calls or comments had been received as of yet for the rezoning. A motion was made by Sharon Duncan, seconded by Phil Rickman, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to rezone the property. The motion passed unanimously, 7-0.

9-03 Sullivan County Zoning Text Amendment for Campground Facilities

The Kingsport Regional Planning Commission is requested to send a recommendation to the Sullivan County Commission in consideration of a zoning text amendment for campground facility types. The proposal impacts unincorporated Sullivan County. Staff stated that a portion of this text amendment has returned to the Commission for further consideration after the initial consideration during the July 2022 regular meeting. Staff stated that the portion to be further considered with this request is the matter of whether a property owner of manager must live on the campground facility. Staff noted that the Sullivan County Planning Commission reviewed the item and proposed a change from requiring an owner or manager to live on the site to recommending that an owner or manager must live on the campground facility site. Staff stated that the recommendation for the item was a negative one since no compelling evidence has been included with the revised version to change staff's position on the recommendation to the Sullivan County Commission. The Commission discussed the pros and cons of management or the owner living on the site. A motion was made by Pat Breeding, seconded by James Phillips to recommend to the Sullivan County Commission that the owner or manager shall be required to live on site or an adjacent piece of property. The motion passed 6-1, with John Moody voting against the motion.

9-04 Cox Valley Final PD Plan (RESDEV22-0226)

The Kingsport Regional Planning Commission is requested to grant final PD plan approval to the Cox Valley Final PD Plan contingent upon receipt of a bond for the final improvements. The property is located in the 13th Civil District of Sullivan County Staff presented the details of the item to the Commission. Staff noted substantial conformance with the preliminary approval for the site, along with discussion from the previously approved pedestrian mobility path along Cox Valley Road. Staff stated that the developer chose to go with the sidewalks as shown on their original plan approval. Staff reiterated that either sidewalks or a suitable pedestrian mobility plan are required in the PD zone. Staff noted that the approval is contingent upon receiving an approved bond on the item in a form that is acceptable to the City Attorney. A motion was made by Pat Breeding, seconded by Phil Rickman to grant contingent final approval. The motion passed unanimously, 7-0.

9-05 Cox Valley Final PD Plan Performance Bond (RESDEV22-0226)

The Kingsport Regional Planning Commission is requested to approve a performance bond in the amount of $65,056.41 for the Cox Valley Final PD Plan contingent upon receipt of the bond in a form acceptable to the City Attorney. The property is located in the 13th Civil District of Sullivan County. Staff stated that this item is the bond amount for the remaining improvements of the Cox Valley Development. Staff stated the bond is proposed to be active for a total of one year with an expiration date of Sep 15, 2023. A motion was made by Phil Rickman, seconded by Sharon Duncan to approve the performance bond in the amount of $65,056.41 with an expiration date of September 15, 2023. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

9-06 Receive, for Information Purposes, the August - September 2022 Approved Subdivisions

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

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:26 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE CALLED MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
415 Broad Street, Kingsport, TN 37660

October 11, 2022 noon

Members Present
Sam Booher
Pat Breeding
Brad Blackwell
Sharon Duncan
John Moody

Members Absent
James Phillips
Phil Rickman
Paula Stauffer
Travis Patterson

Staff Present
Ken Weems, AICP
Jessica Harmon
Savannah Garland
Jessica McMurray
David Harris

Visitors
Darin Karst

At 12:05p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. A motion was made by Pat Breeding, seconded by Sharon Duncan, to approve the agenda as presented. The motion passed unanimously, 5-0.

III. NEW BUSINESS

10-01 Evarts Valley Phase I, Final PD (RESDEV22-0238)

The Kingsport Regional Planning Commission is requested to grant Final PD approval to Evarts Valley Phase 1, Final PD. The property is located in the 15th Civil District of Sullivan County. Staff presented the details of the item to the Commission. Staff noted that the development had received preliminary approval from the Commission during their September 2021 regular meeting. Staff further stated that the proposal adds 50 new single family lots to the Edinburgh development along with .4 miles of new city street. Staff noted that the periphery boundary was in place, as well as the updated open space for the development, which both conform to the PD district guidelines. A motion was made by Sam Booher, seconded by Pat Breeding, to grant final PD approval. The motion passed unanimously, 5-0.

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

V. ADJOURNMENT

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

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Master Plan Report
COMDEV22-0211

2405 Princeton Road Master Plan in an MX District

Property Information			
Address	2405 Princeton Road		
Tax Map, Group, Parcel	76, Parcel 1		
Civil District	13		
Overlay District	Gateway		
Land Use Designation	Retail/ Commercial		
Acres	+/- 9.81		
Existing Use	vacant	**Existing Zoning**	MX
Proposed Use	Truck terminal	**Proposed Zoning**	No change

Owner /Applicant Information	
Name: Colette, Lance **Address: 300 S. Wesleyan Blvd** **City: Rocky Mount** **State: NC** **Zip Code: 27804**	**Intent:** To receive Master Plan approval for a commercial trucking maintenance center/terminal.

Planning Department Recommendation

The Kingsport Planning Division recommends APPROVAL for the following reasons:

The submitted master plan meets the requirements of the MX zone.

Staff Field Notes and General Comments:

This MX District parcel is currently vacant and was recently rezoned to MX from B-4P.

Planner:	Ken Weems	Date:	12 October 2022
Planning Commission Action		**Meeting Date:**	**20 October 2022**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 2405 Princeton Road

DISTRICT: 13th

OVERLAY DISTRICT: Gateway

EXISTING ZONING: MX

ACRES: +/- 9.81

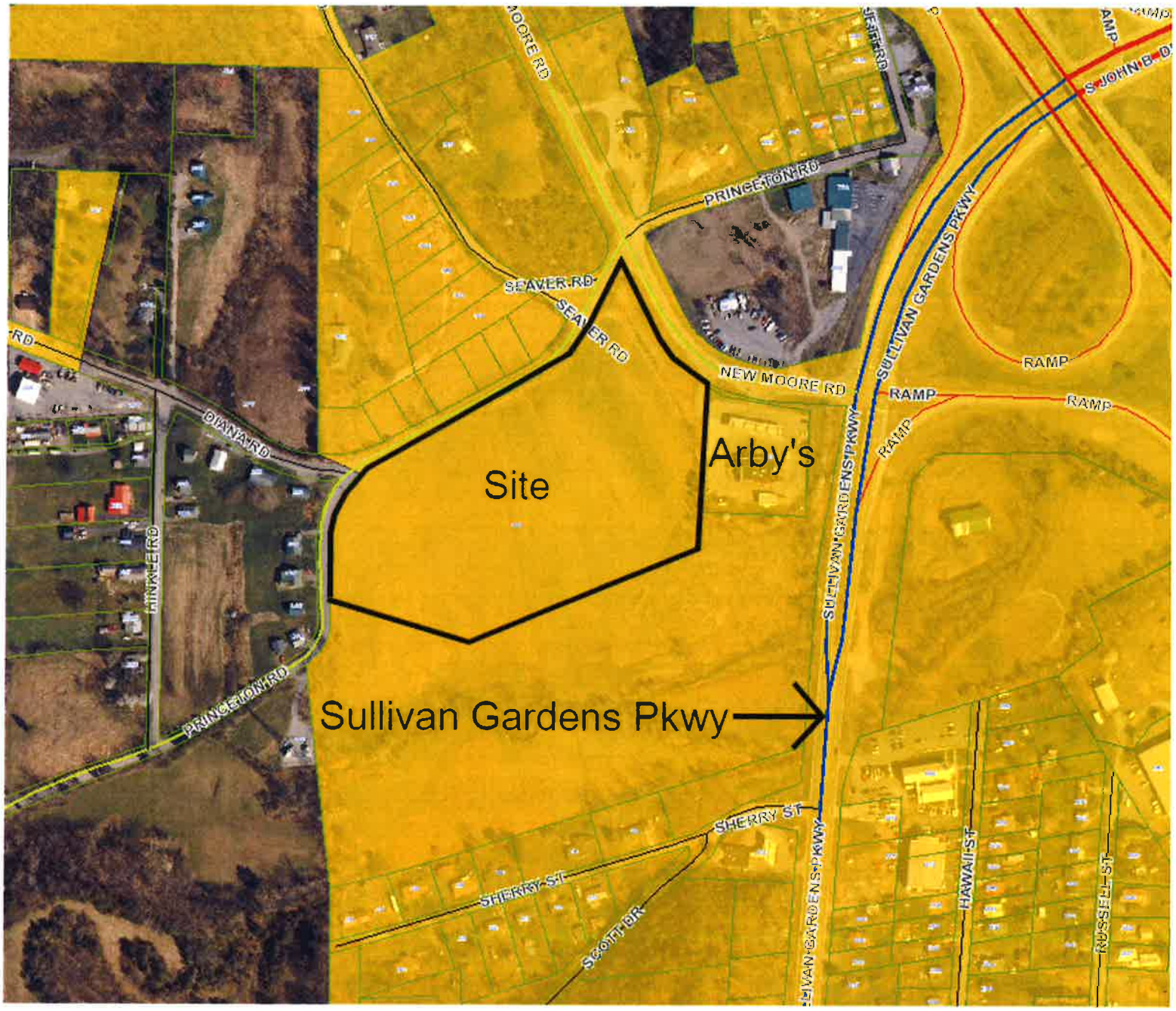
EXISTING USE: vacant

PROPOSED USE: new commercial trucking maintenance center/terminal.

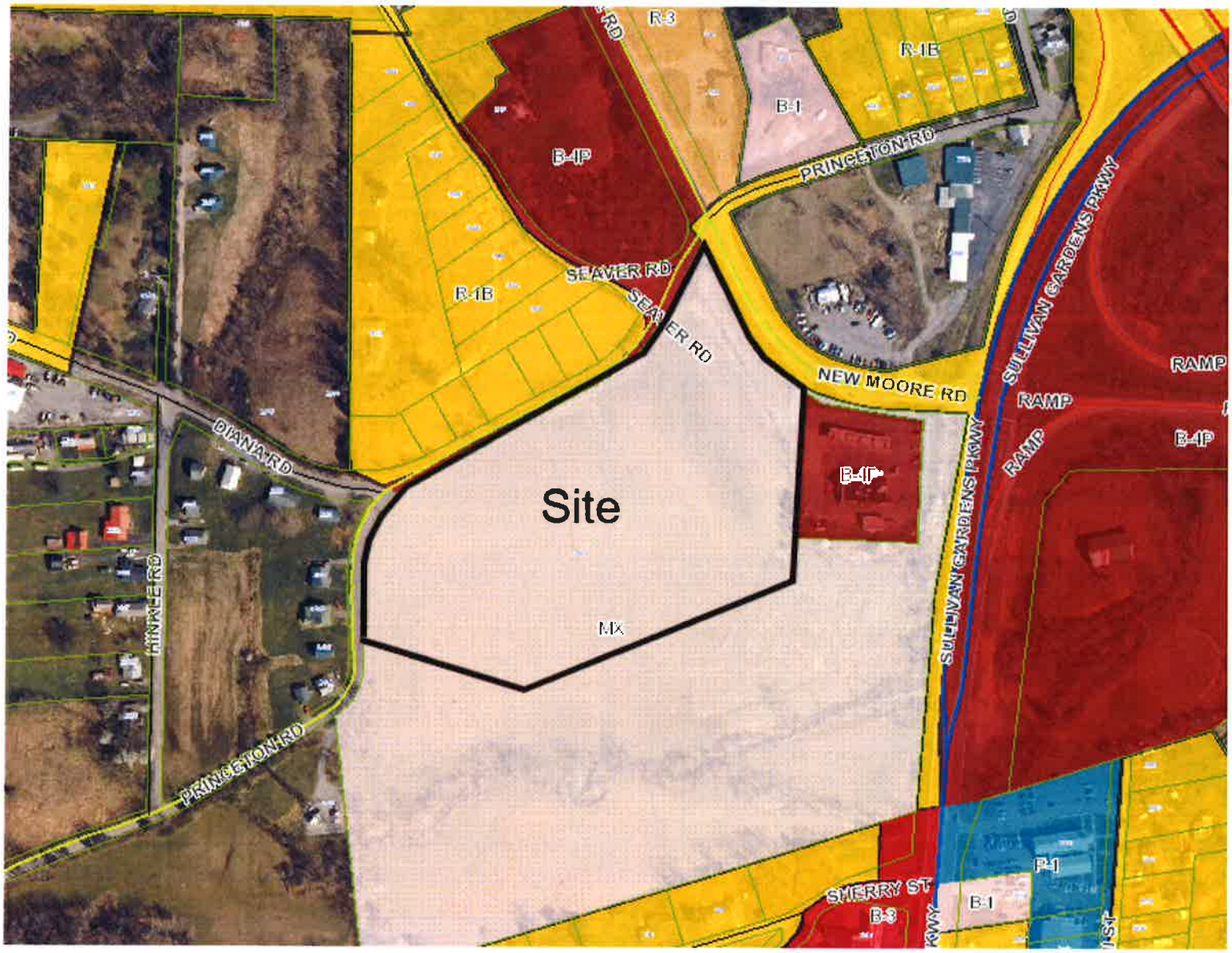
INTENT

To receive master plan approval in an MX zone for a new commercial trucking maintenance center/terminal.

LOCATION MAP



CURRENT ZONING MAP



AERIAL


PRINCETON RD
SEAVER RD
SEAVER RD
NEW MOORE RD
SULLIVAN GARDENS
RAMP
RAMP
DIANA RD
Site
HINKLE RD
PRINCETON RD
SULLIVAN GARDENS PKWY
CHERRY ST

MASTER PLAN ANALYSIS

Standard:

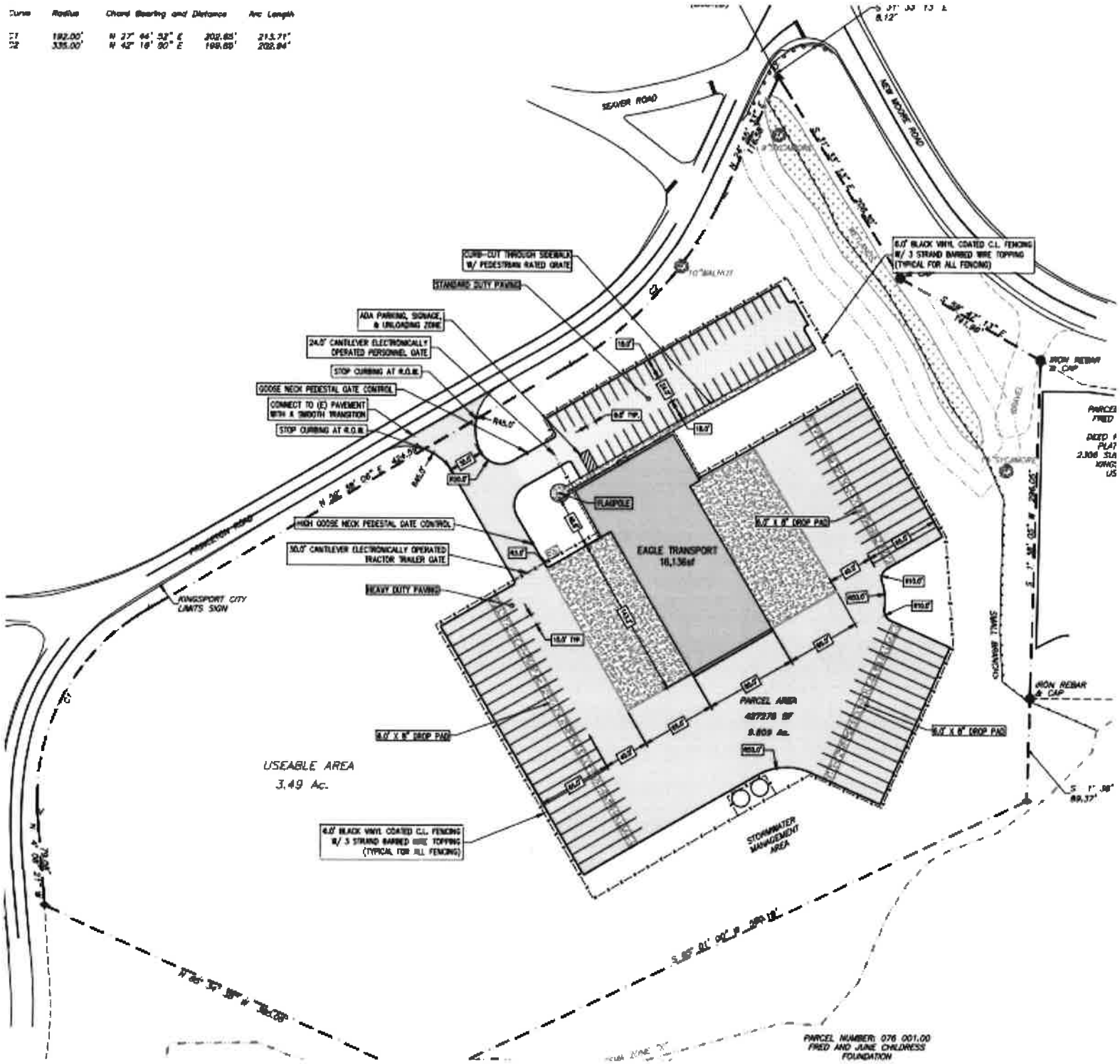
The MX Master Plan zoning standards evaluate the following:

1. Signage
2. Ingress/Egress
3. Availability and adequacy of utiliites
4. Buffer Strip (periphery yard)
5. Adjacent transportation network
6. Internal street layout
7. A conceptual layout of the varying types of land uses

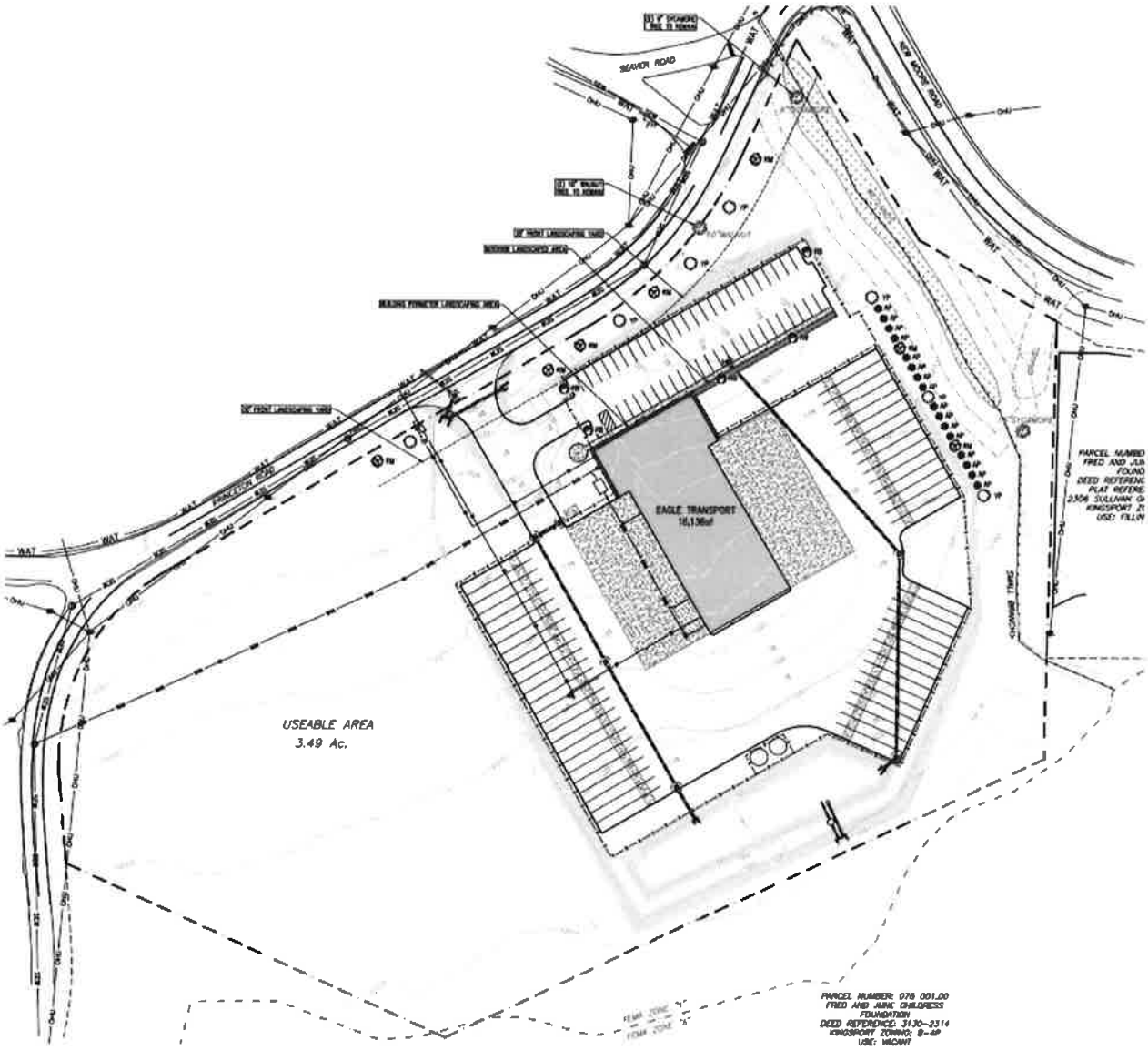
Enlarged plan copies will be provided during the work session and regular meeting for best clarity.

1. Signage: The site will only have a wall sign, with a graphic of the wall signage being included in this packet for review.
2. Ingress/Egress is currently located along Princeton Road. Our city traffic and right-of-way departments are currently evaluating a turning template for the intersection of Princeton and New Moore Road to ensure the ability of trucks to safely maneuver the intersection
3. Availability and adequacy of utilities: The site has access to existing city water and sewer service. Power is available and utility lines will be underground for the site.
4. The 30' buffer strip is intact and the associated landscaping plan has received a positive recommendation from the city's landscaping specialist.
5. Adjacent transportation networks are shown on the plan
6. The internal street layout will consist of the driveway to the new facility.
7. The submitted site plan is more detailed than a conceptual layout of land uses. This is due to only one entity scheduled to occupy the property, with potential plans to expand in the future.

Site Plan (Close View Due to Size)



Landscaping Plan Details with Buffer Trees



Sole Sign (58 Square Foot Wall Sign)

CONCLUSION

Staff recommends APPROVAL of the submitted Master Plan for this particular MX zone.

KINGSPORT
TENNESSEE
Planning Department

October 20th, 2022

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

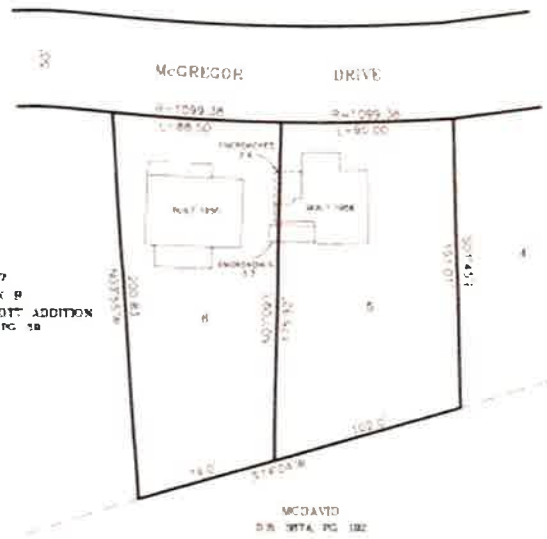
Chairman Booher:

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.

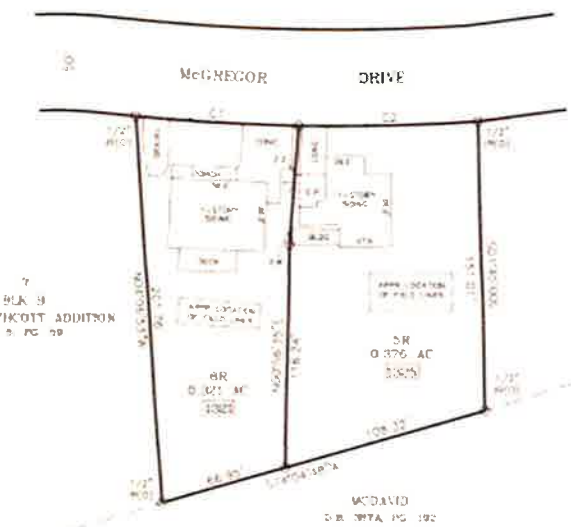
1. McGregor Dr.
2. 163 Island Rd.
3. N. Holston River Dr.
4. 938 Maple St.
5. 373Westfield Dr.
6. 5793 Lehigh St.
7. 2094 Sharron Rd
8. 310 E Industry Dr.
9. 116 Forest Edge Ct.
10. 2987 Reservoir Rd.
11. 3508 Glen Alpine Rd.
12. 238 Sherry St.
13. 1198 Summerville Rd.
14. 4420Matilida Place
15. Evarts Valley Final (Edinburgh PH 6)
16. Edinburgh PH 4 lot 116 & 117

Sincerely,

Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



BEFORE



AFTER

LEGEND

(M/D)	MAP AND DEED
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
N.T.S.	NOT TO SCALE
CONC	CONCRETE
C.P.	CAR PORT
BLDG	BUILDING
APPR	APPROXIMATE
@	WATER METER

09/09/2022 10:54:51 AM
22018654
PLAT BOOK: P58
PAGE: 261-261
REC FEE 10.00
OPERATOR 2.00
REC'ST FEE 0.00
TOTAL 12.00
SHERNA R TINSLEY

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]

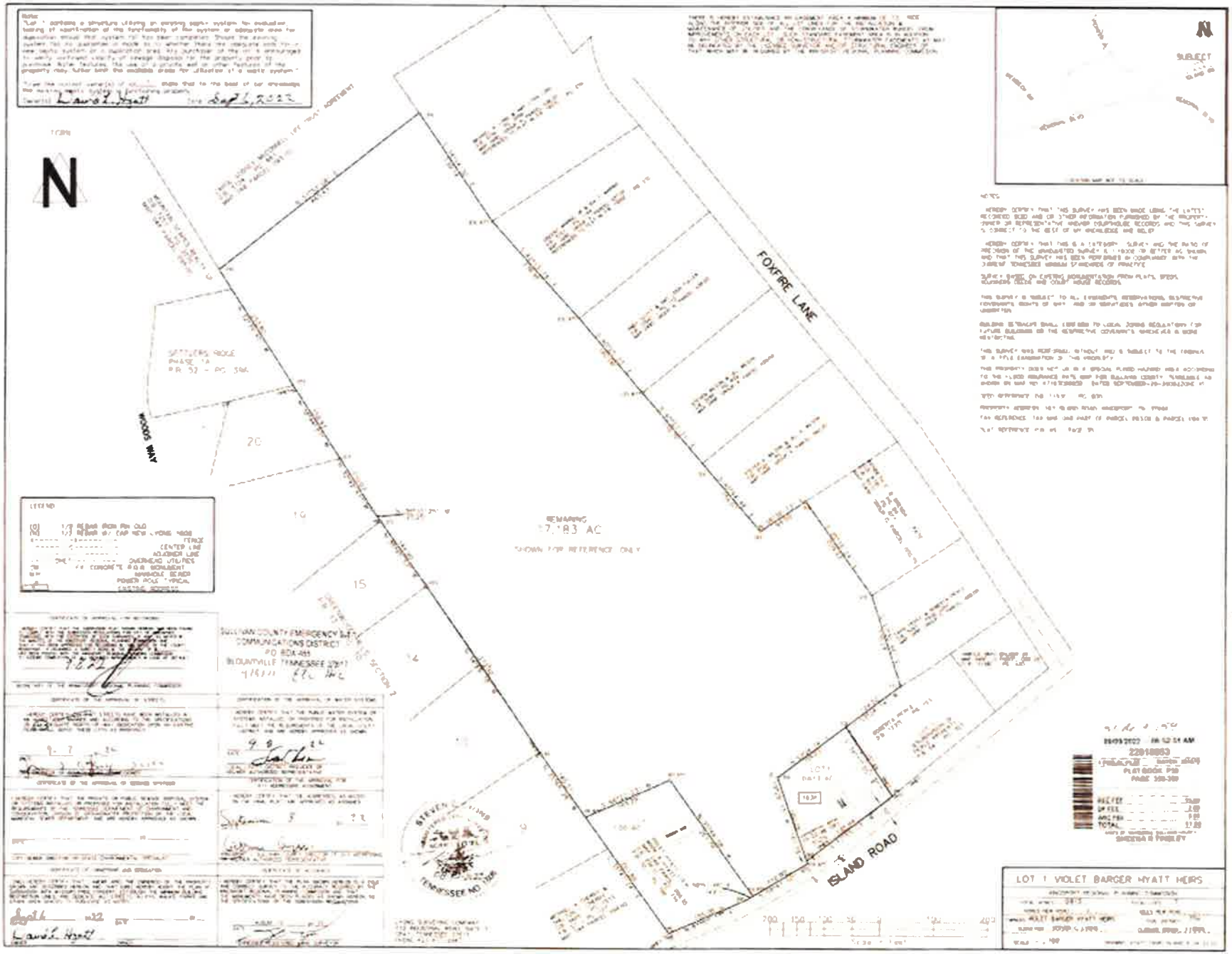
ALLEY & ASSOCIATES, INC.
SURVEYORS
[illegible]

NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

RESUBDIVISION OF LOTS 5 & 6, BLOCK B
WEST NORTHCOTT ADDITION
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	[illegible]	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	[illegible]	DATE SURVEYED	[illegible]
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	[illegible]
SCALE	1" = 40'		


N
FOXFIRE LANE
WOODS WAY
ISLAND ROAD
REMAINING
27.83 AC
SHOWN FOR REFERENCE ONLY
SETTLERS RIDGE
PHASE 1A
PB 52 - PG. 396
20
19
15
14
SULLIVAN COUNTY EMERGENCY 911
COMMUNICATIONS DISTRICT
PO BOX 485
BLOUNTVILLE TENNESSEE 37617
STEVEN
TENNESSEE
LOT 1 VIOLET BARGER HYATT HEIRS
SUBJECT
22018863
PLAT BOOK P30
PAGE 300-300
TOTAL 11.00
SHERRIA H FOWLEY

N

N

N HOLSTON RIVER DRIVE

1

2

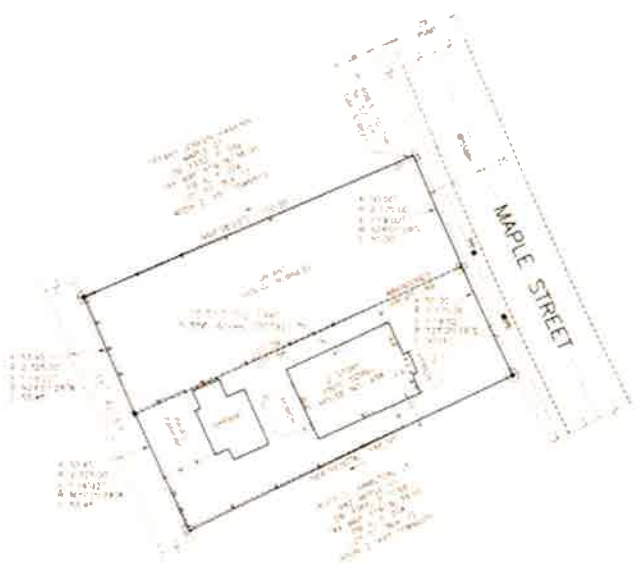
RECEIVED

REGISTER OF DEEDS

DIVISION OF RUTH PHILLIPS PROPERTY

4

Saxon & Associates
129 Lynn Drive
Kingsport, TN 37664-5200
PHONE (423) 245-9026
saxon@chartertn.net



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09/19/2022 08:46:06 AM
22018236
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PAGE
REC FEE 15.00
RF FEE 2.00
DPA FEE 0.00
TOTAL 17.00
BRENDA P FOWLEY

LEGEND

CONSOLIDATION OF LOTS 38 & 39 OF BLOCK 72
KINGSPORT TOWNSITE, ADDITION 2

N

GEODETIC CONTROL NOTE

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

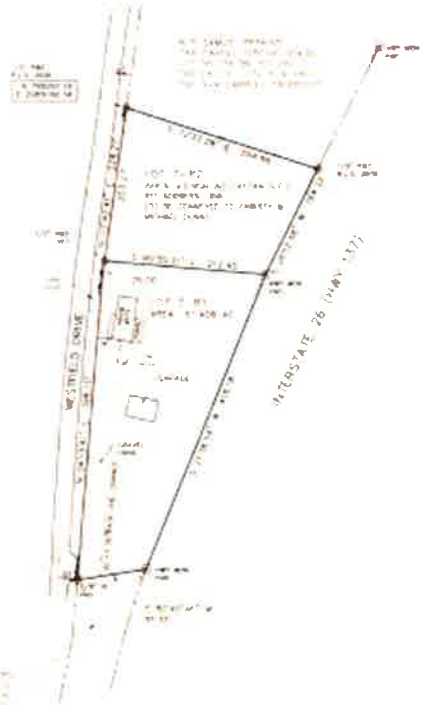
CERTIFICATION OF THE APPROVAL FOR 911–ADDRESSING ASSIGNMENT

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

CERTIFICATION OF OWNERSHIP AND DEDICATION

CERTIFICATION OF APPROVAL FOR RECORDING



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09/23/2022 09:52:37 AM
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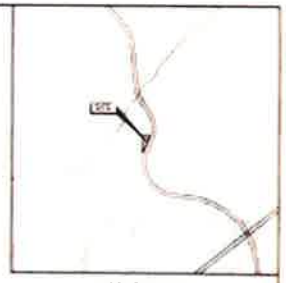
PAGE
SHEENA K TINSLEY

CERTIFICATION OF ACCURACY

MICHAEL LACEY
TENNESSEE
REGISTERED
LAND SURVEYOR
NO 2605

MICHAEL LACEY R.L.S. 2605
REGISTERED LAND SURVEYOR

SCALE 1" = 40' = 100 FEET



LOCATION MAP

GENERAL NOTES

LEGEND

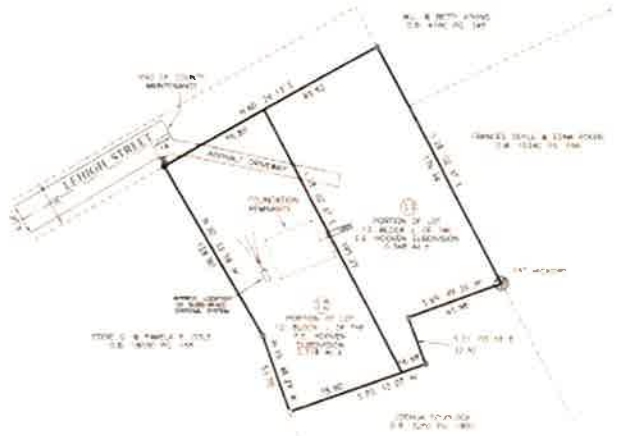
ABBREVIATIONS

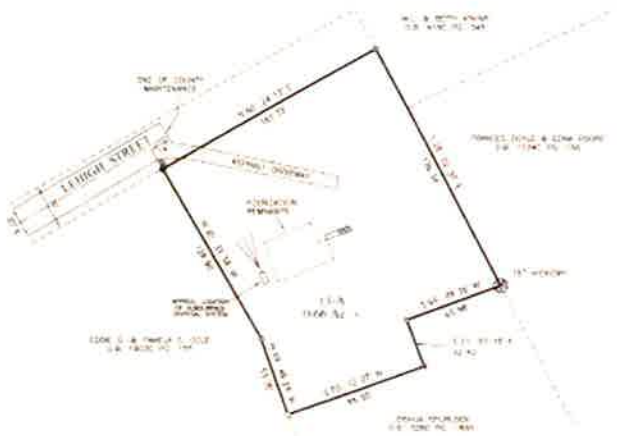
REPLAT OF LOT 7R

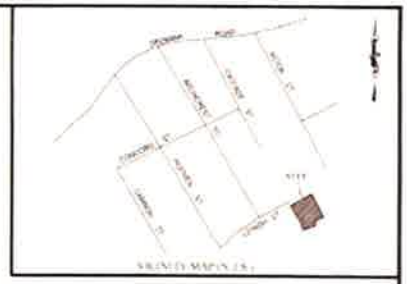
THE AVA CARROLL PROPERTY
FOR CHRISTY & MICHAEL DUNN
WESTFIELD DRIVE
CITY OF KINGSPORT
CIVIL DIST. 13, SULLIVAN CO., TN

M. LACEY LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYING SERVICES
379 BEECH GROVE ROAD BULLS GAP TN 37711
PHONE 423.235.3340
E MAIL MLACEY@MLACEYLANDSURVEYING.COM
WWW.MLACEYLANDSURVEYING.COM

7510222	SU-1	0







LEGEND

- 5/8" IRON ROD SET
- 1/2" IRON ROD OLD
- 1/4" IRON ROD OLD
- 3/4" IRON PIPE OLD
- 3/4" IRON ROD OLD
- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- WATER METER

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATION OF THE APPROVAL FOR MAP ACCEPTANCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

4-26-2022

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

9-22-2022

CERTIFICATE OF APPROVAL FOR RECORDING

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PLAT BOOK PG

PAGE

FEE/TAX

SHEENA R TINSLEY

WILLIAM G. HENSON

REGISTERED LAND SURVEYOR

TENNESSEE NO. 1891

COMBINATION OF PART OF LOTS 11 AND 12, BLOCK 1 OF THE GEO. D. GAINES FARM

KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES

ACRES NEW ROAD

TOTAL LOTS

MILES NEW ROAD

OWNER

SURVEYOR

CLOSURE ERROR

DATE

SCALE

HENSON LAND SURVEYS

PROJECT NO.

7

DIVISION OF ENVIRONMENTAL PROTECTION

N

LOCATION MAP
NOT TO SCALE

0.46 ACS

0.46 ACS

LOT 2B
0.92 ACS
(TOTAL)

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POINT ON RIGHT-OF-WAY
- WATER METER
- UTILITY POLE
- INDICATES MUTUAL OWNERSHIP

MISCELLANEOUS NOTES

FLOOD NOTE

22019591
PLAT BOOK 15
PAGE 1

SHERRA R TINSLEY

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

CERTIFICATE OF APPROVAL OF STREETS

DIVISION OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATE OF APPROVAL OF WATER SYSTEM

CERTIFICATE OF APPROVAL FOR RECORDING

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 2 & 3 OF PLAT BOOK 15 PAGE 1

TOTAL ACRES 0.92	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
COUNTY SULLIVAN	CIVIL DISTRICT 15th
SURVEYOR CHARLES T. JOHNSON JR.	CLOSURE ERROR 1:10000
SCALE 1" = 100' 50' 0 100' 200'	

DIXIE CEMENT COMPANY, INC.
D.B. 275C, PG. 432

R=425.00
L=80.23
CH=N63°53'08"W
80.11

N34°26'35"E
40.25'

C.C. & O RAILROAD

50' PERMANENT NON-EXCLUSIVE RIGHT-OF-WAY

S77°59'20"E
4.00'

S68°04'44"E
159.03'

LOT 2
0.328 AC.±
320

IR(O) CAP WILSON

N58°00'30"W
153.67'

N38°29'20"W
169.65'

S47°05'25"W
22.27'

A UTILITY EASEMENT FROM EXISTING WATER AND SEWER LINES ALONG WEST INDUSTRY DRIVE WILL EXTEND ALONG THE PERMANENT RIGHT OF WAY TO LOTS 1 AND 2.

ANY FUTURE EXTENSION OF WATER AND SEWER LINES SHALL BE AT COST TO THE OWNER.

N42°55'52"E
69.40'

R=375.00
L=127.63
CH=S68°14'20"E
127.01

S38°29'20"E
169.66'

R=40.00
L=55.44
CH=S61°47'40"W
51.11

S83°35'20"E
71.07'

R=90.00
L=39.42
CH=S71°02'20"E
39.11

S/8" IR(O) BENT

S31°10'11"W
43.97'

CITY OF KINGSPORT
D.B. 3464, PG. 1419

N14°22'11"W
15.18'

N07°12'25"W
72.71'

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

LOT 1
3.471 AC.±
310

S35°46'19"E
166.31'

N17°46'58"E
102.91'

IR(O) CAP WILSON

N51°27'41"W
167.78'

S52°18'00"W
299.97'

N52°08'19"W
151.01'

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

IR(O) CAP WILSON

CITY OF KINGSPORT
D.B. 3464, PG. 1419

N

1" = 40'-0"

LEGEND

IR(O)	IRON ROD (O)
D.B.	DEED BOOK
PG.	PAGE
N.T.S.	NOT TO SCALE
AC.	ACRES
M.L.	MILLIONS
L=	LENGTH
CH=	CHORD
PP	UTILITY POLE
OHU	OVERHEAD UTILITY
310	911 ADDRESS

NOTES:

1) NORTH BASED ON REFERENCED DEED.
2) PROPERTY IS ZONED M-2.
3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION SECONDARY MAP, ATTACHED HERETO (FIRM) DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
5) CITY WATER AND SEWER.
6) NO ISSUES OR CONFLICTS WITH PRIOR APPROVALS.
7) FIELD INFORMATION ACCOMPLISHED WITH COMPUTER TOTAL STATION EQUIPMENT.
8) DATE OF FIELD SURVEY: PARTS OF PARCEL 310.
9) DATE REFERENCE: [illegible]
10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND RESTRICTIVE COVENANTS, WHETHER RECORDED AND UNRECORDED.
13) SET IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
14) THERE ARE SEPARATE LEGAL DESCRIPTIONS REMAINING IN THE ORIGINAL PARCEL.

ALLEY & ASSOCIATES, INC.
- SURVEYORS -
240 E. MARKET STREET KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-9300
FAX (423) 392-9301
E-MAIL: kingsport@alleyassociates.com

TIM LINGERFELT
STATE OF TENNESSEE
No. 2101
REGISTERED LAND SURVEYOR

Craig Dawson Owen 9-21-22

Slide A-1594
09/23/2022 08:58:47 AM
22019592
PLAT BOOK PG
PAGE 163-163
REC FEE 15.00
OPTIONAL 2.00
ARC FEE 0.00
TOTAL 17.00
SHEENA R TINSLEY

DIVISION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE

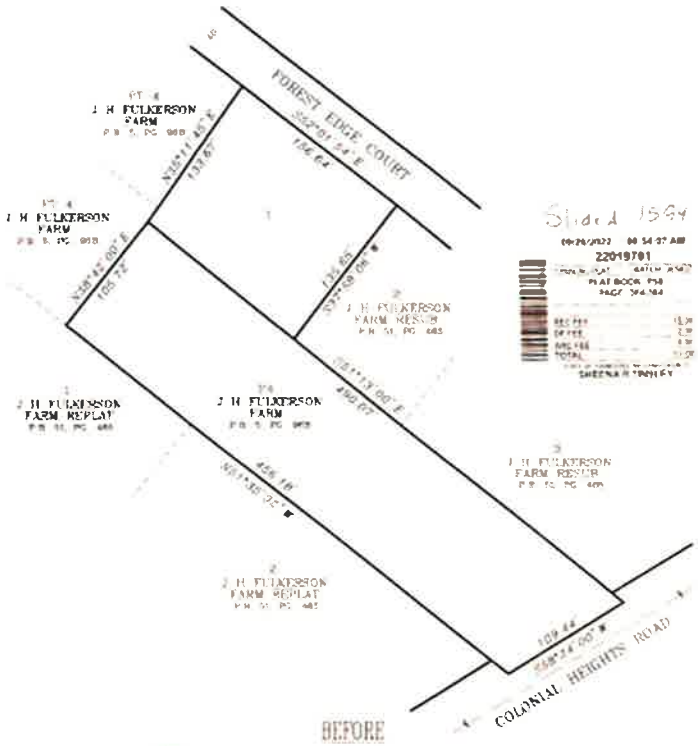
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.99 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE
SURVEYOR ALLEY & ASSOCIATES, INC.
SCALE 1"=40'

9-21-22

9-21-22

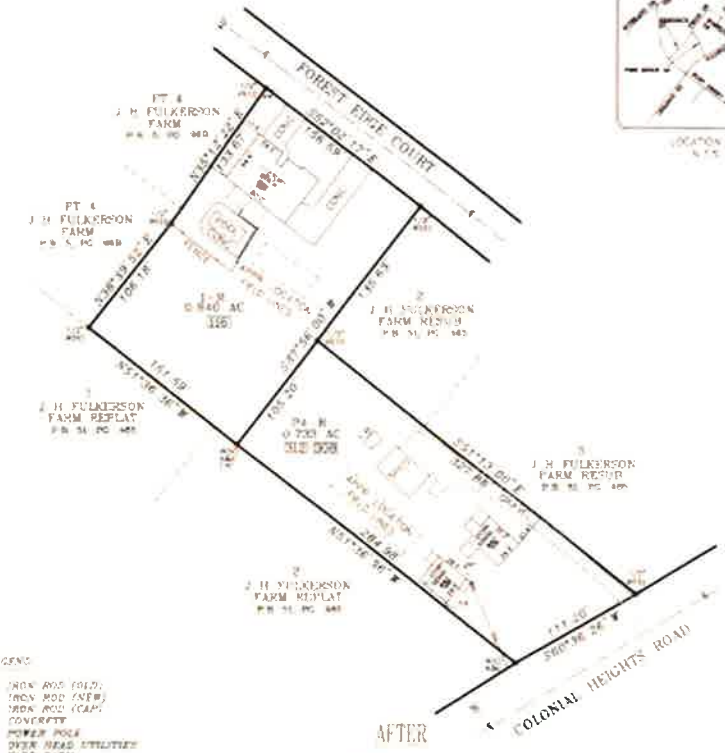
9-23-22



BEFORE

Slide 1594

09/26/2022 08:54:07 AM
22019781
PLAT BOOK 51B
PAGE 394-394
RECEIPT
DEEDS
MISC FEE
TOTAL
SHEENA R TRENLEY



AFTER

LOCATION MAP

LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW)
IR(C)	IRON ROD (CAP)
CONC	CONCRETE
PP	POWER POLE
OHU	OVER HEAD UTILITIES
Y.B	YARD BARN
P.B	PLAT BOOK
PG	PAGE
APPR	APPROXIMATE
A&A	ALLEY & ASSOCIATES
(123)	911 ADDRESS
N.T.S	NOT TO SCALE
℄	CENTER LINE

NOTES

1. [illegible] AND DRAINAGE EASEMENT ALONG LOT 4 REAR LOT LINES [illegible] ALONG FRONT OF LOT.

STANDARDS OF PRACTICE

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF [illegible] AND MAY BE SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND RESTRICTIVE COVENANTS WHETHER NOW OR HEREAFTER RECORDED OR UNRECORDED.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF [illegible] AND MAY BE SUBJECT TO ALL [illegible] OF WATER, EASEMENTS, RESTRICTIONS AND RESTRICTIVE COVENANTS WHETHER NOW OR HEREAFTER RECORDED OR UNRECORDED.

[illegible] SHOWN ON THIS PLAT.

[illegible] & DRAINAGE EASEMENT ALONG FRONT & REAR LOT LINES [illegible] ALONG FRONT OF LOT.

ALLEY & ASSOCIATES, INC.
SURVEYORS
241 E. MONRY STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 247-8006
FAX (423) 247-8008
E-MAIL: [illegible]

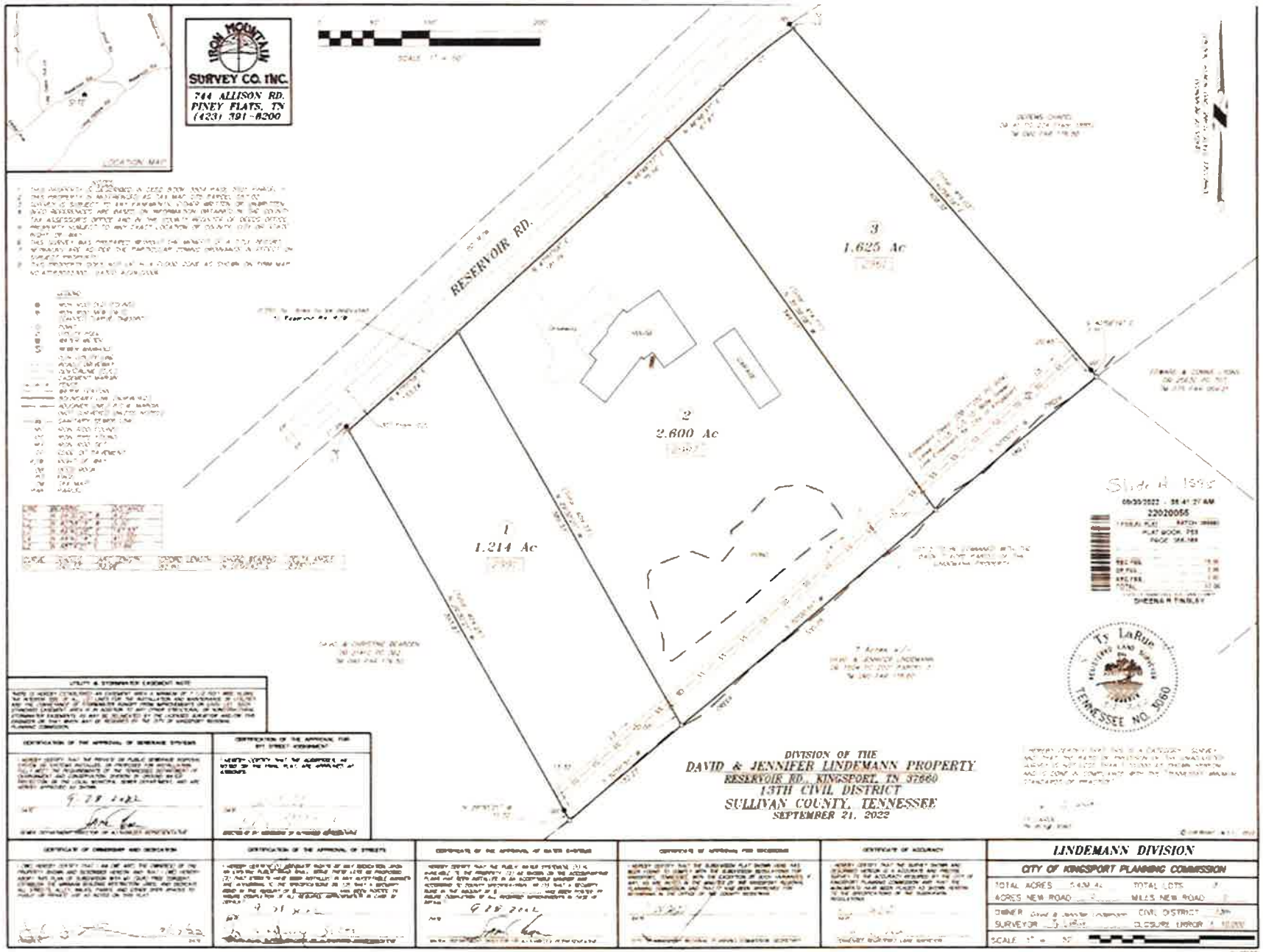
SUBDIVISION OF LOT 1, J. H. FULKERSON FARM RESUB AND LOT P4, J. H. FULKERSON FARM

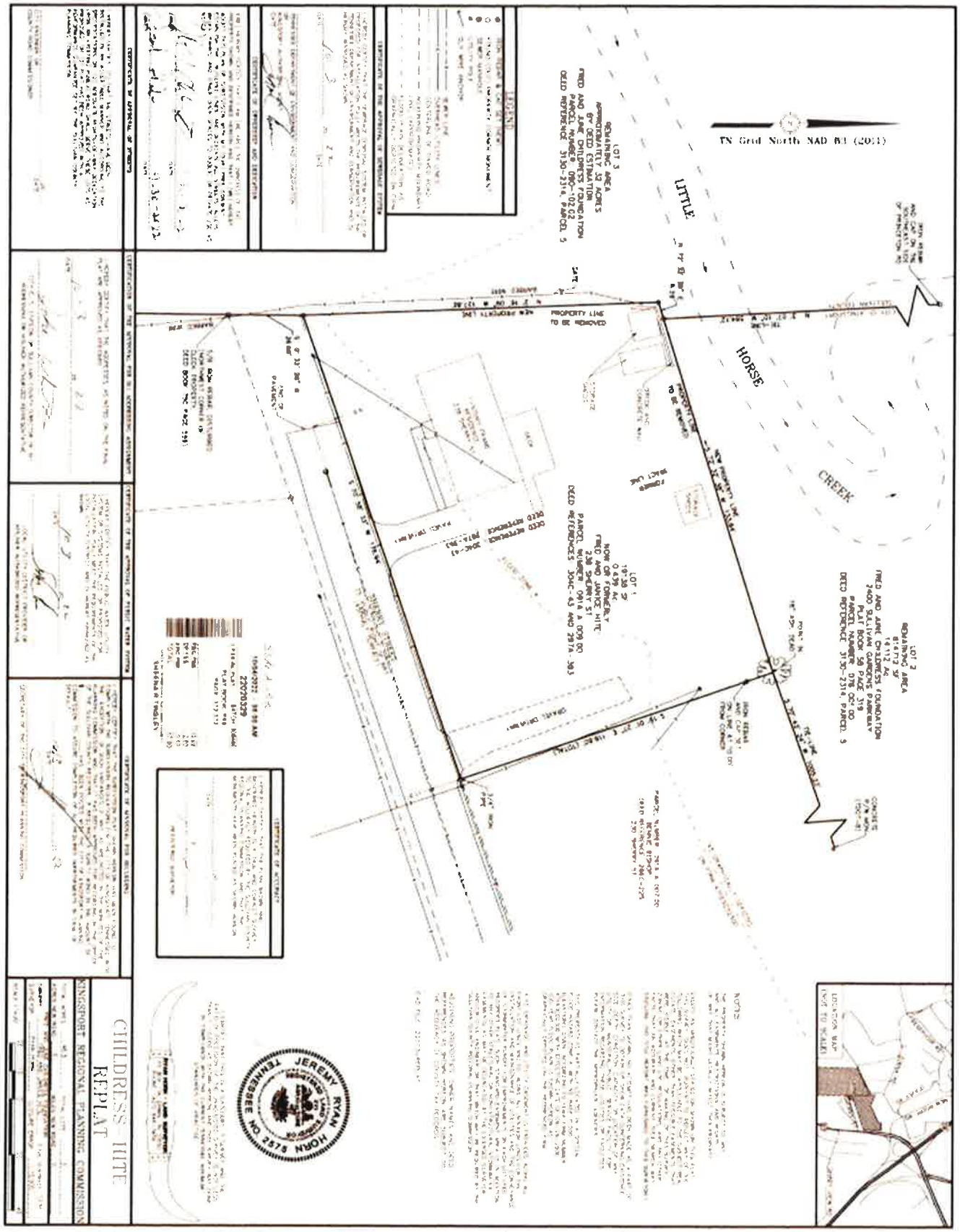
KINGSPORT REGIONAL PLANNING COMMISSION

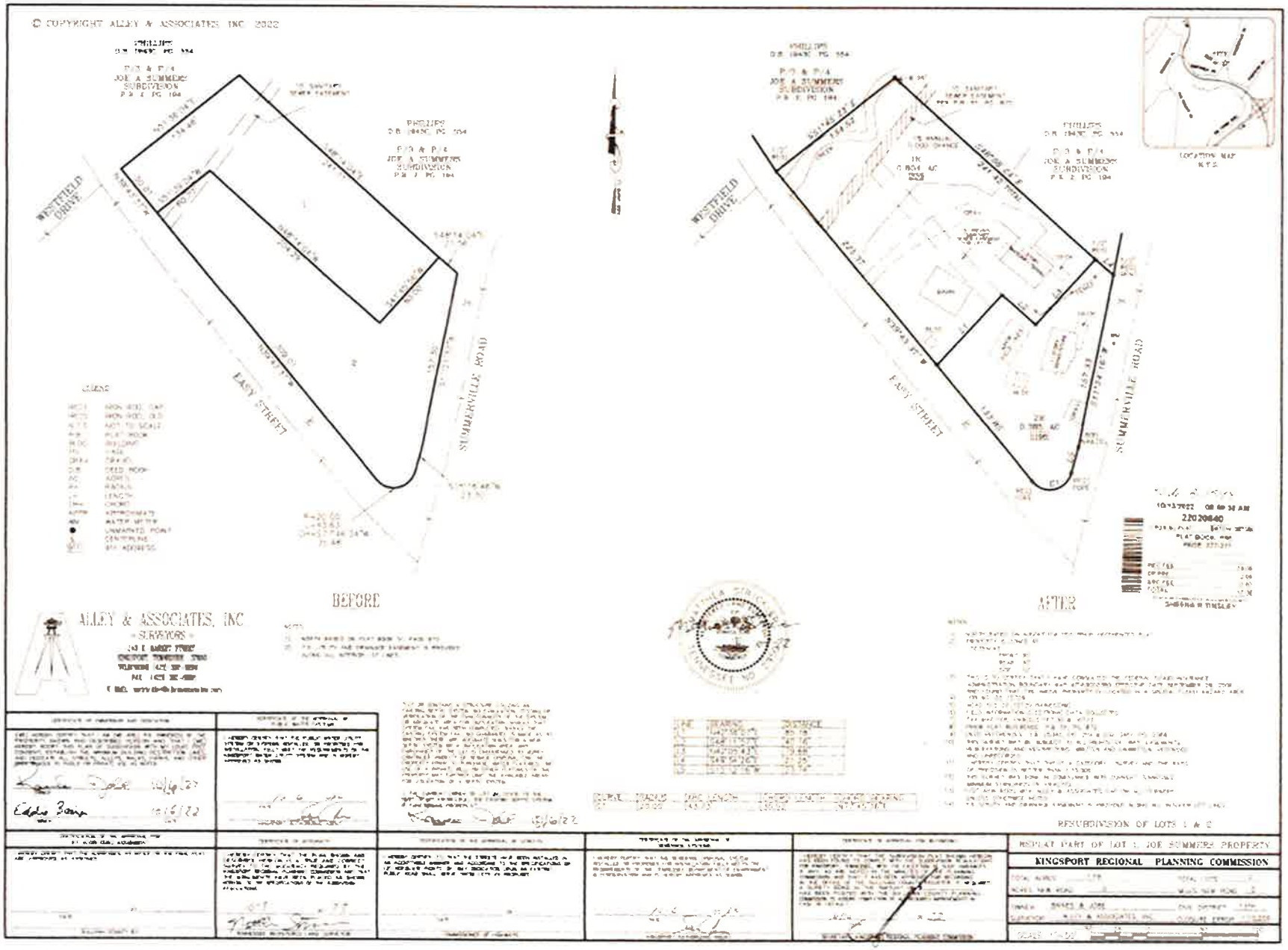
TOTAL ACRES 1.672 TOTAL LOTS 7
MILES NEW ROAD 0 MILES NEW ROAD 0

COUNTY HOLDER & FRENCH CIVIL DISTRICT 14TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:11,000

SCALE 1"=50'


IRON MOUNTAIN SURVEY CO. INC.
744 ALLISON RD.
PINEY FLATS, TN
(423) 391-8200
RESERVOIR RD.
1
1.214 Ac
2
2.600 Ac
3
1.625 Ac
DIVISION OF THE
DAVID & JENNIFER LINDEMANN PROPERTY
RESERVOIR RD., KINGSPORT, TN 37660
13TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
SEPTEMBER 21, 2022
Ty LaRue
TENNESSEE NO. 3060
LINDEMANN DIVISION
CITY OF KINGSPORT PLANNING COMMISSION


TN Grid North NAD 83 (2011)
LITTLE
HORSE
CREEK
PROPERTY LINE TO BE REMOVED
LOT 1
LOT 2
LOT 3
CHILDRESS HITE
REPLAT
KINGSPORT REGIONAL PLANNING COMMISSION
JEREMY RYAN HORN
TENNESSEE CN 2575


© COPYRIGHT ALLEY & ASSOCIATES, INC. 2022
WESTFIELD DRIVE
EASY STREET
SUMMERVILLE ROAD
BEFORE
AFTER
ALLEY & ASSOCIATES, INC
SURVEYORS
LOCATION MAP
RESUBDIVISION OF LOTS 1 & 2
REPLAT PART OF LOT 1 JOE SUMMERS PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION

LOT 9 4420 Matilda Place
LOT 24 980 Cooks Valley Road

VICINITY MAP
N.T.S.

MATILDA PLACE

COOKS VALLEY ROAD

+/- 1.20 ACRES TOTAL

+/- 0.64 ACRES TOTAL

MYSTIC VALLEY SUBDIVISION
ADDITION 1

10/12/2022 09:04:54 AM
22020844
PLAT BOOK PAGE
SHEENA R TADLEY

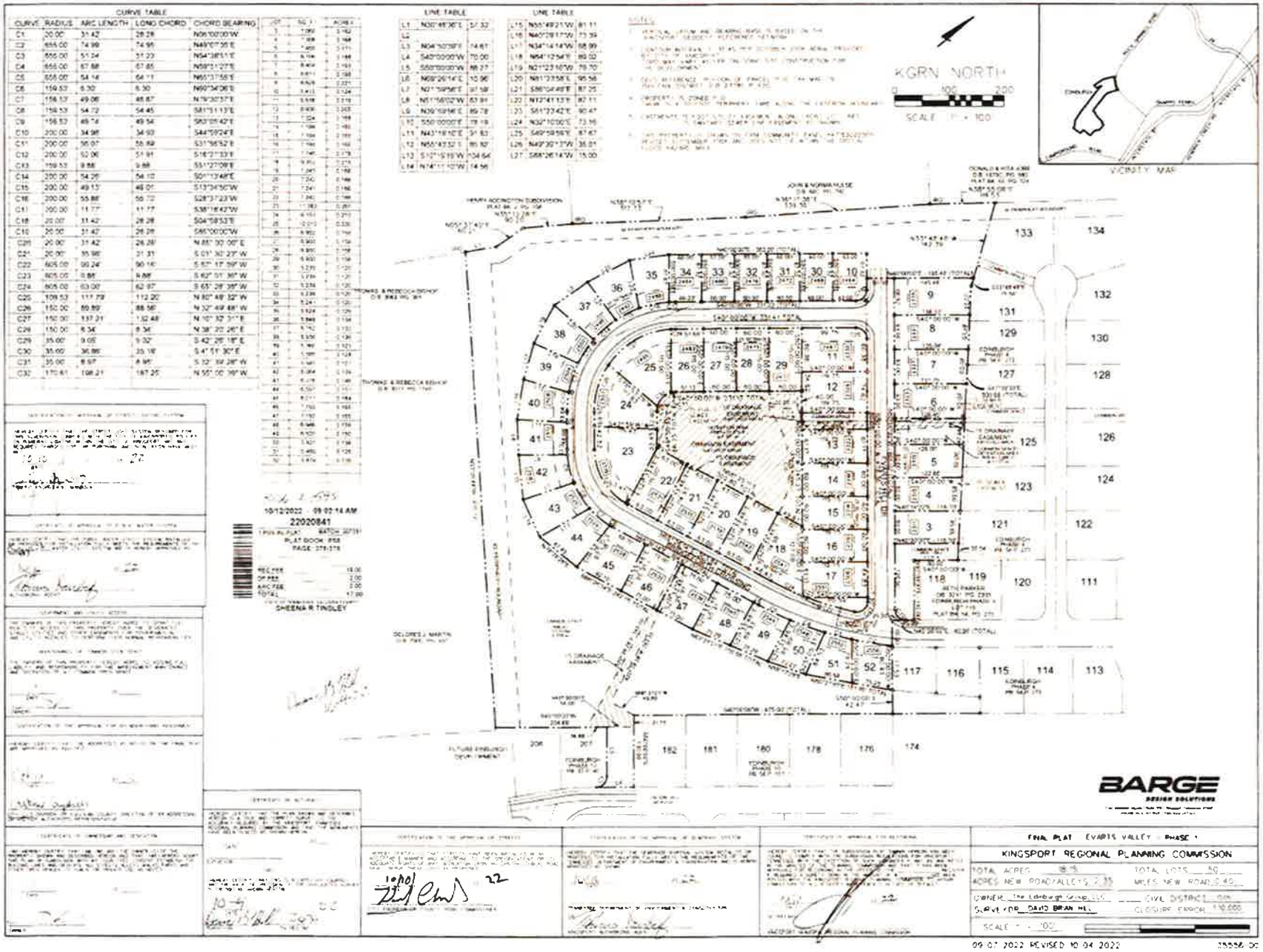
LARRY M. CULBERTSON
TENNESSEE NO. 883

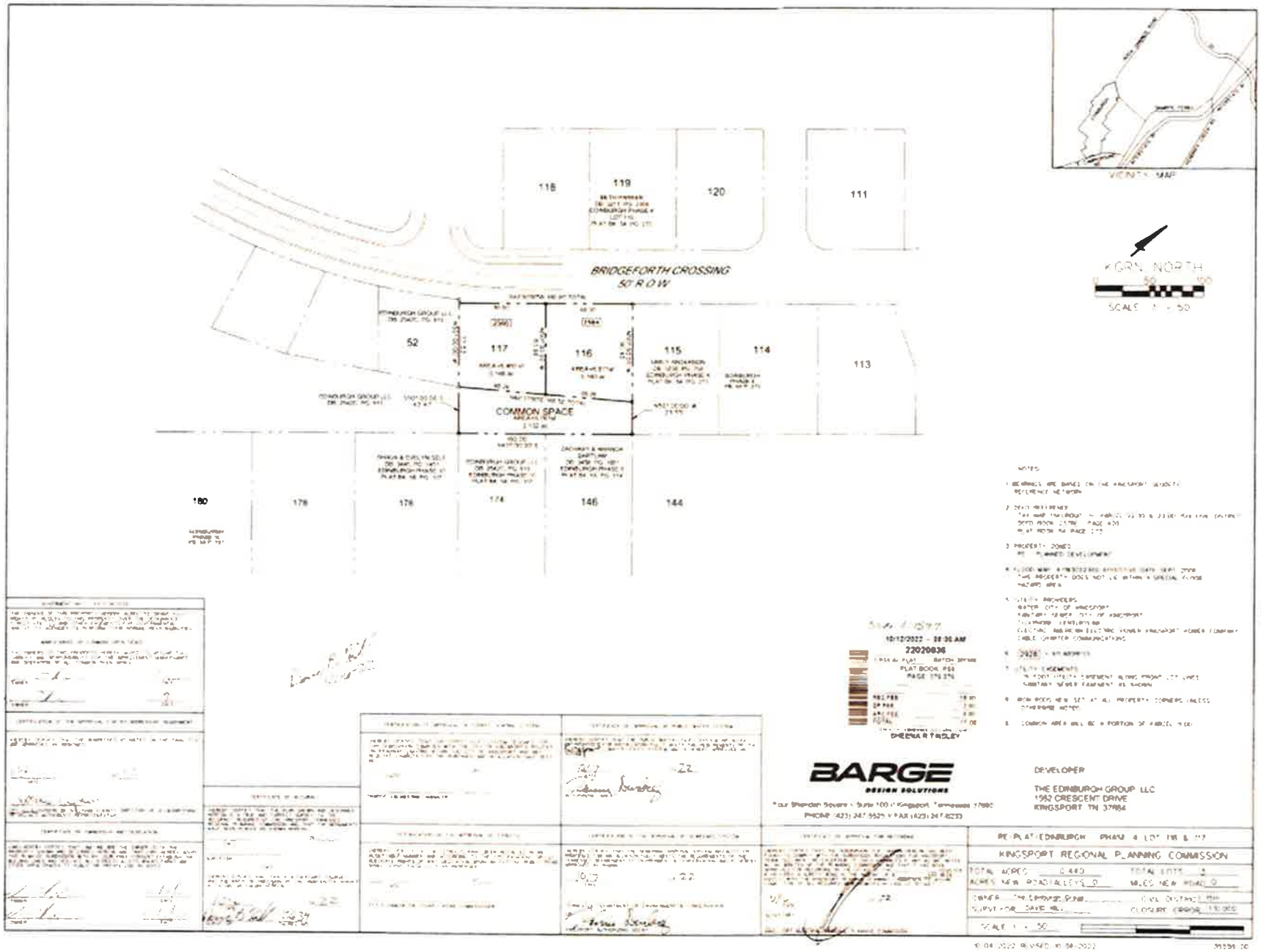
Legend
- Found Rebar Found
- Found Rebar Set
- Found Calculated Point Unless otherwise Noted
- Found Highway Marker
- Found Railroad Spike
- Found Water Meter

Notes
1. Deed Reference: DB 2940C, PG 78, DB 2940C, PG 124, DB 2550C, PG 347
2. FIELD WORK DATE: FEB 11 08:00, 03-08-2022

SURVEY FOR:
Kingsport Regional Planning Commission

Date: 09-26-2022	FILE:bond-dill.DWG Drawn By: NLC	Scale: 1" = 50'	7th Civil District Sullivan County, TN
Total Acres: +/- 1.84 Acres New Road 0	Total Lots 2 Miles New Road 0	Surveyor : Culbertson Surveying Owner : James Bond / Jeff Dill Closure Error 1:10000	
Culbertson Surveying P O Box 190 Nickelsville VA 24271 (276) 479-3093		Drawing Number 7782	


CURVE TABLE
LINE TABLE
LINE TABLE
KGRN NORTH
SCALE 1" = 100'
VICINITY MAP
BARGE
DESIGN SOLUTIONS
10/12/2022 09:02:14 AM
22020841
SHEENA R TINDLEY
FINAL PLAT EVARTS VALLEY PHASE 1
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES
TOTAL LOTS 50
ACRES NEW ROAD/ALLEYS
MILES NEW ROAD
OWNER The Edinburgh Group LLC
CIVIL DISTRICT
SURVEYOR DAVID BRIAN HILL
CLOSURE ERROR
SCALE 1" = 100'
09 07 2022 REVISED 10 04 2022
35556 00


118
119
120
111
BRIDGEFORTH CROSSING
50' R.O.W.
52
117
116
115
114
113
COMMON SPACE
180
178
176
174
146
144
VICINITY MAP
GRID NORTH
SCALE 1" = 50'
10/12/2022 - 08:36 AM
22020036
PLAT BOOK PG
PAGE
BARGE
DESIGN SOLUTIONS
DEVELOPER
THE EDINBURGH GROUP LLC
1982 CRESCENT DRIVE
KINGSPORT TN 37664
KINGSPORT REGIONAL PLANNING COMMISSION
SCALE 1" = 50'