



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, February 20, 2025 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 307

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.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the January 13, 2025 Work Session Minutes
- [2.](#) Approval of the January 16, 2025 Regular Meeting Minutes

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.

- [1.](#) Saint Andrews Garth Ph. 2, Lots 11-18, 29-35 Irrevocable Letter of Credit Replacement (PD24-0114). The Commission is requested to approve the replacement of an existing Letter of Credit for a Subdivision Bond and increase penalty rider totaling \$70,834.50, to cover all remaining improvements. (Cooper)
- [2.](#) Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Bond Replacement Memo (PD24-0114). The Commission is requested to release the Irrevocable Letter of Credit with Todd Stevens and accept D.R. Horton's Subdivision Bond. (Cooper)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Bancroft Chapel Annexation (ANNEX24-0278). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Bancroft Chapel Annexation to the Board of Mayor and Aldermen. (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, January 13, 2025 at Noon
City Hall, 415 Broad Street, Conference Room 226

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.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, Candice Hilton, Chip Millican

Members Absent: Gary Mays, Travis Patterson, Jason Snapp, Anne Greenfield, Tim Lorimer

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, Lori Pyatte, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the December 16, 2024 Work Session Minutes
2. Approval of the December 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. 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.

1. Frylee Court (MINSUB22-0162) The Commission is requested to release the escrow account for the Frylee Court Development. Staff stated that all work has been completed for the Frylee

Court Development. Staff recommended releasing the cash guarantee. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- 1. Williams Road Rezoning (REZONE24-0303). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff presented the item to the Commission. Staff identified the location of the site as abutting the Vulcan quarry pit. Staff stated that the owner of the property intends to construct apartments at the site. Staff noted that the site was recently purchased and that the apartment developer is not the same person that is constructing homes along Granby Road. No official action was taken.
- 2. Saint Andrews Garth Phase 3 (PD24-0301). The Commission is requested to grant Final Plat Approval for the Saint Andrews Garth Phase 3 Planned Development. Staff stated that phase 3 consists of the final 10 lots in Saint Andrews Garth. Staff noted that the City still holds an irrevocable letter of credit to cover the remaining development costs. Staff identified phase 2 as the phase that has the subdivision guarantee attached to it. No official action was taken.
- 3. 135 Main Street Surplus Request (SURPLS24-0289) The Commission is requested to grant approval for the surplus request for the property located at 135 Main Street (SURPLS24-0289). Staff identified the location of the request, which abuts the train station downtown. Staff stated that the site resides within the Main Street Historic District. Staff noted that all city departments had reviewed the surplus request and do not have a need for the property. No official action was taken.

VII. OTHER BUSINESS

- 1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

The meeting adjourned at 12:25p.m.

Item III1.



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, January 16, 2025 at 5:30pm
City Hall, 415 Broad Street, Conference Room 226

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.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, Candice Hilton, Chip Millican, Gary Mayes

Members Absent: Travis Patterson, Jason Snapp, Anne Greenfield, Tim Lorimer

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, Lori Pyatte, Garret Burton

Visitors: John Mort, Glenna Mort, Luanne McMurray

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Chip Millican, to approve the agenda as presented. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the December 16, 2024 Work Session Minutes
2. Approval of the December 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Chip Millican, seconded by Sam Booher to approve the minutes of the December 16, 2024 work session and the December 19, 2024 regular meeting minutes. The motion passed unanimously, 5-0.

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.

1. Frylee Court (MINSUB22-0162) The Commission is requested to release the escrow account for the Frylee Court Development. With no presentation requested, a motion was made by Sam Booher, seconded by Gary Mayes, to approve the consent agenda as presented. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Williams Road Rezoning (REZONE24-0303). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff presented the item to the Commission. Staff identified the location of the site as adjacent to the Vulcan quarry property. Staff noted that the proposal for the site is 274 multifamily units. Staff stated that the owner of the property intends to construct apartments at the site. Staff noted that the site was recently purchased and that the apartment developer is not the same person that is constructing homes along Granby Road. Staff noted that entrances are proposed off Williams Road and Granby Road. Staff noted that a traffic study would be required once construction plans are submitted. Staff noted that the site is proposed for 275 dwelling units. Staff generated a positive recommendation for the R-3 zone of this site. MR. John Mort spoke about the request during public comment for the item, citing concern about future added traffic along Granby Road. Ms. Luanne McMurray spoke about drivers speeding along Granby Road, and about how this development will only add vehicles to this situation. Alderman Mayes expressed concern about making a decision on the rezoning without the benefit of the traffic study. A motion was made by Chip Millican, seconded by Candice Hilton to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed 4-0-1, with Alderman Mayes abstaining from the vote.
2. Saint Andrews Garth Phase 3 (PD24-0301). The Commission is requested to grant Final Plat Approval for the Saint Andrews Garth Phase 3 Planned Development. Staff stated that phase 3 consists of the final 10 lots in Saint Andrews Garth. Staff noted that the City still holds an irrevocable letter of credit to cover the remaining development costs. Staff identified phase 2 as the phase that has the subdivision guarantee attached to it. A motion was made by Sam Booher, seconded by Chip Millican, to grant approval to phase 3 of Saint Andrews Garth. The motion passed unanimously, 5-0.

3. 135 Main Street Surplus Request (SURPLS24-0289) The Commission is requested to grant approval for the surplus request for the property located at 135 Main Street (SURPLS24-0289). Staff identified the location of the request, which abuts the train station downtown. Staff stated that the site resides within the Main Street Historic District. Staff noted that all city departments had reviewed the surplus request and do not have a need for the property. The Commission expressed a desire to maintain green space in downtown and concern about the property not being available in the future for area Chamber events. A motion was made by Chip Millican, seconded by Candice Hilton, to not designate the property as surplus. The motion passed with a 4-1 vote, with Sam Booher voting against the motion.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

The meeting adjourned at 6:10p.m.

PROPERTY INFORMATION:	Saint Andrews Garth Phase 2 Letter of Credit Replacement
ADDRESS:	Saint Andrews Drive
DISTRICT, LAND LOT:	13 th Civil District, Tax Map 119 Parcel 015.20
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 6.93
EXISTING USE:	Residential
PROPOSED USE:	Residential

APPLICANT: D.R. Horton

ADDRESS: 6 Sheridan Square, Suite 200, Kingsport, TN 37660

REPRESENTATIVE: D.R. Horton

INTENT

The new owner/ developer of the site has requested that the Planning Commission accept a subdivision bond and increase penalty rider for the remaining on-site improvement. The sole remaining on-site improvement is the sidewalk (to be constructed on one side of the road to adjoin with the existing sidewalk in Saint Andrews Garth) in the amount of \$70,834.50 for 3,990 sq. ft. of sidewalk.

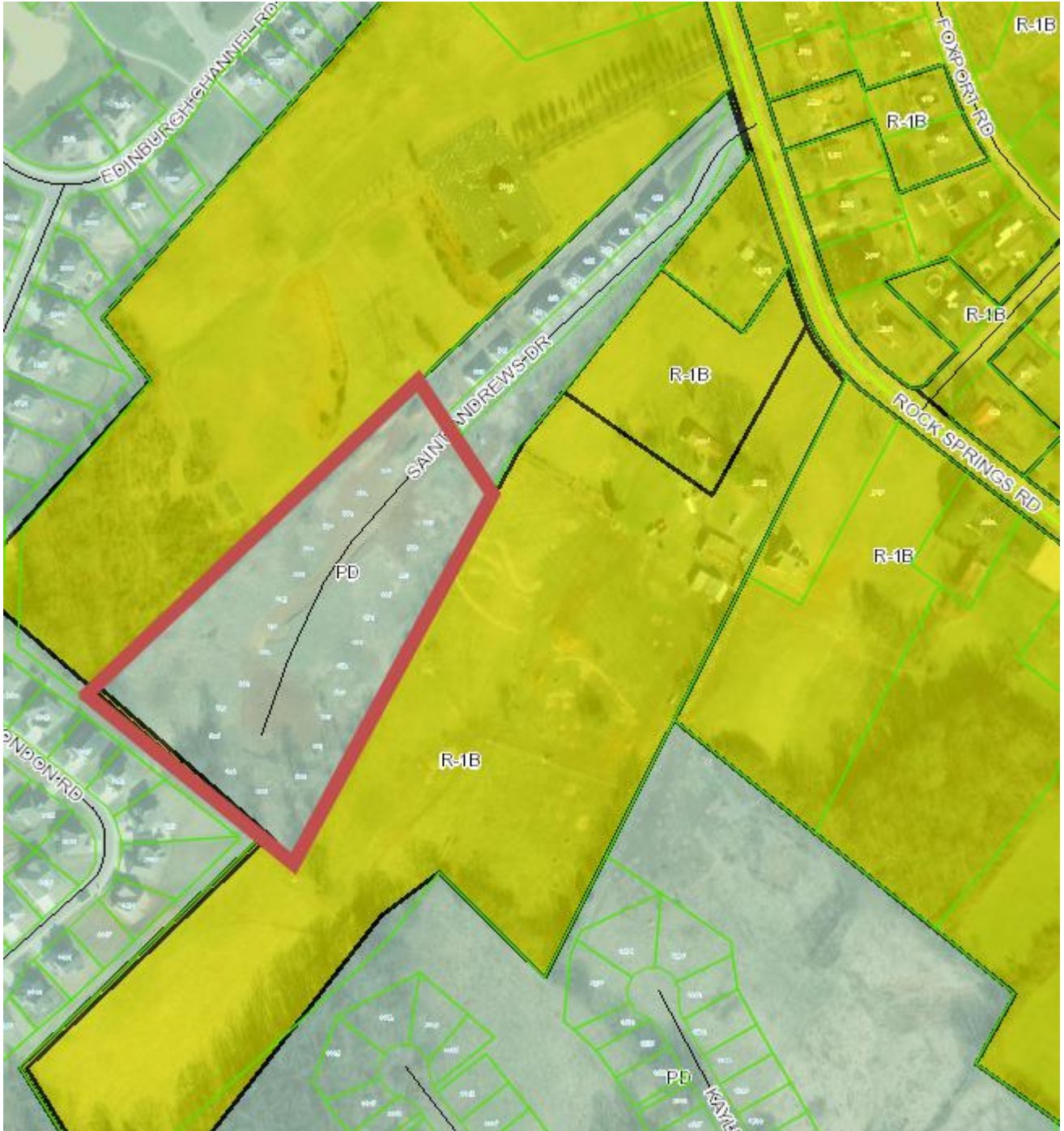
This subdivision bond will replace an existing letter of credit established with the former owner/ developer of the project-site to ensure a smooth transition of project development.

Therefore, staff recommends accepting the new subdivision bond along with the increase penalty rider, submitted and approved in a form acceptable to the City Attorney.

Saint Andrews Garth Phase 2 & 3 Site Plan



Saint Andrews Garth Phase 2 & 3 Zoning



Preliminary Plat

LEGEND
 AC. ACRES
 P.P. PLAT BOOK
 S.D. SAVED BOOK
 [] 911 ADDRESS
 [] R.F.D. NOT TO SCALE

NOTES
 1) NORTH BASED ON REFERENCED PLAT.
 2) PROPERTY IS ZONED PD (PRELIMINARY DEVELOPMENT).
 3) THE PLAT IS TO BE SUBMITTED TO THE KINGSPORT REGIONAL PLANNING COMMISSION FOR REVIEW AND APPROVAL.
 4) FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 4715002000 AND 4715002100 SHOW THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 5) A.C.D. FILE 19-11100 IS DESIGN (S.A.S.)/NO.
 6) PERMETER BOUNDARY TAKEN FROM REFERENCED SET.
 7) TAX MAP 119 PANEL 15.20 (S.D. 119).
 8) 2024 KINGSPORT REGIONAL PLANNING COMMISSION MEETING.
 9) PLAT REFERENCE P. 8, S. 23, P.C. 319.
 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

ALLEY & ASSOCIATES, INC.
 - SURVEYORS -
 141 E. HARRIS STREET
 KINGSFORT TENNESSEE 37603
 PHONE: (423) 326-3800
 FAX: (423) 326-3800
 E-MAIL: info@alleysurvey.com

DEPARTMENT OF REVENUE FOR RECORDING
 COUNTY OF KINGS, TENNESSEE

PRELIMINARY PLAT - SAINT ANDREWS (PARTS PLS. 2 & 3)
 KINGSPORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES: 8.047 TOTAL LOTS: 25
 ACRES NEW ROAD: 0.000 ACRES NEW ROAD: 0.000
 OWNER: JESSIE EDWARDS CWA DISTRICT 14711
 ENGINEER: ALLEY & ASSOCIATES, INC. CWA DISTRICT 14711
 SCALE: 1" = 40'

LOT	ACRES	LOT	ACRES
#11	0.130 AC.	#24	0.209 AC.
#12	0.098 AC.	#25	0.185 AC.
#13	0.103 AC.	#26	0.178 AC.
#14	0.124 AC.	#27	0.185 AC.
#15	0.134 AC.	#28	0.160 AC.
#16	0.134 AC.	#29	0.160 AC.
#17	0.137 AC.	#30	0.169 AC.
#18	0.111 AC.	#31	0.184 AC.
#19	0.111 AC.	#32	0.148 AC.
#20	0.160 AC.	#33	0.148 AC.
#21	0.146 AC.	#34	0.124 AC.
#22	0.252 AC.	#35	0.109 AC.
#23	0.136 AC.		

DEPARTMENT OF REVENUE FOR RECORDING
 COUNTY OF KINGS, TENNESSEE

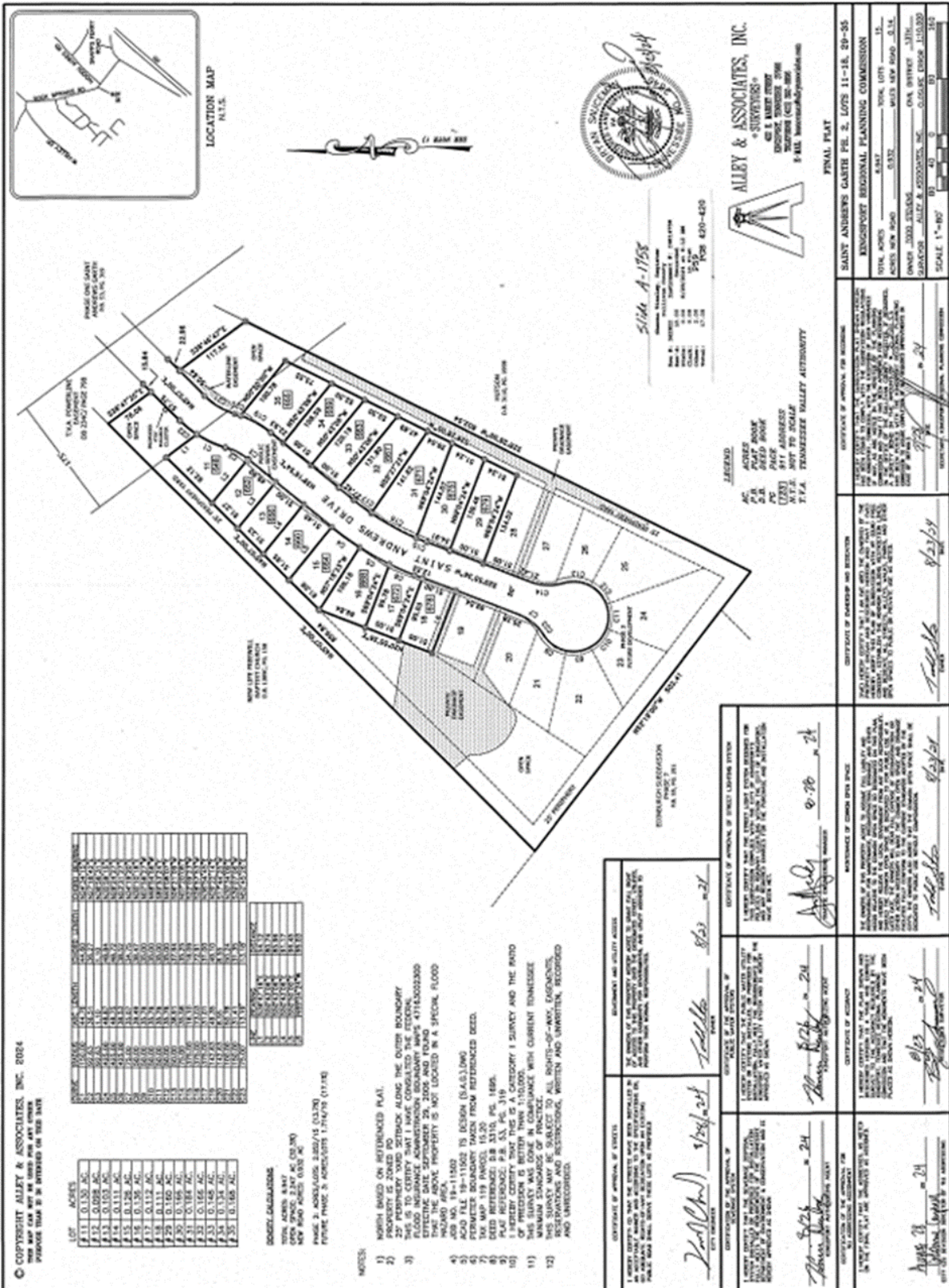
DEPARTMENT OF REVENUE FOR RECORDING
 COUNTY OF KINGS, TENNESSEE

DEPARTMENT OF REVENUE FOR RECORDING
 COUNTY OF KINGS, TENNESSEE

DEPARTMENT OF REVENUE FOR RECORDING
 COUNTY OF KINGS, TENNESSEE

Item IV.1.

Phase 2 Final Plat



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NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ALLEY & ASSOCIATES, INC.

LOT	ACRES	PERCENT
F11	0.130 AC	1.26%
F12	0.098 AC	0.93%
F13	0.111 AC	1.05%
F14	0.111 AC	1.05%
F15	0.128 AC	1.21%
F16	0.135 AC	1.27%
F17	0.112 AC	1.06%
F18	0.112 AC	1.06%
F19	0.143 AC	1.36%
F20	0.165 AC	1.55%
F21	0.188 AC	1.78%
F22	0.166 AC	1.56%
F23	0.135 AC	1.27%
F24	0.135 AC	1.27%
F25	0.168 AC	1.58%

SINGLE CALCULATIONS
TOTAL ACRES 8.847
OPEN SPACE 2.247 AC (25.3%)
NET ROAD ACRES 0.936 AC
PERCENT PAVED 8.847 AC (100%)
PERCENT UNPAVED 0.000 AC (0%)

- NOTES:**
- 1) NORTH BASED ON REFERENCED PLAT.
 - 2) PERMITS AND RECORDS TO BE MAINTAINED ALONG THE OUTER BOUNDARY.
 - 3) THIS IS TO CERTIFY THAT I HAVE COMPLETED THE RECORDS, FLOOD INSURANCE ADMINISTRATION, THE BOUNDARY SURVEY 4718020000 THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) ACAD FILE 19-11652 TS DESIGN (S.A.S.)DWG
 - 5) PERMITS AND RECORDS TO BE MAINTAINED ALONG THE OUTER BOUNDARY.
 - 6) TAX MAP 119 PARCEL 15.20 AC. 1999.
 - 7) PLS REFER TO PARCEL 15.20 AC. 1999.
 - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 9) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

STATE OF TENNESSEE
COUNTY OF KINGS

CERTIFICATE OF APPROVAL OF FINELY LITERTON SYSTEM
I, ALLEY & ASSOCIATES, INC., A PROFESSIONAL SURVEYING FIRM, HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY AND HAVE FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

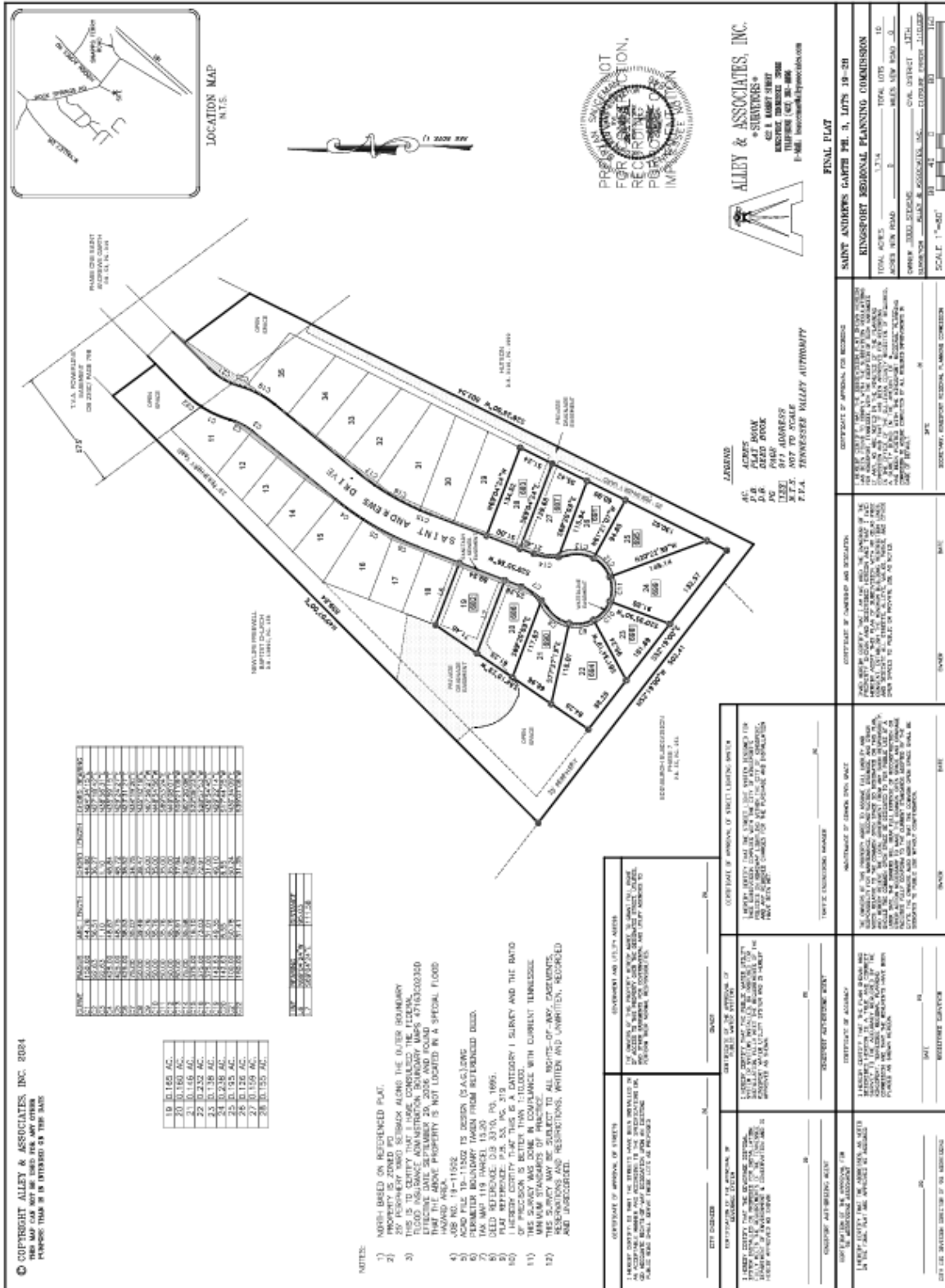
CERTIFICATE OF APPROVAL OF CHINA SPA POOL
I, ALLEY & ASSOCIATES, INC., A PROFESSIONAL SURVEYING FIRM, HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY AND HAVE FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATE OF CORRECTION
I, ALLEY & ASSOCIATES, INC., A PROFESSIONAL SURVEYING FIRM, HAVE CONDUCTED A SURVEY OF THE ABOVE PROPERTY AND HAVE FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ALLEY & ASSOCIATES, INC.
SURVEYORS
421 E. MARKET STREET
KINGSPORT, TENNESSEE 37603
PHONE (423) 247-8888
FAX (423) 247-8888

FINAL PLAT
SAINT ANDREWS GARTH FE. 2, LOTS 11-18, 29-35
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 8.847 TOTAL LOTS 18
OWNER JOHN STEWART JOHN STEWART
GARBARO ALLEY & ASSOCIATES, INC. GARBARO DESIGN 115300
SCALE 1"=80'
DATE 8/23/24

Phase 3 Final Plat



Saint Andrews Garth Phase 2 & 3 Eastern View



IRREVOCABLE LETTER OF CREDIT



8/8/2024

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Saint Andrews Garth PH.2, Lots 11-18, 29-35
Letter of Credit

At the request of Todd Stevens, First Horizon Bank hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$70,834.50 to secure the Account Party's obligation to construct certain sidewalk improvements at Saint Andrews Garth PH.2, Lots 11-18, 29-35 subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before 5/31/2025 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. 8/31/2025, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before 5/31/2025, you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

First Horizon Bank

By: 
Artie Hall
Banking Officer

SUBDIVISION BOND

Bond No. 9473403

KNOW ALL MEN BY THESE PRESENTS, that we DR Horton, Inc.
6 Sheridan Square, Suite 200 Kingsport, TN 37660

as Principal, and Fidelity and Deposit Company of Maryland

authorized to do business in the State of TN, as Surety, are held and firmly bound unto City Of Kingsport, TN

as Obligee, in the penal sum of Seventy Thousand Eight Hundred Twenty Four Dollars and Fifty Cents
(\$ 70,824.50) DOLLARS, lawful money of

the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, DR Horton, Inc.
has agreed to construct in Saint Andrew's Garth Ph. 2

the following improvements: Saint Andrew's Garth Ph. 2 - sidewalks

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 24th day of January, 2025.

DR Horton, Inc.

By: *Elyse Rose* Principal

Fidelity and Deposit Company of Maryland

By: *Noah William Pierce* Attorney-in-Fact
Noah William Pierce



S-3688/GEEF 2/98

Bond Number: 9473403

Obligee: City Of Kingsport, TN

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Noah William Pierce**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of October, A.D. 2023.



**ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

State of Maryland
County of Baltimore

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2026



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 24th day of January, 2025.



MJ Pethick
By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reports@claims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

INCREASE PENALTY RIDER

BOND AMOUNT \$70,824.50 BOND NO. 9473403

To be attached and form a part of Bond No. 9473403 dated the 24th Day of January, 2025, executed by Fidelity and Deposit Company of Maryland as surety, on behalf of DR Horton, Inc. as current principal of record, and in favor of City Of Kingsport, TN, as Obligee for Saint Andrew's Garth Ph. 2 - sidewalks, and in the amount of Seventy Thousand Eight Hundred Twenty Four Dollars and 50/100 (\$70,824.50).

In consideration of the agreed premium charged for this bond, it is understood and agreed that Fidelity and Deposit Company of Maryland hereby consents that effective from the 24th Day of January, 2025, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE INCREASED:

FROM: Seventy Thousand Eight Hundred Twenty Four Dollars and 50/100 (\$70,824.50)

TO: Seventy Thousand Eight Hundred Thirty Four Dollars and 50/100 (\$70,834.50)

The INCREASE of said bond penalty shall be effective as of the 24th Day of January, 2025, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 6th Day of February, 2025

DR Horton, Inc.
PRINCIPAL



BY _____

Fidelity and Deposit Company of Maryland
SURETY

BY _____

Noah William Pierce, ATTORNEY-IN-FACT

THE ABOVE BOND IS HEREBY AGREED TO AND ACCEPTED BY:

City Of Kingsport, TN
OBLIGEE

BY _____

TITLE

Bond Number: 9473403

Obligee: City Of Kingsport, TN

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Noah William Pierce**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

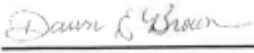
The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of October, A.D. 2023.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND


By: Robert D. Murray
Vice President


By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and said, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 6th day of February, 2025.



Mary Jean Pethick

By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Recommendation:

Staff recommends accepting the new subdivision bond, submitted and approved in a form acceptable to the City Attorney.



Planning Department

Item IV2.

MEMORANDUM

To: KINGSPORT REGIONAL PLANNING COMMISSION

From: SAMUEL COOPER, PLANNER II

Date: FEBRUARY 20TH, 2025

Subject: SAINT ANDREWS GARTH PH 2 ILOC Release

File Number: PD24-0114

The City currently holds an Irrevocable Letter of Credit with Todd Stevens for the improvements associated with Saint Andrews Garth Phase 2 totaling \$70,834.50. The sole remaining on-site improvement is the sidewalk, consisting of 3,990 square feet. D.R. Horton the new owner/ developer has agreed to supply a new surety agreement to cover the remaining 3,990 sq. ft. improvements for the Saint Andrews Garth Phase 2 development.

Therefore, staff recommends releasing Todd Stevens from the Irrevocable Letter of Credit in the amount of \$70,834.50 and accepting a subdivision bond along with an increase penalty rider in the amount of \$70,834.50 from D.R. Horton.



Planning Department

Item IV.2.

**BOND ESTIMATE
St. Andrews Garth Ph. 2**

FILE NO. 2021-D32

August 6, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
19	1,600	S.F.	6" Sidewalk, 5' Wide - Driveway Crossings w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 32,000.00
20	2,390	S.F.	4" Sidewalk, 5' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 29,875.00
				SUBTOTAL	\$ 61,875.00
CONTINGENCIES (6%)					\$ 3,712.50
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 5,247.00
				TOTAL	\$ 70,834.50

August 6, 2024

Date

Garret Burton
Civil Engineer I
City of Kingsport

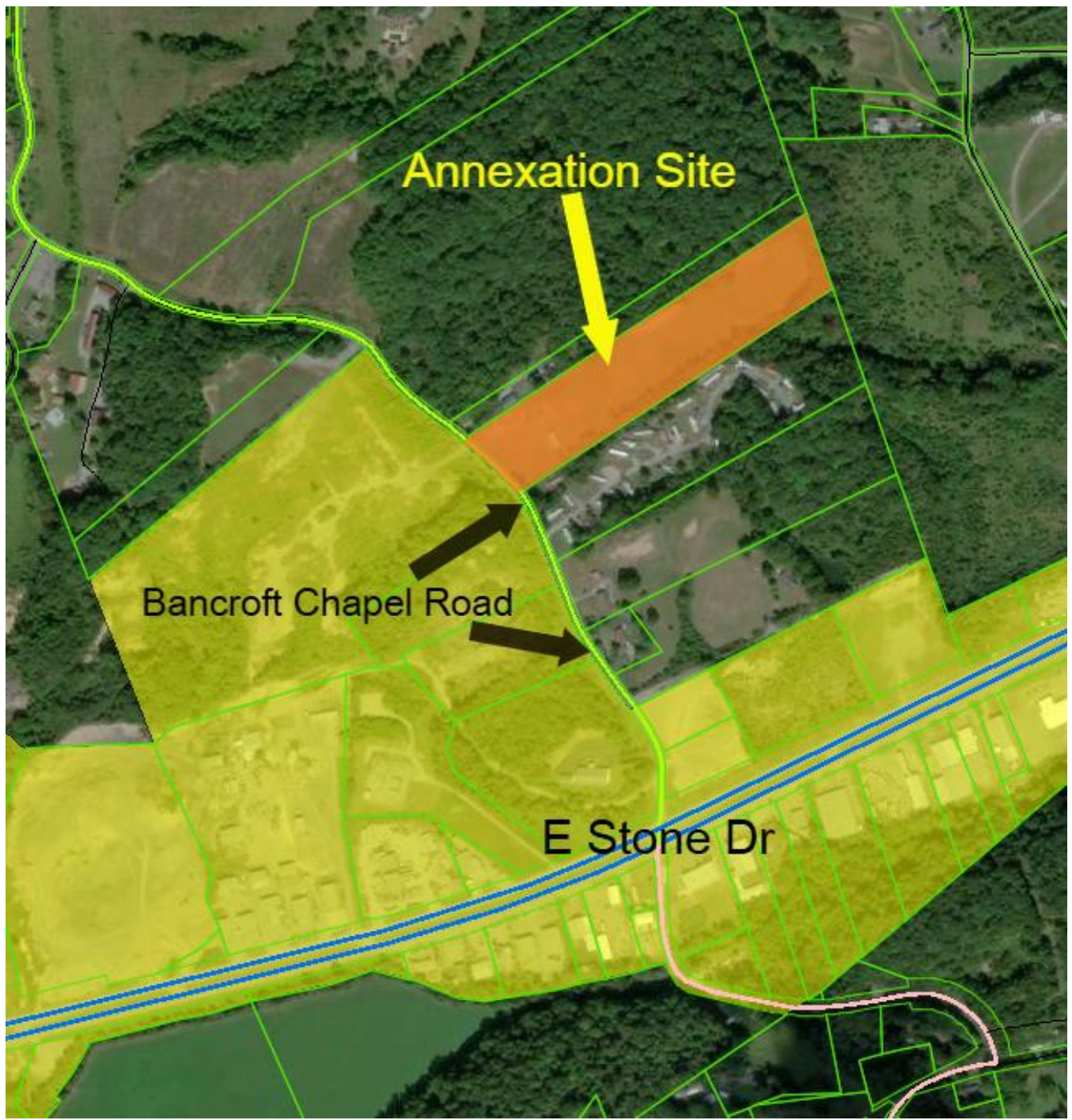
Kingsport Regional Planning Commission

Annexation Report

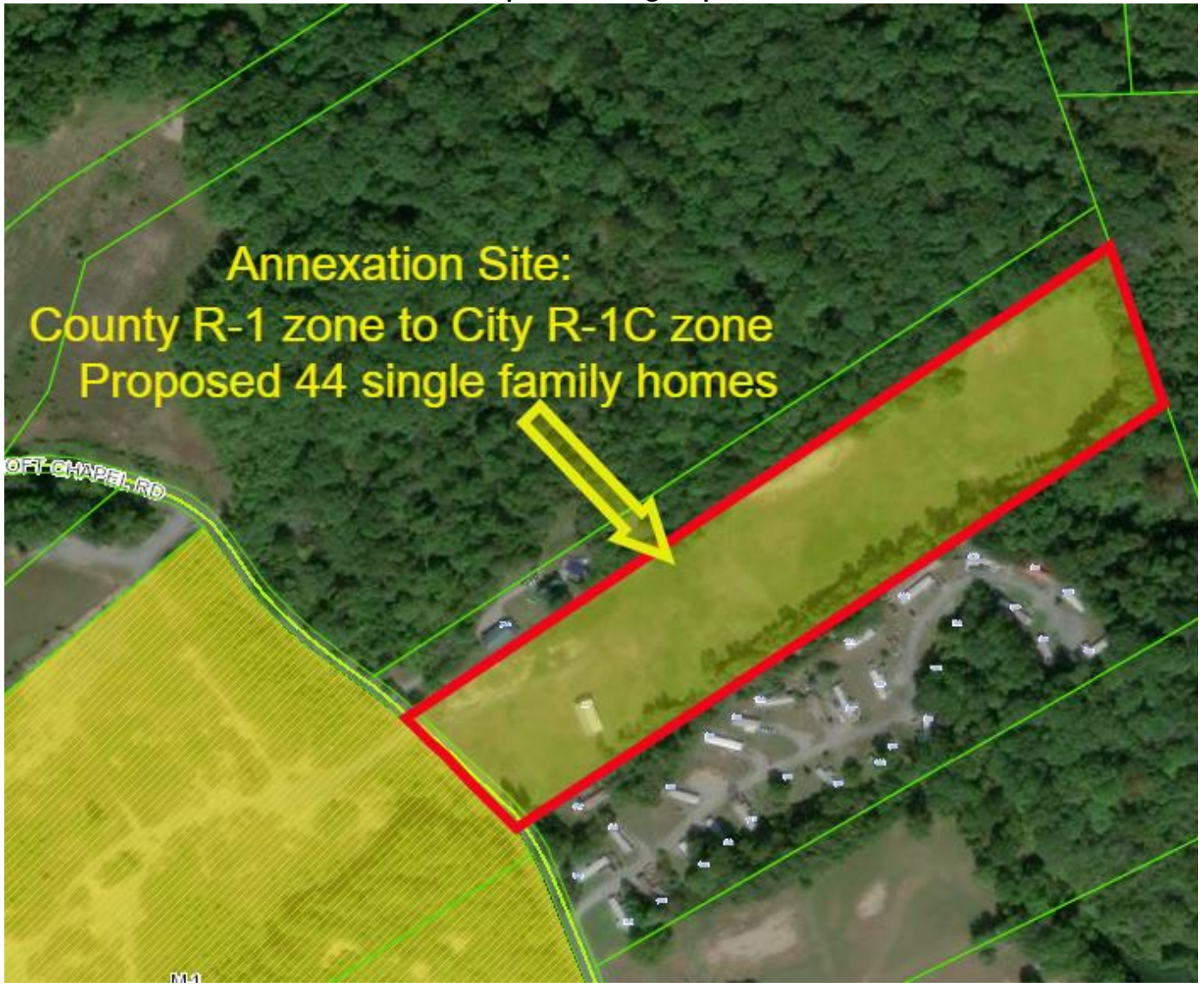
File Number ANNEX24-0278

Property Information	Bancroft Chapel Annexation		
Address	226 Bancroft Chapel Road		
Tax Map, Group, Parcel	a portion of Tax Map 032, Parcel 149.00		
Civil District	10 th		
Overlay District	None		
Land Use Plan Designation	Multi-Family		
Acres	10 +/-		
Existing Use	Vacant with existing storage building	Existing Zoning	County R-1
Proposed Use	Single Family	Proposed Zoning	R-1C
Owner Information		Owner Information	
Name: Michael Bare Address: PO Box 3821 City: Kingsport State: TN Zip Code: 37664 Email: Mike@BDM-Construction.com Phone Number: 423-930-3150			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the affected territory.</i> • <i>The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.</i> • <i>Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.</i> • <i>It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.</i> <p>Staff Field Notes and General Comments: This is a property owner-requested annexation. The annexation is being requested to bring approximately 10 acres into the city to be developed for residential use. The owner/developer of the property desires to build a 44 lot, single family subdivision on the property. The annexation area includes the 10 acres of private property (226 Bancroft Chapel Rd) as well as approximately 300 feet of Bancroft Chapel Road. Water is adequate to serve the development and is served at this site by Bloomingdale Utility. Sanitary sewer does not currently serve the site and must be extended approximately 1,300 feet from the vicinity of E Stone Drive. City Water Services has estimated the cost of the extension to be approximately \$375,000. Water Services and Planning Staff are working with the City Attorney to draft a developer’s agreement to ensure an appropriate rate of return for the sanitary sewer fund.</p>			
Planner:	Ken Weems	Date:	January 30, 2025
Planning Commission Action		Meeting Date:	February 20, 2025

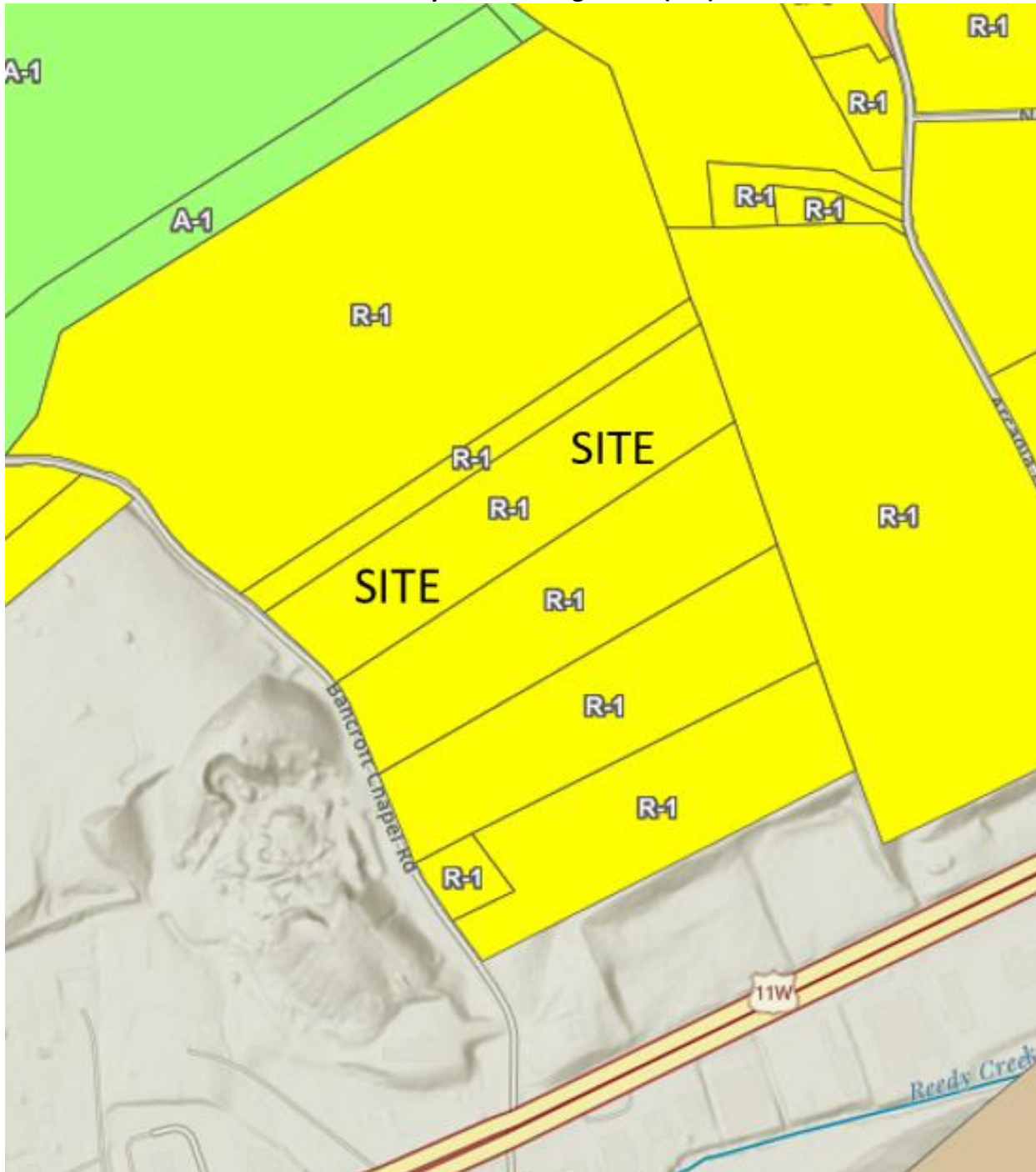
Location Map



Proposed Zoning Map



Sullivan County Surrounding Zones (R-1)



View of Bancroft Chapel Road from Site (Toward E Stone Drive)



Southern View from Site



Eastern View (Toward Rear of Site)



Northern View from Site



View of Sole Structure on Site (Empty Building to be Razed)

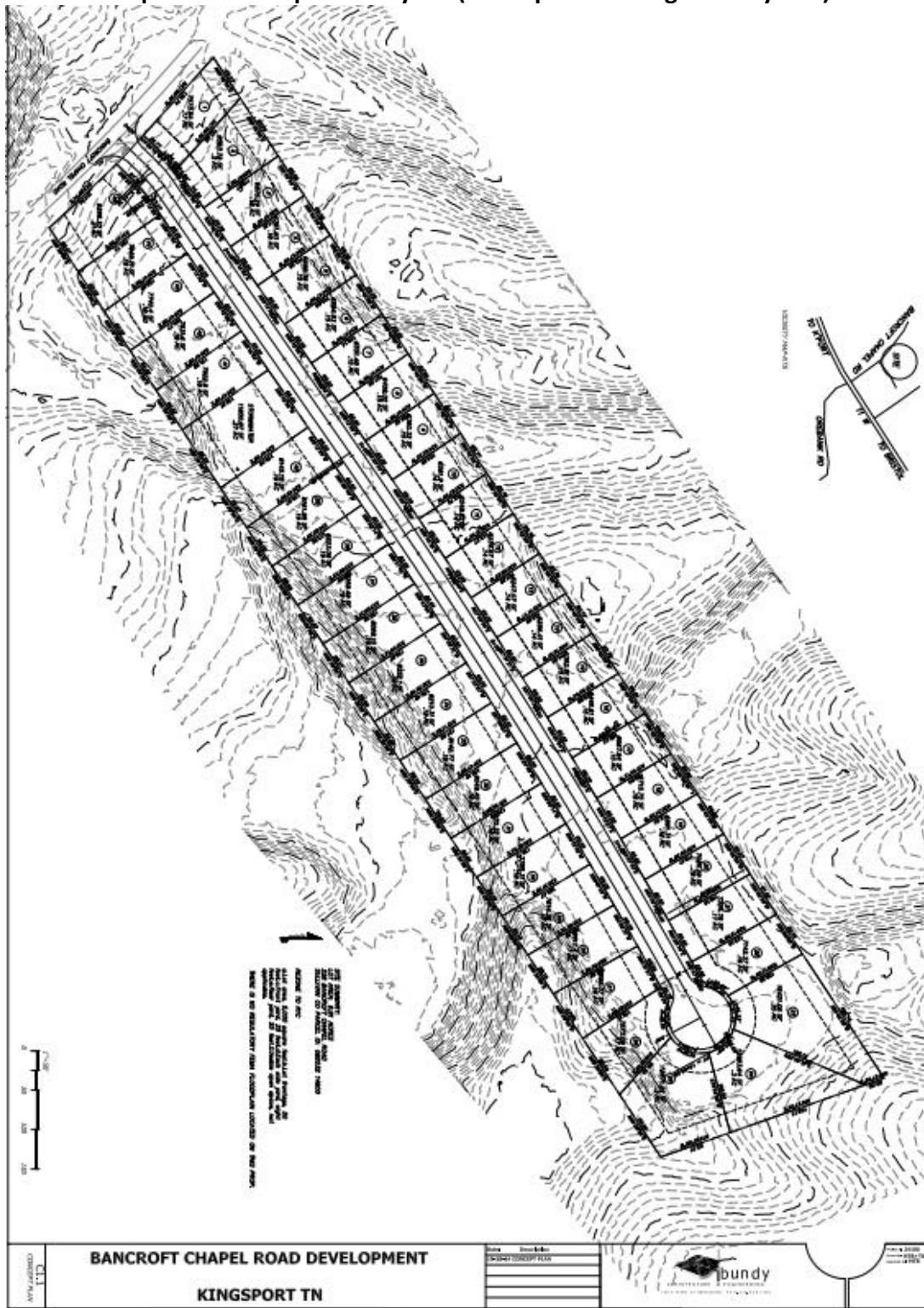


Kingsport Regional Planning Commission

Annexation Report

File Number ANNEX24-0278

Proposed Development Layout (Conceptual 45 single family lots)



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on February 20, 2025

CONCLUSION

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

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport already provides services to the properties in this area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

Bancroft Chapel Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 119 police officers and approximately 43 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 363 mandatory and 54 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo approximately 500 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo approximately 696 hours of field officer training where they will work and be trained by designated training officers.
- E. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs and drug education/awareness programs to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- F. The Kingsport Police Department currently maintains an approximate 3 minute and 7 second average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

The annexation area is served with public water by Bloomingdale Utility.

4. Electricity

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

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 100 sewer lift stations and approximately 550 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

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

7. Public Road/Street Construction & Repair

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

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

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

- D. Routine Right of Way maintenance on any future city streets will also be provided on the effective date of annexation and once constructed and accepted. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.

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

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. **Street Lighting**

At the request of the annexation applicant, no street lights will be installed along Bancroft Chapel Road.

10. **Zoning Services**

- A. The area will be zoned City of Kingsport R-1C (Residential District)
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.

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

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

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

12. Inspection Services

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

13. Animal Control

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

14. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

15. Leaf Removal

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

16. Graffiti Control

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

17. Other Services

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



February 20th,2025

Sharon Duncan, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

Chairman Duncan:

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. St. Andrews Garth Phase 3
2. 5835 Chestnut Ridge
3. 5525 Shawnee Drive
4. Arbor Townhomes

Sincerely,

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

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 THIS MAP CAN NOT BE USED FOR ANY OTHER
 PURPOSE THAN IS INTENDED ON THIS DATE

Sheena Tinsley, Register
 Sullivan County
 Rec #: 369471 Instrument #: 25000999
 Rec'd: 15.00 Recorded
 State: 0.00 1/21/2025 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P59
 Total: 17.00 PGS 544-544

Slide A-1789

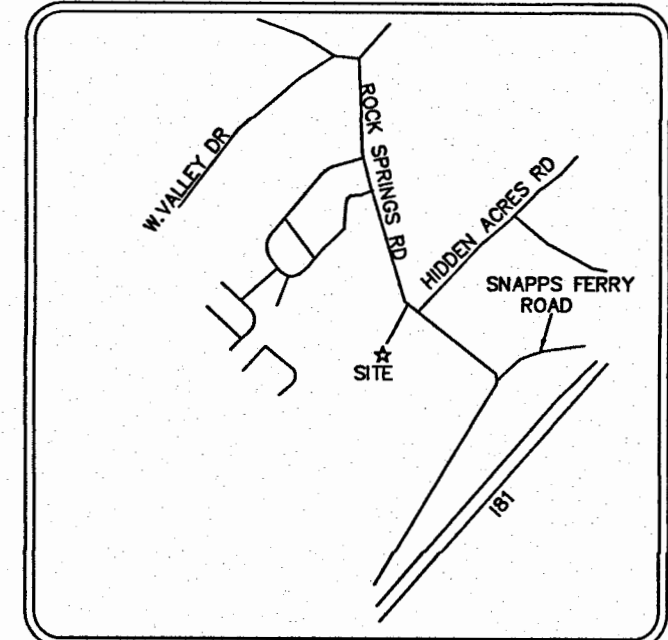
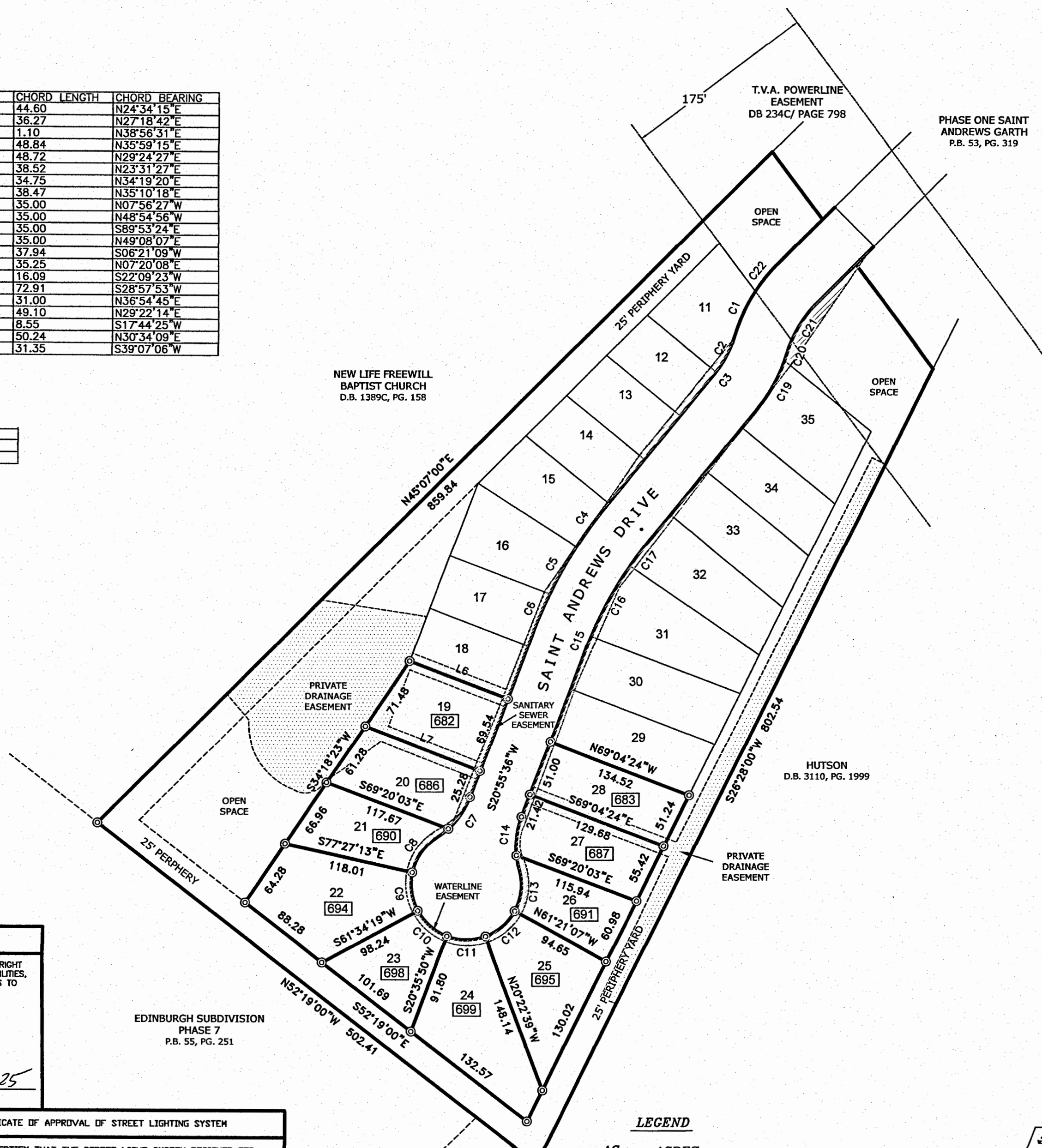
19	0.165 AC.
20	0.160 AC.
21	0.146 AC.
22	0.232 AC.
23	0.138 AC.
24	0.238 AC.
25	0.195 AC.
26	0.126 AC.
27	0.159 AC.
28	0.155 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00	44.76	44.60	N24°34'15"E
C2	92.63	36.51	36.27	N27°18'42"E
C3	92.63	1.10	1.10	N38°56'31"E
C4	425.00	48.87	48.84	N35°59'15"E
C5	425.00	48.75	48.72	N29°24'27"E
C6	425.00	38.53	38.52	N23°31'27"E
C7	75.00	35.07	34.75	N34°19'20"E
C8	50.00	39.49	38.47	N35°10'18"E
C9	50.00	35.76	35.00	N07°56'27"W
C10	50.00	35.76	35.00	N48°54'56"W
C11	50.00	35.76	35.00	S89°53'24"E
C12	50.00	35.76	35.00	N49°08'07"E
C13	50.00	38.91	37.94	S06°21'09"W
C14	75.00	35.58	35.25	N07°20'08"E
C15	375.00	16.10	16.09	S22°09'23"W
C16	375.00	73.03	72.91	S28°57'53"W
C17	375.00	31.01	31.00	N36°54'45"E
C19	142.63	49.35	49.10	N29°22'14"E
C20	142.63	8.55	8.55	S17°44'25"W
C21	100.00	50.78	50.24	N30°34'09"E
C22	150.00	31.41	31.35	S39°07'06"W

LINE	BEARING	DISTANCE
L6	N69°04'24"W	95.03
L7	S69°04'24"E	111.58

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED PD
- 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. 19-11502
- 5) ACAD FILE 19-11502 TS DESIGN (S.A.G.).DWG
- 6) PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED.
- 7) TAX MAP 119 PARCEL 15.20
- 8) DEED REFERENCE: D.B. 3310, PG. 1695.
- 9) PLAT REFERENCE: P.B. 53, PG. 319
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



LOCATION MAP
N.T.S.

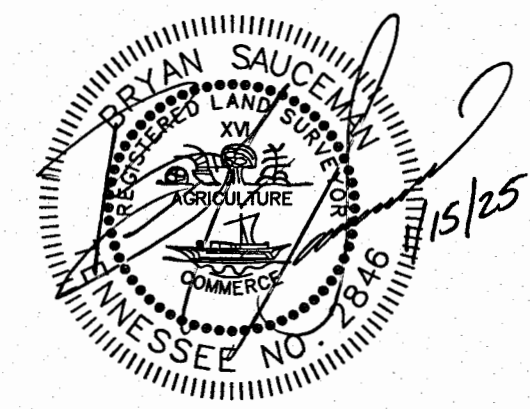


<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY, (C) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS DR, (D) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p>	<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET, UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.</p>
<p>_____ CITY ENGINEER</p>	<p>_____ OWNER</p>

<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>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</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p>
<p>_____ KINGSFORT AUTHORIZING AGENT</p>	<p>_____ KINGSFORT AUTHORIZING AGENT</p>	<p>_____ TRAFFIC ENGINEERING MANAGER</p>

<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.</p>	<p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(C) I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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.</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, 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 KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p>
<p>_____ CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>_____ REGISTERED SURVEYOR</p>	<p>_____ OWNER</p>	<p>_____ OWNER</p>	<p>_____ SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>

LEGEND
 AC. ACRES
 P.B. PLAT BOOK
 D.B. DEED BOOK
 PG PACE
 [123] 911 ADDRESS
 N.T.S. NOT TO SCALE
 T.V.A. TENNESSEE VALLEY AUTHORITY



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

FINAL PLAT

SAINT ANDREWS GARTH PH. 3, LOTS 19-28

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.714 TOTAL LOTS 10
 ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER TODD STEVENS CIVIL DISTRICT 13TH
 SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=80'

TDEC

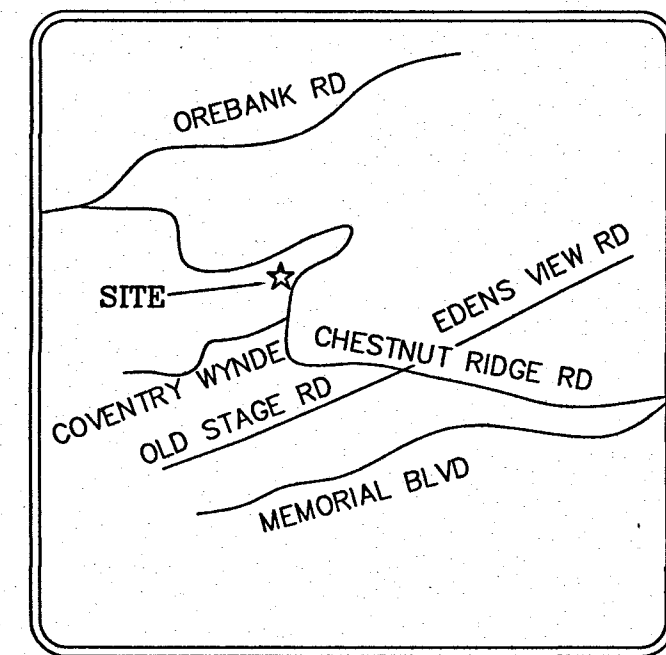
"Approval is hereby granted for lots SEE RESTRICTIONS defined as Lot 11, Coventry View & 1.02 Acres (Chestnut Ridge Road) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

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

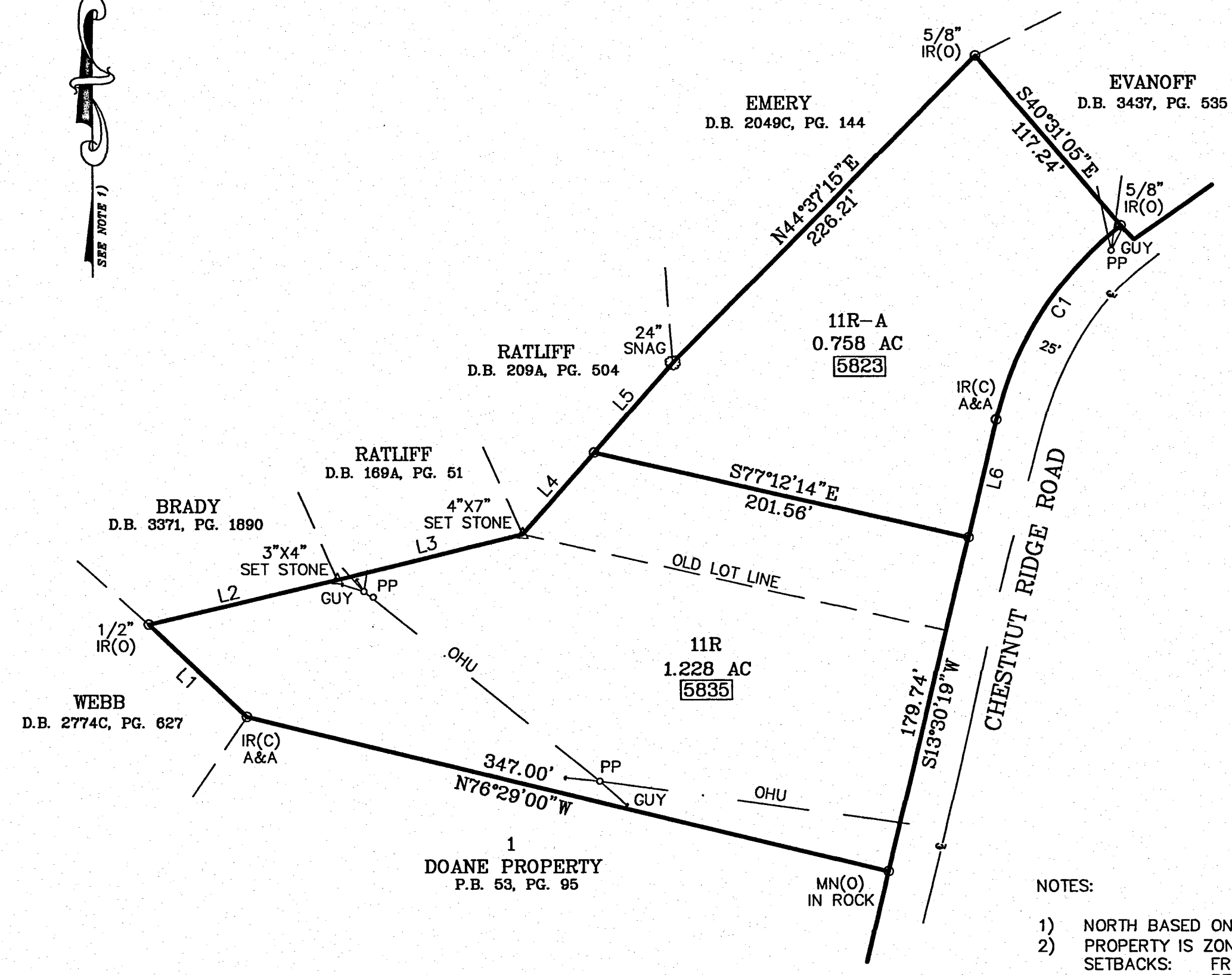
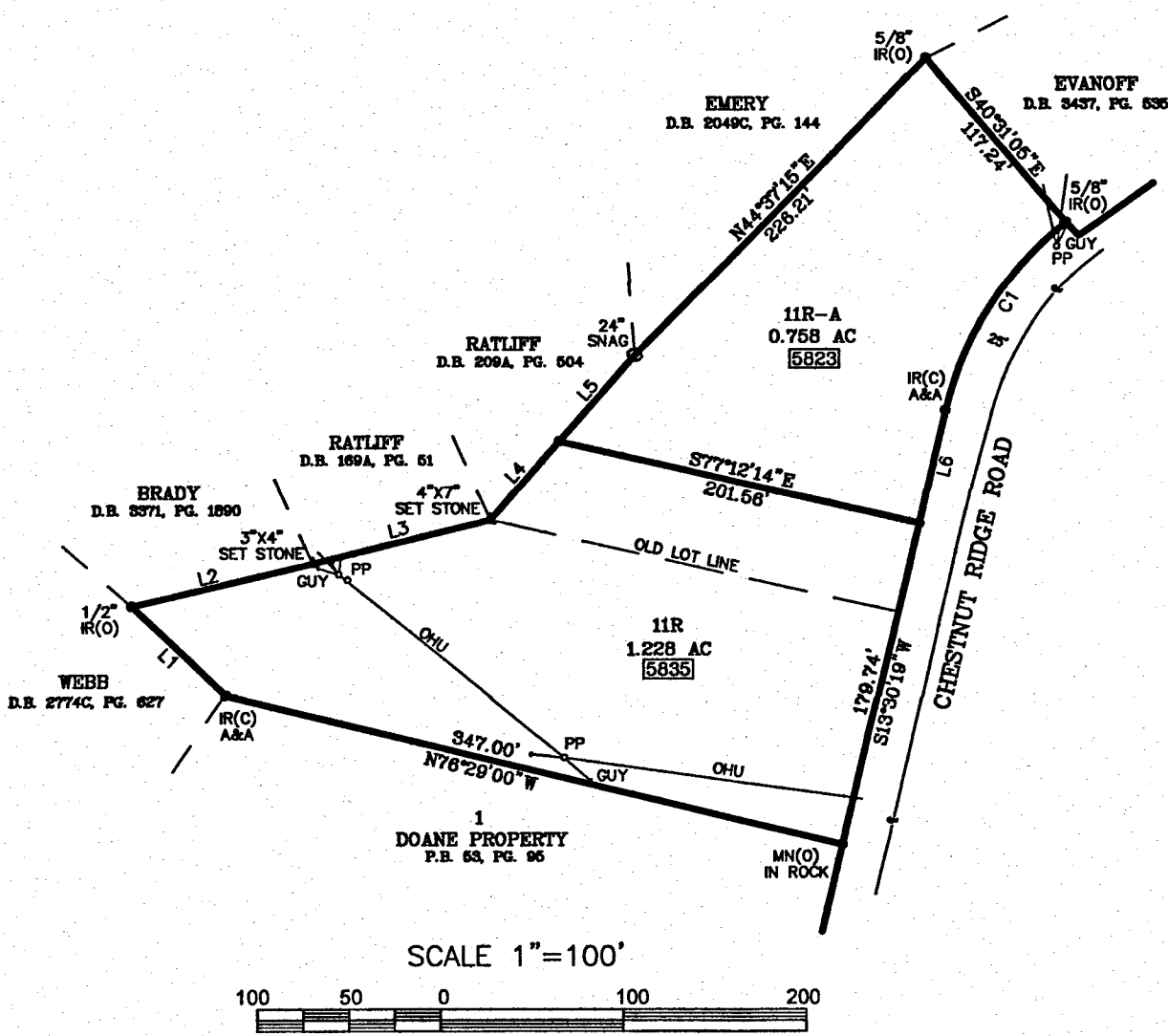
[Signature] Environmental Scientist
 Date: 01/14/2025
 Division of Water Resources

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

- A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
- B.) Lot 11R has adequate suitable soil to install and duplicate a 3 (Three) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- C.) Lot 11R-A has adequate suitable soil to install and duplicate a 2 (Two) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
- D.) Lots 11R & 11R-A have specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
- E.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.



LOCATION MAP
N.T.S.



LINE	BEARING	DISTANCE
L1	N46°38'52"W	70.46'
L2	N76°41'00"E	101.85'
L3	N76°15'23"E	100.07'
L4	N41°27'50"E	56.99'
L5	N41°27'50"E	62.76'
L6	S13°30'19"W	63.29'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	184.78'	123.41'	S32°37'06"W	121.12'

LEGEND

MN(O)	MAC NAIL (OLD)
IR(O)	IRON ROD (OLD)
IR(C)	IRON ROD (CAP)
OHU	OVERHEAD UTILITY
D.B.	DEED BOOK
PG.	PAGE
PP	POWER POLE
P.B.	PLAT BOOK
N.T.S.	NOT TO SCALE
AC.	ACRES
[723]	911 ADDRESS CENTERLINE
£	

- NOTES:
- 1) NORTH BASED ON N76°29'00"W PER P.B. 52, PG. 34.
 - 2) PROPERTY IS ZONED R-1
 SETBACKS: FRONT: 30'
 REAR: 30'
 SIDE: 12'
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 24-13640
 - 5) ACAD FILE 24-13640 ADDINGTON.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 047, PARCELS 043.10 & 043.12
 - 8) DEED REFERENCES: D.B. 3543, PG. 1299 & D.B. 3619, PG. 540
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV. GPS POSITIONAL DATA WAS OBSERVED DECEMBER 10, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18.
 - 11) THIS SURVEY WAS DONE WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 14) 7.5' UTILITY & DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 15' ALONG FRONT OF ALL LOTS.

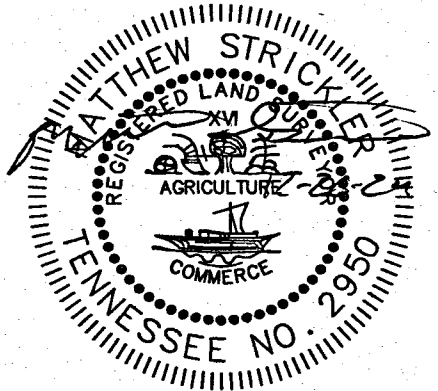
CERTIFICATE OF ACCURACY

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.

[Signature]
 DATE: 12-26-2024
 REGISTERED SURVEYOR

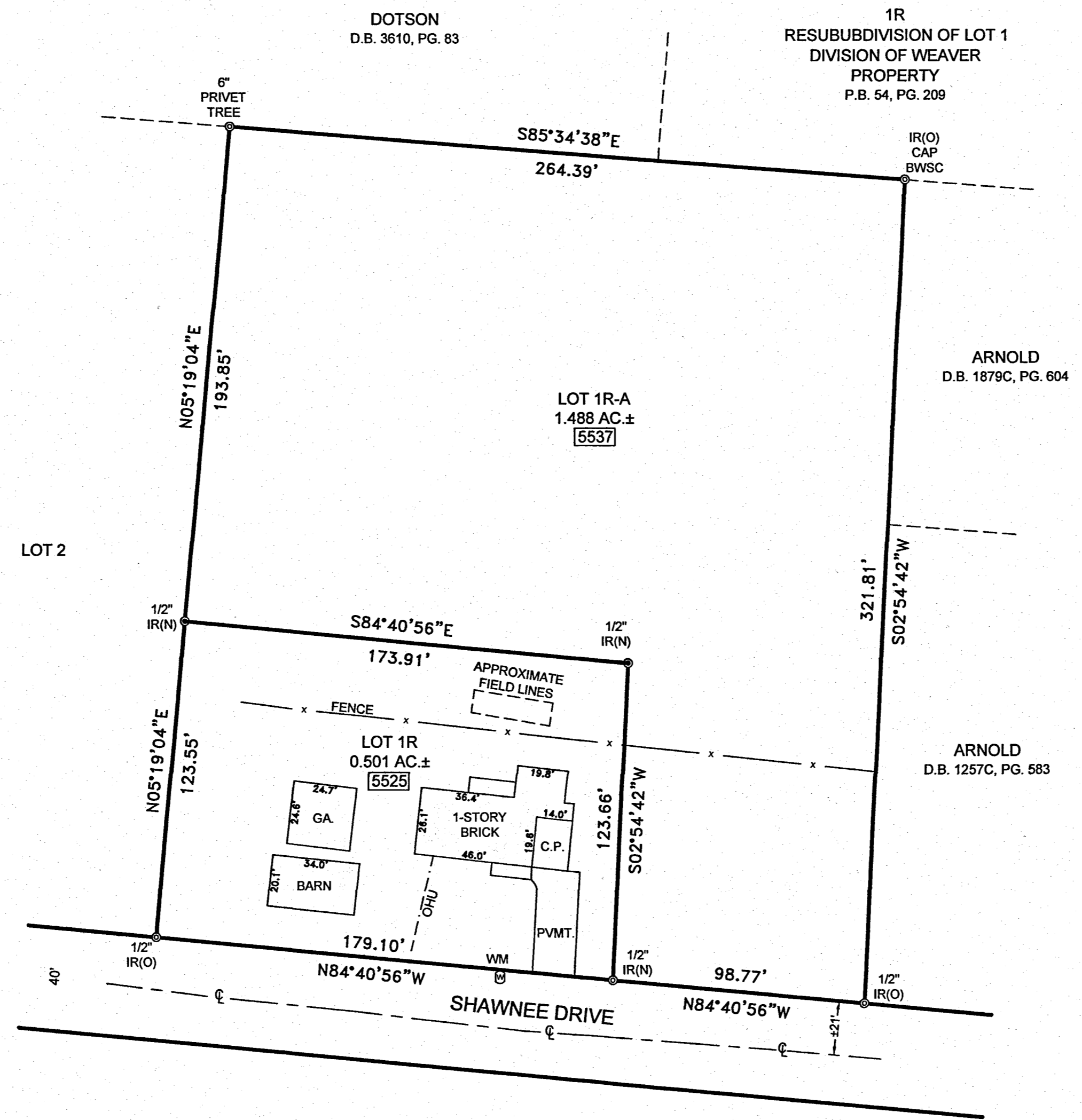
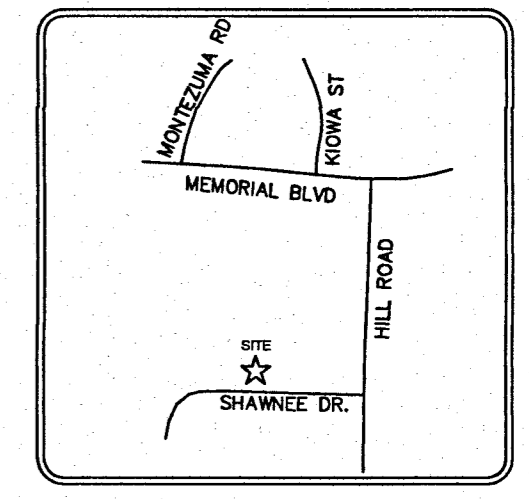
Slide A-1791

Sheena Tinsley, Register
 Sullivan County
 Rec #: 369850 Instrument #: 25001493
 Rec'd: 15.00 Recorded
 State: 0.00 1/28/2025 at 1:50 PM
 Clerk: 0.00 in Flat
 Other: 2.00 P59
 Total: 17.00 PGS 554-554



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

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>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.</p> <p><i>[Signature]</i> OWNER DATE: 12-26-2024</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>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.</p> <p>DATE: 12-30-24 KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY:</p> <ol style="list-style-type: none"> 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION. <p>DATE: 12-26-24 AUTHORIZED REPRESENTATIVE</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: 12/26/24 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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 \$10,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 1/28/25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>RESUBDIVISION OF</p> <p>LOT 11, COVENTRY VIEW & 1.02 ACRES</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 1.986 TOTAL LOTS: 2 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: ADDINGTON CIVIL DISTRICT: 10TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1"=60'</p>
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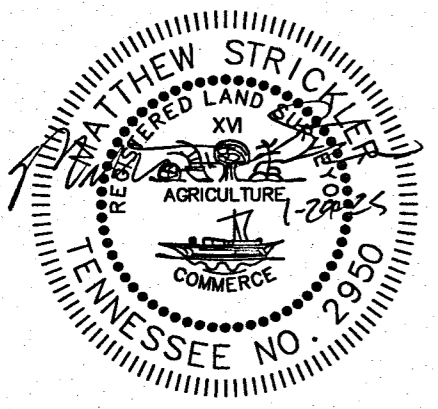
Slide A-1791

Sheena Tinsley, Register	
Sullivan County	
Rec #: 369967	Instrument #: 25001652
Rec'd: 15.00	Recorded
State: 0.00	1/30/2025 at 1:01 PM
Class: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 555-555

Certificate of Existing Septic System:

- I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.
 - I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
 - Name on TDEC Permit: _____ Date of Permit: _____
 - Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s): _____
- Owner(s) Signature: *Wendy Bowery* Date: *1-29-25*

- LEGEND**
- IR(O) IRON ROD, OLD
 - IR(N) IRON ROD, NEW
 - D.B. DEED BOOK
 - PG PAGE
 - PB PLAT BOOK
 - AC ACRES
 - N.T.S. NOT TO SCALE
 - 911 ADDRESS
 - PVMT PAVEMENT
 - C.P. CARPORT
 - GA. GARAGE
 - WM WATER METER
 - OHU OVERHEAD UTILITY
 - ℄ CENTERLINE
 - BWSC BARCE, WAGGONER, SUMNER & CANNON



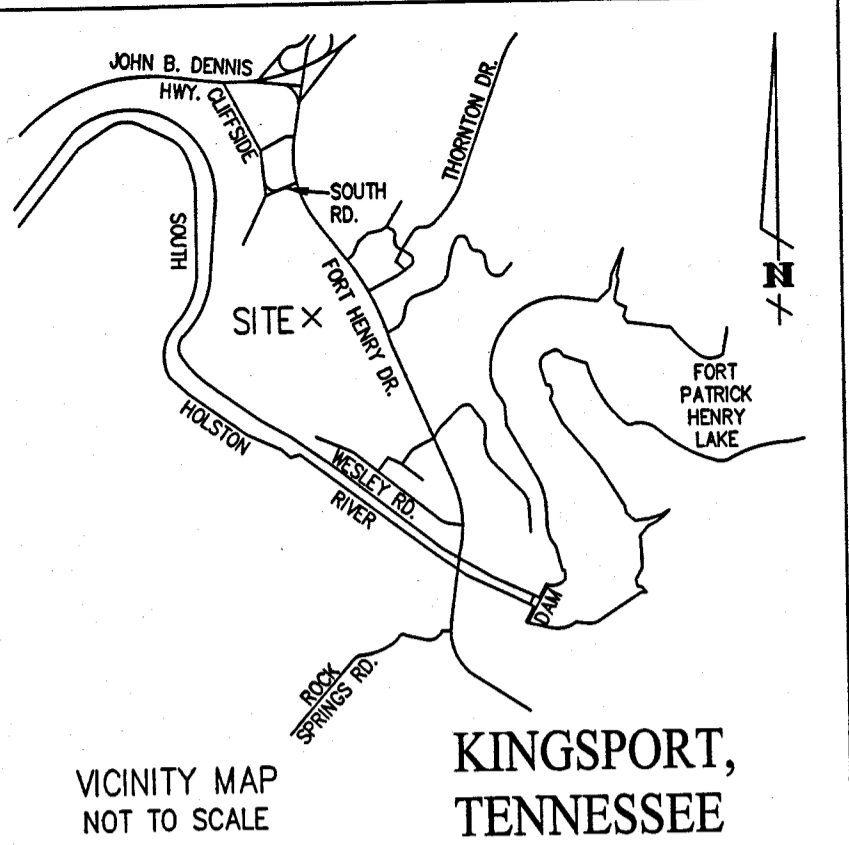
NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE.
- PROPERTY IS ZONED R-1
- SETBACKS TO CONFORM TO CURRENT ZONING
- THIS IS TO 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.
- JOB NO. 24-13660
- ACAD FILE 24-13660 BOWERY.DWG
- FIELD INFORMATION ELECTRONIC DATA COLLECTED
- TAX MAP 049P "A" PARCEL 003.00
- DEED REFERENCE: D.B. 3634, PG. 381
- PLAT REFERENCE: P.B. 54, PG. 170
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- THERE IS A 7.5 FT. UTILITY AND DRAINAGE EASEMENT ALONG INTERIOR LOT LINES AND 15 FT. ALONG FRONT AND REAR LOT LINES.



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-8896
 EMAIL: mstrickler@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE: <i>1-29-25</i> OWNER: <i>Wendy Bowery</i>		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE: _____ TRAFFIC ENGINEERING MANAGER: _____		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. DATE: <i>8 JAN 20 25</i> KINGSPORT AUTHORIZING AGENT: <i>My</i>		CERTIFICATE OF THE APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION. DATE: <i>1-28-25</i> COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE: <i>Jan S. [Signature]</i>		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. DATE: <i>8 JAN 20 25</i> KINGSPORT AUTHORIZING AGENT: <i>My</i>		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 CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: <i>1/30/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>[Signature]</i>		RESUBDIVISION OF LOT 1 CHARLES A. & CLEO M. HENSLEY PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES: <u>1.989</u> TOTAL LOTS: <u>2</u> ACRES NEW ROAD: <u>0</u> MILES NEW ROAD: <u>0</u> OWNER: <u>BOWERY</u> CIVIL DISTRICT: <u>7TH</u> SURVEYOR: <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR: <u>1:10,000</u> SCALE 1"=40'	
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: <i>1/26/2025</i> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING: <i>R. Dooly</i>		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. DATE: <i>1-29-25</i> TENNESSEE REGISTERED LAND SURVEYOR: <i>Matthew Strickler</i>											



- NOTES:**
- OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC., 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615. PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC., PLAT BOOK P58, PAGE 271. TM NO. 077H C 002.30
 - TOTAL ACREAGE OF SURVEYED PROPERTY IS 6.954 ACRES.
 - TOTAL DISTURBED ACREAGE: 5.40 ACRES.
 - CURRENT AND PROPOSED ZONING: KINGSPORT, TENNESSEE PLANNED DEVELOPMENT DISTRICT (PD). SETBACKS: PERIMETER-25'.
 - THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE, MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006.
 - ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
 - ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
 - ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
 - 48" CMP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPCON PHASE 1" BY EDWARDS ENGINEERING, PLLC. WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSPORT ENGINEERING DEPARTMENT.
 - UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
 - THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE & COMMON AREA.
 - THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
 - AREAS AND DENSITY:
 - TOTAL DEVELOPMENT - 6.954 ACRES
 - RIGHT OF WAY - 0.804 ACRES
 - TOTAL DEVELOPMENT AREA MINUS RIGHT OF WAY - 6.150 ACRES USEABLE
 - FORTY FIVE UNITS (INCLUDING PORCHES) - 1025 SQUARE FEET EACH (1.059 AC. TOTAL)
 - 45 UNITS DIVIDED BY 6.150 ACRES EQUALS 7.32 UNITS/ACRE
 - REQUIRED OPEN SPACE FOR 8 UNITS/ACRE - 35%
 - OPEN SPACE (USEABLE AREA MINUS UNITS WITH A 25' BUFFER) - 3.494 ACRES
 - 3.494 AC. (OPEN SPACE) DIVIDED BY 6.150 AC (USEABLE) EQUALS 57% OPEN SPACE
 - THE UNITS ARE UNITS AND NOT INDIVIDUAL LOTS.
 - OVERALL LENGTH IN STREET - 760.98'.
 - OVERALL LENGTH IN RIGHT OF WAY - 766.65'.
 - RADIUS OF THE CUL-DE-SAC RIGHT RIGHT OF WAY IS 50'.
 - RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'.
 - TOTAL NUMBER OF UNITS IS 45.
 - TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).
 - THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSPORT ORDINANCE NO. 7142.

**Final Plat of
The Arbor Town Homes**

11th Civil District, Sullivan Co., TN
Date: 2-3-25
By: Larry D. Culbertson RLS 883

Culbertson Surveying
P.O. Box 190
Nicklesville, VA 24271
Ph. 276-439-3093

Slide A-1793
Sheena Tinsley, Register
Sullivan County
Rec #: 370300 Instrument #: 25002078
Rec'd: 45.00 Recorded
State: 0.00 2/6/2025 at 10:27 AM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 47.00 PGS 561-563



LEGEND

- ☒ PROPOSED CONCRETE MONUMENT
- EXISTING FIRE HYDRANT
- ⊕ DESIGNATED HANDICAP PARKING SPACE
- ⊞ EXISTING TELEPHONE PEDESTAL
- ⊙ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊞-W PROPOSED WATER METER
- CO PROPOSED SANITARY SEWER CLEAN OUT
- ⊞ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ⊞# HOUSE NUMBER
- (SIZE)-SD EXISTING STORM STRUCTURE & DRAIN PIPE
- SD PROPOSED STORM STRUCTURE & DRAIN PIPE
- W— EXISTING WATER LINE
- (SIZE)W— PROPOSED WATER LINE
- S— EXISTING SANITARY SEWER LINE
- 8"S— PROPOSED 8" SANITARY SEWER LINE
- UE— EXISTING UNDERGROUND ELECTRIC LINE
- UC— EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- X—X— EXISTING FENCE LINE
- IRON PIN FOUND, UNLESS NOTED OTHERWISE
- IRON PIN SET
- ⊙ CALCULATED POINT

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
February 4, 2025
DATE
Catherine Campbell
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION Item VII.1.
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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
2-3-2025
DATE
OWNER *[Signature]*

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.
5 Feb 2025
DATE
Tennessee Department of Environment & Conservation
OR KINGSPORT AUTHORIZING 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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
2-3-25
DATE
Lynn A. Culbertson
REGISTERED SURVEYOR

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
5 Feb 2025
DATE
AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS, OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
2/4/25
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM
I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; OR (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS.
I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED
5 Feb 2025
DATE

CERTIFICATION OF THE APPROVAL 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.
2-4-2025
DATE
TRAFFIC ENGINEERING MANAGER

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 REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$118,746.76 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
2/5/2025
DATE
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

SEC. 114-304 PART 13 B AND C:
B. GOVERNMENT AND UTILITY ACCESS. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.
C. MAINTENANCE OF COMMON OPEN SPACE. THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.
[Signature]
OWNER
2-5-2025
DATE

TENNESSEE STATE PLANE GRID NORTH

$\Delta=94^{\circ}45'15''$
 $R=75.50'$
 $L=124.86'$
 $CH=N 8^{\circ}32'39'' E$
 $CH=111.11'$

$\Delta=59^{\circ}02'11''$
 $R=64.00'$
 $L=65.94'$
 $CH=N 9^{\circ}18'53'' W$
 $CH=63.07'$

$\Delta=23^{\circ}27'53''$
 $R=303.00'$
 $L=124.09'$
 $CH=N 31^{\circ}56'09'' E$
 $CH=123.22'$

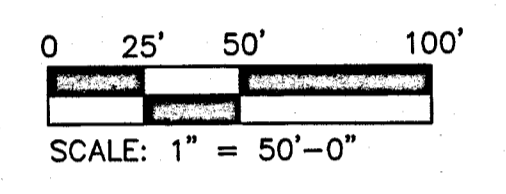
TOWN HOUSE REFERENCE POINT CHART

LINE	BEARING	DISTANCE
R1-R2	S 63°23'42" E	49.42'
R1-R3	N 74°35'16" E	49.65'
R4-R5	N 54°57'16" E	130.16'
R4-R6	N 64°38'33" E	144.77'
R7-R8	N 10°53'17" W	76.91'
R9-R10	N 19°49'40" W	57.47'
R9-R11	N 00°36'33" W	82.33'
R12-R13	S 59°53'19" E	27.70'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	88°33'47"	20.00'	30.91'	S 0°36'48" E 27.93'
C2	88°34'11"	118.50'	183.18'	S 0°36'35" E 165.48'
C3	100°49'17"	81.50'	143.41'	S 6°44'08" E 125.61'
C4	8°32'54"	118.50'	17.68'	S 52°52'19" E 17.66'
C5	42°34'10"	67.17'	49.90'	S 69°52'57" E 48.76'
C6	262°25'12"	50.00'	229.00'	S 40°02'34" W 75.23'
C7	48°23'56"	75.00'	63.35'	N 32°56'48" W 61.49'
C8	100°49'17"	121.50'	213.80'	N 6°44'08" W 187.26'
C9	86°36'11"	78.50'	118.65'	N 0°22'25" E 107.68'
C10	93°24'13"	20.00'	32.60'	N 89°37'47" W 29.11'

NOTE: THE SANITARY SEWER EASEMENT RECORDED AT PB 55 PAGE 154 HAS BEEN ABANDONED PER CITY OF KINGSPORT ORDINANCE NO. 7142



RIVER BEND VILLA APARTMENTS, LLC
BOOK 3180, PAGE 369
LOT 8
LOTS 7 & 8 RIVERBEND DEVELOPMENT
PLAT BOOK P55, PAGE 154

APPALACHIAN POWER COMPANY
RIGHT OF WAY & EASEMENT
BOOK 1011C, PAGE 212

7.5' UTILITY & DRAINAGE EASEMENT ALONG SIDE & REAR LOT LINES, 15' ALONG FRONT LOT LINES
PLAT BOOK P55, PAGE 154

BOOK 3170 PAGE 232
15 FT EASEMENT FROM BACK OF RIGHT OF WAY

PRIVATE DRAINAGE EASEMENT
CUL-DE-SAC PAVEMENT RADIUS IS 42.5'

WENNA WAY (PUBLIC)
50'

15FT PRIVATE DRAINAGE EASEMENT

7.5' UTILITY & DRAINAGE EASEMENT ALONG SIDE & PLAT BOOK P38, PAGE 99

SCALED LOCATION RIGHT OF WAY & EASEMENT
BOOK 1005C, PAGE 521

WAL-MART REAL ESTATE BUSINESS TRUST
BOOK 1627C, PAGE 541
LOT 2R
WAL-MART REAL ESTATE BUSINESS TRUST
LOT - FORT HENRY DRIVE
REPLAT LOT 2, BRADLEY FARM SUBDIVISION
PLAT BOOK P52, PAGE 506

SURVEYED PROPERTY WITHIN BOLD LINES

RESTRICTED USE AREA
BOOK 2574C, PAGE 508

10FT COMMUNICATION EASEMENT
BOOK 2608C, PAGE 578

DRAINAGE EASEMENT FOR DETENTION BASIN AREA

SANITARY SEWER RIGHT & EASEMENT
BOOK 488C, PAGE 22

DRAINAGE & UTILITY EASEMENT
PLAT BOOK P55, PAGE 154

RIGHT OF WAY & EASEMENT
BOOK 2882C, PAGE 17

LAND STAR DEVELOPMENT, LLC
BOOK 3518, PAGE 1327
LOT 1
PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC
PLAT BOOK P58, PAGE 271
15' CITY OF KINGSPORT SS EASEMENT
PLAT BOOK P58, PAGE 271

25' ZONE PD PERIMETER SETBACK

Slide A-1793

Sheena Tinsley, Register
Sullivan County

Rec #:	370300	Instrument #:	25002078
Rec'd:	45.00	Recorded:	
State:	0.00	2/6/2025 at 10:27 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P59	
Total:	47.00	PGS 561-563	



Final Plat of The Arbor Town Homes

11th Civil District, Sullivan Co., TN
Date: 2-3-25
By: Larry D. Culbertson RLS 883

Culbertson Surveying
P.O. Box 190
Nicklesville, VA 24271
Ph. 276-439-3093

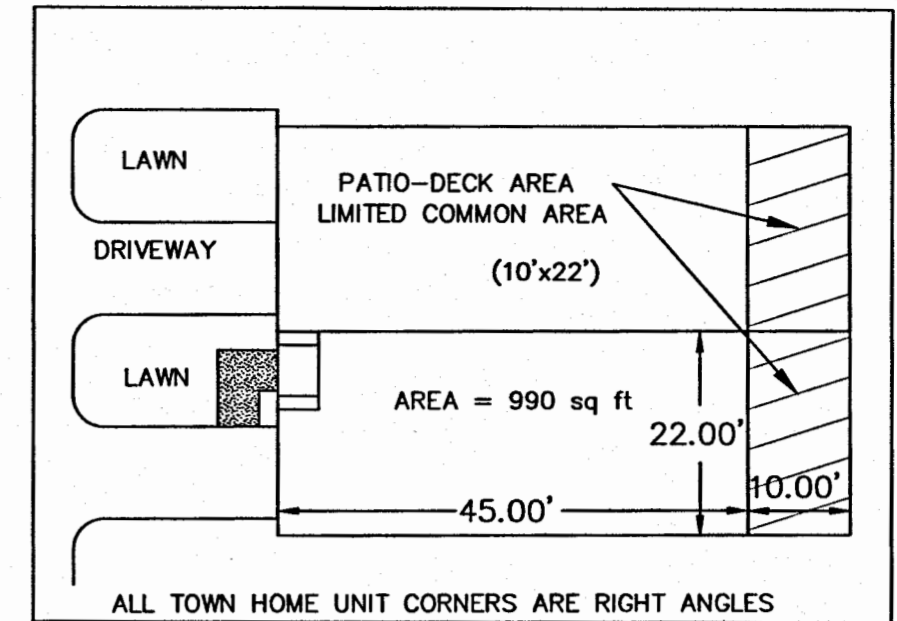
SHEET NO.
2 OF 3

SITE LAYOUT

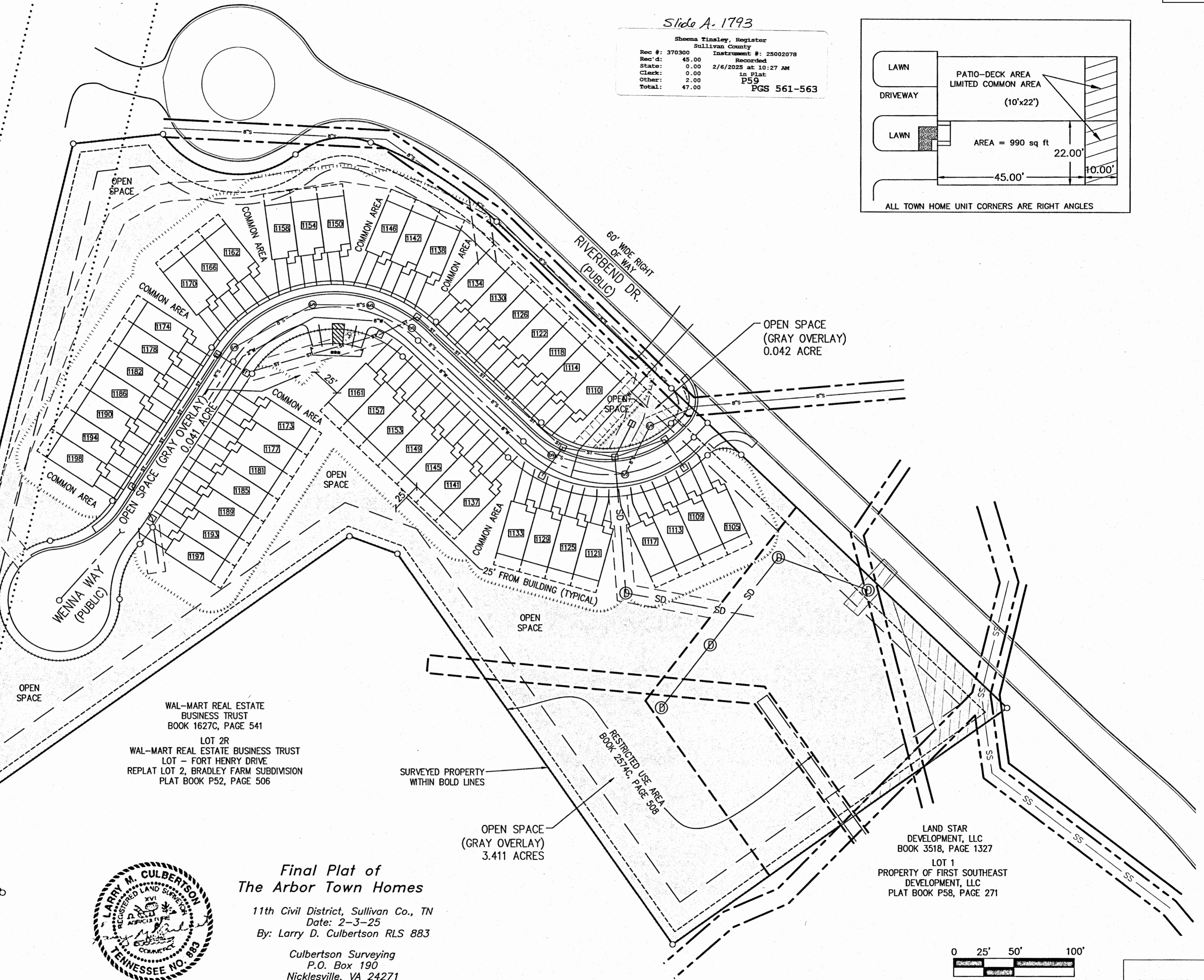
TENNESSEE STATE PLANE
GRID NORTH

Slide A-1793

Sheena Tinsley, Register	
Sullivan County	
Rec #: 370300	Instrument #: 25002078
Rec'd: 45.00	Recorded
State: 0.00	2/6/2025 at 10:27 AM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 47.00	PGS 561-563

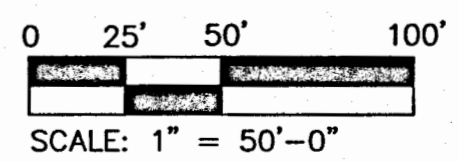


RIVER BEND VILLA
APARTMENTS, LLC
BOOK 3180, PAGE 369
LOT 8
LOTS 7 & 8 RIVERBEND DEVELOPMENT
PLAT BOOK P55, PAGE 154



**Final Plat of
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11th Civil District, Sullivan Co., TN
Date: 2-3-25
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P.O. Box 190
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Ph. 276-439-3093

LAND STAR
DEVELOPMENT, LLC
BOOK 3518, PAGE 1327
LOT 1
PROPERTY OF FIRST SOUTHEAST
DEVELOPMENT, LLC
PLAT BOOK P58, PAGE 271



SHEET NO.
3 OF 3

AREAS DESIGNATED AS OPEN SPACE