



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, June 19, 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 May 12, 2025 Work Session Minutes
- [2.](#) Approval of the May 15, 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) 1624 Green Lake Drive County Rezoning (REZONE25-0136) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County B-3 zone to County R-1 zone. (Cooper)
- [2.](#) Tyson Lane Rezoning (REZONE25-0122). 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 P-1. (McMurray)

- [3.](#) Replat of Easley Estates- Section 3 Block E- Lots 24 & 25 (MINSUB24-0138): The Kingsport Regional Planning Commission is requested to grant final subdivision approval of the Replat of Easley Estates along with the accompanying water variance. (Pyatte)
- [4.](#) The Arbor Phase 2 Sewer Line Easement Abandonment (VACATE25-0116). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for the Arbor Phase 2 development. (Cooper)
- [5.](#) 1224 Stewball Circle Preliminary Zoning Development Plan (COMDEV25-0123) The Commission is requested to grant preliminary zoning development plan approval for a new Taco Bell. (Cooper)
- [6.](#) 2021 Meadowview Lane Zoning Development Plan (COMDEV25-0142) The Commission is requested to grant zoning development plan approval for the expansion of the Eastman Credit Union at Meadowview's parking lot. (Cooper)
- ~~7. Fieldcrest Acres Phase 1 Final Plat (PD25-0123) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 1. (Cooper)~~
- ~~8. Fieldcrest Acres Phase 1 Irrevocable Letter of Credit (PD25-0125) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 1. (Cooper)~~
- ~~9. Fieldcrest Acres Phase 1 Subdivision Bond (PD25-0125). The Commission is requested to accept a subdivision bond for specific improvements for Fieldcrest Acres Phase 1. (Cooper)~~

VII. OTHER BUSINESS

1. Establish Nominating Committee for July 2025 Officer Elections
- [2.](#) 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, May 12, 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: Tim Lorimer, Sam Booher

Members Absent: Sharon Duncan, Gary Mayes, Jason Snapp, Travis Patterson, Chip Millican, Candice Hilton, Anne Greenfield

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the April 14, 2025 Work Session Minutes
2. Approval of the April 17, 2025 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. Granby Place ILOC Extension (2021-201-00008). The Commission is requested to approve a one-year extension of the ILOC for Granby Place. Staff noted that the Granby Place Developer

has requested a one-year extension for the existing irrevocable letter of credit for the development. Staff noted that the amount has not changed and is still \$130,551.14. Staff noted that the proposed performance date of the new letter of credit is March 30, 2026 and a new expiration date of June 30, 2026. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. The Arbor Phase 2 Preliminary Planned Development Plat (PD25-0025). The Commission is requested to give contingent approval for The Arbor Phase 2 preliminary planned development plat. Staff presented the details of the development to the Commission. Staff noted the nearby location of The Arbor Townhomes which is considered phase 1. Staff noted that residential lanes accommodate both sides of Riverbend Drive with a total of 74 new townhome units for phase 2. Ample open space affords the development with a maximum density of ten units per acre with parcel one containing 55% open space and parcel 2 containing 77% open space. The developer's proposed density is 4 units per acre. Staff noted that a sewer easement would have to be vacated in the near future prior to any final approvals being made. No official action was taken.
2. 1510 South Wilcox Dr. Zoning Development Plan (COMDEV25-0097) The Commission is requested to grant preliminary zoning development plan approval for the expansion of the Eastman Credit Union Support Center's parking lot. Staff stated that this project is an enlargement of the parking lot for ECU at 1510 S. Wilcox Dr. Staff noted that Commission approval is required due to the site residing in the BC, Business Conference zone. Staff noted that the project had already received Gateway approval. No official action was taken.
3. 100 Breckenridge Trace Master Plan (COMDEV25-0109) The Commission is requested to grant MX Zone Master Plan Approval for a new Premier Transportation facility. Staff presented the details of the item to the Commission. Staff noted that this would be the home for Premier Transportation, acting as storage and maintenance for their buses. Staff noted that the project would go to the June Gateway meeting. Staff noted that all setback requirements were adhered to and that the associated landscaping plan was approved by the City's landscaping specialist. Staff noted that the zoning text calls for a Master Plan in the MX zone and that this proposal would suffice for Master Plan approval of this site. No official action was taken.
4. Board of Zoning Appeals Zoning Text Amendment (ZTA25-0117). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. Staff stated that the Board of Mayor and Aldermen

recently added two new BZA members and also changed the terms from 5 to 3 years. Staff stated that the zoning text for the Board of Zoning Appeals in the zoning code needed to be updated as a result. 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



REGIONAL PLANNING COMMISSION MINUTES

Thursday, May 15, 2025 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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, Candice Hilton, Jason Snapp, Tim Lorimer, Sam Booher

Members Absent: Gary Mayes, Travis Patterson, Chip Millican, Anne Greenfield

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

Visitors: none

II. APPROVAL OF THE AGENDA

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

III. APPROVAL OF MINUTES

1. Approval of the April 14, 2025 Work Session Minutes
2. Approval of the April 17, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. Sharon Duncan drew attention to several minor mistakes in the minutes. Staff stated that they would make the necessary corrections to the minutes. A motion was made by Sam Booher, seconded by Jason Snapp, to approved the minutes as amended for the both the April 14, 2025 work session and the April 17, 2025 regular meeting. 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. Granby Place ILOC Extension (2021-201-00008). The Commission is requested to approve a one-year extension of the Irrevocable Letter of Credit for Granby Place. Staff inquired to see if any members needed a presentation on the item. No presentation was requested. A motion was by Tim Lorimer, seconded by Sam Booher, to approved the consent agenda. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. The Arbor Phase 2 Preliminary Planned Development Plat (PD25-0025). The Commission is requested to grant contingent approval for The Arbor Phase 2 preliminary planned development plat. Staff presented the details of the development to the Commission. Staff noted the nearby location of The Arbor Townhomes which is considered phase 1. Staff noted that residential lanes accommodate both sides of Riverbend Drive with a total of 74 new townhome units for phase 2. Ample open space affords the development with a maximum density of ten units per acre with parcel one containing 55% open space and parcel 2 containing 77% open space. The developer's proposed density is 4 units per acre. Staff noted that a sewer easement would have to be vacated in the near future prior to any final approvals being made. A motion was made by Sam Booher, seconded by Jason Snapp, to grant preliminary PD approval contingent upon the construction plans being approved. The motion passed unanimously, 5-0.
2. 1510 South Wilcox Dr. Zoning Development Plan (COMDEV25-0097) The Commission is requested to grant preliminary zoning development plan approval for the expansion of the Eastman Credit Union Support Center's parking lot. Staff stated that this project is an enlargement of the parking lot for ECU at 1510 S. Wilcox Dr. Staff noted that Commission approval is required due to the site residing in the BC, Business Conference zone. Staff noted that the project had already received Gateway approval. A motion was made by Jason Snapp, seconded by Candice Hilton, to grant preliminary zoning development plan approval. The motion passed 3-0-2 with both Sam Booher and Tim Lorimer abstaining from the item and vote.

3. 100 Breckenridge Trace Master Plan (COMDEV25-0109) The Commission is requested to grant MX Zone Master Plan Approval for a new Premier Transportation facility. Staff presented the details of the item to the Commission. Staff noted that this would be the home for Premier Transportation, acting as storage and maintenance for their buses. Staff noted that the project would go to the June Gateway meeting. Staff noted that all setback requirements were adhered to and that the associated landscaping plan was approved by the City's landscaping specialist. Staff noted that the zoning text calls for a Master Plan in the MX zone and that this proposal would suffice for Master Plan approval of this site. A motion was made by Tim Lorimer, seconded by Sam Booher to grant master plan approval. The motion passed unanimously, 5-0.
4. Board of Zoning Appeals Zoning Text Amendment (ZTA25-0117). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. Staff stated that the Board of Mayor and Aldermen recently added two new BZA members and also changed the terms from 5 to 3 years. Staff stated that the zoning text for the Board of Zoning Appeals in the zoning code needed to be updated as a result. A motion was made by Sam Booher, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen in support of the zoning text amendment. The motion passed unanimously, 5-0.

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

With no further business, the meeting adjourned at 5:50pm.

Property Information	1624 Green Lake Drive Rezoning		
Address	1624 Green Lake Dr. Kingsport, TN 37663		
Tax Map, Group, Parcel	Tax Map 092L, Group C, Parcel 005.00		
Civil District	14 th Civil District		
Overlay District	N/A		
Land Use Designation	B-3		
Acres	+/- .5		
Existing Use	Vacant	Existing Zoning	B-3
Proposed Use	Residential	Proposed Zoning	R-1
Owner/ Applicant Information			
Name: David and Brenda Byerly Address: 1624 Green Lake Dr. City: Kingsport State: TN Zip Code: 37663 Phone: (423)-282-0343		Intent: <i>To rezone from county B-3 to R-1 for the purposes of allowing a modular home to be built on the parcel.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The zoning change is compatible with the surrounding residential zoning. The zoning change will appropriately match the areas existing use. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1624 Green Lake Drive from county B-3 to R-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 6/19/2025	
Planning Commission Action		Meeting Date	6/19/2025
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Sullivan County Zoning Code

4. **B-3, General Business Service District** - This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes.

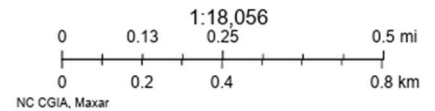
5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

1624 Green Lake Dr. Vicinity Map



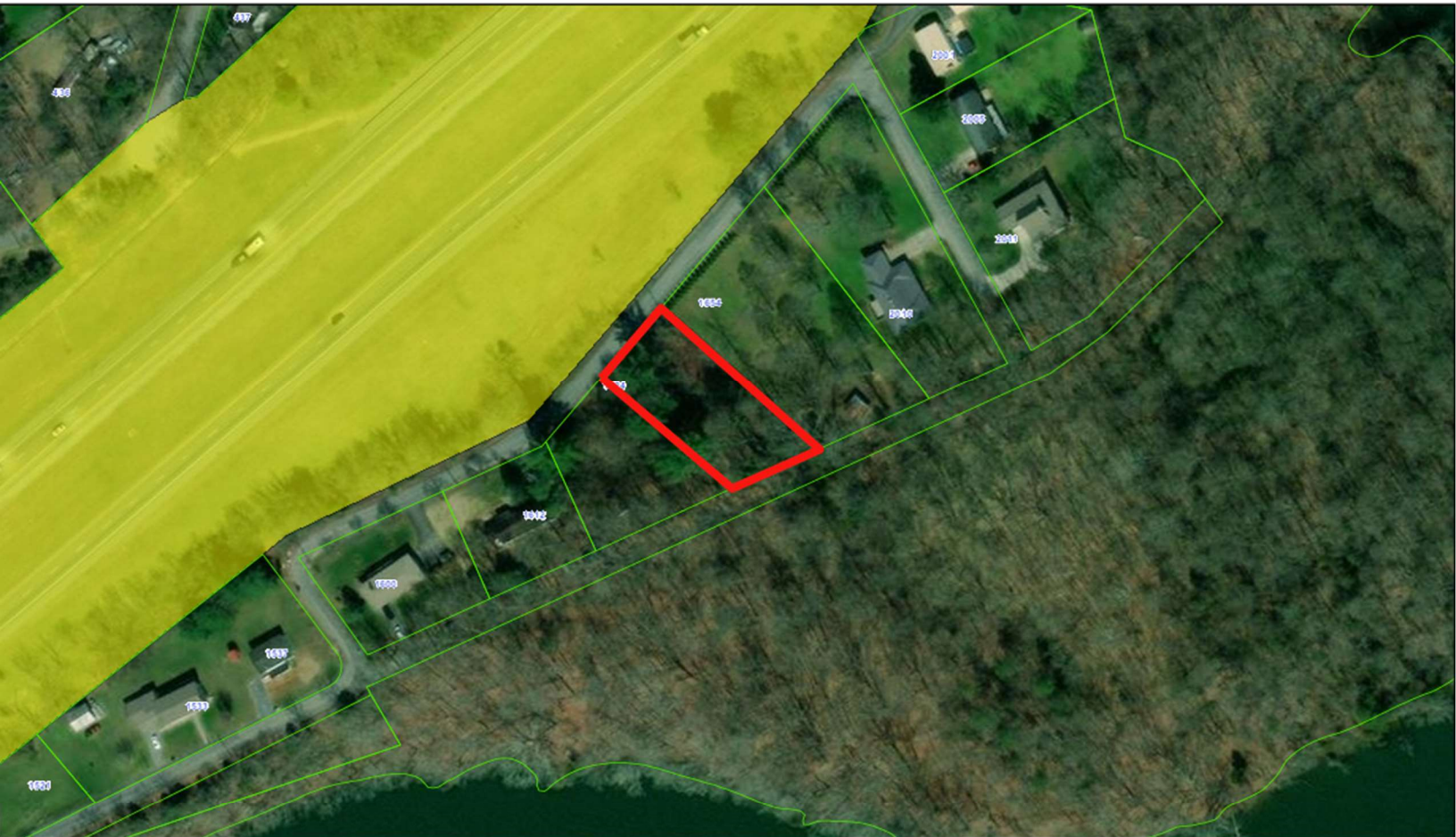
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 Urban Growth Boundary	 MT CARMEL	 JOHNSON CITY
 Kingsport	 CHURCH HILL	• Demolition Liens



Web AppBuilder for ArcGIS

1624 Green Lake Dr. Site Map



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Sullivan County Parcels Jan 2023

Parcels
Urban Growth Boundary

Municipal Boundary

KINGSPORT

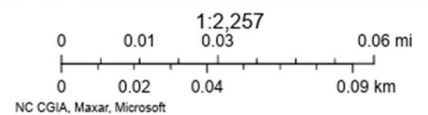
MT CARMEL

CHURCH HILL

JOHNSON CITY

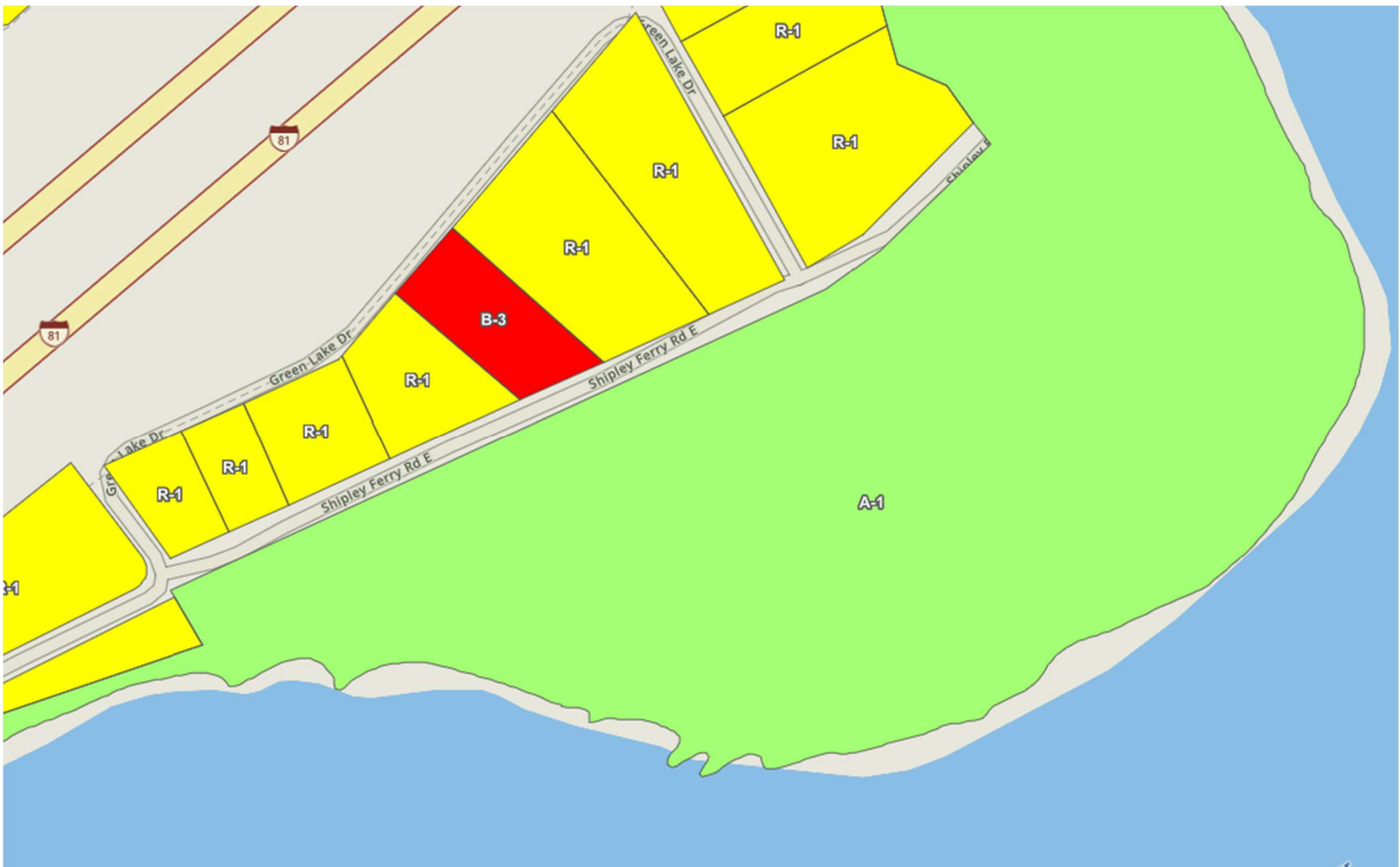
Demolition Liens

Kpt 911 Address



Web AppBuilder for ArcGIS

1624 Green Lake Dr. Sullivan County Zoning Map

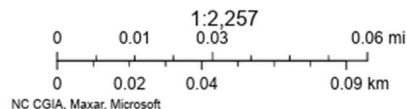
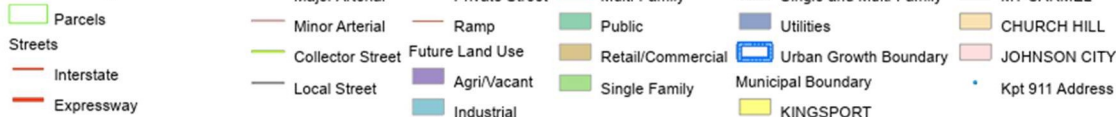


1624 Green Lake Dr. Future Land Use



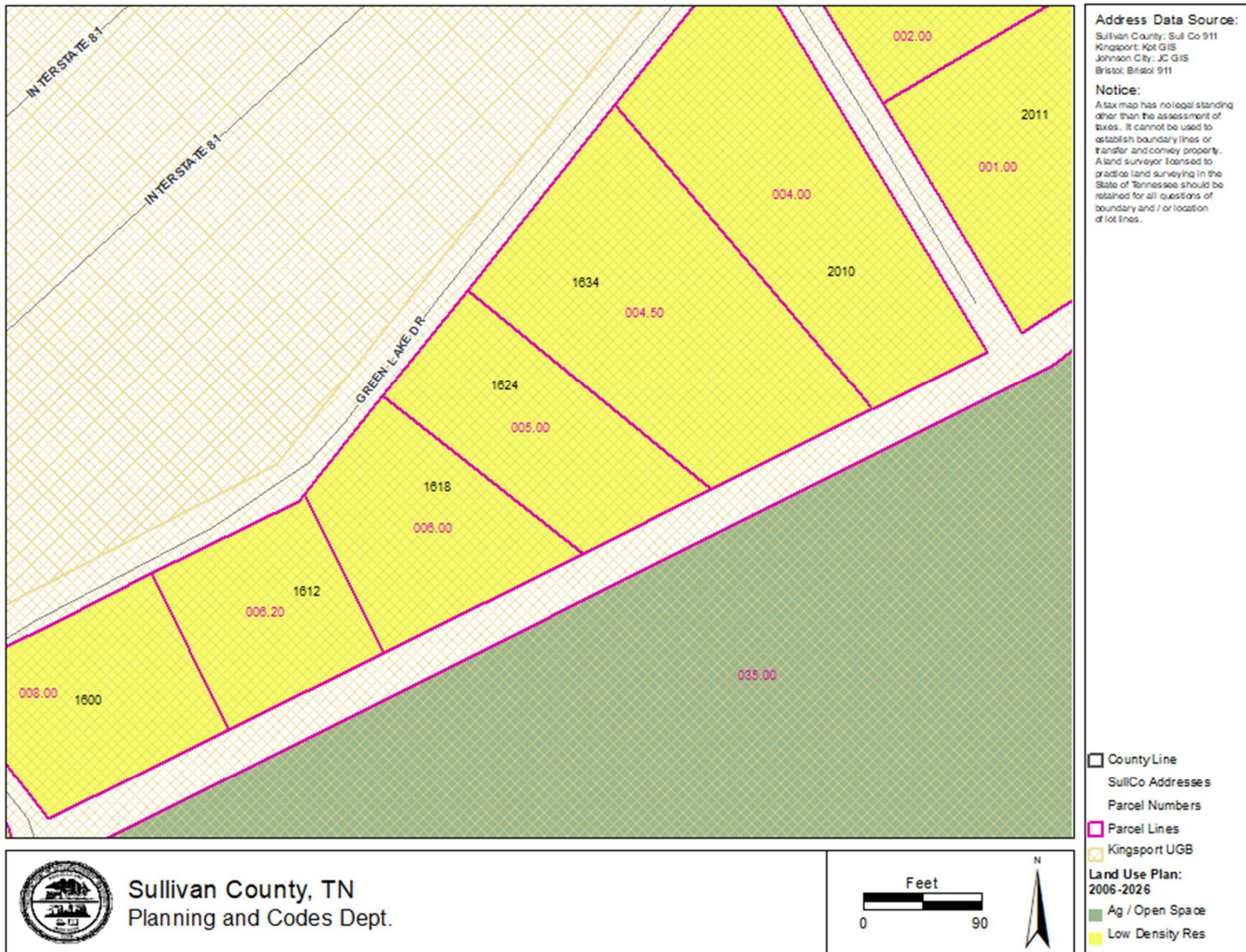
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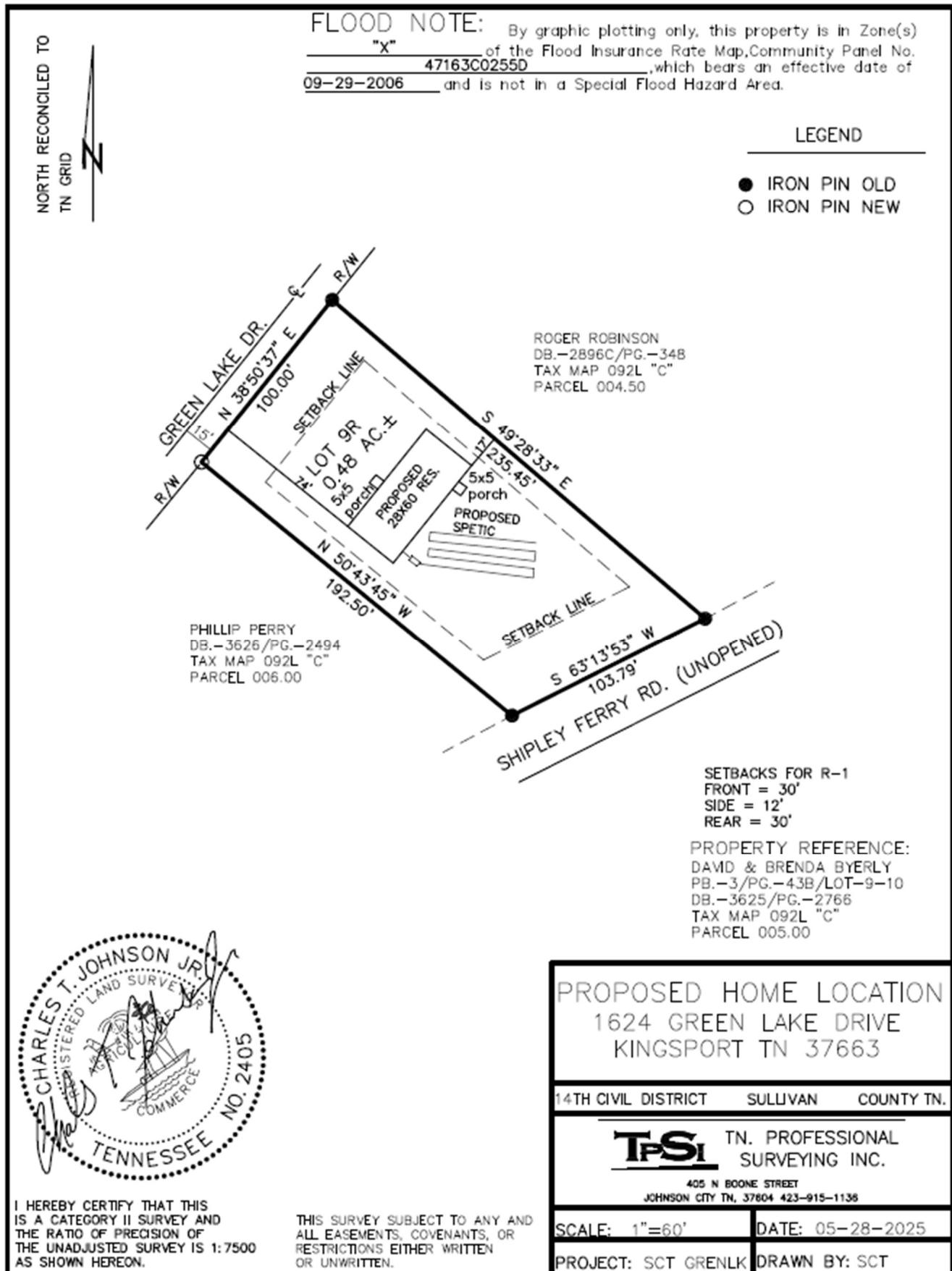
Sullivan County Parcels Jan 2023



Web AppBuilder for ArcGIS

Sullivan County Future Land Use





Northern Property View



Green Lake Drive



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is nestled between county R-1 zoning and it will permit a use that is suitable for the Future Land Use development plan.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans address the rezoning site as appropriate for Residential/Low-Density development.

Proposed use: County, R-1 (Low Density/ Single-Family Residential District)

The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the immediate surrounding parcels are similarly zoned residential, R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with existing R-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1624 Green Lake Dr. from county B-3 to R-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0122

Tyson Lane Rezoning

Property Information			
Address		Tyson Lane	
Tax Map, Group, Parcel		Tax Map 046B Group D A Portion of Parcel 012.00 & Parcel 013.00	
Civil District		11	
Overlay District		N/A	
Land Use Designation		Retail/Commercial	
Acres		Rezone Site .77 acres +/-	
Existing Use	Vacant	Existing Zoning	R-1B
Proposed Use	Medical Spa	Proposed Zoning	P-1
Owner /Applicant Information			
Name: Mickey McKamey Address: 2295 Rock Springs Road City: Kingsport State: TN Zip Code: 37660 Phone Number: (423)430-7862		Intent: <i>To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to facilitate construction of a new medical spa.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The proposal conforms to the Future Land Use Plan as a commercial use.</i> • <i>The zoning change to P-1 is compatible with abutting P-1 zone and nearby commercial zones along E. Stone Drive.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> • <i>Water and sewer available at the rezoning site.</i> • <i>Medical spa facility is not expected to generate more than 750 trips per day, however the Traffic department reserves the right to request trip generation and/or traffic impact study for development.</i> • <i>If the rezoning is approved, the property could be used as a medical spa; however, a Special Exception must still be granted by the Board of Zoning Appeals before the use can begin.</i> • <i>The development review team is supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	May 21, 2025
Planning Commission Action		Meeting Date:	June 19, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report **File Number REZONE25-0122**

PROPERTY INFORMATION

ADDRESS	A Portion of Parcel 012.00 & Parcel 013.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	R-1B
PROPOSED ZONING	P-1 (Professional Offices District)
ACRES	Rezone Site .77 acres +/-
EXISTING USE	vacant
PROPOSED USE	Medical Spa

PETITIONER

ADDRESS 2295 Rock Springs Road, Kingsport, TN 37660

REPRESENTATIVE

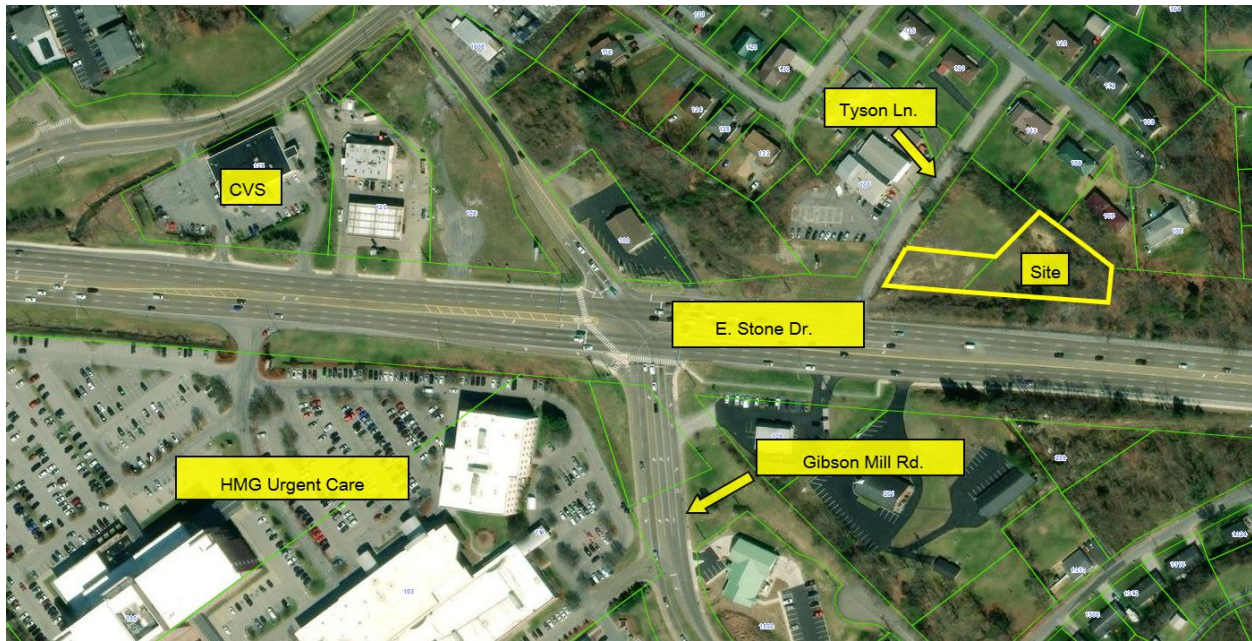
PHONE (423)430-7862

INTENT

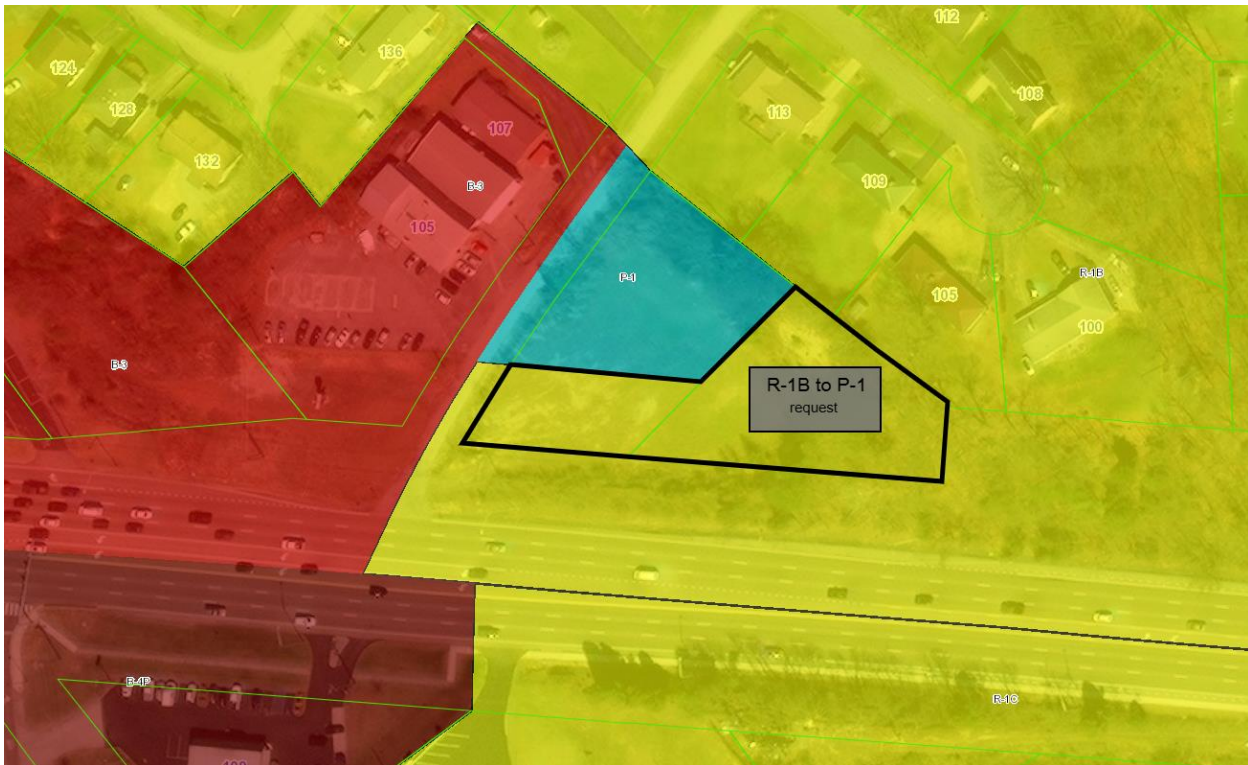
To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to facilitate construction of a new medical spa.

Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0122**

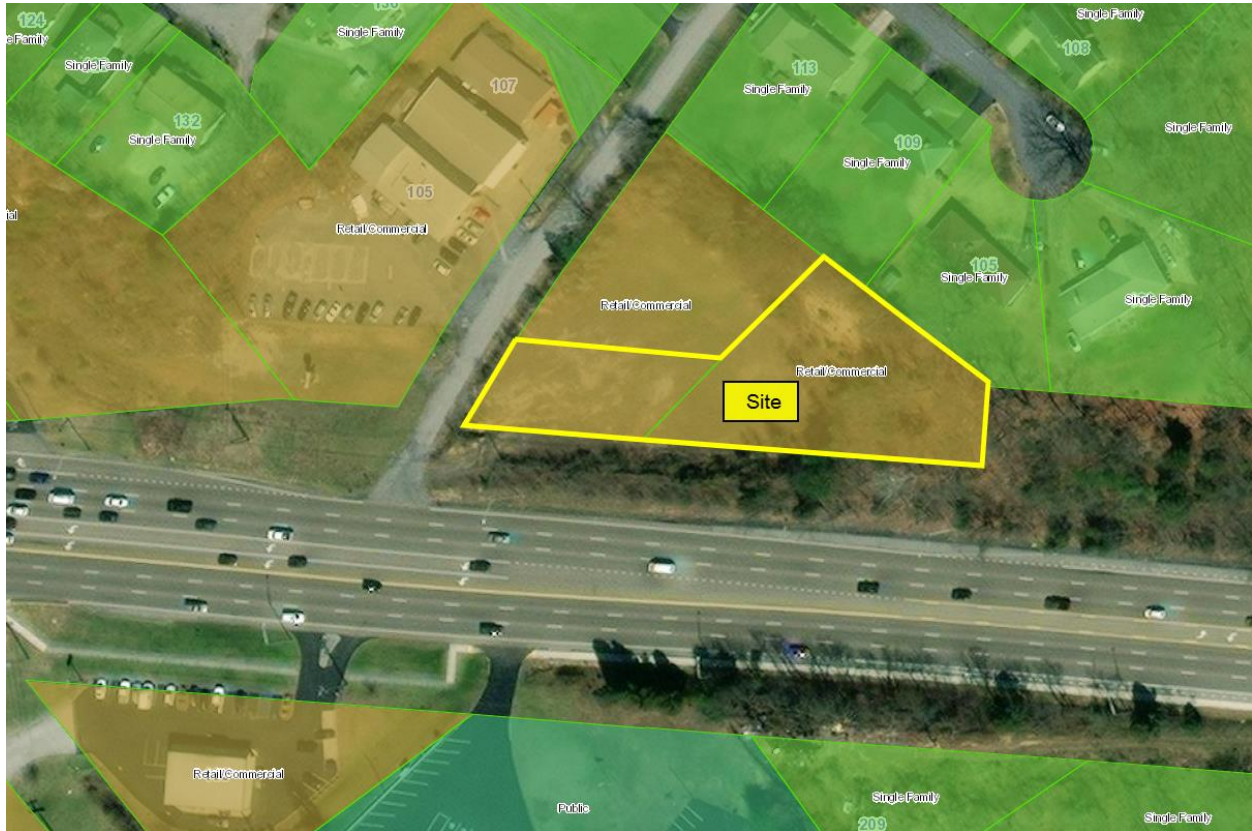
Vicinity Map



Surrounding City Zoning Map



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0122**
Future Land Use Plan 2030



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0122**

Aerial



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0122

View from Tyson Lane Site Facing West



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0122

View of Tyson Lane Site



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0122**

View from Tyson Lane Site Facing Stone Dr. (South)



View from Tyson Lane Site Facing Rosefield Drive (North)



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0122**

Aerial Site View Tyson Lane (Google Earth)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0122

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City P-1</u> Use: vacant	
Northeast	2	<u>Zone: City R-1B</u> Use: single family	
Southeast	3	<u>Zone: City R-1C</u> Use: single family	
South	4	<u>Zone: City R-1C</u> Use: church	
Southwest	5	<u>Zone: City B-4P</u> Use: medical offices	
West	6	<u>Zone: City B-4P</u> Use: retail	
Northwest	7	<u>Zone: City B-3</u> Use: commercial	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0122

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes, the proposal will permit a use that is suitable given the surrounding development. The property is adjacent to a P-1 zone and near a B-3 highway-oriented business district. Rezoning to P-1 allows for professional office development that is compatible with both the nearby commercial uses and the remaining residential areas.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No, the proposal will not adversely affect the existing use or usability of adjacent or nearby property. Rezoning to P-1 (Professional Office) allows for low-intensity, daytime-oriented uses that are generally compatible with both residential and commercial neighbors. It serves as an appropriate transitional buffer between the adjacent residential and more intensive B-3 commercial zones, helping to reduce land use conflicts. Additionally, any future development will be subject to site plan review, ensuring proper screening, access, and design to protect neighboring properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has limited economic viability under its current R-1B single-family residential zoning. Its proximity to existing P-1 and B-3 zones exposes it to increased traffic, noise, and commercial activity, which diminishes its appeal and functionality for residential use. Rezoning to P-1 would provide a more reasonable and productive use consistent with surrounding development patterns.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes, the proposal is in conformity with the policies and intent of the land use plan. The 2030 Land Use Plan designates this area for future retail/commercial development and supports the transition of underutilized residential properties near commercial corridors into low-intensity office or retail uses. Rezoning the property from R-1B to P-1 aligns with this vision by promoting compatible, economically productive development while providing a buffer between higher-intensity commercial uses and nearby residential neighborhoods.

Proposed use: New Medical Spa

The Future Land Use Plan Map recommends retail/commercial.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0122

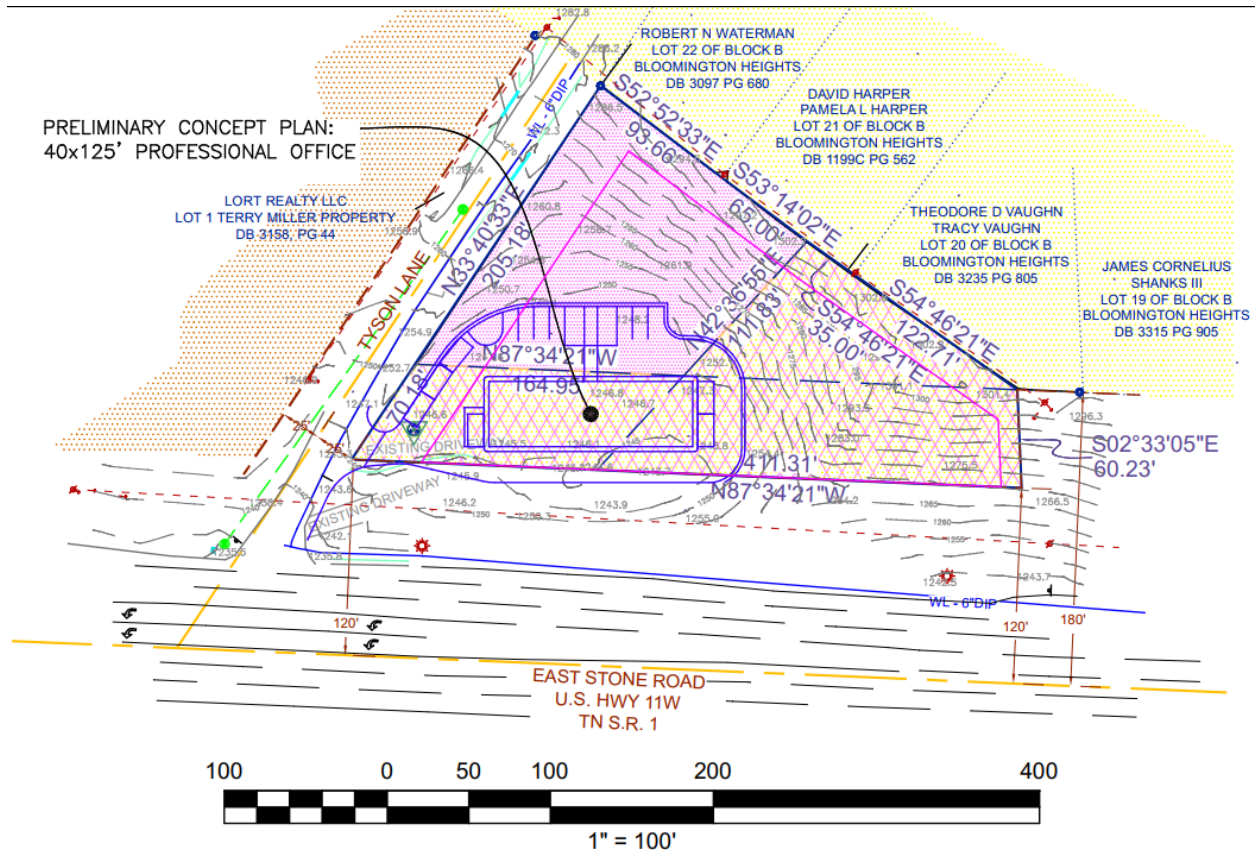
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The proposed rezoning is supported by existing and changed conditions, including the property's location between residential and commercial zones (P-1 and B-3), which makes it part of a natural transition area. Its continued use as single-family residential is less viable due to nearby commercial activity, increased traffic, and noise. The area has sufficient infrastructure to support office use, and the 2030 Land Use Plan designates the site for future retail/commercial development, encouraging the conversion of underutilized residential parcels along commercial corridors.
6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The subject property borders a P-1 zone and is near a B-3 commercial district, placing it in a transitional area between residential and commercial uses. Rezoning to P-1 creates an appropriate buffer and supports a gradual land use shift. The 2030 Land Use Plan supports this transition, encouraging the conversion of underused residential parcels near commercial corridors into low-intensity office or retail uses.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0122

Zoning Development Plan (A Full Size Copy Available for Meeting)

CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B zone to the P-1 zone based upon conformance with the future land use plan.

Property Information	Lot 24 & 25 of Easley Estates Section 3 Block E		
Address	325 Burning Trail		
Tax Map, Group, Parcel	TM 091 Parcel 16 and TM 091 Parcel 017		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.053		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Ricky Elijah McFall Address: 148 Stafford Street C204 City: Bristol State: TN Zip Code: 37620 Email: Rickymcfall@icloud.com Phone Number: 423-441-0378		Name: G3 Geomatics LLC (Gregg Gurney) Address: P.O. Box 594 City: Johnson City State: TN Zip Code: 37605 Email: Gregg@g3gemoatics.com Phone Number: 615-775-6522	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • A variance has been requested regarding the public water requirement. • With the approval of this variance, the proposed plat complies with the Minimum Subdivision Regulations <p>Staff Field Notes and General Comments:</p> <p>The property is located within the Urban Growth Boundary of Kingsport along Argonne Street and Burning Trail. According to the Kingsport Subdivision Regulations, all new lots must have access to a public water supply. However, the cost to extend public water to this property exceeds \$45,840. The owners have requested a water variance to allow the plat to be recorded without public water.</p>			
Planning Technician:	Lori Pyatte	Date:	June 6 th 2025
Planning Commission Action		Meeting Date:	June 19th 2025
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Lot 24 & 25 of Easley Estates Section 3 Block E
ADDRESS	325 Burning Trail
DISTRICT	13st Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change

ACRES +/- 1.053

EXISTING USE County R-1

PROPOSED USE

PETITIONER: Ricky Elijah McFall

ADDRESS: 148 Stafford Street C204 Bristol, TN

REPRESENTATIVE: G3 Geomatics LLC (Gregg Gurney)

PHONE: 615-775-6522

INTENT

The applicant is requesting final plat approval for the subdivision of property located in the 13th Civil District, specifically identified as Tax Map 091, Parcels 016 and 017.

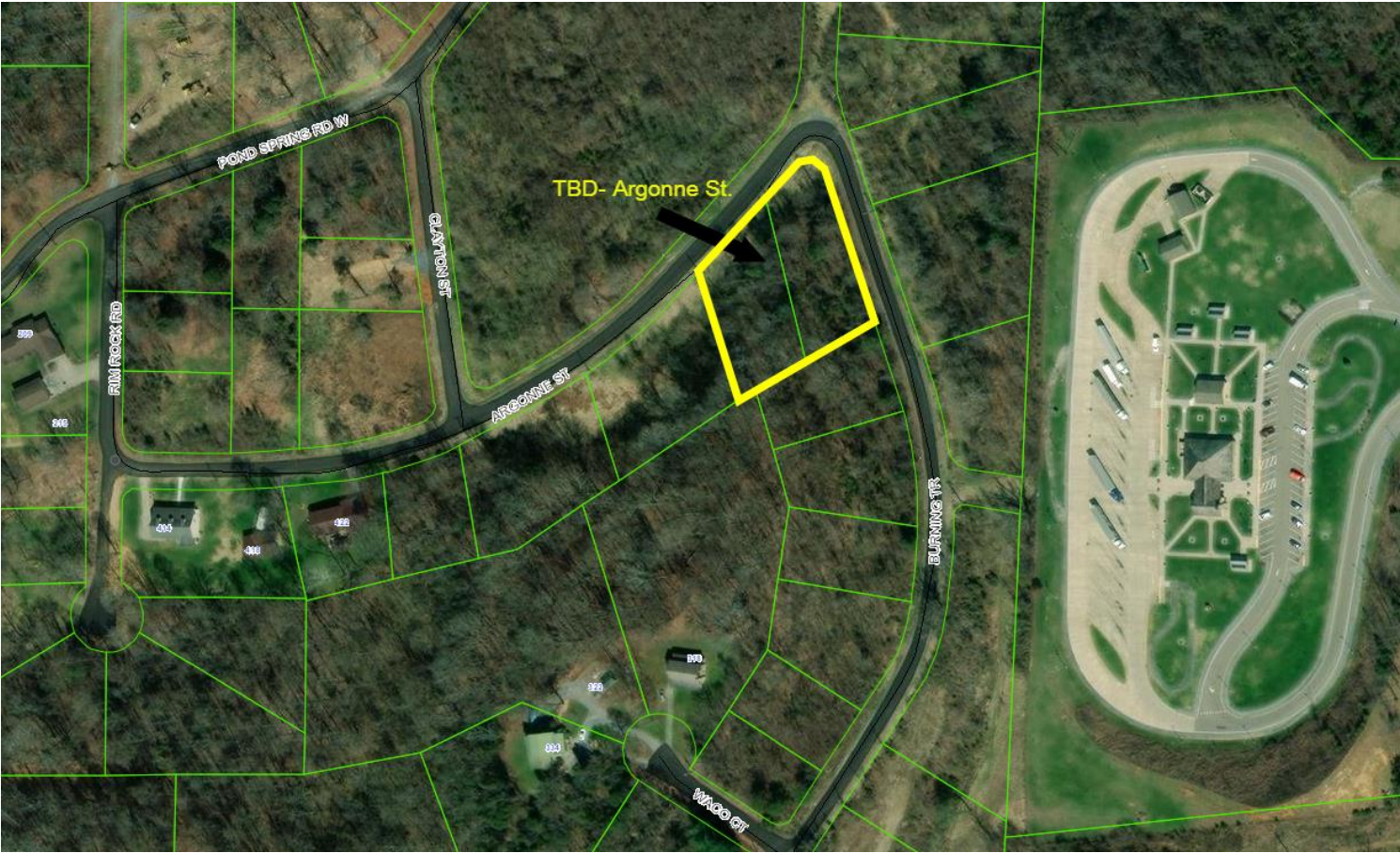
The property lies within the Kingsport Urban Growth Boundary, situated along Argonne Street and Burning Trail, near the intersection of Clayton Street and McCulley Place, which connects to Shady View Road. The proposed replat would create one new lot with access from Burning Trail. The parcel is currently vacant, and no public sewer service is available. The property owner is proposing to utilize a private well.

Additionally, there is no public water supply currently accessible to the property. The owner intends to serve the residence with a private well. According to the City's Water Services Department, extending water service to the property could cost approximately \$45,840, as the nearest usable water line is about 150 feet from the proposed lot on Burning Trail. Kingsport Subdivision Regulations require that all new lots have access to a public water supply. Therefore, the applicant is requesting a variance from this requirement to allow the subdivision to proceed without public water access.

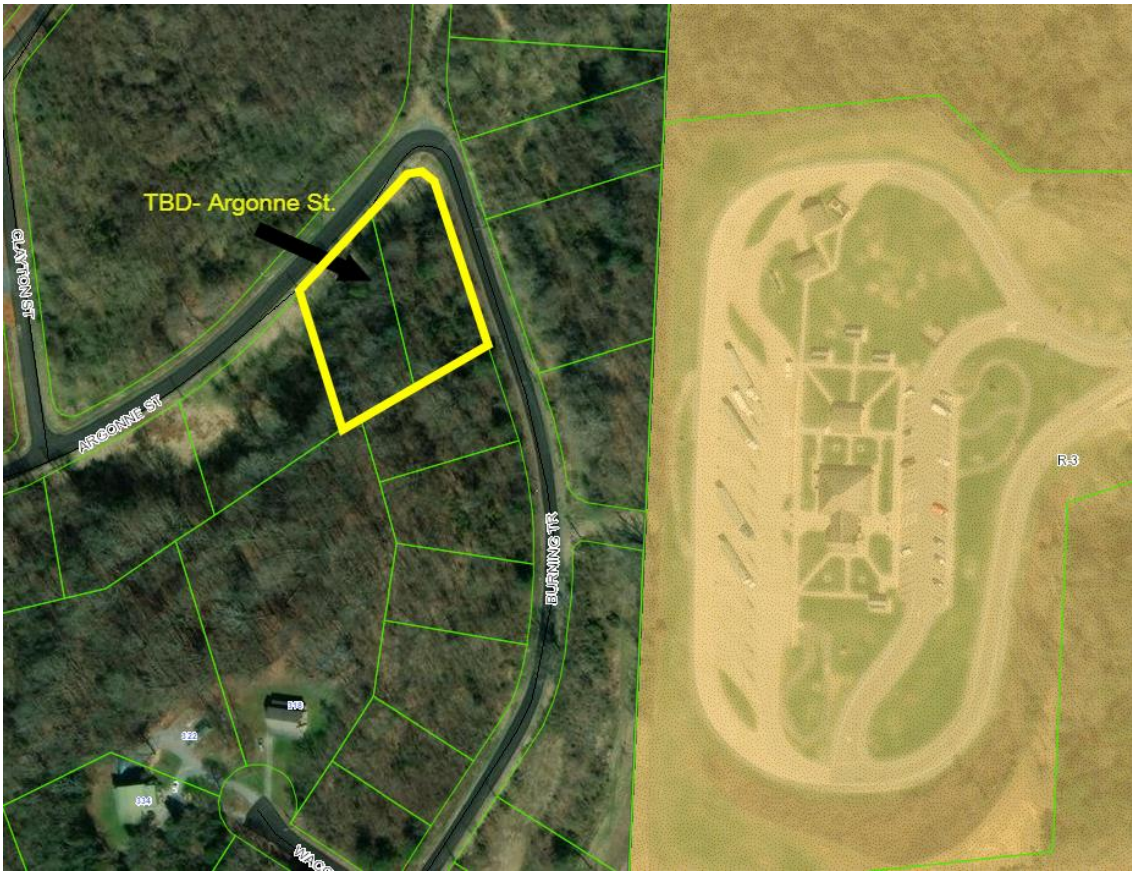
While extending the water line is technically feasible, it would require ongoing maintenance by city staff, including routine line flushing, due to its location at the end of the service line.

In light of these considerations, staff recommends approval of the final plat for Lots 24 and 25 of Easley Estates, Section 3, Block E, along with approval of the variance request related to the public water requirement.

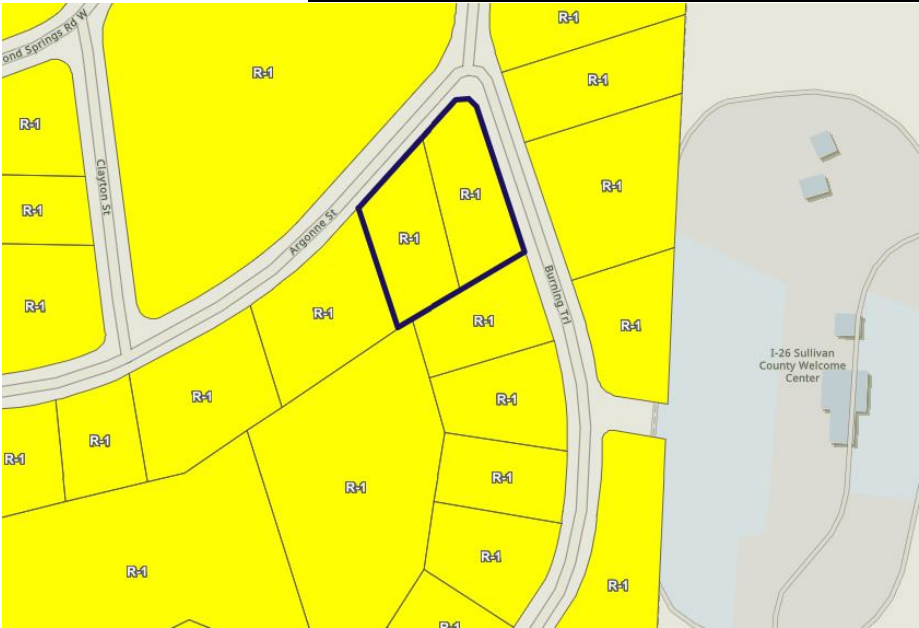
Aerial Perspective:



Aerial Perspective with Zoning (City GIS):



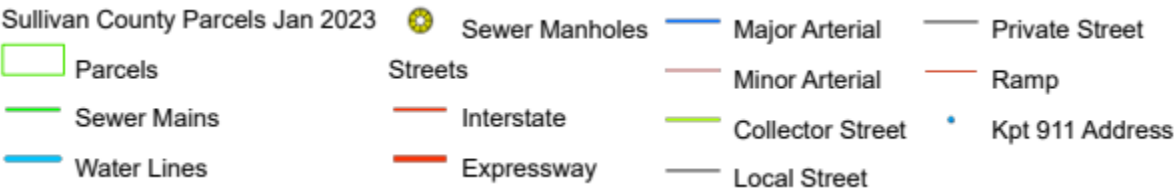
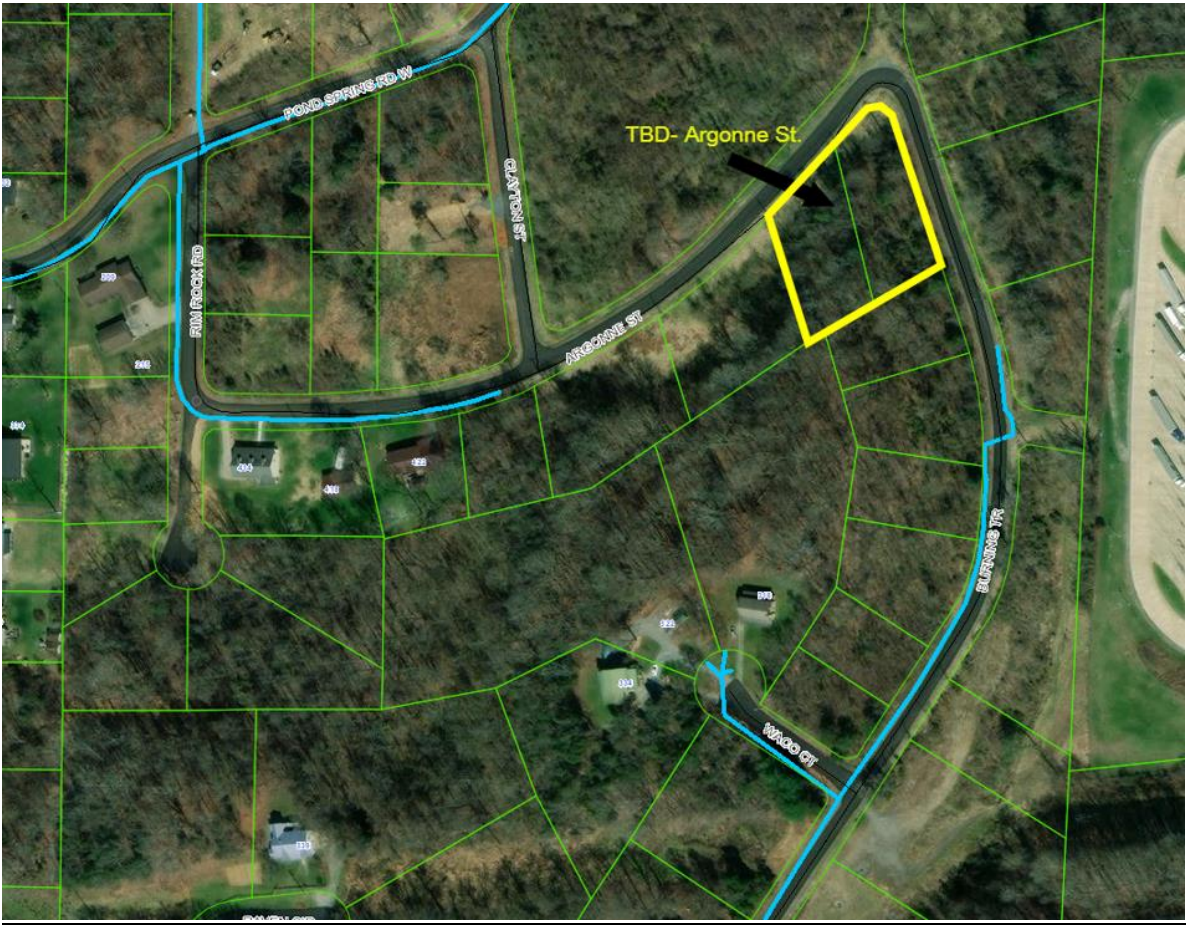
Aerial Perspective with Zoning (Sullivan County GIS):



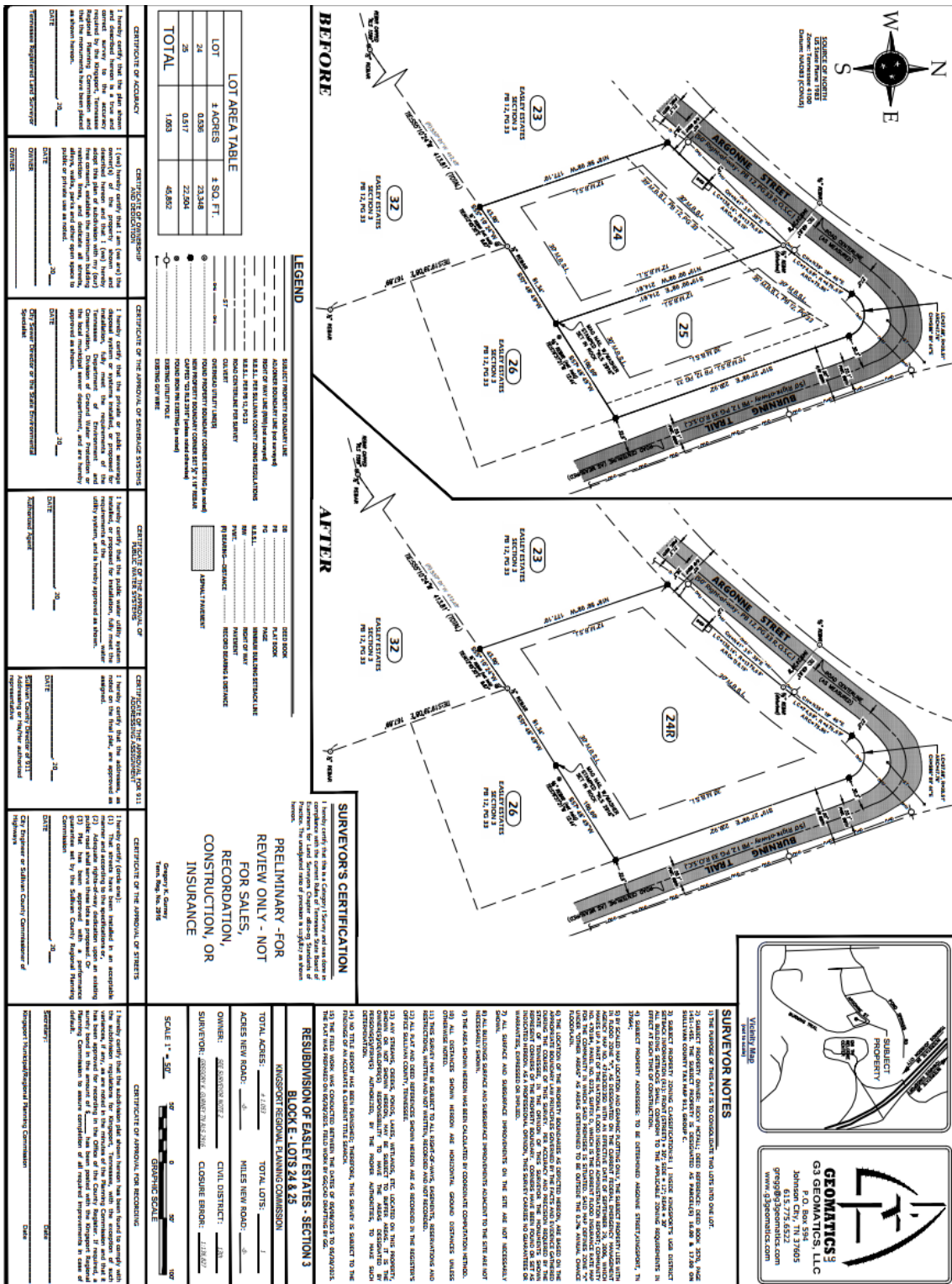
Sullivan County Zoning

	A-1
	A-2
	A-5
	AR
	B-1
	B-2
	B-3
	B-4
	M-1
	M-2
	PBD-3
	PBD/SC
	PMD-1
	PMD-2
	R-1

Aerial Perspective with Utilities:



Current Proposed Plat:



Letter from Property Owner:

June 9, 2025

From:

Ricky Elijah McFall
148 Stafford St. C204
Bristol, TN 37620
Rickymcfall@icloud.com
423-441-0378

To:

Planning Commission
Kingsport, Sullivan County
415 Broad St.
Kingsport, TN 37660

RE: Request for Variance from Public Water Requirement – Parcel Numbers 016.00 & 017.00,
Enclosure 1.

To the Members of the Planning Commission,

I am writing to respectfully request a variance from the requirement that properties within the Urban Growth Boundary (UGB) be served by public water. I am currently in the process of developing my property located at parcel numbers 016.00 & 017.00, and due to site-specific factors, I am requesting permission to utilize a private well in lieu of a public water connection.

Justification for Variance Request:

1. Physical and Financial Hardship (Section 3.1):

Due to the physical location and topographical layout of my property, the cost of extending public water infrastructure is prohibitively high. The utility company has estimated the cost of installation at \$45,840, Enclosure 2, compared to \$34,600 for a professionally drilled and code-compliant private well, Enclosure 3. This represents a difference of over \$11,000, which poses a significant and unnecessary financial hardship. This hardship arises not from mere inconvenience but from a substantial and disproportionate cost burden related to my property's specific location relative to existing water lines.

2. Unique Conditions of the Property (Section 3.2):

This situation is unique and not generally applicable to other properties in the area. The distance from the nearest public water access point, combined with the terrain and utility easement constraints, make my lot distinctly disadvantaged. These circumstances are not of my creation and have existed since I acquired the property. Granting this variance would acknowledge the

1

June 9, 2025

unique infrastructure challenges that are beyond my control and not typical for other parcels in the Urban Growth Boundary.

3. No Detriment to Public Safety or Welfare (Section 3.3):

A professionally installed well on my property will meet all health and safety standards and will not be detrimental to the public or neighboring properties. In fact, utilizing a well avoids unnecessary excavation and utility disruption in the surrounding area, thereby reducing environmental impact. The variance will not compromise water quality or supply in the community, as my well will be privately maintained and isolated from the public water system.

Conclusion:

The intent and purpose of the UGB regulation—to ensure sustainable and responsible development—will not be nullified by this variance. In fact, allowing the use of a well in this specific case upholds the broader principle of equitable treatment for property owners facing extraordinary costs due to conditions beyond their control.

I respectfully ask the Planning Commission to consider this request in light of the substantial hardship, the unique nature of my property, and the absence of any negative public impact. I am prepared to provide additional documentation, including cost estimates and well drilling plans, upon request.

Thank you for your time and consideration.

Sincerely,
Ricky Elijah McFall

Quote from City of Kingsport Water Services:



April 12, 2024

Rick McFall
Parcels 16.00 and 17.00 Argonne Street
Sullivan County

Dear Mr. McFall,

We have received contractor estimates for your request for a waterline extension on Argonne Street Parcels 16.00 & 17.00. The cost for the extension is as follows:

\$43,000.00
(Includes Labor, Materials and Testing)

Total Cost = \$43,000.00

*Additional meter tap fee will be required. 5/8" Meter currently is \$1400.00 plus
An additional \$40.00 Water Connection Service Fee and Deposit. \$1440.00. Larger
meters at additional cost.*

*It will be the customer's responsibility to hire a plumber to install a service line from
the new meter on right of way and connect to structure. Customer is financially
responsible for everything after the meter on the customer side.*

Payment is required in advance and must be paid at the **Finance/Water Department at
415 Broad Street** when you initiate a water contract. (Please bring a copy of this letter
with you.) Following receipt of payment, we will initiate the design and approval process
as required by the State of Tennessee. Construction will begin as soon as the contractor
scheduling permits after we receive the approvals. You will not be billed for usage until
the meter is connected.

This Estimate is available for 60 days from the date listed above.

If you have any questions, please feel free to contact me at (423) 229-9454.

Sincerely,

Sam Chase

Engineering Coordinator

Water Services Division

Public Works | Water Services Division
1113 Konnarock Rd | Kingsport, TN 37664 | P: 423-229-9454
www.kingsporttn.gov

Clean Water

Public Health

Serving Citizens

Quote from Wilson Drilling (Private Well) Quote:



Wilson Drilling Services

4451 N Roan St
Ste 101
Johnson City, TN 37615-4933
USA
ccw.wds@gmail.com

Estimate

ADDRESS
RICK MCFALL
BURNING TRAIL
KINGSPORT, TN 37664

ESTIMATE 1017
DATE 02/05/2025
EXPIRATION DATE 03/05/2025

DESCRIPTION	QTY	RATE	AMOUNT
- WELL DEPTH 600 FT - CASING 105 FT - PUMP SET 500 FT - OFFSET 100'			
6.125" AIR ROTARY DRILLING	600	30.00	18,000.00
6 5/8" BLACK WELL CASING	105	30.00	3,150.00
DRILLING SUPPLIES	1	450.00	450.00
SUBMERGIBLE PUMP SYSTEM, LINES TO HOUSE, & PRESSURE TANK INSTALLED	1	10,000.00	10,000.00
WATER TESTING & TREATMENT ALLOWANCE	1	3,000.00	3,000.00
TOTAL			\$34,600.00

Accepted By

Accepted Date 02/08/2025

Site Visit Photos:

Proposed site for combining two parcels into one vacant lot.



Water lines must be extended about 150 feet from Burning Trail.



Corner lot bordered by Argonne Street on the right and Burning Trail on the left.



Conclusion

Staff recommends approval of the final plat for the Lot 24 & 25 of Easley Estates Section 3 Block E and the variance to the public water requirement.

VACATE25-0116

Property Information	The Arbor Ph. 2 Sewer line Easement Abandonment		
Address	1119 Riverbend Drive		
Tax Map, Group, Parcel	Tax Map 077H, Group C, Parcel 002.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	N/A		
Applicant 1 Information		Intent	
Name: Brandon Stamper Address: 367 Hog Hollow Road City: Johnson City State: TN Zip Code: 37615 Phone Number: (423)-963-0193		Intent: <i>To abandon the existing 15-foot-wide sewer line easement for the property located on Tax Map 077H, Group C, Parcel 002.00.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends abandoning the sewer line easement located along Riverbend Drive. <ul style="list-style-type: none"> Request reviewed by all city departments Easement is no longer needed. Staff Field Notes and General Comments: <p>The two 15-foot-wide existing sewer line easement areas are located on the northern and western portion of parcel 002.00 that parallels Riverbend Drive. The preliminary plat was given contingent approval by the Planning Commission on May 15, 2025 to allow LandStar Development LLC to construct the new 15-foot-wide sewer line to replace the two existing ones. Prior to going before the Board of Mayor & Aldermen the new 15-foot-wide sewer line will have to be constructed and approved by Water Services.</p> <p>Therefore, staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment along 1119 Riverbend Drive contingent upon Water Services approval of the new 15-foot-wide sewer line being constructed.</p>			
Planner:	Samuel Cooper	Date:	6/19/25
Planning Commission Action		Meeting Date:	6/19/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

VACATE25-0116

PROPERTY INFORMATION**Sewer line Easement Abandonment**

ADDRESS	1119 Riverbend Drive
DISTRICT, LAND LOT	Sullivan County
	11th Civil District, Parcel 002.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	PD – Planned Development
PROPOSED ZONING	PD – Planned Development
ACRES	N/A
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER 1: Brandon Stamper
367 Hog Hollow Rd.
Johnson City, TN 37615

INTENT

The owner of the parcel has asked the City of Kingsport to abandon the 15-ft wide sewer line utility easement.

City Departments, have taken a look at the request to abandon the utility easement. They have come to the conclusion that the sewer line easement is no longer needed and City staff no longer see any future use for this easement.

Sewer Line Easement Abandonment Site Map

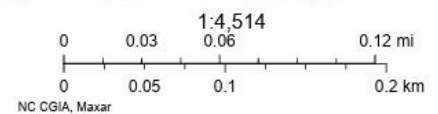


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Sullivan County Parcels Jan 2023

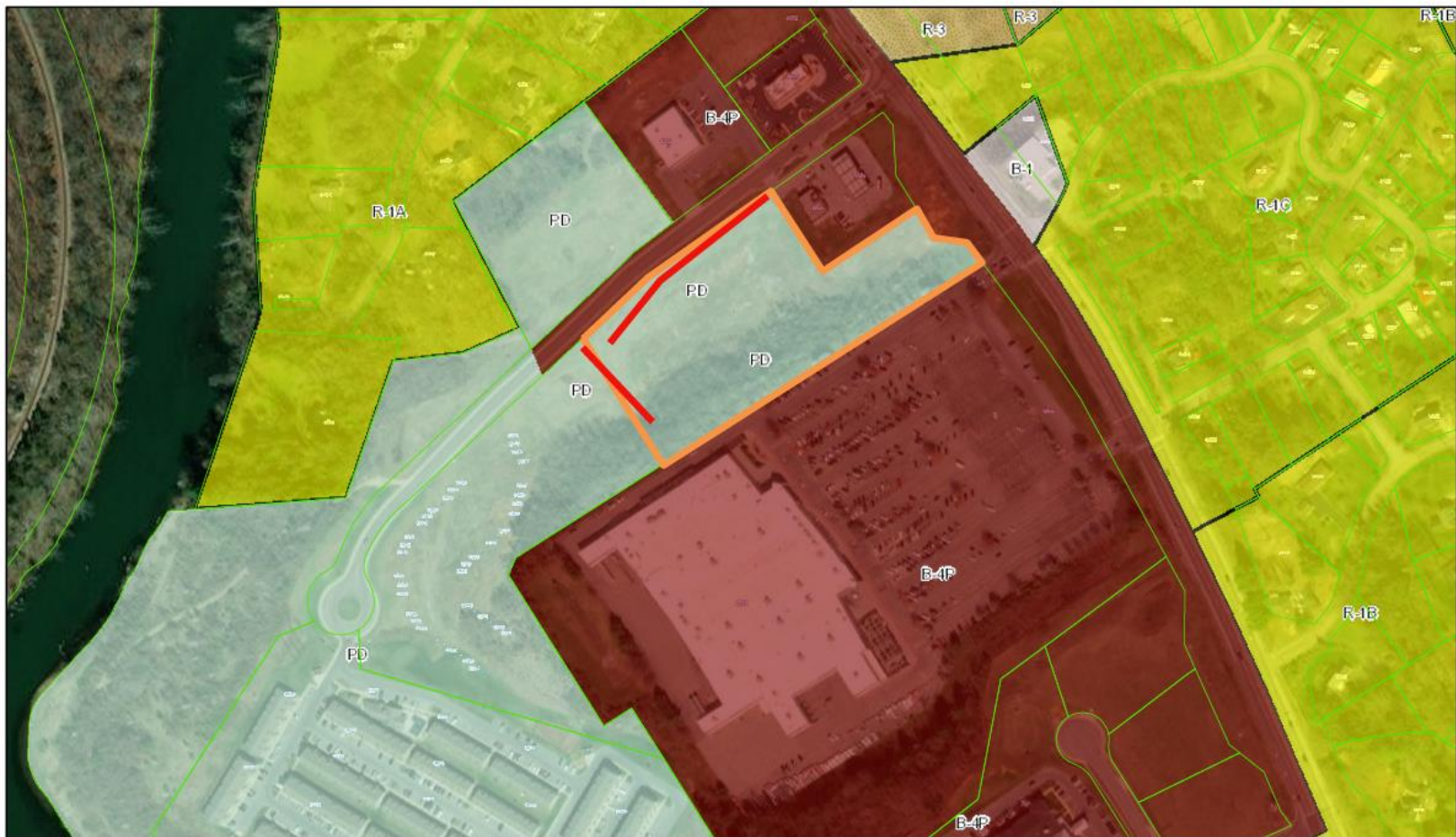
Parcels
Streets
Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Urban Growth Boundary
Kpt 911 Address



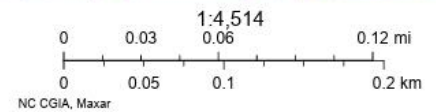
Web AppBuilder for ArcGIS

Sewer Line Easement Abandonment Zoning



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Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	



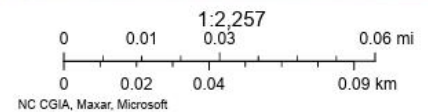
Web AppBuilder for ArcGIS

Existing Utilities to be Vacated



5/15/2025, 1:33:38 PM

— Sewer Mains ★ Sewer Manholes
— Water Lines ● Kpt 911 Address



Web AppBuilder for ArcGIS

METES AND BOUNDS DESCRIPTION OF SANITARY SEWER EASEMENT TO BE ABANDONED

All that tract, piece, or parcel of land situate in the City of Kingsport, Sullivan County Tennessee, being a portion of a 15-ft wide sanitary sewer easement crossings lands of Landstar Development LLC (Tax Parcel 077H C 002.00), said portion to be abandoned by the City of Kingsport and being more particularly described as follows:

First Portion

BEGINNING at a point on the edge of a 15 foot wide sewer line easement, said point being S 33°57'40" W a distance of 39.83' from a PK nail set being a common corner to Murphy Oil USA, Inc (Book 2938C Page 233) and Land Star Development LLC (Book 3518 Page 1327); thence S 37°37'19" E a distance of 15.09' to a point; thence S 49°52'02" W a distance of 298.36' to a point; thence S 36°54'03" W a distance of 169.50' to a point; thence S 88°30'56" W a distance of 15.94' to a point; thence S 82°47'22" W a distance of 3.49' to a point; thence N 36°54'03" E a distance of 183.53' to a point; thence N 49°51'13" E a distance of 300.72' to the point of BEGINNING, as shown a map dated April 14, 2025 prepared by Culbertson Surveying.

Second Portion

BEGINNING at a point on the edge of a 15 foot wide sewer line easement, said point being S 24°01'22" W a distance of 31.45' from an iron pin found being the north western corner to Land Star Development LLC (Book 3518 Page 1327, Parcel ID 077HC002.00); thence N 83°06'53" E a distance of 19.15' to a point; thence S 45°19'29" E a distance of 208.22' to a point; thence S 32°40'09" W a distance of 15.34' to a point; thence N 45°19'29" W a distance of 223.31' to the point of BEGINNING, as shown a map dated April 14, 2025 prepared by Culbertson Surveying.

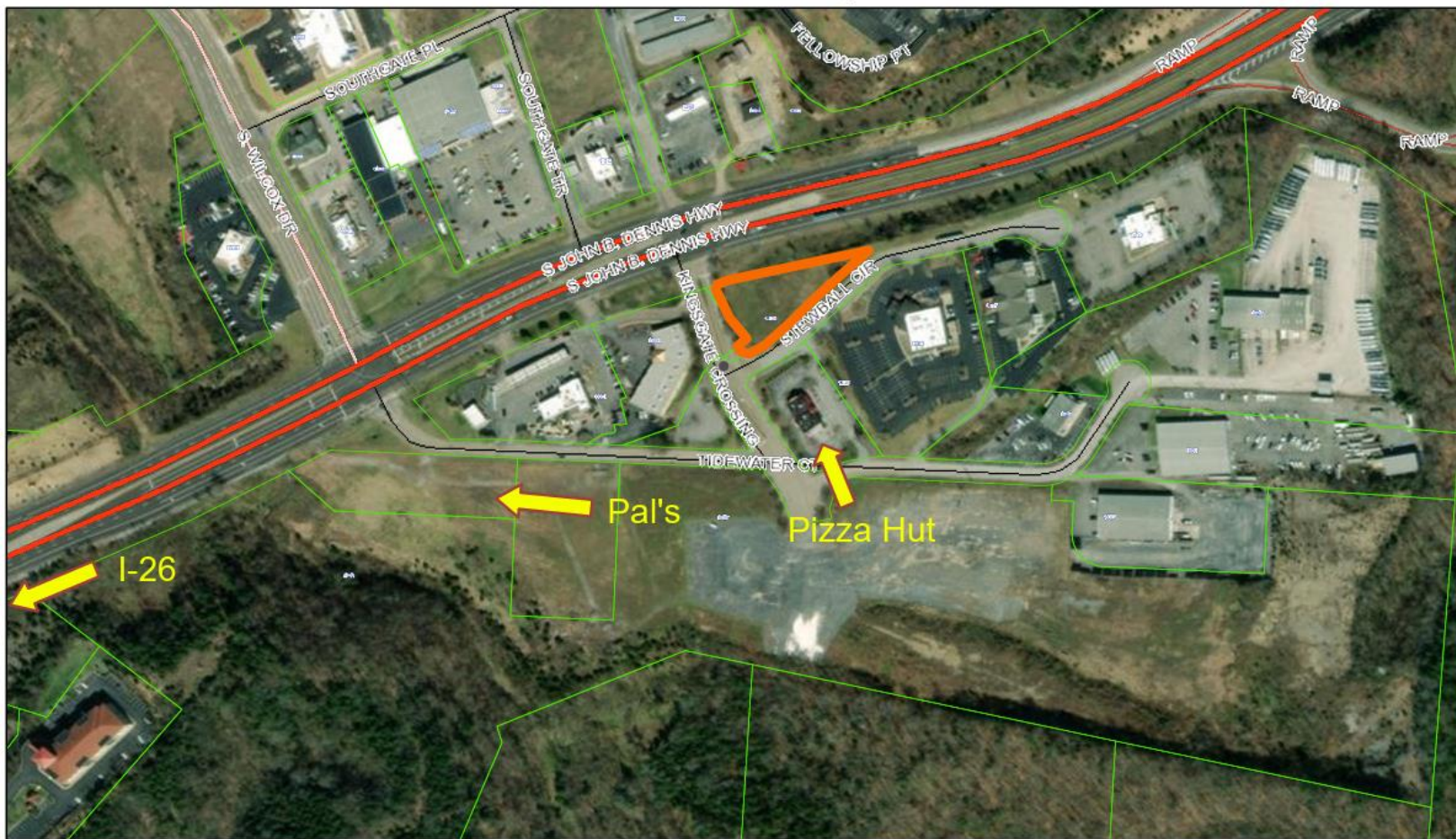
54

RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment along 1119 Riverbend Drive contingent upon Water Services approval of the new 15-foot-wide sewer line being constructed.

Property Information	Taco Bell – Stewball Circle		
Address	1224 Stewball Circle		
Tax Map, Group, Parcel	Tax Map 076 Parcel 019.45		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- .89		
Existing Use	Vacant	Existing Zoning	B-4P
Proposed Use	Taco Bell	Proposed Zoning	B-4P
Owner/ Applicant Information		Intent	
Name: John Sexton Address: 2121 1 st Avenue North, Suite 202 City: Birmingham State: AL Zip Code: 35203 Email: js@blackdesignarch.com Phone Number: (205)-224-4952		Intent: To receive preliminary zoning development plan approval for a B-4P zone development of a new Taco Bell.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends plan approval for the following reasons: <ul style="list-style-type: none"> The submitted plans meet the requirements of the Gateway overlay in the B-4P zone. The submitted plans meet the requirements of a preliminary zoning development plan. Staff Field Notes and General Comments: <ul style="list-style-type: none"> This B-4P site is located along South John B. Dennis Highway and will be located on the same side of the road as Pizza Hut and the Kingsport Moose Lodge. The Gateway approval for this site is scheduled for June 20, 2025. The total proposed wall signage is 44.5 sq. ft., 4.5 sq. ft. over their permitted gateway allotment. However, the development is forgoing their one permitted freestanding sign. Therefore, staff can justify granting this additional 4.5 square footage for the Taco Bell development in lieu of no freestanding signage proposed. <p>Staff recommends granting preliminary zoning development plan approval for the Taco Bell development based upon conformance with the B-4P zoning standards.</p>			
Planner: Samuel Cooper		Date: 6/19/2025	
Planning Commission Action		Meeting Date	6/19/2025
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Taco Bell Site Map

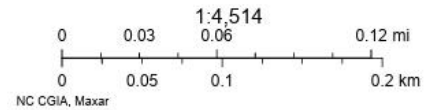


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Sullivan County Parcels Jan 2023

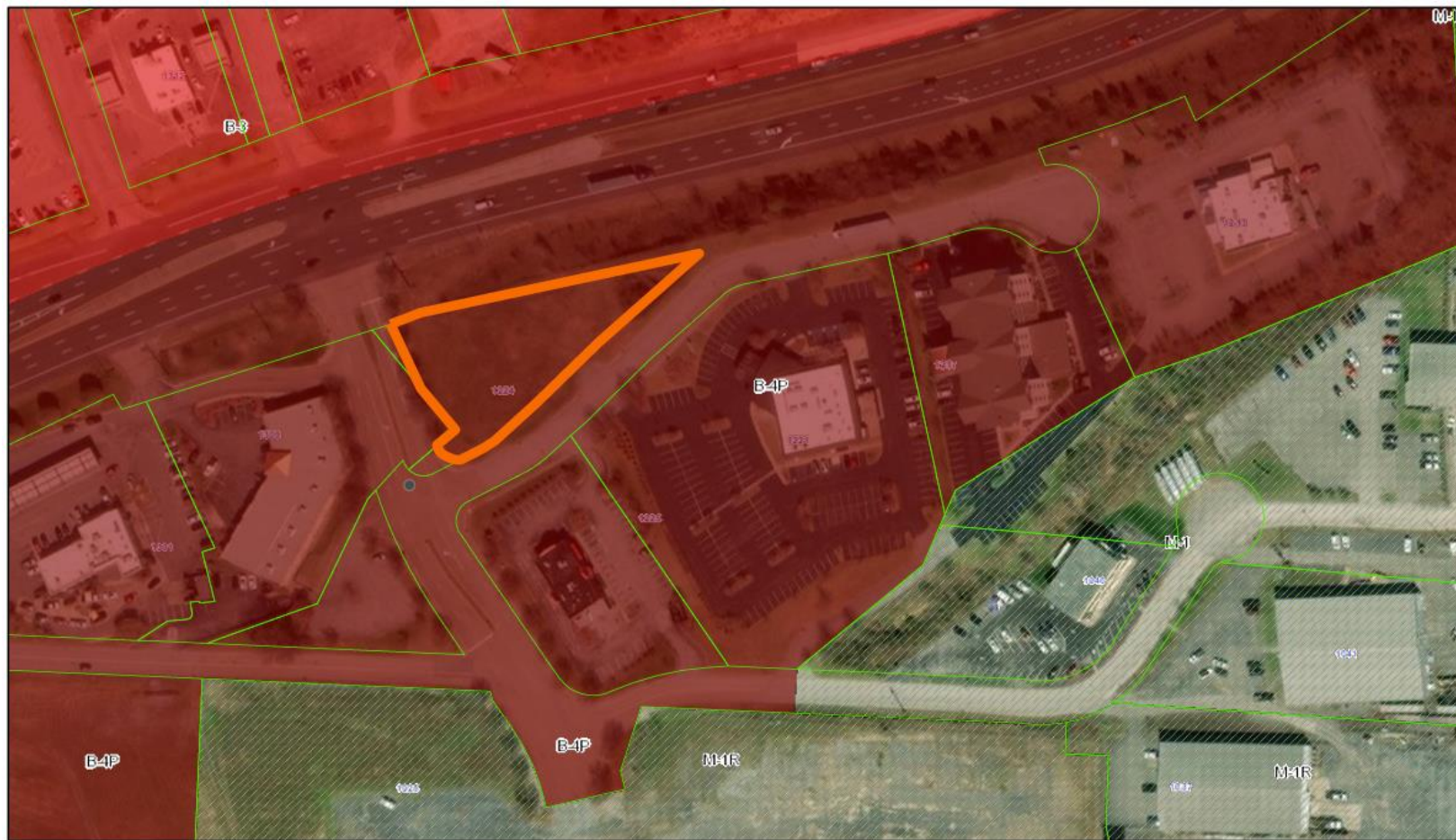
Parcels
Streets
Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Urban Growth Boundary
Kpt 911 Address



Web AppBuilder for ArcGIS

Taco Bell Zoning - B-4P, Planned Business District



5/23/2025, 4:26:19 PM

Sullivan County Parcels Jan 2023

City Zoning

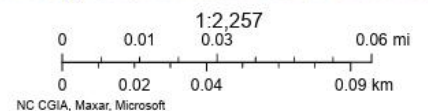
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TA/C

R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD"	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	
B-1	B-4P	MX	PMD-1	R-1B	R-4	

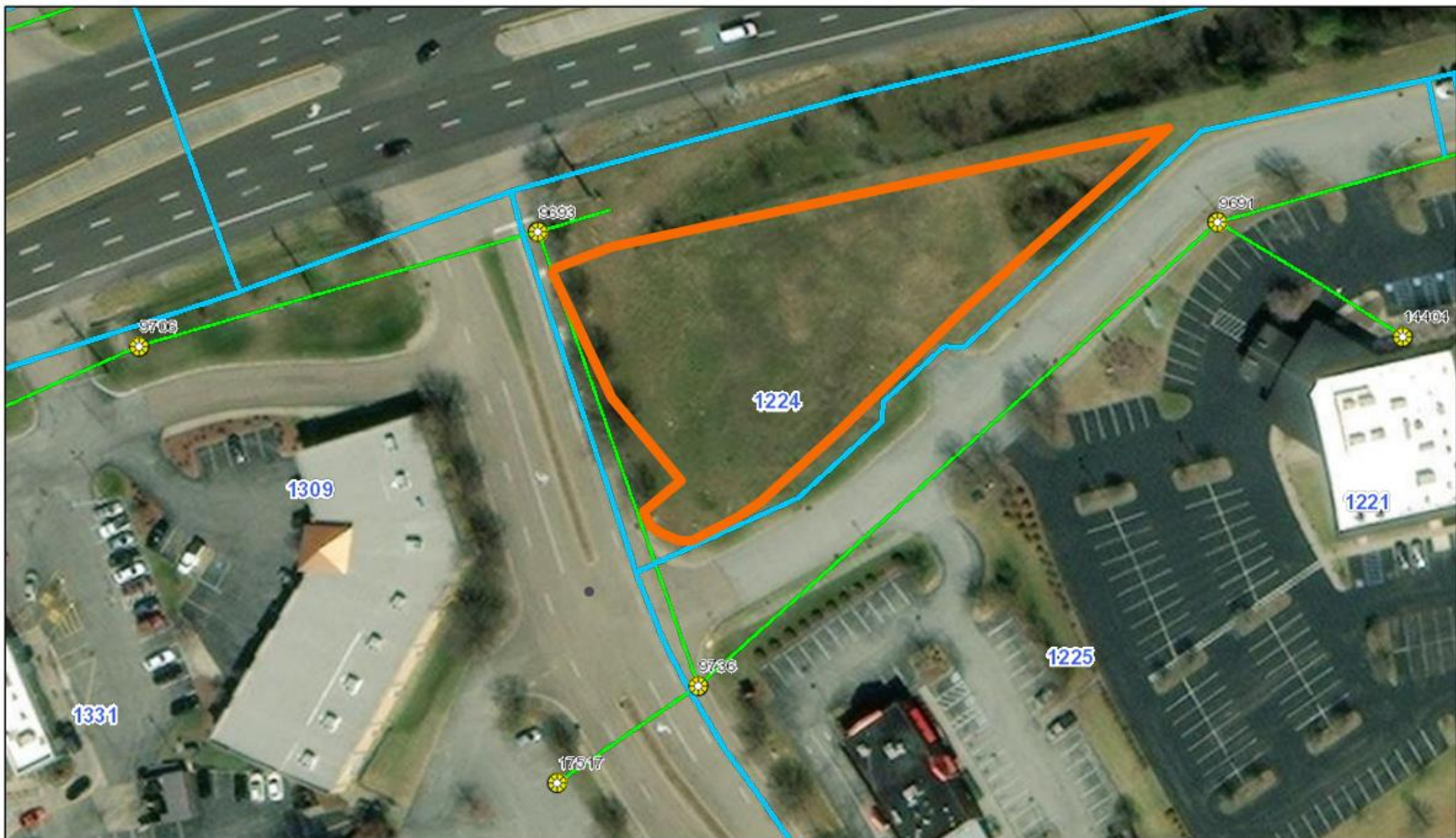
Kpt 911 Address



NC CGIA, Maxar, Microsoft

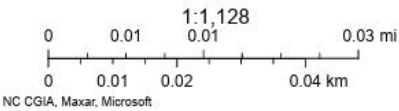
Web AppBuilder for ArcGIS

Taco Bell Utilities



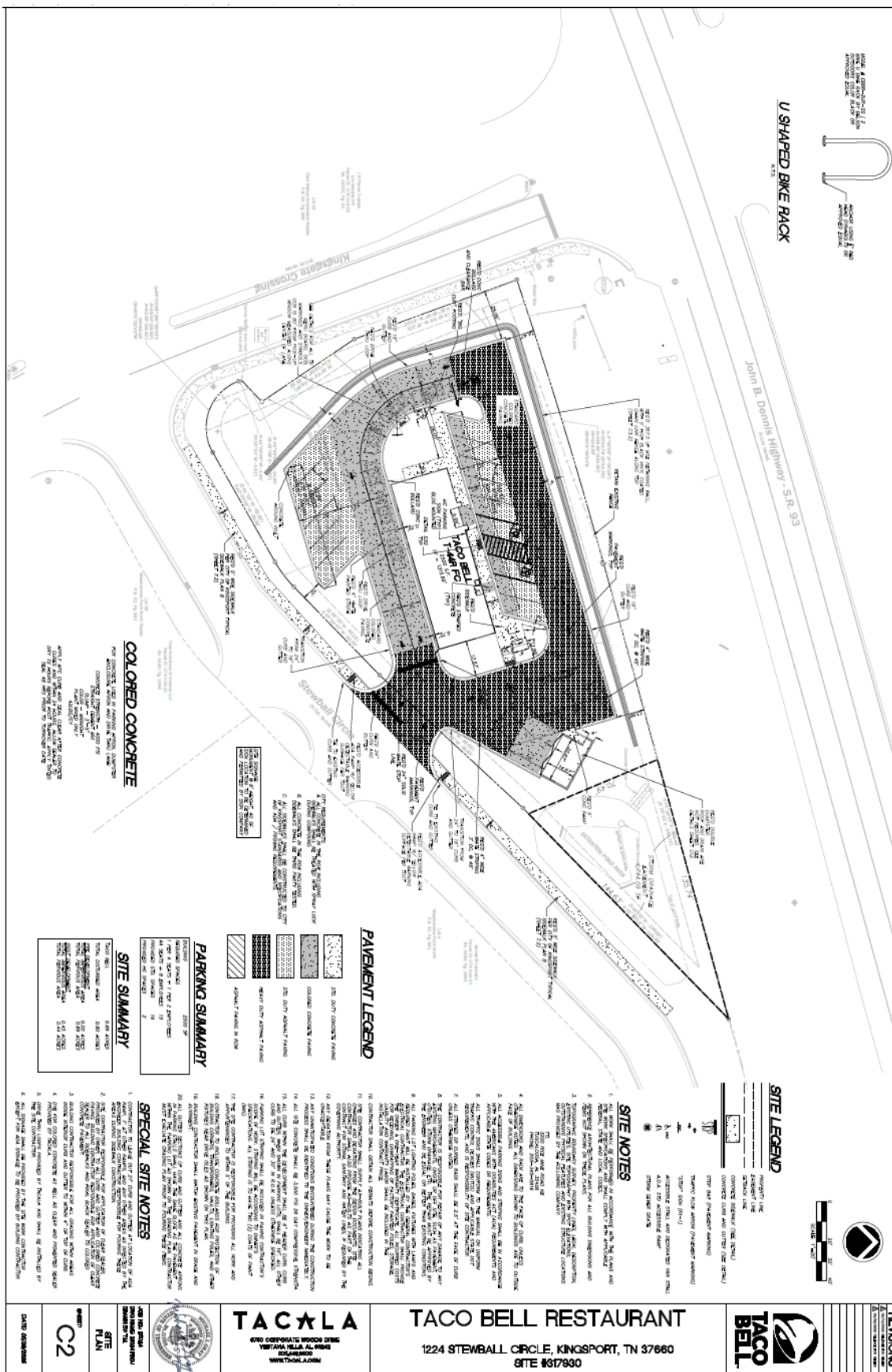
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- Sewer Mains
- Water Lines
- Sewer Manholes
- Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning Development Plan



Site Plan Analysis

The site is located in a B-4P zone and also resides inside the Gateway Overlay District. The .89-acre site will contain a Taco Bell with a drive through.

- Minimum parking standards for the building is 1 space per 4 seats plus 1 space per 2 employees. The developer has supplied 19 parking stalls with 2 handicap stalls to satisfy this requirement.
- The City's Landscaping Specialist has approved the landscaping plan for the site, which is to the Gateway standard.
- The development observes the minimum front yard setback of 30 feet, 15-foot side yards, and a 30-foot rear yard.
- Lighting for the site has been verified as remaining on the subject property via review of the associated photometric site plan.

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation

Staff recommends granting preliminary zoning development plan approval for the Taco Bell development based upon conformance with the B-4P zoning standards.

PROPERTY INFORMATION: Eastman Credit Union at Meadowview – Parking Expansion

ADDRESS: 2021 Meadowview Lane

DISTRICT, LAND LOT: 13th Civil District, Tax Map 076 Parcel 005.20

OVERLAY DISTRICT: Gateway District

EXISTING ZONING: BC – Business Conference Center District

PROPOSED ZONING: BC – Business Conference Center District

ACRES: +/- 7.06

EXISTING USE: Retail/Commercial

PROPOSED USE: Retail/Commercial

APPLICANT: Kurt Cornett

ADDRESS: 2021 Meadowview Lane, Kingsport TN 37660

REPRESENTATIVE: Ben Jenkins, PE

INTENT

The applicant is requesting zoning development plan approval for a parking lot expansion for the Eastman Credit Union at Meadowview. The plans submitted conform to all zoning standards and the project is scheduled for the June 20th, 2025 gateway meeting.

Staff Comments:

- All city staff have reviewed the plans and send a positive recommendation.
- The development plan conforms to all Gateway District standards.
- The development plan displays all necessary information and will add 35 additional spaces to the development.

Therefore, staff recommends granting zoning development plan approval for the parking lot expansion project for the Eastman Credit Union at Meadowview.

ECU Parking Expansion Site Map

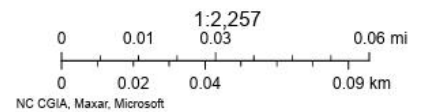


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Sullivan County Parcels Jan 2023

Parcels
Streets
Interstate

Expressway Collector Street Ramp
Major Arterial Local Street Urban Growth Boundary
Minor Arterial Private Street Kpt 911 Address



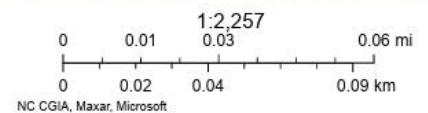
Web AppBuilder for ArcGIS

ECU Parking Expansion Zoning - BC, Business Conference Center District



6/4/2025, 4:49:39 PM

Sullivan County Parcels Jan 2023	A-1	B-4	M-2	PMD-1	R-1C	TA
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C
<Null>	AR	B-4P	P-1	PUD	R-3	UAE
TA/C	B-1	BC	P-D	PVD	R-3A	Streets
R-S	B-2	GC	PBD-3	R-1	R-3B	Interstate
GC	B-3	M-1	PBD*	R-1A	R-4	Expressway
B-2E	B-3	M-1R	PD	R-1B	Split	Ramp
						Urban Growth Boundary
						Kpt 911 Address



Web AppBuilder for ArcGIS

[illegible]

Northern Property View



Southern Property View



Recommendation:

Staff recommends granting zoning development plan approval for the Eastman Credit Union Support Center's parking lot expansion project.



June 19th, 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. 414 Golf Ridge Drive
2. Brickyard Phase 1A
3. 910 Buttermilk Road
4. 862 Poplar Grove Road
5. Orebank Road
6. 300 Forest Hills Drive

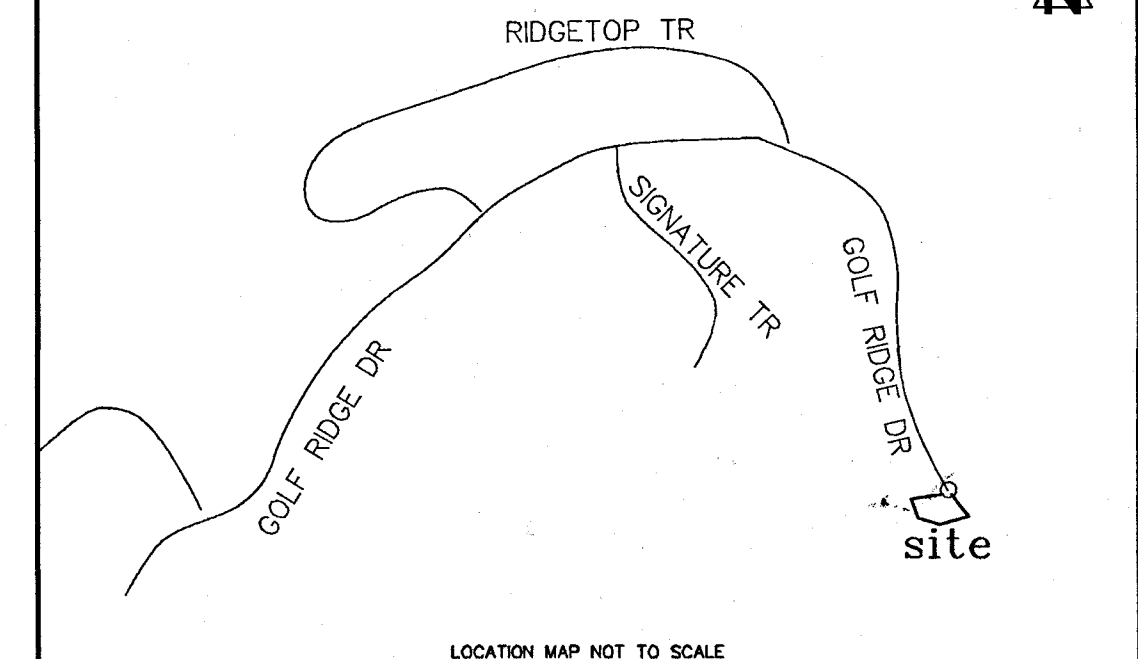
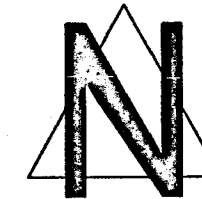
Sincerely,

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

CURVE TABLE

Curve Table Listing

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	25.00'	81°38' 06"	35.62'	32.68'	21.59'	S 65°37' 27" W
2	70.00'	41°50' 54"	51.13'	50.00'	26.76'	S 48°46' 37" E
3	70.00'	41°50' 59"	51.13'	50.00'	26.77'	N 89°22' 24" E
4	25.00'	81°38' 06"	35.62'	32.68'	21.59'	S 65°37' 27" W
5	70.00'	83°41' 58"	102.26'	93.40'	62.70'	S 69°42' 07" E



LOCATION MAP NOT TO SCALE

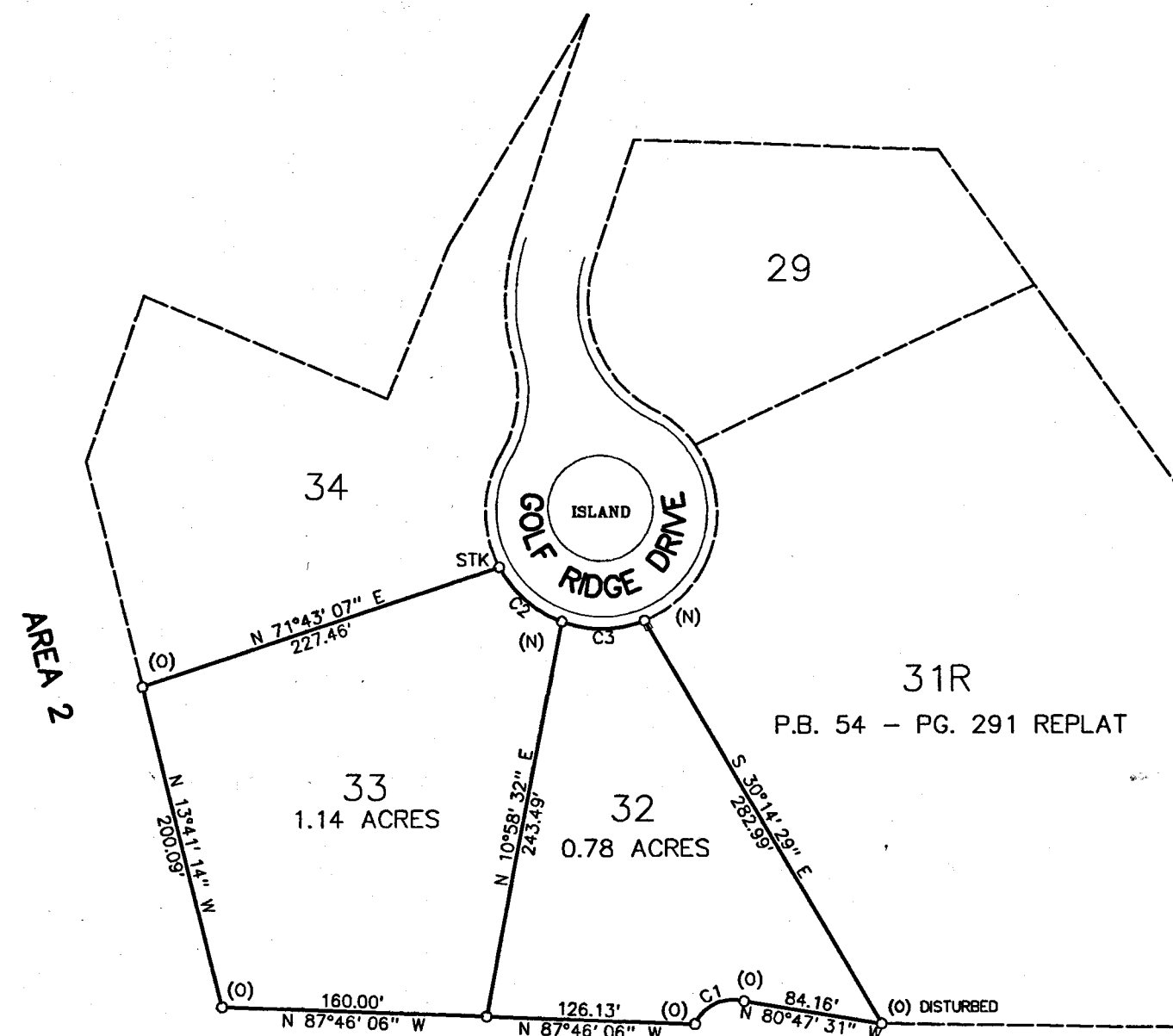
Slide A-1811

Sheena Tinsley, Register

Sullivan County
 Rec #: 375183 Instrument #: 25008387
 Rec'd: 15.00 Recorded
 State: 0.00 5/12/2025 at 2:01 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 33-33

BEFORE REPLAT

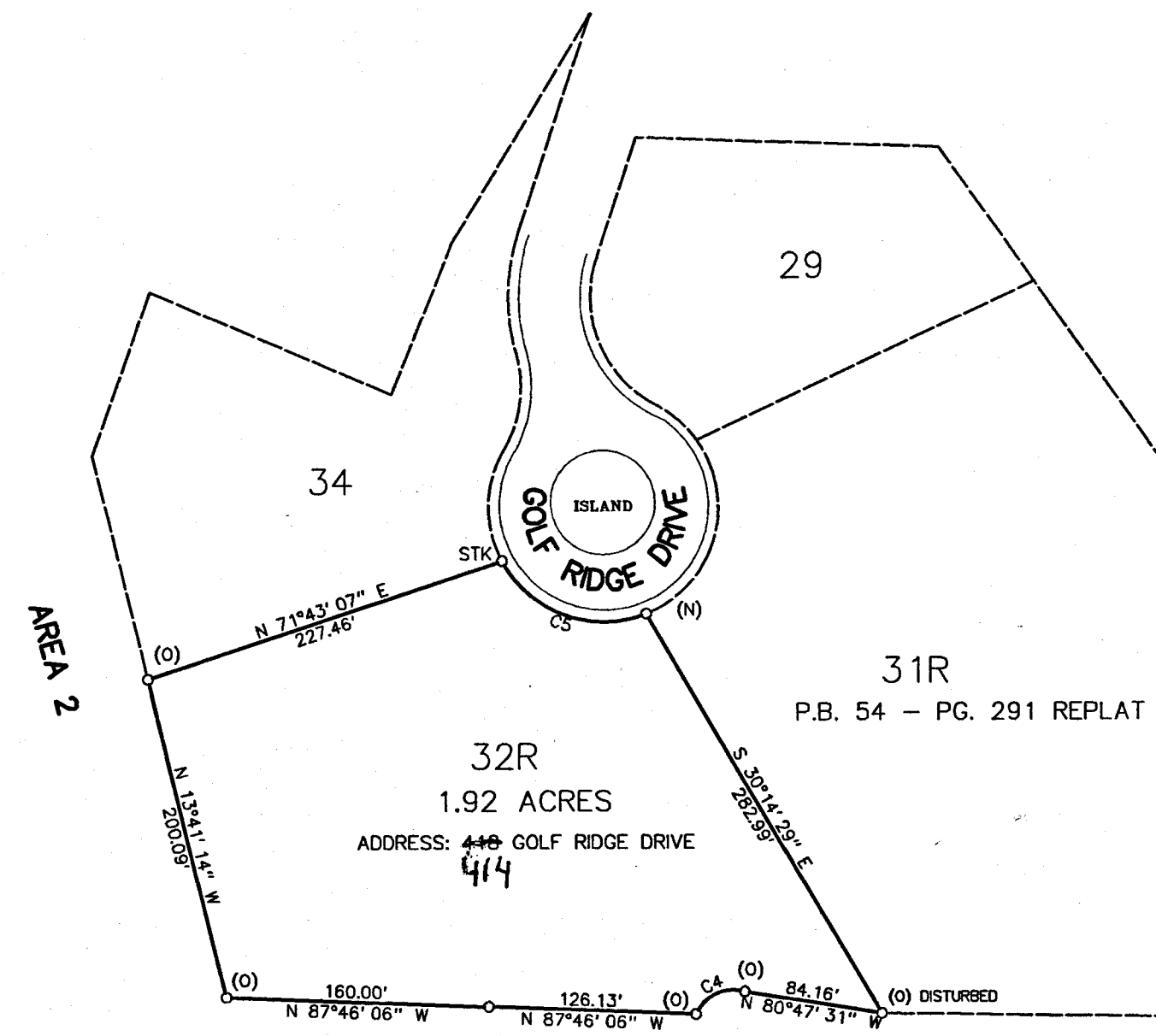
P.B. 52 - PG. 824



GOLF COURSE
 CROCKETT RIDGE LLC
 D.B. 2725C - PG. 64

AREA 4

AFTER REPLAT



GOLF COURSE
 CROCKETT RIDGE LLC
 D.B. 2725C - PG. 64

AREA 4

NOTES:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PANELS 47163C00700, EFFECTIVE DATE: 09-29-2006 FLOOD INSURANCE RATE MAPS FOR SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.

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

BUILDING SETBACK LINES SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

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

PROPERTY ZONED R1-B RESIDENTIAL
 SETBACKS: 30' FRONTS SETBACK PER RECORDED PLAT (P.B. 52 - PG. 824)
 30' REAR SETBACK
 8' SIDE SETBACK

REFERENCE: DEED BOOK 3646 - PAGE 2409

TAX MAP 033P, GROUP A, PARCEL 028.00 & 027.00
 LOT 32 418 GOLF RIDGE DRIVE, KINGSPOINT, TN. 37664
 LOT 33 414 GOLF RIDGE DRIVE, KINGSPOINT, TN. 37664

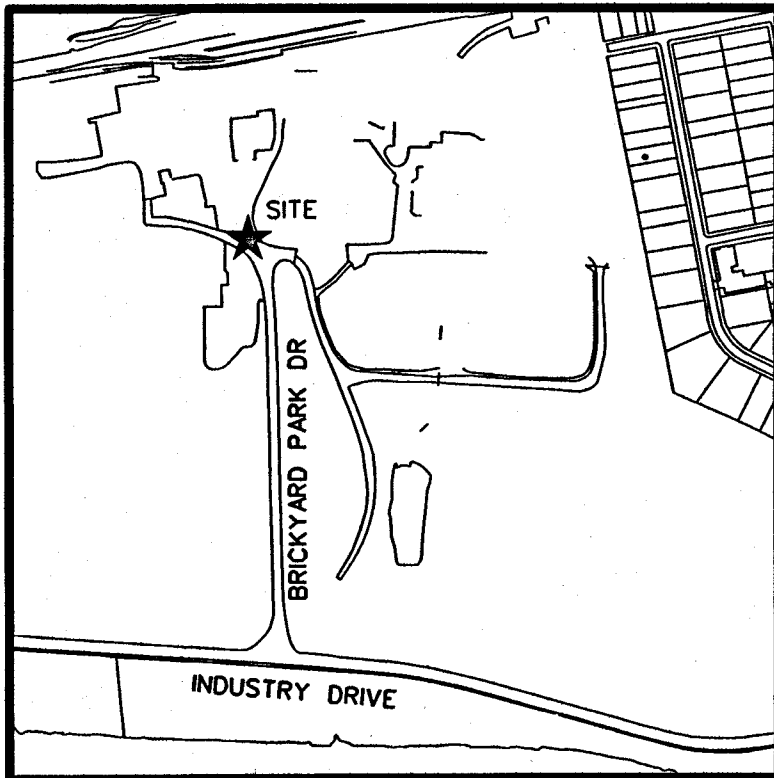
LEGEND:

(O)	IRON PIN OLD
(N)	IRON PIN NEW
X	FENCE
---	CENTER LINE
ADJOINER LINE	
OHET	OVERHEAD UTILITIES
MH	SEWER MANHOLE
G	GUARD RAIL
FH	FIRE HYDRANT

LYONS SURVEYING COMPANY
 112 INDUSTRIAL ROAD, SUITE 3
 GRAY, TENNESSEE, 37615
 PHONE 423 477-2947

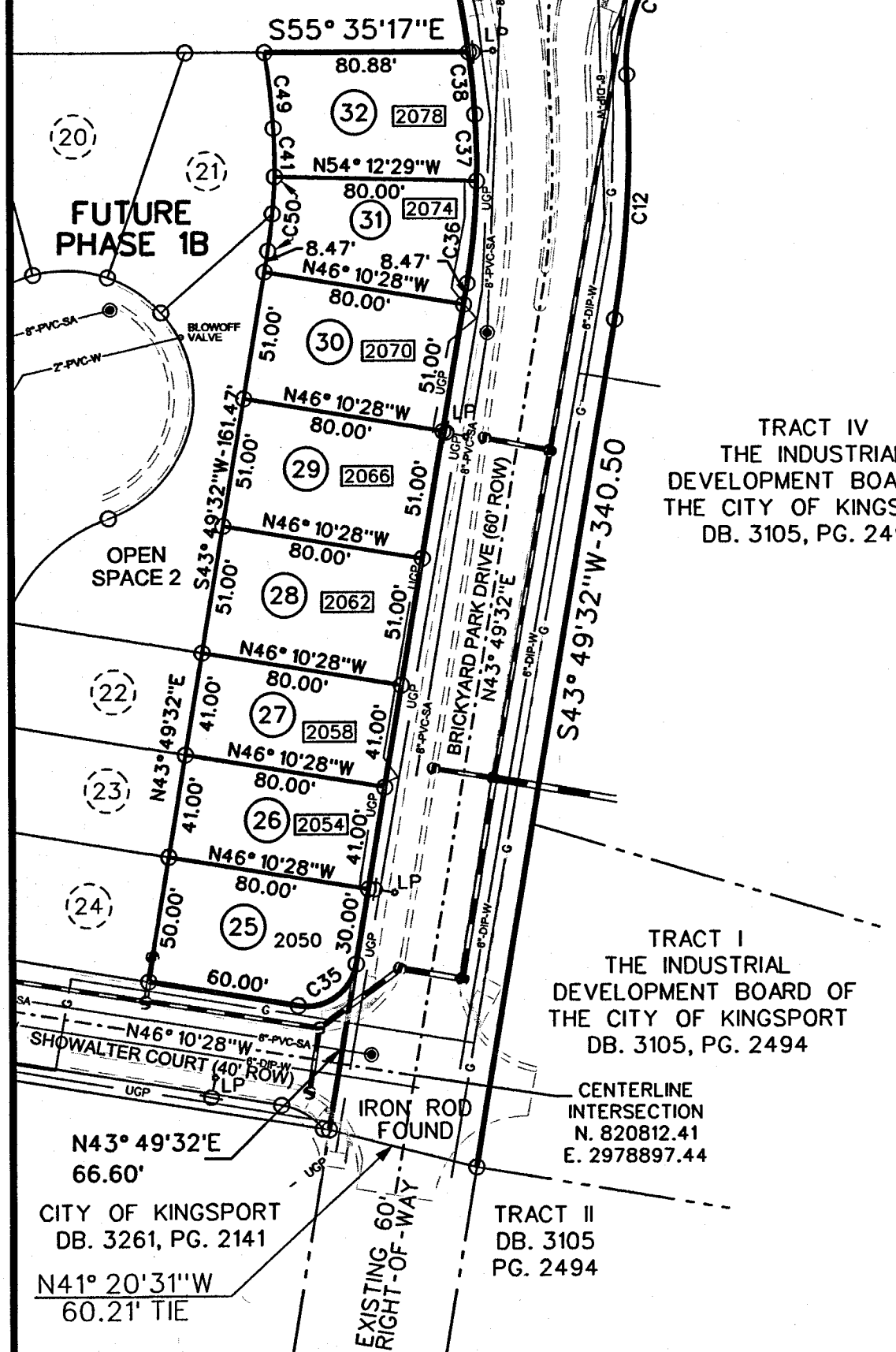
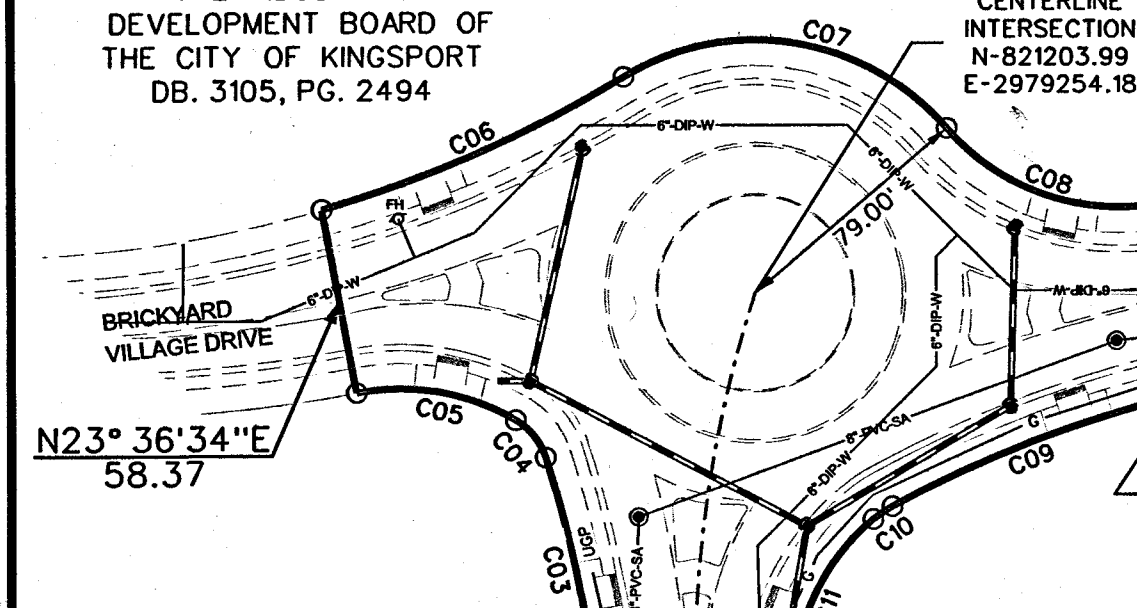


CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN. DATE <u>5/12</u> 20 <u>25</u> <u>Chad E. A.</u> CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST		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 <u>May 12</u> 20 <u>25</u> <u>Chad E. A.</u> KINGSPOINT / SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE	
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 THE PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED. DATE <u>5/9</u> 20 <u>25</u> DATE <u>20</u> 20 <u>25</u> <u>Jeffrey S. McKee</u> OWNER		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPOINT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE <u>APRIL-3RD</u> 20 <u>25</u> <u>Steven C. Lyons</u> TENNESSEE REGISTERED LAND SURVEYOR	
CERTIFICATE 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 ROAD SHALL SERVE THESE LOTS AS PROPOSED. DATE <u>20</u> 20 <u>25</u> CITY ENGINEER OR COUNTY ROAD COMMISSIONER		CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN. DATE <u>5/12</u> 20 <u>25</u> <u>Chad E. A.</u> LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE	
CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN MADE TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE KINGSPOINT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. CONFIRMED BY COUNTY PLANNER/REGISTRAR <u>Steven C. Lyons</u> SECRETARY OF THE KINGSPOINT REGIONAL PLANNING COMMISSION		COMBINATION OF LOTS 32 & 33 THE ISLANDS AT OLD ISLAND KINGSPOINT REGIONAL PLANNING COMMISSION TOTAL ACRES <u>1.93</u> TOTAL LOTS <u>2</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u> OWNERS <u>JEFFREY S. MCKEE</u> CIVIL DISTRICT <u>7TH</u> SURVEYOR <u>STEVEN C. LYONS</u> CLOSURE ERROR <u>1:10000</u> SCALE 1" = 100' DRAWING: MCKEE J 01 32R 4-3-25	



VICINITY MAP
NOT TO SCALE

TRACT IV
THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF KINGSPORT
DB. 3105, PG. 2494



Lot Area Table

Lot	Square Feet	Acres
25	3,914	0.090
26	3,280	0.075
27	3,280	0.075
28	4,080	0.094
29	4,080	0.094
30	4,080	0.094
31	3,503	0.080
32	4,033	0.093

NOTES:

1. UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. UNDERGROUND UTILITIES ARE NOT VISIBLE. THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE. HOWEVER THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
2. TAX MAP 046P GROUP "F" PORTION OF PARCEL 009.00
3. DEED REFERENCE: W.D.B. 3105, PG. 2494
4. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ARE AS PER F.E.M.A. MAP NUMBER 47163C0045D, ZONE X, MAP HAVING A REVISED DATE OF 09-29-2016.
5. GRID COORDINATES SHOWN ARE RELATIVE TO KINGSPORT CONTROL MONUMENTS.
6. PROPERTY ZONE PD: PLANNED DEVELOPMENT
7. IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
8. PHASE 1A WILL USE PO BOXES FOR MAIL SERVICE UNTIL CLUSTER BOXES ARE CONSTRUCTED IN PHASE 1B AND PHASE 1B RECEIVES FINAL PLAT APPROVAL.

LEGEND

2054	ADDRESS
UGP	UNDERGROUND POWER
8" PVC-SA	SANITARY SEWERLINE
2" PVC-W	WATERLINE
LP	STORM SEWER
G	STREET LAMP
	GASLINE

R-240.00'
L-317.08'
CH-294.52'
N86°37'50"E

N55°31'15"W
145.45'

MARTIN LUTHER
KING JR. DRIVE
RIGHT-OF-WAY

PROPERTY LINE

CALLS SHOWN ALONG
CENTERLINE OF 10'
UTILITY EASEMENT
5' EACH SIDE

R-207.50'
L-206.97'
CH-206.88'
S44°19'41"E

S48°46'56"W
152.39'

R-25.00'
L-39.19'
CH-35.30'
S86°18'39"E

N47°15'09"W
177.02'

S25°06'29"W
60.12'

S38°13'32"W
40.97'

N51°46'28"W
29.21'

N41°24'13"W
25.06'

S25°06'29"W
5.01' TIE
FROM R.O.W.
TO CENTERLINE
OF 10' UTILITY EASEMENT

R-391.00'
L-117.95'
CH-117.51'
S60°25'00"E

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.

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.

DATE May 1, 2025
OWNERS Michael J. Folsom

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE April 23, 2025

Christina Campbell
CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE May 6, 2025

Michael J. Folsom
OWNER

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS
I hereby certify: (1) that construction plans have been approved; (2) storm water systems installed or proposed for installation fully meet City of Kingsport requirements.

OR
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.

DATE 1 May 2025
City Stormwater Manager [Signature]

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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 1 May 2025

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR [Signature]

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE 4-24-2025

[Signature]
TRAFFIC ENGINEERING MANAGER

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 1 May 2025

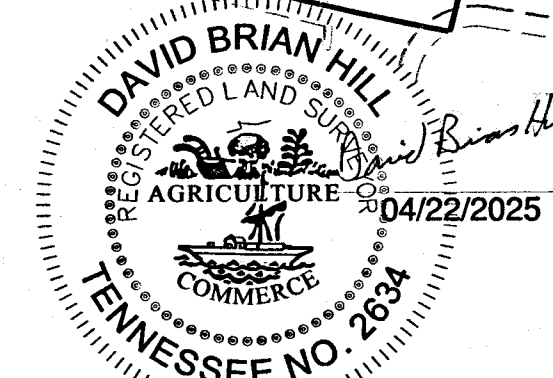
[Signature]
AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

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.

DATE 4/23/2025

[Signature]
CITY ENGINEER OR COUNTY ROAD COMMISSIONER



CERTIFICATE OF ACCURACY

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

DATE 20

SURVEYOR

(OR)

HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

DATE April 22, 2025

David Brian Hill
SURVEYOR TN. REG. NO.

CERTIFICATE OF APPROVAL FOR RECORDING

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 \$750.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5/12/2025

SECRETARY: [Signature]

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

BARGE PROJECT NO.
37007-04



CURVE TABLE

Curve	Radius	Length	Tangent	Direction	Chord
C03	386.00'	68.93'	34.55'	N 21° 47' 08" E	68.83'
C04	21.00'	15.22'	7.96'	N 04° 05' 41" W	14.89'
C05	71.00'	51.46'	26.92'	N 45° 37' 30" W	50.35'
C06	386.00'	103.26'	51.94'	S 79° 11' 38" E	102.96'
C07	79.00'	111.07'	66.95'	S 46° 34' 47" E	102.15'
C08	71.00'	72.60'	39.84'	S 35° 35' 48" E	69.48'
C09	386.00'	98.92'	49.73'	N 76° 27' 17" W	98.65'
C10	36.00'	7.21'	3.62'	N 89° 31' 57" W	7.20'
C11	68.50'	64.36'	34.78'	S 57° 48' 48" W	62.02'
C12	432.50'	97.60'	49.01'	S 37° 21' 38" W	97.40'
C35	20.00'	31.42'	20.00'	S 88° 49' 32" W	28.28'
C36	292.00'	40.94'	20.50'	S 39° 48' 31" W	40.91'
C37	292.00'	26.55'	13.29'	S 33° 11' 12" W	26.54'
C38	386.00'	24.79'	12.40'	S 28° 44' 29" W	24.79'
C41	212.00'	19.28'	9.65'	N 33° 31' 12" E	19.27'
C49	306.00'	30.23'	15.13'	N 27° 45' 05" E	30.22'
C50	212.00'	29.73'	14.89'	N 39° 48' 31" E	29.70'

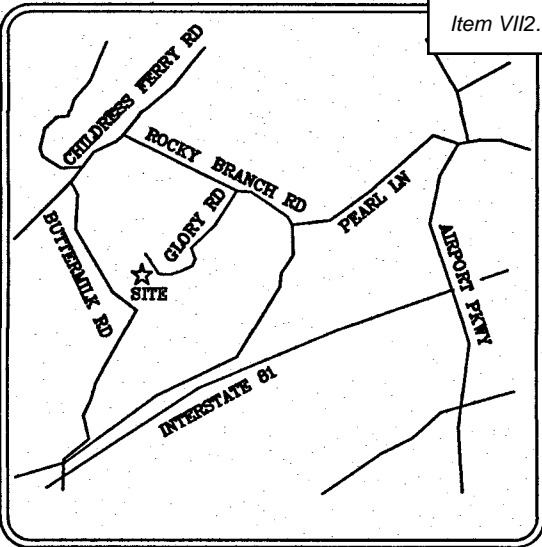
Slide A-1811

Sheema Tinsley, Register	Sullivan County
Rec #: 375179	Instrument #: 25008383
Rec'd: 15.00	Recorded: 5/12/2025 at 1:57 PM
State: 0.00	in Plat: P60
Other: 2.00	PGS 32-32
Total: 17.00	

FINAL PLAT OF BRICKYARD VILLAGE PHASE 1A

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.017	TOTAL LOTS	8
ACRES NEW ROAD/ALLEYS	1.32	MILES NEW ROAD	0.11
OWNER	INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT	CIVIL DISTRICT	11th
SURVEYOR	DAVID BRIAN HILL	CLOSURE ERROR	1:10,000
SCALE: 1" = 60'			



LOCATION MAP
N.T.S.

LEGEND

- MN(O) MAG NAIL (OLD)
MN(N) MAG NAIL (NEW)
IR(O) IRON ROD (OLD)
IR(C) IRON ROD (CAP)
WV WATER VALVE
WM WATER METER
FH FIRE HYDRANT
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
N.T.S. NOT TO SCALE
AC. ACRES
⊙ SEWER MANHOLE

Slide A 1813

Sheena Tinsley, Register
Sullivan County
Rec #: 375517 Instrument #: 25008824
Rec'd: 15.00 Recorded
State: 0.00 5/16/2025 at 7:51 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00
PGS 43-43

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON APRIL 3, 2025 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- 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. 25-13726
- 5) ACAD FILE 25-13726 LAMBERT.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 078, PART OF PARCEL 046.00
- 8) DEED REFERENCE: DEED BOOK 1509C, PAGE 155
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS, WITH ALLEY AND ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 14) THERE ARE ±38 ACRES REMAINING IN ORIGINAL TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

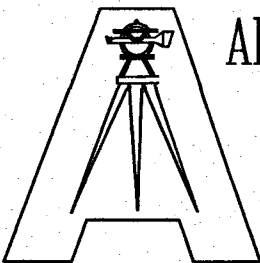
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC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

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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

OWNER
DATE 05/13/2025

5-9 20 25
DATE
REGISTERED SURVEYOR



ALLEY & ASSOCIATES, INC.

o SURVEYORS o

422 E. MARKET STREET
KINGSFORT, TENNESSEE 37660

TELEPHONE (423) 392-8896

E-MAIL: mstrickler@alleyassociates.com

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON 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.

DATE 5/15 20 25
SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

DIVISION OF THE
SHEKINAH CHURCH MINISTRIES, INC PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.126 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER SHEKINAH CHURCH MINISTRIES, INC CIVIL DISTRICT 7TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=60' 60 30 0 60 120

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

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

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+ AS SHOWN HEREON.

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 2 defined as Replat of The Hood & Spurlock Property ? located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

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 Tennessee 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 ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:

Lot 1 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

Lot 2:

Lot 2 is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

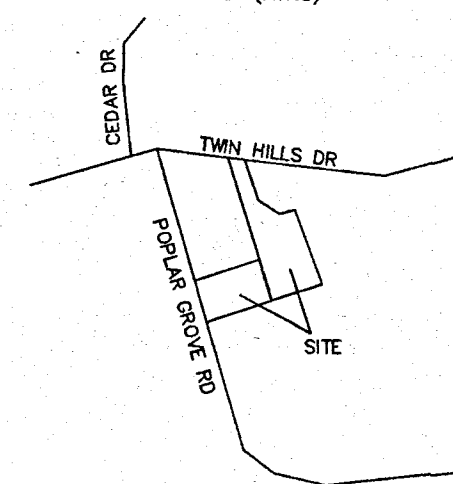
Environmental Scientist

Clayton Stanley ES3 05/19/2025
TN Division of Water Resources Date

LINE	BEARING	DISTANCE
L1	N 69°38'20" E	67.32
L2	N 86°21'45" E	74.52
L3	S 19°01'02" E	56.59
L4	N 70°23'48" E	55.80
L5	N 02°17'03" E	24.95
L6	N 68°45'54" E	54.60
L8	N 06°04'36" E	27.35
L9	N 18°58'40" W	39.26
L10	N 18°36'43" W	98.75

TDOT

LOCATION MAP (N.T.S)



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

BEFORE

AFTER

KINGSPORT UTILITY DISTRICT

IR(O)- IRON ROD OLD

IR(N)- IRON ROD NEW

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163C0230D DATED SEPTEMBER 29TH, 2006.

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

BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.

SUBJECT PROPERTY TAX MAP: 104L GRP: B PARCELS: 017.50 & 019.00

SUBJECT PROPERTY DEED REFS: 1675C-122 & 1254C-149

NOTATION OF EASEMENTS

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

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Date 5-21 2025

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

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

Date 20

Kingsport Authorizing Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of any variances. If any, as certified in the minutes of the Kingsport Regional Planning Commission and that it has been approved for recording in the Office of the County Register. If required, a surety bond in the amount of \$10,000 has been placed with the Kingsport Regional Planning Commission to ensure completion of all required improvements in case of default.

Confirmed by the Kingsport Regional Planning Director

Date

5/22/25

Secretary of the Kingsport Regional Planning Commission

CERTIFICATE OF ACCURACY

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

Date 5-20 2025

Tennessee Registered Land Surveyor

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Date 5/22 2025

Local Utility District Provider or His/Her Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (circle one):

(1) that streets have been installed in an acceptable manner and according to the specifications or
(2) adequate right-of-way dedication upon an existing public road shall secure these lots as proposed. Or
(3) Plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission

Date 5-21 2025

City Engineer or Sullivan County Commissioner or Highways

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date 5/21 2025

Owner

THE WATER LINE EASEMENT SHOWN HEREON IS A PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF LOT 2.

Slide A-1814
Sheena Tinsley, Register
Sullivan County

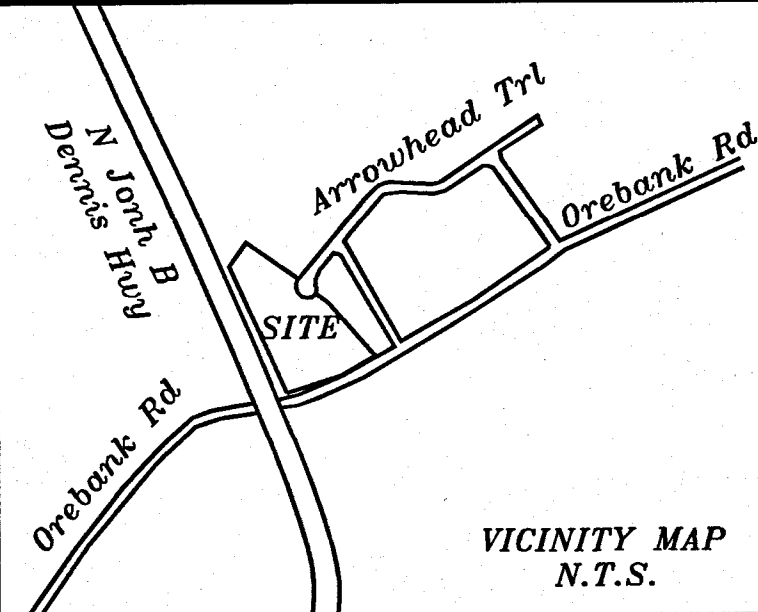
Rec #: 375940 Instrument #: 25009385
Rec'd: 15.00 Recorded
State: 0.00 5/23/2025 at 11:52 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 45-45

REPLAT OF THE HOOD & SPURLOCK PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES= 3.21± TOTAL LOTS= 2
ACRES NEW ROAD= -0- MILES NEW ROAD= -0-

OWNER= SPURLOCK & HOOD CIVIL DISTRICT=15TH
SURVEYOR= McCOY CLOSURE ERROR= 1-10000+
SCALE= 1-100'



VICINITY MAP
N.T.S.

CERTIFICATE OF THE APPROVAL OF STREETS AND OTHER INFRASTRUCTURE

I hereby certify: (1) That streets, drainage and infrastructure have been installed in an acceptable manner and according to the city specifications or, (2) That a security bond in the amount of \$ _____ has been pasted with the planning commission to assure completion of all required improvements in case of default.

_____, 20____
Date

Public Works Director or County Road Commissioner

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the street name(s), as noted on the final plat, is(are) approved as assigned

May 28, 2025
Date

Cassie Puckett
CITY OF KINGSFORT DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the water supply system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Water Resources, and are hereby approved as shown.

28 May, 2025
Date

(Print Name), City or County Health Officer or His/Her Authorized Representative or the Local Municipal Water Department, and are hereby approved as shown.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Water Resources, and are hereby approved as shown.

28 May, 2025
Date

City Sewer Director or County Health Officer or his/her Authorized Rep.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MAY 27th, 2025
Date

Jonathan Puckett
JONATHAN PUCKETT
(Print Name), Owner

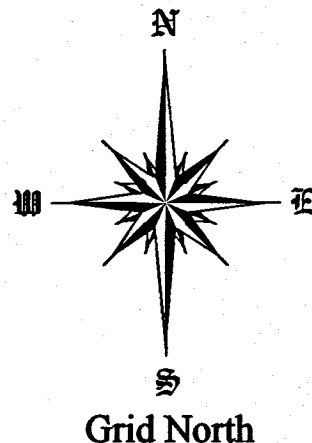
Jennifer Puckett
Jennifer Puckett
(Print Name), Owner

CERTIFICATE OF ACCURACY

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

May 20th, 2025
Date

TENNESSEE REGISTERED LAND SURVEYOR



FLOOD HAZARD AREA NOTES

This property does not lie in an area designated as special flood hazard area on the firm map 47163C0045D dated 9-29-2006.

BUILDING SETBACK NOTE

The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE

This property is subject to all right of ways and easements, recorded and / or unrecorded.

This survey was done without the benefit of a Title Search.

This survey was done in compliance with the current Tennessee minimum standards of practice.

I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjusted survey is 1-10,000+ as shown hereon.

CERTIFICATE OF APPROVAL FOR RECORDING

Item VII.2.

I hereby certify that the subdivision plat shown here has found to comply with the Subdivision Regulations for the Kingsport City Planning Commission, with the exception of such variances and waivers, if any, as are noted in the minutes of the Kingsport City Planning Commission and that it has been approved for recording in the Office of the Sullivan County Registrar.

5/28, 2025
Date

(Print Name) _____
Secretary of the Kingsport City Planning Commission

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY

This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.

PERMIT NOTES

1. Grading and Building permits are required from the City of Kingsport for each lot prior to starting construction on the lot.
2. A driveway entrance permit is required from TDOT prior to starting construction for any lot with driveway access onto a State Route.

EASEMENT NOTE - PER SULLIVAN COUNTY

There is hereby established an easement area a minimum of 7' 1/2" wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of storm water runoff. Such standard easement area is in addition to any other easements as may be delineated on the on the final plat. No primary or custom accessory structures may be placed within these easements. Minor structures such as but not limited to fences and planter boxes may be located within the easements but they must not block, restrict or divert the flow of storm water.

Slide A-1815

Sheena Tinsley, Register

Sullivan County
Instrument #: 25009688
Rec #: 376154
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Recorded
5/28/2025 at 12:58 PM
in Plat
P60
PGS 50-50

Legend

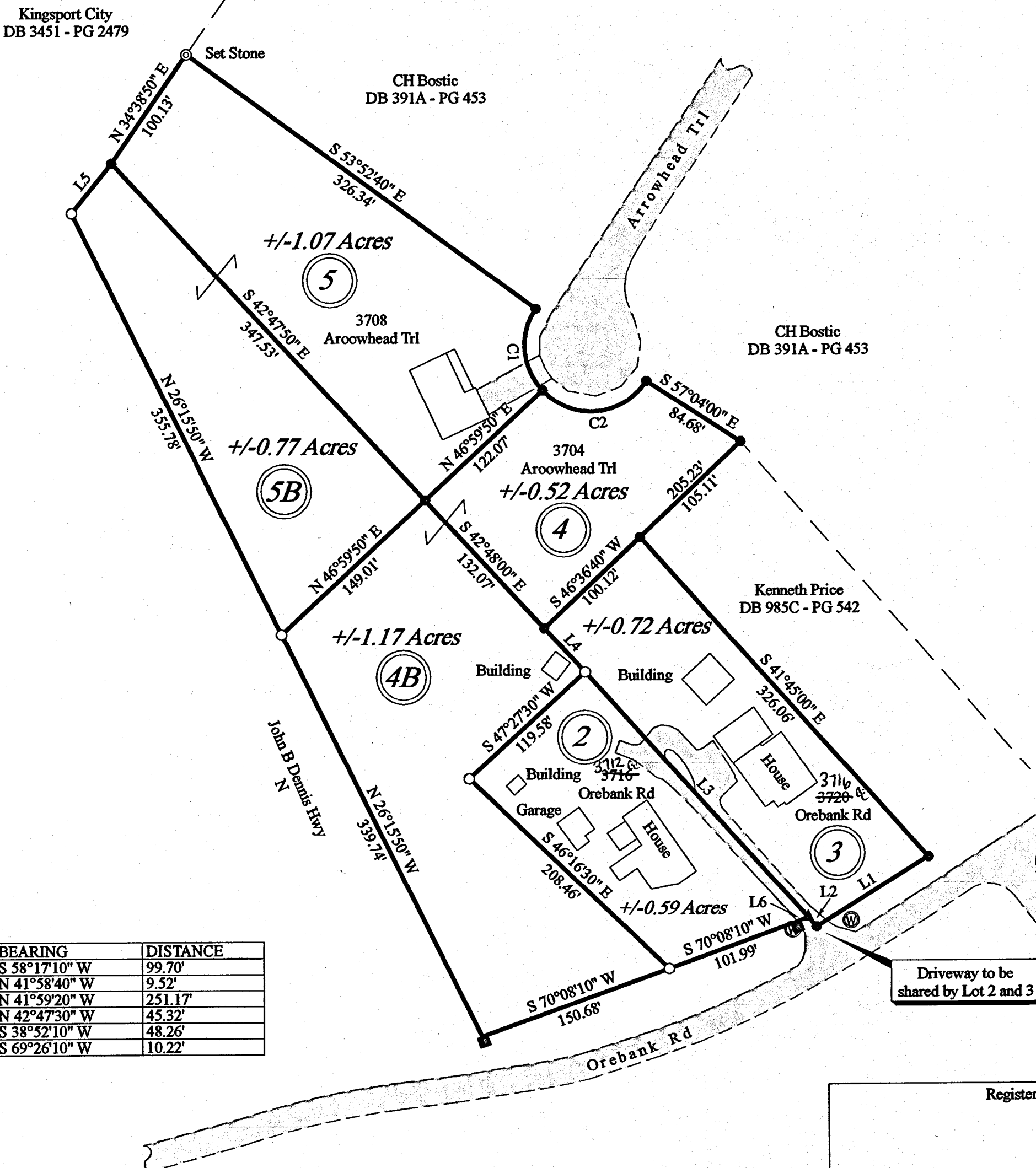
- denotes Rebar Found
- denotes Rebar Set
- ⊙ denotes Calculated Point Unless otherwise Noted
- denotes Highway Marker
- ▲ denotes Railroad Spike
- ⊗ denotes Water Meter

Notes

1. Deed Reference: Portion of WB 75 - PG 623, DB 3577 - PG 578, DB 3601 - PG 2332
2. TAX MAP: Portion of 062B - B - 017.00, 062B - B - 011.00, 062B - B - 012.00

LINE	BEARING	DISTANCE
L1	S 58°17'10" W	99.70'
L2	N 41°58'40" W	9.52'
L3	N 41°59'20" W	251.17'
L4	N 42°47'30" W	45.32'
L5	S 38°52'10" W	48.26'
L6	S 69°26'10" W	10.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	66.90'	61.94'	S 04°29'50" E
C2	50.00'	91.05'	78.83'	N 85°00'20" E



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: KINGSFORT
REGIONAL PLANNING
COMMISSION

JONATHAN PUCKETT

Date
05-16-2025

File:puckett-j.DWG
Drawn By: SWS

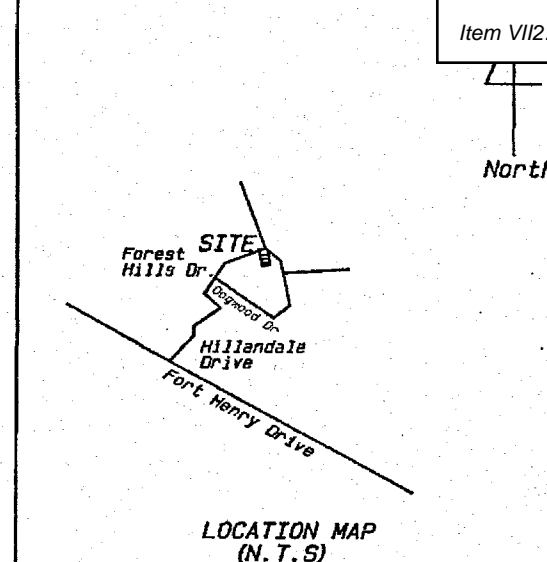
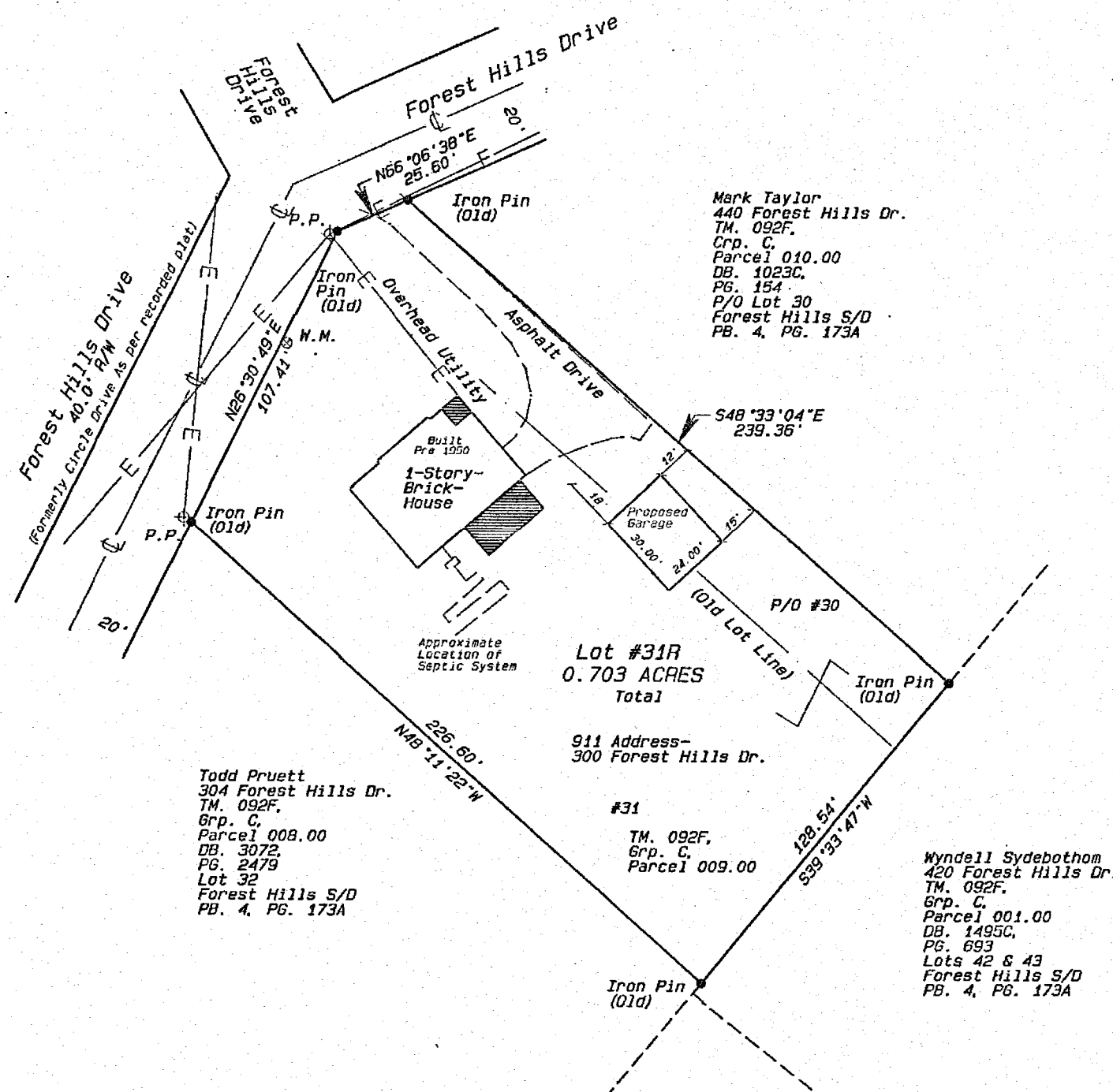
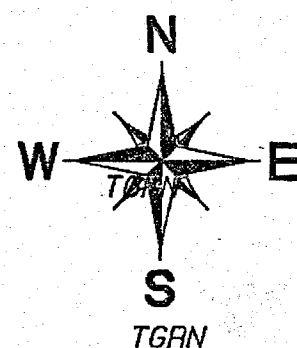
Scale:
1" = 80'

Eleventh (11th) Civil District

Sullivan County, Tn

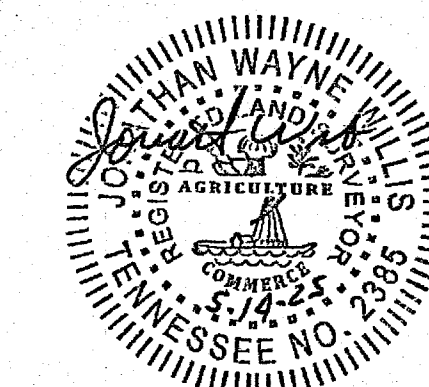
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Drawing Number
8793



REGISTER OF DEEDS

LEGEND
IPO-Iron Pin (Old)
IPN- Iron pin (New)
M.H.- Sewer Manhole
W.M.- Water Meter
PT.- Calculated Point
P.P.- Power Pole
---E--- Overhead Utility
---S--- Sewer Line



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

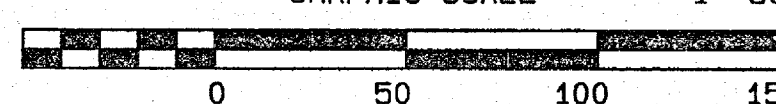
Slide A-1816

Sheena Tinsley, Register
Sullivan County
Rec #: 376216 Instrument #: 25009770
State: 15.00 Recorded
State: 0.00 5/29/2025 at 11:37 AM
Clerk: 0.00
Other: 2.00
Total: 17.00
PGS 52-52

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0255D300 Effective Date Sept. 29, 2006.
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1' in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Michael & Melody McAuliffe

GRAPHIC SCALE 1"=50'



Public Water Available
Currently Zoned - R-1 Sullivan County, TN.

LOT 31R HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE: N/A
DATE:

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL PIPES, INLET AND OUTLET DITCHES OR CHANNELS, CHANGES BEYOND THE EDGES OF ANY LIMITS OF THE STREET.

OWNER: _____ 5-22-2025
OWNER: _____ 5-22-2025
OWNER: _____ 2025
OWNER: _____ 2025
OWNER: _____ 2025

Lot #31R contains a structure utilizing an existing septic system. No evaluations, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to whether there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of a private well or other features of the property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lots #31R state that to the best of our knowledge, the existing septic system is functioning properly

Owner: _____
Owner: _____

CERTIFICATE OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED
DATE: 5-17-25
BY: _____
DEPT. S.I.S. DIVISION OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPOINT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRATION. IF RECORDING HAS BEEN POSTED WITH THE KINGSPOINT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF 5-17-25 2025
DATE: _____
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.
DATE: 5-14-2025
JONATHAN WILLIS R.L.S. 2385
LICENSE NUMBER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
DATE: 28 MAY 2025
AUTHORIZED SIGNATURE TITLE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN
DATE: _____ 2025
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSPOINT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.
DATE: _____
AUTHORIZED SIGNATURE

Replat of Lot #31R of the Forest Hills S/D

KINGSPOINT, REGIONAL PLANNING COMMISSION			
TOTAL ACRES	0.703	TOTAL LOTS	-1-
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	McAuliffe	CIVIL DISTRICT	14th
SURVEYOR	JONATHAN W. WILLIS	CLOSURE ERROR 1:	10,000'
SCALE:	1" = 50'	DRAWN BY	J.W.