



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, June 20, 2024 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 13, 2024 work session minutes
- 2.** Approval of the May 16, 2024 regular meeting minutes

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

- 1.** Guarantee of Improvements reduction for Frylee Court (MINSUB22-0162). The Commission is requested to approve a one year extension and reduction of the cash guarantee of improvements for Frylee Court. (Pyatte)
- 2.** Hunt's Crossing Phase 1A Irrevocable Letter of Credit Release (PLNCOM22-0031) The Commission is requested to release the irrevocable letter of credit upon contingent approval. (Pyatte)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Riverbend Drive Rezoning (REZONE24-0108). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P zone to the PD zone. (McMurray)
2. Hunts Crossing Ph2A Contingent Final Plat. The Commission is requested to grant contingent final plat approval for the Hunts Crossing Development. (Weems)

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Monday, May 13, 2024 at 12:00 PM

City Hall, 415 Broad Street, Conference Room: 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, Anne Greenfield, Tim Lorimer, Jason Snapp, John Moody, James Phillips, Chip Millican

Members Absent: Travis Patterson

Staff Present: Ken Weems AICP, Jessica McMurray, Callie McGrew, Lori Pyatte, Garret Burton

Visitors: Vic Davis, Tyler Davis, Tory Davis

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the April 22, 2024 work session minutes
2. Approval of the April 25, 2024 regular meeting minutes

The Commission reviewed both sets of 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 with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff stated that

the developer wished to renew the irrevocable letter of credit, and that an increase has been provided to account for as-built drawings. Staff stated that the new letter of credit amount is \$130,551.14. Staff stated that the expiration date for the new letter of credit is June 30, 2025 with a performance date of March 30, 2025. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3725 Sullivan Gardens Parkway Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County A-1 zone to County PMD-2 zone. Staff identified the vicinity of the proposal along Sullivan Gardens Parkway. Staff stated that the site is approximately 90 acres in size and currently contains a home and garage. Staff described the access to the property, which crosses a bridge prior to ascending in height. Staff drew attention to the site plan for the proposal, which showed operations beginning in the middle of parcel once permitted. Staff noted that PMD-2 districts, per Sullivan County Zoning, are designed for areas that are relatively well segregated from non-manufacturing uses, require installation along major routes, and require site plan approval from the Sullivan County Planning Commission. Staff noted that opposition to the request had been received from property owners near and up to miles away from the site. No official action was taken.

2. 1258 E. Center Street Rezoning (REZONE24-0061). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the B-1 zone. Staff identified the vicinity of the request, locally known as the “Dental Arts” building. Staff noted that the parcel is roughly a half acre in size and is planned to be a new beauty salon use. Staff stated that the B-1 designation would be appropriate for this parcel that many in the city thought had a commercial zoning designation already. Staff discussed the submitted site plan, which reflects existing conditions. No official action was taken.

3. Airport Parkway Rezoning (REZONE24-00071). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the MX zone to the PD zone. Staff stated that this 40 acre site is proposed to be developed into 131 single family homes. Staff noted the vicinity of the request, adjacent to TRI. Staff noted that the existing MX zone also provides for single family development, but that the rezoning site would be best utilized with the density and atmosphere provided in the PD Zone. No official action was taken.

4. Overhill Drive County Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to rezone the property from the County R-1 zone to the County PBD/SC zone. Staff drew attention to the vicinity map of the site, adjacent to the interstate and Hwy 126. Staff noted that the request would be for future commercial development. Staff noted that the site is currently not developed and that it contains over 1,400 feet of frontage along Overhill Drive. Staff stated that the 2030 Future Land Use Plan identifies the parcel as appropriate for retail/commercial use. No official action was taken.
5. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff brought forth a zoning text amendment designed to make several changes to the mural approval process. Staff note that currently the BMA is the approval authority for murals in the B-2 and B-2E district. Staff proposed eliminating BMA approval in favor of staff level approval and a new permit process. Staff stated that the permit criteria consists of the address of the site, owner consent, artist information, and a scale drawing of the mural. Finally, staff noted that a change to the mural definition is also proposed. Staff stated that letters and words would now be allowed on murals as long as they do not reference a business. 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 MEETING MINUTES

Thursday, May 16, 2024 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

Members Present: Sharon Duncan, Sam Booher, John Moody, Tim Lorimer, Anne Greenfield

Members Absent: James Phillips, Jason Snapp, Chip Millican, Travis Patterson

Staff Present: Ken Weems AICP, Jessica McMurray, Callie McGrew, Lori Pyatte, Garret Burton

Visitors: Please see attached list of visitors

II. APPROVAL OF THE AGENDA

With no changes identified, Sam Booher made a motion to approve the agenda as presented. The motion was seconded by John Moody. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the April 22, 2024 work session minutes
2. Approval of the April 25, 2024 regular meeting minutes

The Commission reviewed both sets of minutes without identifying any needed corrections. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of both the April 22, 2024 work session and the April 25, 2024 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 with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff stated that a presentation is ready if any members of the Commission needed more information. No presentation was requested. A motion was made by John Moody, seconded by Anne Greenfield to approve the consent agenda as presented. The motion passed 4-0-1 with John Moody abstaining from the item.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3725 Sullivan Gardens Parkway Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County A-1 zone to County PMD-2 zone. Staff identified the vicinity of the proposal along Sullivan Gardens Parkway. Staff stated that the site is approximately 90 acres in size and currently contains a home and garage. Staff described the access to the property, which crosses a bridge prior to ascending in height. Staff drew attention to the site plan for the proposal, which showed operations beginning in the middle of parcel once permitted. Staff noted that the City's 2030 Future Land Use Plan designation for the rezoning site is single family residential. Staff recommended sending a positive recommendation to the Sullivan County Commission based upon the following rationale: PMD-2 districts, per Sullivan County Zoning, are designed for areas that are relatively well segregated from non-manufacturing uses, require installation along major routes, and require site plan approval from the Sullivan County Planning Commission. The Chairman opened public comment. Many visitors voiced their feelings about the rezoning during public comment. Opposition addressed concerns about potential from dust, noise, traffic issues, children's safety, wildlife disturbance, chemicals in water, sink holes, caves, lung cancer, damage to adjacent farming operations, flood zones, PTSD, and blasting impact on structures. Positive comments were received about the need for the quarry, the expensive cost of rock in the area already, how quarries are needed to build the roads we use, and the honorable character of the applicant. Once all visitors wanting to speak had done so, the Chairman closed the public hearing. A motion was made by Sam Booher, seconded by Anne Greenfield, to send a negative recommendation to the Sullivan County Commission for the rezoning. The motion passed 4-1.

2. 1258 E. Center Street Rezoning (REZONE24-0061). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the B-1 zone. Staff identified the vicinity of the request, locally known as the “Dental Arts” building. Staff noted that the parcel is roughly a half acre in size and is planned to be a new beauty salon use. Staff stated that the B-1 designation would be appropriate for this parcel that many in the city thought had a commercial zoning designation already. Staff discussed the submitted site plan, which reflects existing conditions. A motion was made by John Moody, seconded by Sam Booher, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
3. Airport Parkway Rezoning (REZONE24-00071). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the MX zone to the PD zone. Staff noted the vicinity of the request, adjacent to TRI. Staff stated that this 40 acre site is proposed to be developed into 131 single family homes. Staff noted that the existing MX zone also provides for single family development, but that the rezoning site would be best utilized with the density and atmosphere provided in the PD Zone. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
4. Overhill Drive County Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to rezone the property from the County R-1 zone to the County PBD/SC zone. Staff drew attention to the vicinity map of the site, adjacent to the interstate and Hwy 126. Staff noted that the request would be for future commercial development. Staff noted that the site is currently not developed and that it contains over 1,400 feet of frontage along Overhill Drive. Staff stated that the 2030 Future Land Use Plan identifies the parcel as appropriate for retail/commercial use. Staff referenced the parcel to the north is already zoned PBD/SC. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 5-0.
5. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff brought forth a zoning text amendment designed to make several changes to the mural approval process. Staff note that currently the BMA is the approval authority for murals in the B-2 and B-2E district. Staff proposed eliminating BMA approval in favor of staff level approval and a new permit process. Staff stated that the permit criteria consists of the address of the site, owner consent, artist information, and a scale drawing of the mural.

Finally, staff noted that a change to the mural definition is also proposed. Staff stated that letters and words would now be allowed on murals as long as they do not reference a business. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

- 1. Approved Subdivisions

VIII. PUBLIC COMMENT

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IX. ADJOURN

The meeting adjourned at 8:15p.m.

Visitors for the May 16, 2024 meeting of the Kingsport Regional Planning Commission

Theresa Crawford	Dennis Spears
Raychal Keeling	David Golden
Gary A. Johnson	Donna Johnson
Rodney Bradley	Cheri Boykin
Jane Morrison	Peggy Abster
Bond Porter	Amy Monroe
Jerry Petzoldt	Christian Horner
Collen Bansemer	Maree Ketron
Velma Ketron	Denvor Raines
Nathan Jackson	Denise Compton
Al Zollman	Peggy Lifford
Pasty Short	Jessica Morelock
Kasey Duncan	LouAnn McCulley Moore
John Gieber	Brenda Gieber
Mary Doyle	Kathy Jeffries
Sam Jeffries	Samantha Putman
Tim Harrell	Suzanne Glendenning
Julie Ware	Nate Ware
Carl Glendenning	Sharon Johnson
Normo Johnson	Jon Cox
Kathy Felin	Randy Hammond
Eva Bates	Nancy Meyer
Richard Meyer	Janet Yoran

Chaiba Bloomer	Jackson Bloomer
Betty Karmer	John Kunyze
Joe Montoya	Margaret Leaman
Alicia Starnes	Rhonda Gibbs
Ben Gibbs	Todd Yates
Tracie Yates	Shannon Hunt
Stephen Clark	Kenneth Depew
Thomas Painter	Jason Ward
Jerry Vicars	Sarah Vicars
Wayne Cody	Amy Cody
Rhonda Jayne	Daniel Jayne
Annie King	Gerard Feliv
Vivian Stout	William Stout
Robinson Family	Puckett Family
Dail Blalock	Katie Blalock
Rachel Beard	James Beard
Valecia Fillnow	Greg Cercone
Carroll Clark	Teresa Clark
Nate Cercone	Matt Kern
Jonathan Keeling	Judy Willis
Sarah Willis	Mike Rushing
Amy Rushing	Paul Cox
Gary Greenhill	Michael Dunn
Lorraine Dunn	Jimmy Pribble
Lydia Pribble	Chris Crawford
Thomas Zeno	Marsha Cox
Kerri Greenhill	Curtis Miller
Hannah Thaxton	Caitlin Morrison
Jacob Elkins	William Good
John Lyle	Vivian Lyle
Jeff Sturgill	Brain Trent
Anthony Short	Ashlea Kong
Dennis Welles	Ellen Cox
Sam Willis	Cathy Puckett
Lakie Hensley	Jared Thaxton
Marshall Cox	Nathan Cox
Sherry Cox	Ben Gibbs
Candy Wagner	Mark Selby
Brianne Good	Kandy Childress
Chip Childress	Ray Conkin
Jerry Morrell	Robin Blix
Donna Collette	Kimberly Tomlin
Jill Rich	Joe Riggs
Randy Hallford	Lonnie Keene
Vic Davis	Tory Davis
Tyler Davis	David Rose

Ray Knowles	Mike Harbin
Gregory Bass	Chris Carpenter
Kevin Fredrick	Stephen Hayes
Danetta Jones	Ronald Crawford
Shirley Hartsock	Donna Kilgore
Tony Kilgore	Tina Bowery
Mark Bowery	Stan Hodges
Candace Hodges	James McCarty
Douglas Smith	Suzanne Smith
Riley Carter	Russell Davis
Jennifer Davis	Sarah Cody
Jordan Cushen	Susan Light
Lilly Keeling	Alliars Gossett
Rosalin Keeling	Mary Faulkner
Brenda Brown	

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: JUNE 6TH, 2024

SUBJECT: ESCROW ACCOUNT FOR FRYLEE COURT

FILE NUMBER: MINSUB22-0162

The City currently holds an Escrow Account for the Frylee Court Development. This cash amounts in the total of \$49,048.96 and the amount was to cover the cost of the remaining improvements. The City Engineering Division has calculated a new estimate for a decrease to cover the remaining improvements. The revised estimate is for the amount of 13,376.99 which this is to include the completion of the sidewalk. The developer is building the sidewalk as they go, so that they don't destroy it while building the homes.

The current Escrow Account will expire July 29th, 2024. The new Escrow Account will have an expiration date of July 29th, 2025. The Escrow Account states that the improvements will be completed on or before the Performance Date, which is set to April 29th, 2025

Staff Recommends reducing this cash bond in the amount of \$13,376.99, as calculated by the City Engineering Division, to cover all remaining improvements for Frylee Court.

BOND ESTIMATE
Roadways and Utilities - Frylee Court Development

FILE NO. 2018-D10

June 1, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>Sidewalk</u>					
1	1,500	S.F.	5' Wide, 4" Concrete Sidewalk	\$ 7.79	\$ 11,685.00
			CONTINGENCIES (6%)		\$ 701.10
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		\$ 990.89
			TOTAL		\$ 13,376.99


Dave Harris
Civil Engineer I
City of Kingsport

June 1, 2024
Date



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: JUNE 11, 2024

SUBJECT: IRREVOCABLE LETTER OF CREDIT CONTINGENT RELEASE FOR HUNT'S CROSSING PH 1A

FILE NUMBER: PLNCOM22-0031

The City currently holds an Irrevocable Letter of Credit for Hunt's Crossing Phase 1A. The letter of credit is in the amount of \$122,655.62 and is to cover the cost of the remaining improvements. The developer has requested the release of the Irrevocable Letter of Credit on contingent terms. In reviewing with our City Engineering Department, there remains 450 square feet of concrete sidewalk to be poured. The developer anticipates completing the remaining sidewalk soon.

Subsequently, staff recommends a contingent approval to release the Irrevocable Letter of Credit once the remaining portion of sidewalk is completed.

ENGINEERS ESTIMATE
Roadways and Utilities - Hunts Crossing Development

FILE NO. 2021-D7

January 26, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 38,684.90	\$ 38,684.90
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 15,000.00	\$ 15,000.00
Paving					
2	145	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 21,728.31
				Total	\$ 21,728.31
Sidewalks					
3	4,500	S.F.	4" Concrete Sidewalk, 5' Wide - Completed		
Erosion Control					
4	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 107,141.53
				CONTINGENCIES (6%)	\$ 6,428.49
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 113,570.02
				TOTAL	\$ 9,085.60
					\$ 122,655.62


David Harris
 Civil Engineer I
 City of Kingsport

January 26, 2024
Date

ENGINEERS ESTIMATE
Roadways and Utilities - Hunts Crossing Development - Phase 1

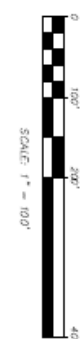
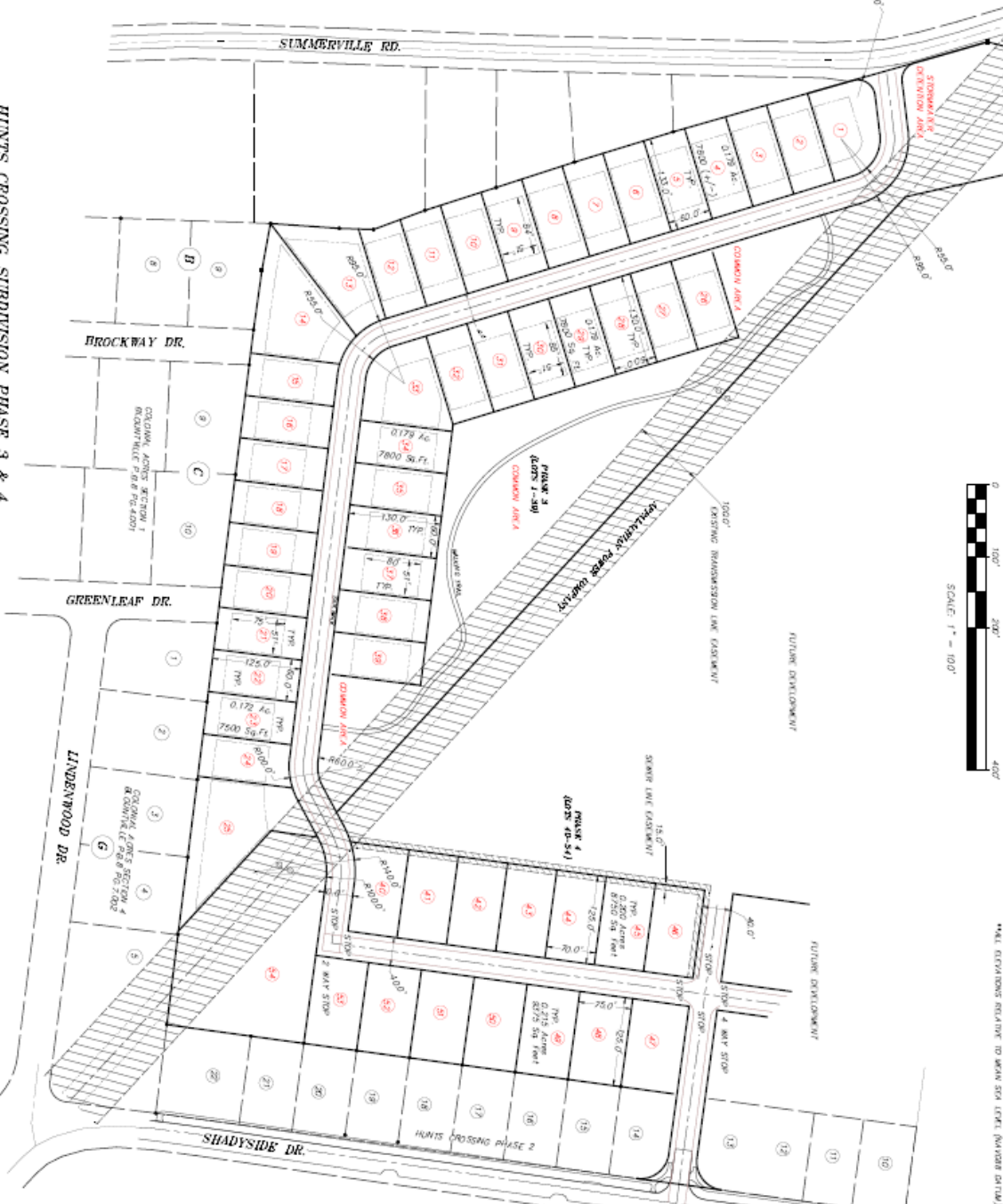
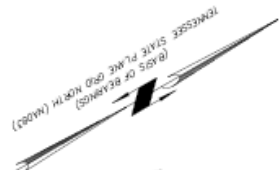
FILE NO. 2021-D7

June 1, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
1	450	S.F.	4" Concrete Sidewalk, 5' Wide	\$ 7.79	\$ 3,505.50
				SUBTOTAL	\$ 3,505.50
				CONTINGENCIES (6%)	\$ 210.33
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 3,715.83
				TOTAL	\$ 297.27
					\$ 4,013.10


David Harris
 Civil Engineer I
 City of Kingsport

June 1, 2024
Date



*ALL DIMENSIONS RELATIVE TO MARK STA LEVEL (MARKER DATA)**

DATE:	_____
PROJECT:	_____
CLIENT:	_____
DESCRIPTION:	_____
SCALE:	_____
BY:	_____
CHECKED:	_____
APPROVED:	_____

DEPARTMENT OF REVENUE
 HUNTS CROSSING SUBDIVISION PHASE 3 & 4
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 JANUARY 18, 2021

DESCRIPTION OF THE APPROVAL:
 THIS PLAN SHOWS THE LOTS, COMMON AREAS, AND STREETS FOR THE HUNTS CROSSING SUBDIVISION PHASE 3 & 4. THE LOTS ARE 1-36 AND 37-54. THE COMMON AREAS ARE 1-4. THE STREETS ARE BROCKWAY DR, GREENLEAF DR, LINDENWOOD DR, AND SHADYSIDE DR. THE PLAN ALSO SHOWS THE EXISTING TRANSMISSION LINE EXISTING AND THE PROPOSED 15.0' SERVICE LINE EXISTING.

DEPARTMENT OF REVENUE
 HUNTS CROSSING SUBDIVISION PHASE 3 & 4
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 JANUARY 18, 2021

DESCRIPTION OF THE APPROVAL:
 THIS PLAN SHOWS THE LOTS, COMMON AREAS, AND STREETS FOR THE HUNTS CROSSING SUBDIVISION PHASE 3 & 4. THE LOTS ARE 1-36 AND 37-54. THE COMMON AREAS ARE 1-4. THE STREETS ARE BROCKWAY DR, GREENLEAF DR, LINDENWOOD DR, AND SHADYSIDE DR. THE PLAN ALSO SHOWS THE EXISTING TRANSMISSION LINE EXISTING AND THE PROPOSED 15.0' SERVICE LINE EXISTING.

TOTAL ACRES:	190	TOTAL LOTS:	52
OWNER:	DAVID G. BARNER	CIVIL DISTRICT:	13TH
SURVEYOR:	TR LUMIN	CLOSURE ERROR:	1:30,000
SCALE: 1" = 100'		SCALE: 1" = 100'	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0108

PROPERTY INFORMATION

ADDRESS	Parcel 001.10 & a portion Parcel 002.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-4P (Planned Business District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezoned Site 5.76 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New townhome development

PETITIONER

ADDRESS 367 Hog Hollow Road, Johnson City, TN 37615

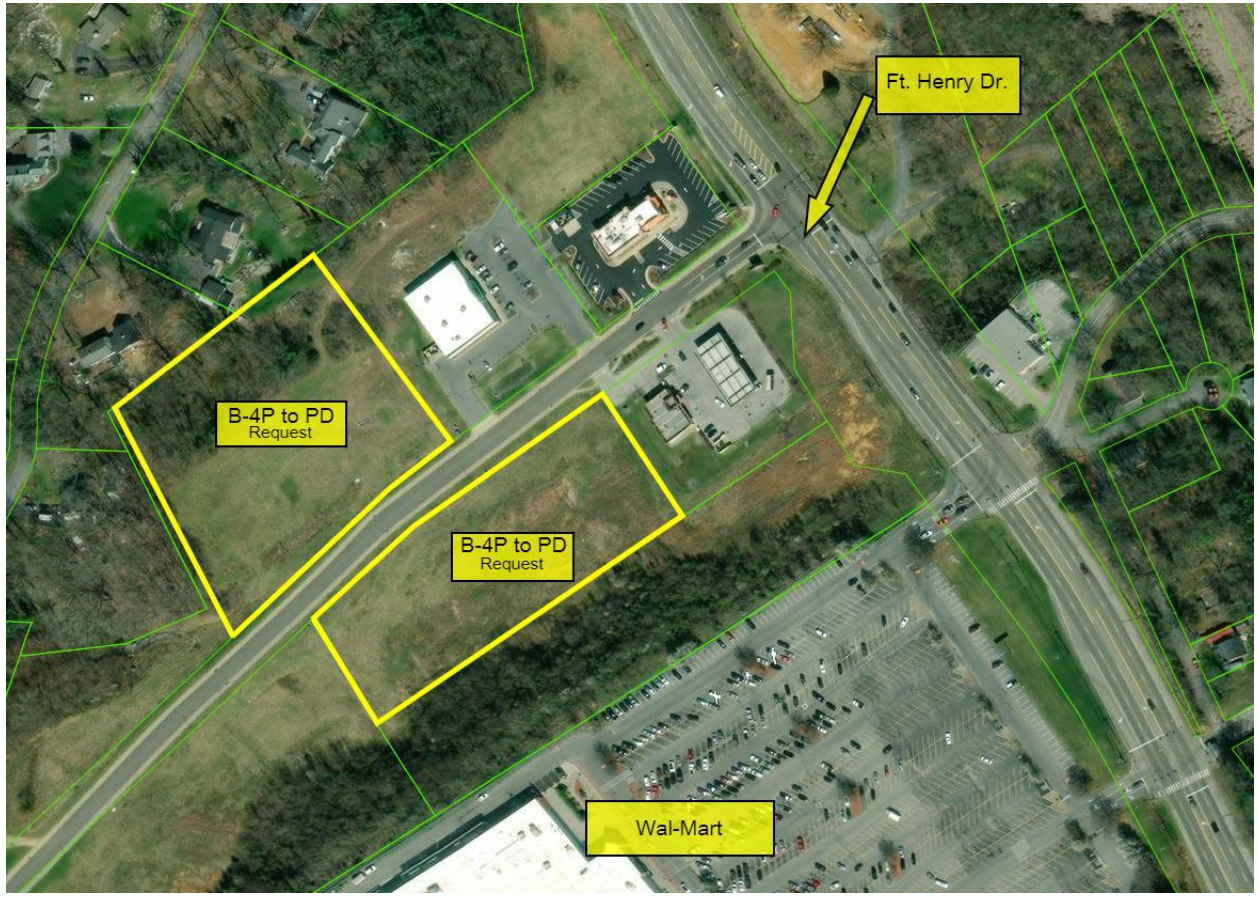
REPRESENTATIVE

PHONE 423-943-9324

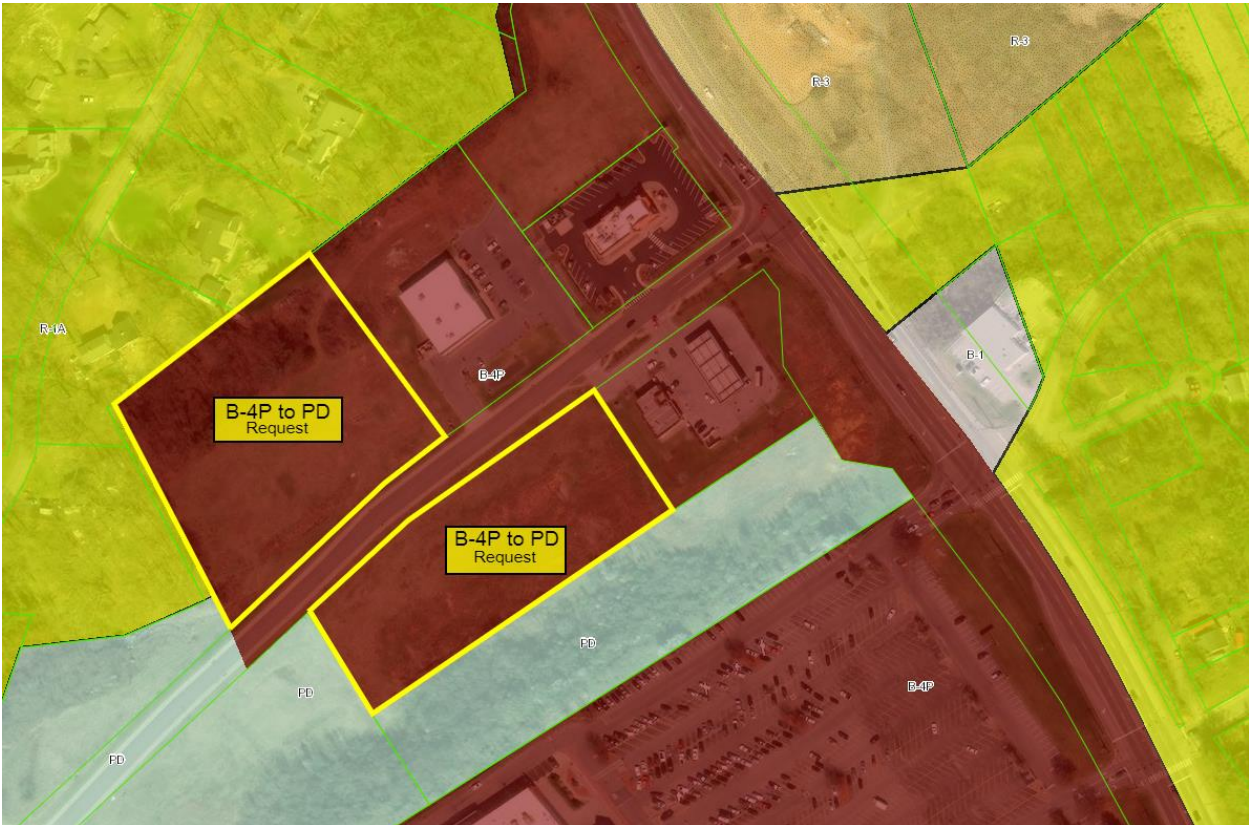
INTENT

To rezone from B-4P (Planned Business District) to PD (Planned Development District) to accommodate new townhome development.

Vicinity Map



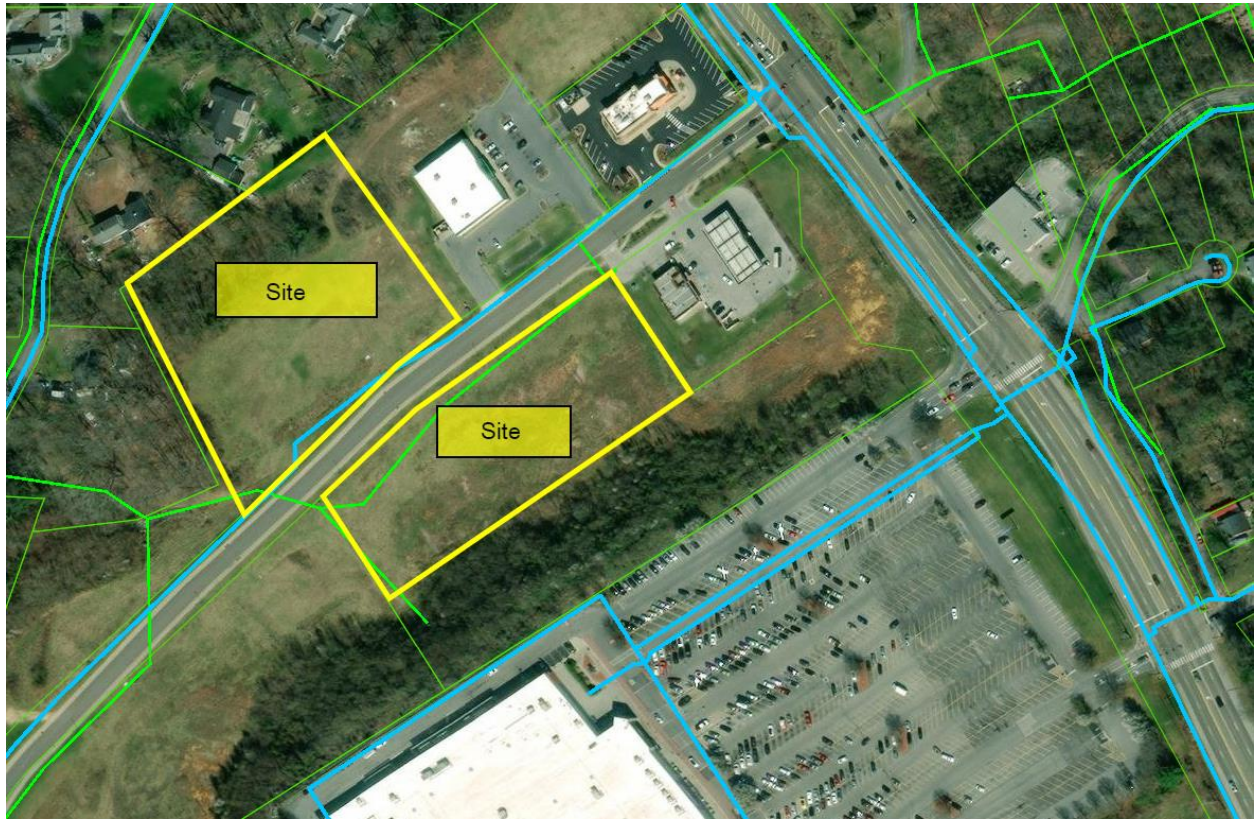
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Riverbend Dr. (Parcel 001.10)



View from Dollar Tree (Parcel 001.10)



View facing Riverbend Drive (Parcel 001.10) (South)



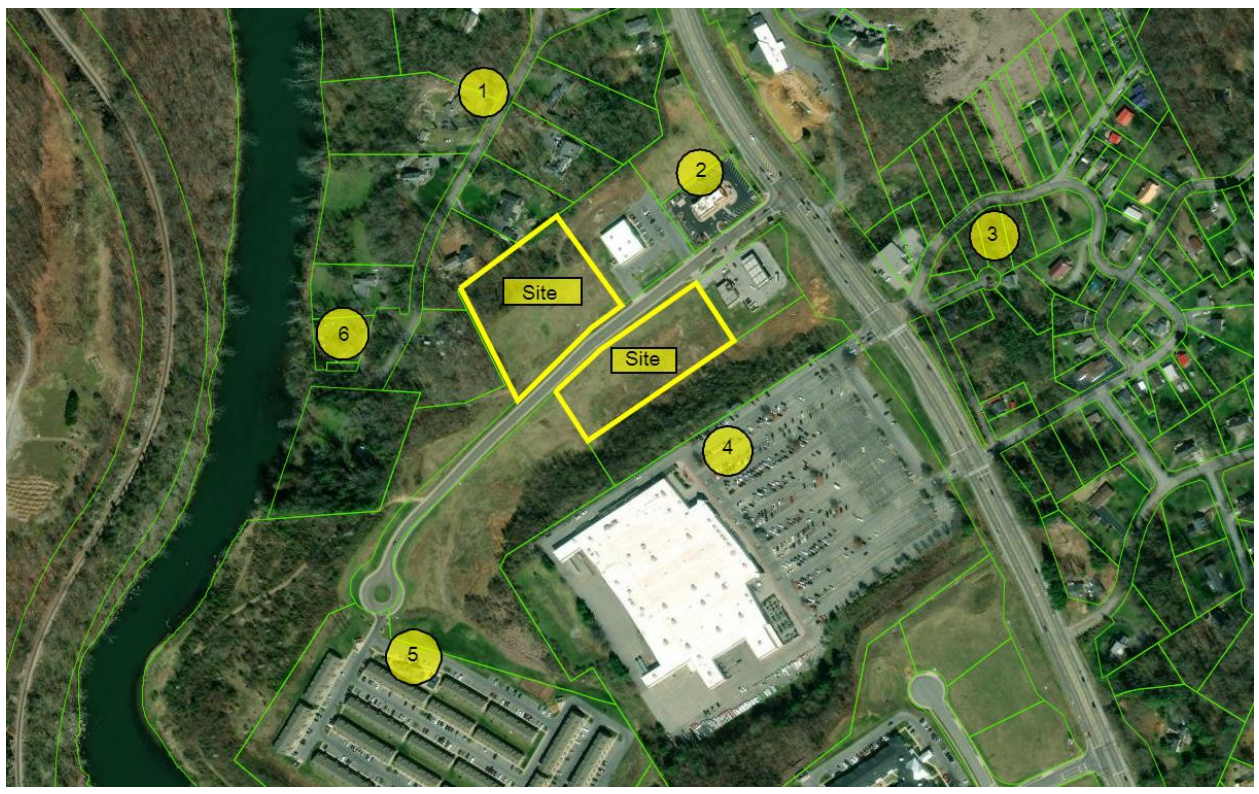
View facing Riverbend Dr. (Parcel 002.00) (North)



View facing Murphy Oil (Parcel 002.00) (South)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE24-0108**

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1A</u> Use: single family	
Northeast	2	<u>Zone: City B-4P</u> Use: retail/commercial	
East	3	<u>Zone: City R-1C</u> Use: single family	
Southeast	4	<u>Zone: City B-4P</u> Use: Wal-Mart	
South	5	<u>Zone: City PD</u> Use: multi-family	
Southwest	6	<u>Zone: City R-1A</u> Use: single family	

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?** The proposal would permit a use that is most appropriately described as a transition zone between existing single family residences and the commercial-oriented uses.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The PD rezoning proposal does not conform to the 2030 Land Use Plan, however the PD proposal for this particular site should serve the area well.

Proposed use: New townhome development

The Future Land Use Plan Map recommends retail/commercial.

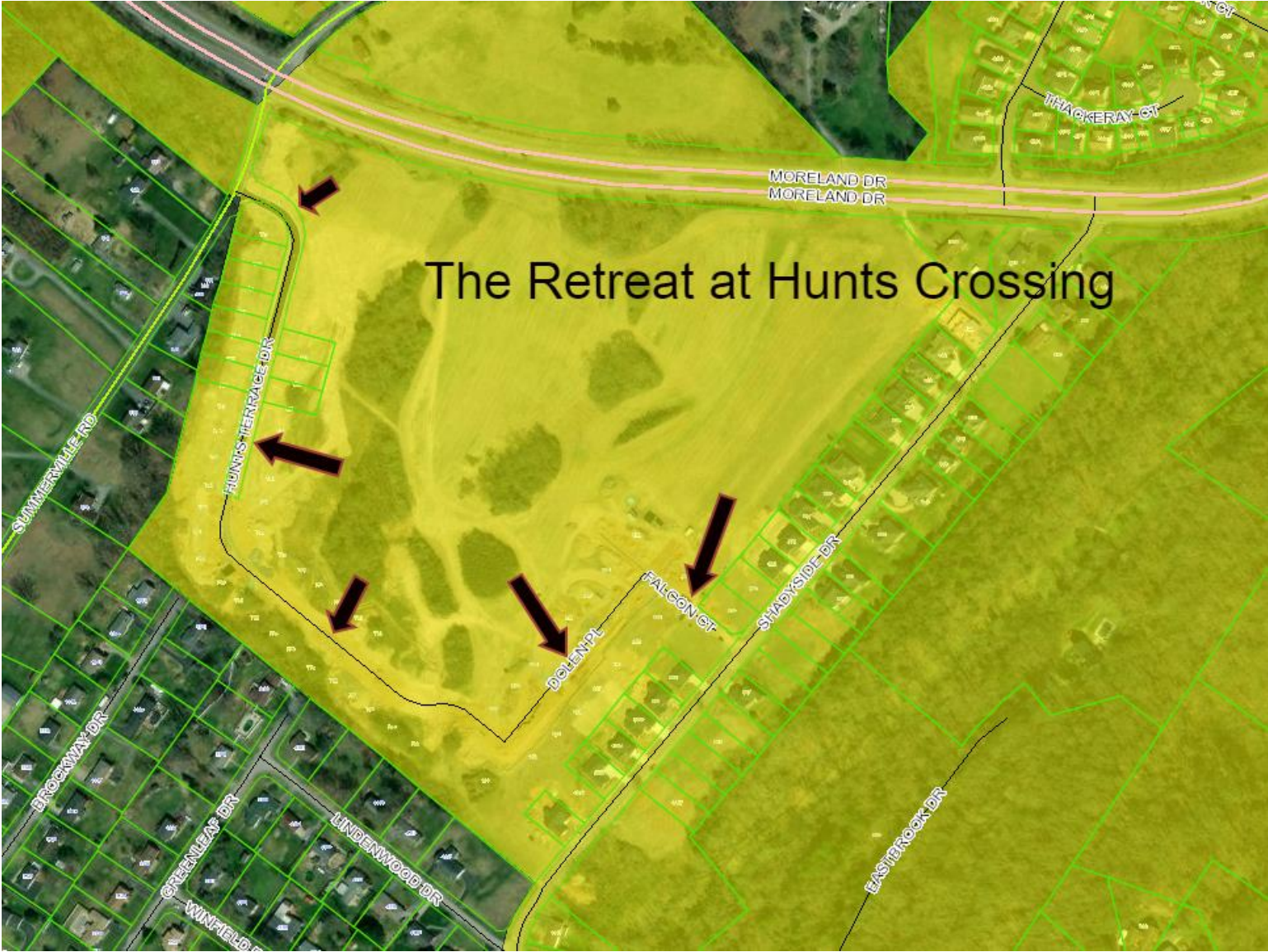
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-4P, Planned Business District zone to the PD, Planned Development District, along Riverbend Dr.
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 rezoning site abuts existing residential districts. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.

CONCLUSION

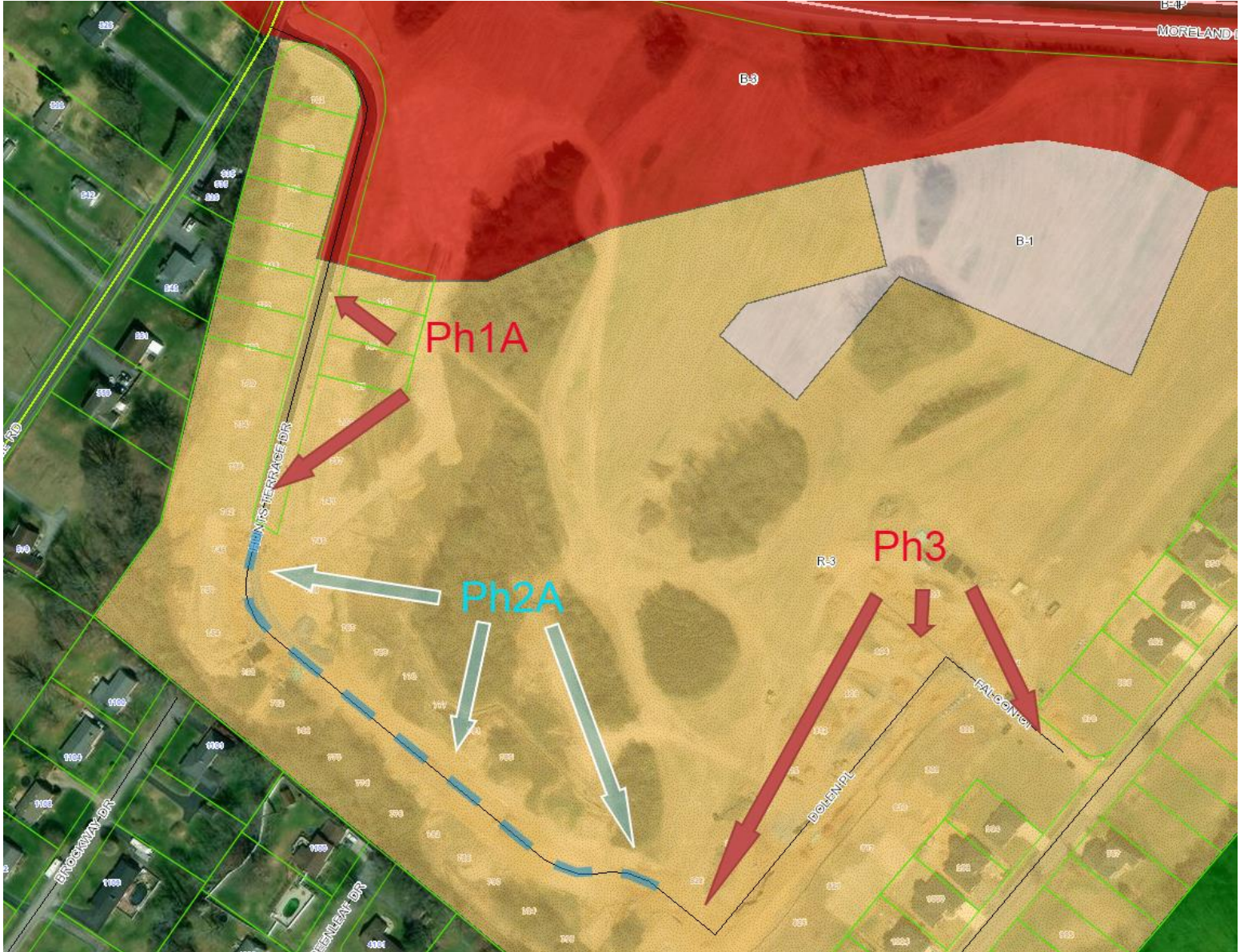
Staff recommends sending a positive recommendation to rezone from the B-4P zone to the PD zone based upon the rezoning site acting as a smooth transition from the existing commercial district to nearby residential districts.

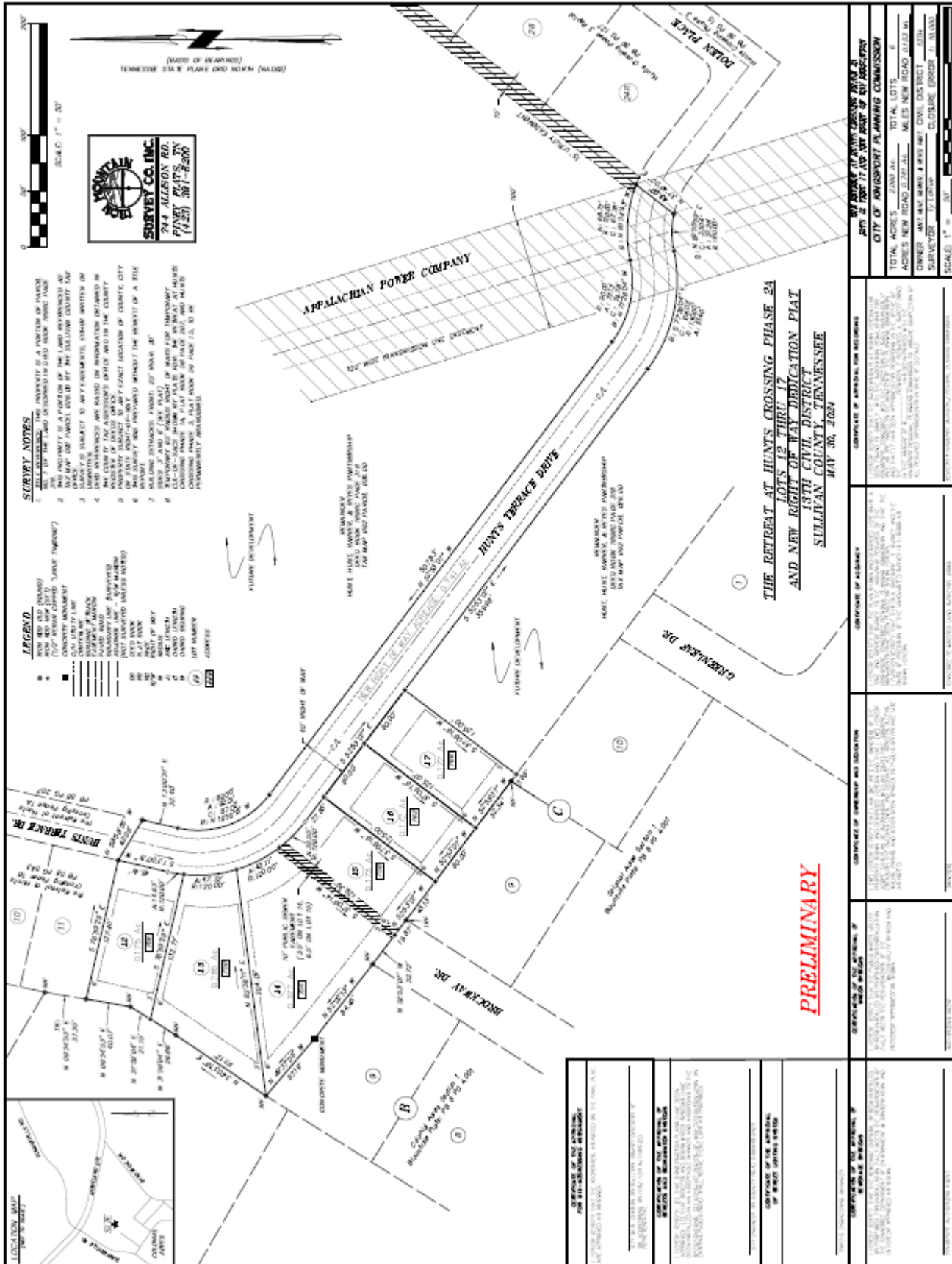
Property Information		The Retreat at Hunts Crossing Ph 2A Lots 12 thru 17 and new right-of-way dedication	
Address		Hunts Terrace Drive	
Tax Map, Group, Parcel		TM 092, Parcel 026.00	
Civil District		13th Civil District	
Overlay District		N/A	
Land Use Designation		R-3	
Acres		2.090 +/-	
Major or Minor / #lots		Major, 6 lots, right-of-way	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Jordan Hodges Address: City: State: Zip Code: Email: Phone Number: 423-202-6210		Name: Ty LaRue Address: 744 Allison Rd. City: Piney Flats State: TN Zip Code: 37686 Email: ironmountainsurvey@gmail.com Phone Number: 423-773-0002	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent final approval. This phase is close to being fully built and the timing will fall close to the June Planning Commission meeting date. Any remaining contingencies will be detailed during the June Planning Commission work session.			
<ul style="list-style-type: none"> The plat meets the requirements of the Planning Commission’s minimum regulations for subdivisions. 			
Staff Field Notes and General Comments: The applicant is requesting final plat approval for the Hunt’s Crossing Phase 2A final which is located in the 13 th civil district and more fully described as part of Parcel 26 Tax Map 092 of the Sullivan County Tax Maps. This development is zoned R-3, low density apartment district. Phase 2A links the final of Ph1A which originates along Summerville Road to Phase 3 final which originates from Shadyside Drive.			
Staff recommends contingent Final Plat approval for Ph2A of the Hunt’s Crossing Development. At the time of this report <u>a meter box and as-built drawings are the sole remaining items to be completed</u> prior to this phase being finished. The request also contains 6 new lots along Ph2A.			
Planner:	Weems	Date: 6/11/2024	
		Meeting Date:	June 20, 2024

Vicinity



Zoning: Ph2A is zoned R-3, Low Density Apartment District





Kingsport Regional Planning Commission Meeting on June 20, 2024

CONCLUSION

Staff recommends contingent final approval pending the last few minor outstanding improvements.



June 10, 2024

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.

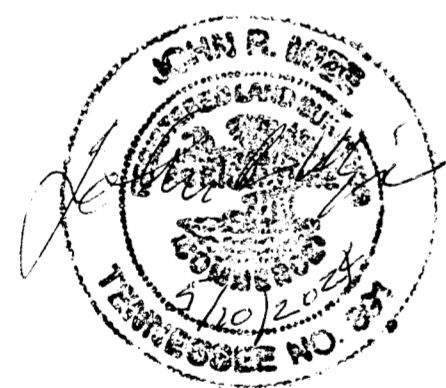
1. 1530 Bridgewater Lane
2. Birdwell Place Replat Lots 13-16
3. 560 & 570 Emory Church Road
4. 408 Allen Drive
5. 625 Red Oak Plantation

Sincerely,

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

- NOTES:
- 1) BEARINGS ARE BASED ON REVISED SUBDIVISION BROOKSIDE WEST PB 58 PG 476 (S65°15'E)
 - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006, AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE X
 - 3) TAX MAP 0471, GROUP A, CTRL. MAP 047H PARCEL 006.04 AND 005.01
 - 4) REFERENCE DEED: DOTSON, BILLY R. & KATRINA LYNN DOTSON DB 3315 PG 1495 (PAR 006.04) AND DOTSON, BILLY R. DB 3556 PG 648 (PAR 005.01)
 - 5) PROPERTY ZONED: B-3 HIGHWAY ORIENTATED BUSINESS DISTRICT
 - 6) BUILDING SETBACKS LIMITS: FRONT YARD = 20' REAR YARD = 30' SIDE YARD = 0'
 - 7) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
 - 8) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE CITY OF KINGSFORT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
 - 9) [1530] BRIDGEWATER LANE = 911 ADDRESS.
 - 10) BUILDING SETBACK FROM AN AEP POWER LINE IS 20 FEET. THIS INFORMATION OBTAINED BY CALLING APPALACHIAN POWER COMPANY 1-888-710-4237
 - 11) FIELD BOOK: 187-17
 - 12) ACAD FILE NAME: 6773-KRISH \ DOTSON.dwg

- LEGEND
- IR(O) EXISTING 5/8" IRON ROD
 - IR(N) NEW 5/8" IRON ROD WITH SURVEYORS CAP "RLS 891"
 - MAG(O) MAG NAIL CORNER (OLD)
 - MAG(N) MAG NAIL CORNER (NEW)
 - CL CENTER LINE OF PAVEMENT
 - 20' BSB BUILDING SETBACK LINE
 - EP EDGE OF PAVEMENT
 - W WATER METER
 - AEP APPALACHIAN POWER COMPANY LINE



I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor
Tenn. Reg. No. 893

MIZE & ASSOCIATES SURVEYORS
P.O. Box 465
Blountville, Tennessee 37617
423-384-4562

<p>CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>KINGSFORT PUBLIC WATER</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>KINGSFORT AUTHORIZING REPRESENTATIVE</p>	<p>CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>KINGSFORT GIS</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>CITY GIS DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE.</p>
---	--

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(I/WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADAPT 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.</p> <p>DATE <u>May 10 2024</u></p> <p><i>Billy R. Dotson</i></p> <p>OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>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.</p> <p>DATE <u>May 10 2024</u></p> <p><i>Sheena R. Tinsley</i></p> <p>SURVEYOR</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT STREETS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY SPECIFICATIONS OR; (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>KINGSFORT ENGINEERING</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>CITY ENGINEER</p>	<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>KINGSFORT PUBLIC SEWER SYSTEM</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>KINGSFORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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, TN. REGISTRAR.</p> <p>DATE <u>5-10-24</u></p> <p><i>Sam Chen</i></p> <p>SECRETARY, KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION</p>
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RE-PLAT OF THE BILLY R. DOTSON PROPERTY
KINGSFORT REGIONAL PLANNING COMMISSION

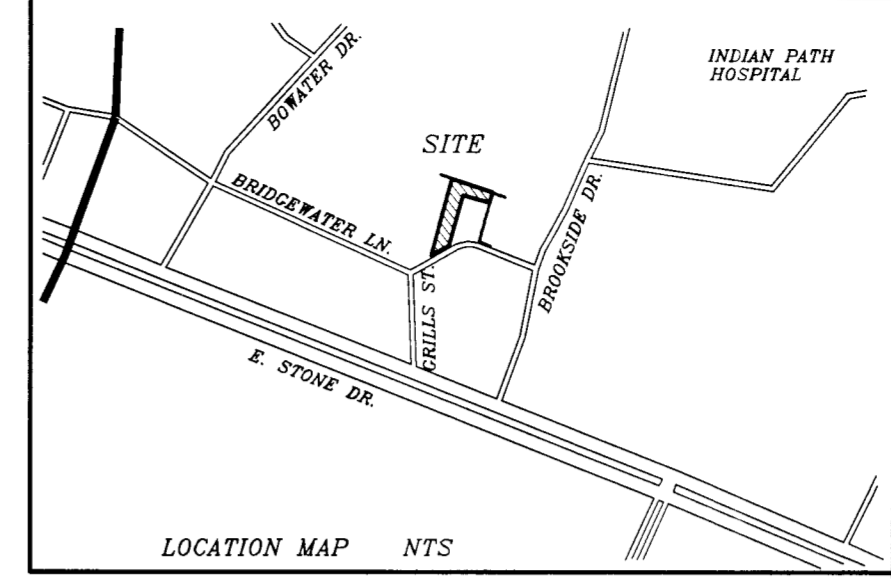
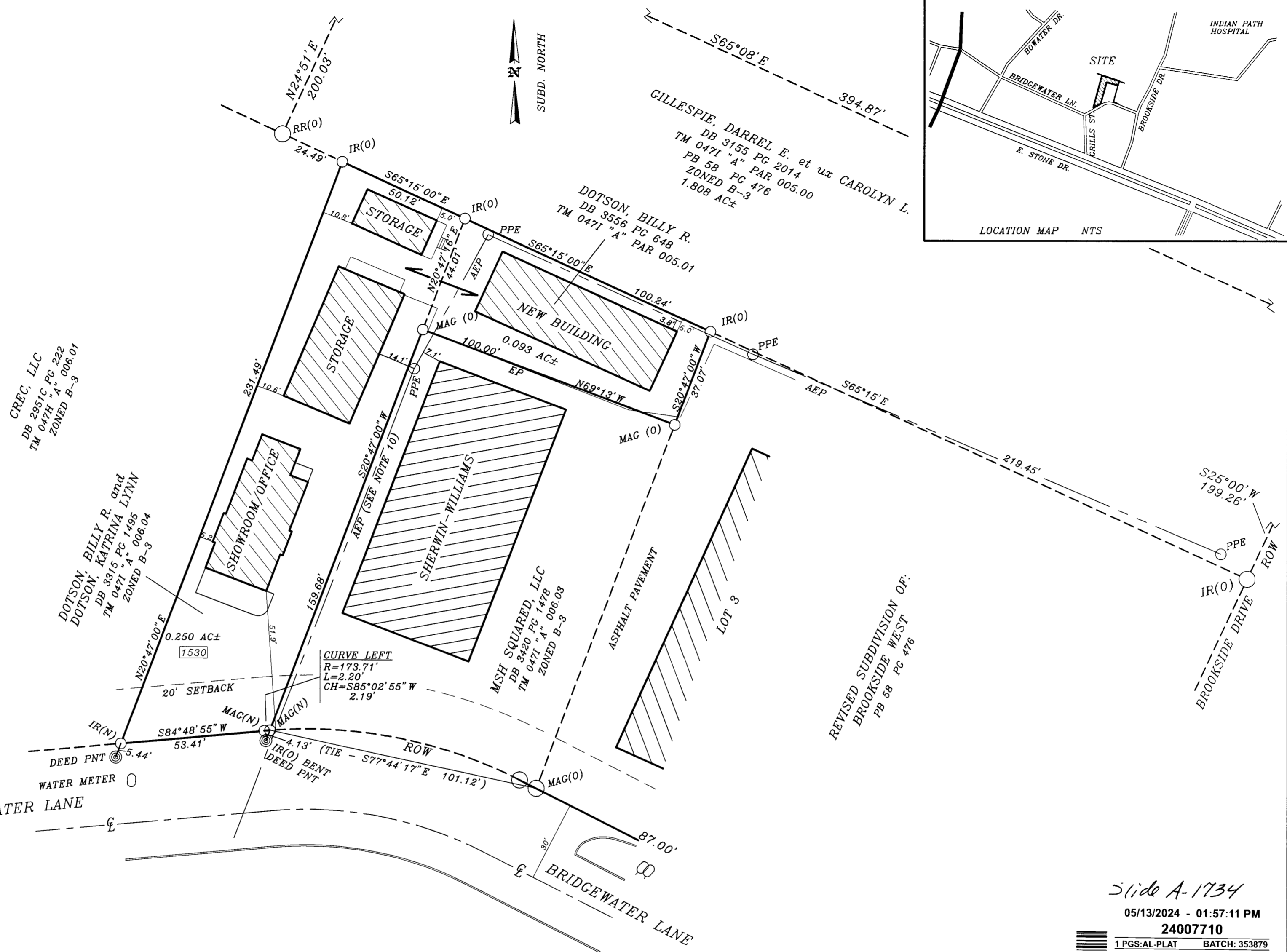
TOTAL ACRES 0.343 ACRES± TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER DOTSON, BILLY R. CIVIL DISTRICT 11th

SURVEYOR MIZE & ASSOCIATES CLOSURE ERROR 1:10,000

SCALE 1" = 30'



Slide A-1734

05/13/2024 - 01:57:11 PM
24007710

1 PGS:AL-PLAT BATCH: 353879
PLAT BOOK: P59
PAGE: 326-326

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR

DATE: MARCH 29, 2024
REVISION DATE: MAY 9, 2024



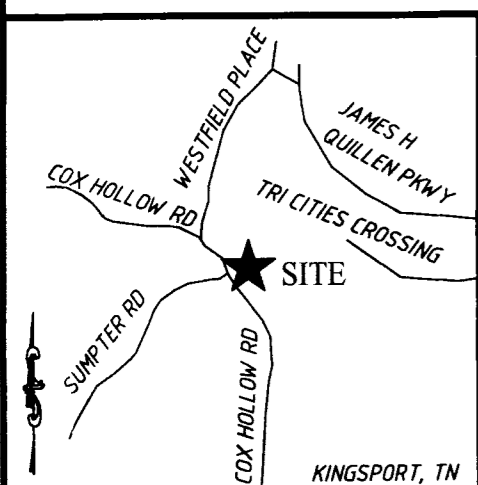
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurvey.com

COPYRIGHT © 2024 ALL RIGHTS RESERVED

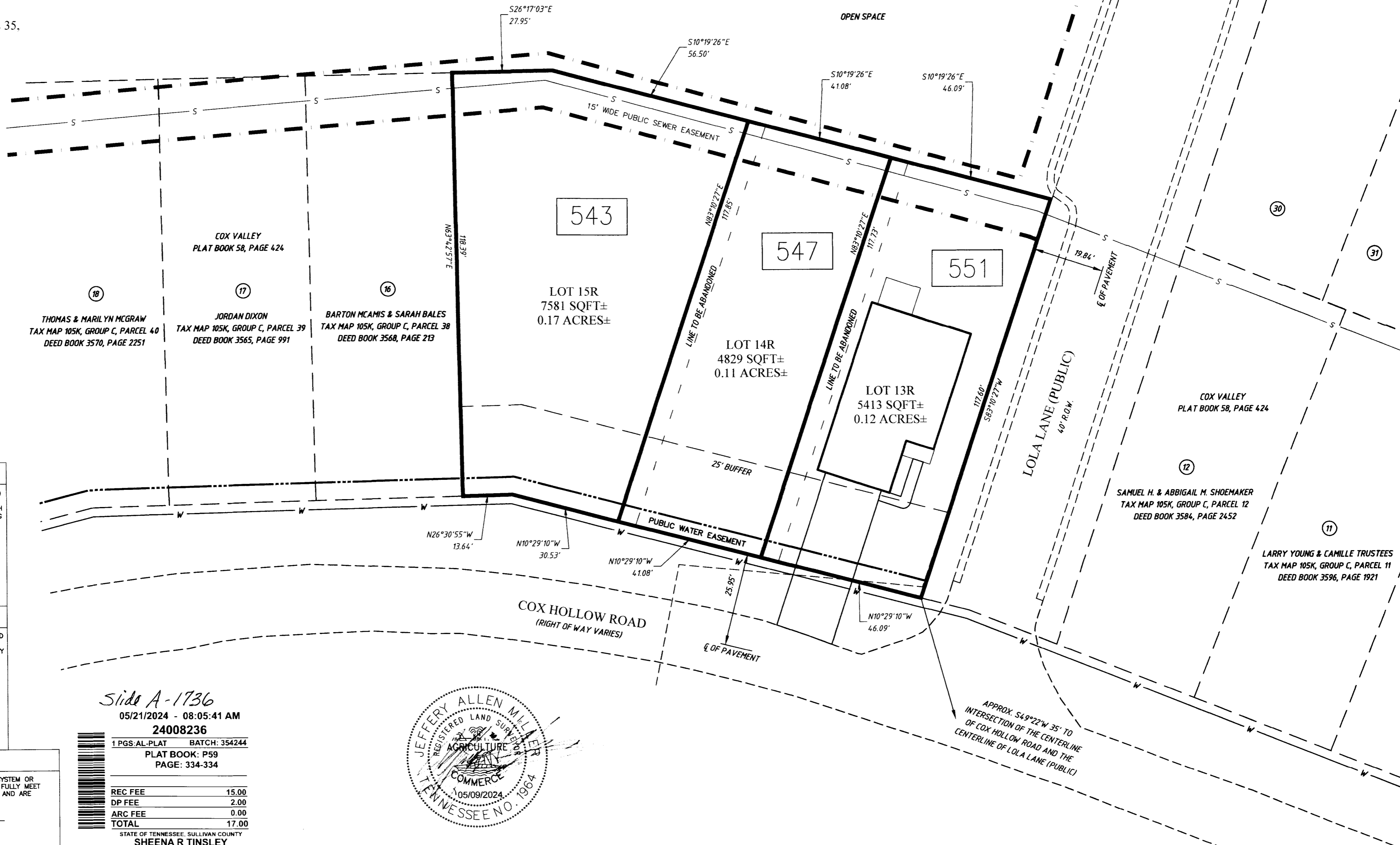
NOTES

- The information shown hereon was obtained from Deed Book 3544, Page 138; Plat Book 58, Page 424 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in May 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0235D dated September 29, 2006.
- This property is currently zoned PD. Setbacks to conform to current zoning.
- Rebar and cap stamped "TN 1964" unless otherwise noted.
- The purpose of this plat is to correct adjust lot lines between lots 13-15.

FINAL PLAT
TAX MAP 105K, GROUP C, PARCEL 35,
36 & 37
DEED BOOK 3544, PAGE 138
DATE: MAY 9, 2024



VICINITY MAP
NOT TO SCALE



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.

5/16/2024

Barak Saltzman
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

5/20/2024

Chel G. Saltzman
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATE

AUTHORIZED AGENT

Slide A-1736
05/21/2024 - 08:05:41 AM
24008236

1 PGS. AL-PLAT BATCH: 354244
PLAT BOOK: P59
PAGE: 334-334

REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

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



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

05/09/24

DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

5/20/2024

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

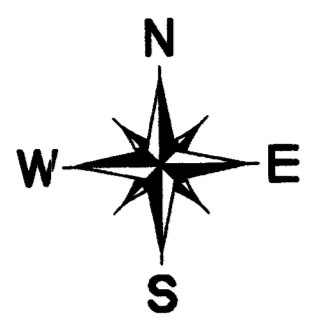
5/20/24

SEC. KINGSPORT REG. PLANNING COMMISSION DATE

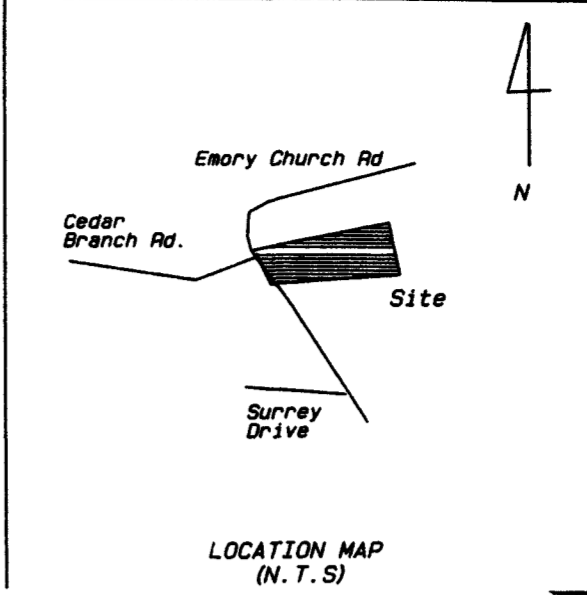
FINAL PLAT BIRDWELL PLACE - LOTS 13-15

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.40±	TOTAL LOTS	3
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	D.R. HORTON INC.	CIVIL DISTRICT	13TH
SURVEYOR	JEFFERY A. MILLER	CLOSURE ERROR	1:10,000
SCALE	1" = 20'		0 20' 40' 60'



DB. 3265, PG. 2277



REGISTER OF DEEDS

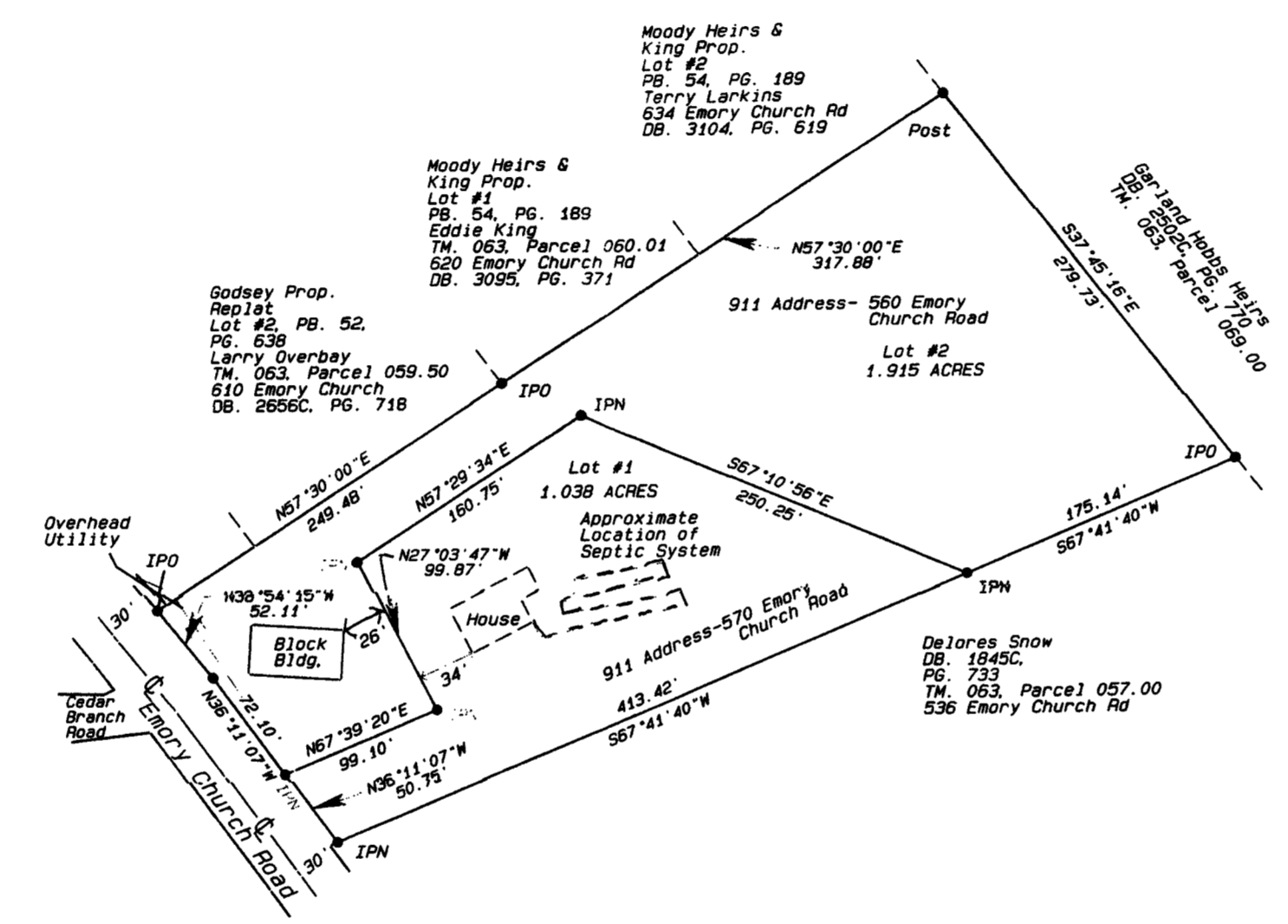
*Approval is hereby granted for lots defined as Division of the Putney Property (Emory Church Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

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

Signature: [Handwritten Signature] E33 Date: 4/15/24
Environmental Scientist
Division of Water Resources

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

- A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
- B.) Lot 2 has adequate suitable soil to install and duplicate a 3 (three) bedroom conventional subsurface sewage disposal (SSD) system.
- C.) Lot 2 has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, in-ground swimming pools, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
- D.) Lot 2 has soil areas that require an interceptor drain to be installed above the subsurface sewage disposal system with a 15 ft. separation between subsurface sewage disposal system and interceptor drain as designated by the soil map.
- E.) 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.
- F.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.



CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER PROTECTION OF THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 2022
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST:

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 LOCATIONS OF ALL STREETS, ALLEYS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: [Signatures] 2022

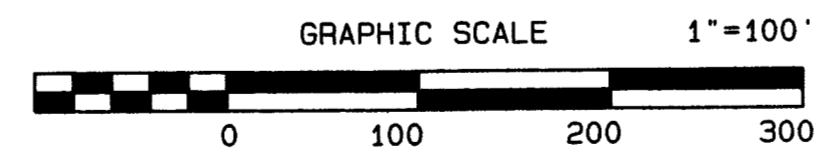
CERTIFICATE OF THE APPROVAL FOR 911- ADDRESSING

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

DATE: 2-23
CITY & COUNTY DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING
OR HIS OR HERS AUTHORIZED REPRESENTATIVE

- NOTES
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 - There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor/civil engineer or that which may be required by the Sullivan County Regional Planning Commission.
 - Current zoning - R-1
All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
 - Deed Reference- DB 3458, PG. 2436, TM 063, Parcel 058.00
 - 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.
 - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
 - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways

Power provided by App. Power
Water provided by the Kingsport City Utility System



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

LEGEND

- PT- Point
- IP0- Iron Pin Old
- IPN- Iron Pin New 1/2" Rebar #2385
- PP- Power Pole
- Overhead Utility

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

Slide A-1737
06/29/2024 - 08:07:10 AM
24008650
1 PGS:AL:PLAT BATCH: 364669
PLAT BOOK: P69
PAGE: 337-337

REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT CITY, TENNESSEE. ENJOY FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

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 CITY OF KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

CERTIFICATION OF APPROVAL OF THE 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.

CERTIFICATE OF APPROVAL OF STREETS

LOT #1 HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS TRACT OR THE EXISTING SYSTEM

CERTIFICATE OF APPROVAL OF STREETS

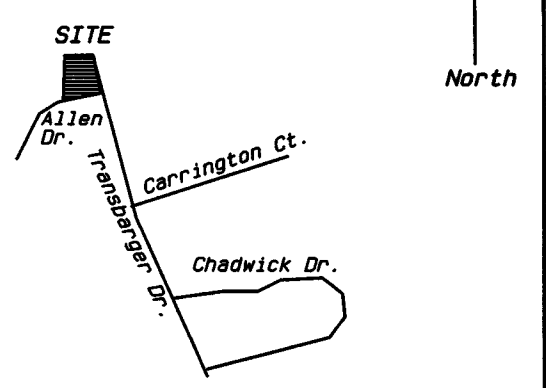
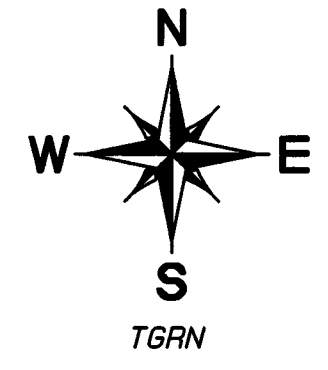
I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR SO ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

Division of the Putney Property
Owners- Lloyd & Avery Putney

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.9540	TOTAL LOTS	-2-
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	Putney	CIVIL DISTRICT	7th
SURVEYOR	JONATHAN W. WILLIS	CLOSURE ERROR	1: 10,000'
SCALE:	1" = 100'	DRAWN BY:	J.W.

RECORD ON FILE AT TDEC OFFICE
FILE: Receipt Lloyd Putney
DATE: 9-16-21



LOCATION MAP (N. T. S.)

Slide A-1739

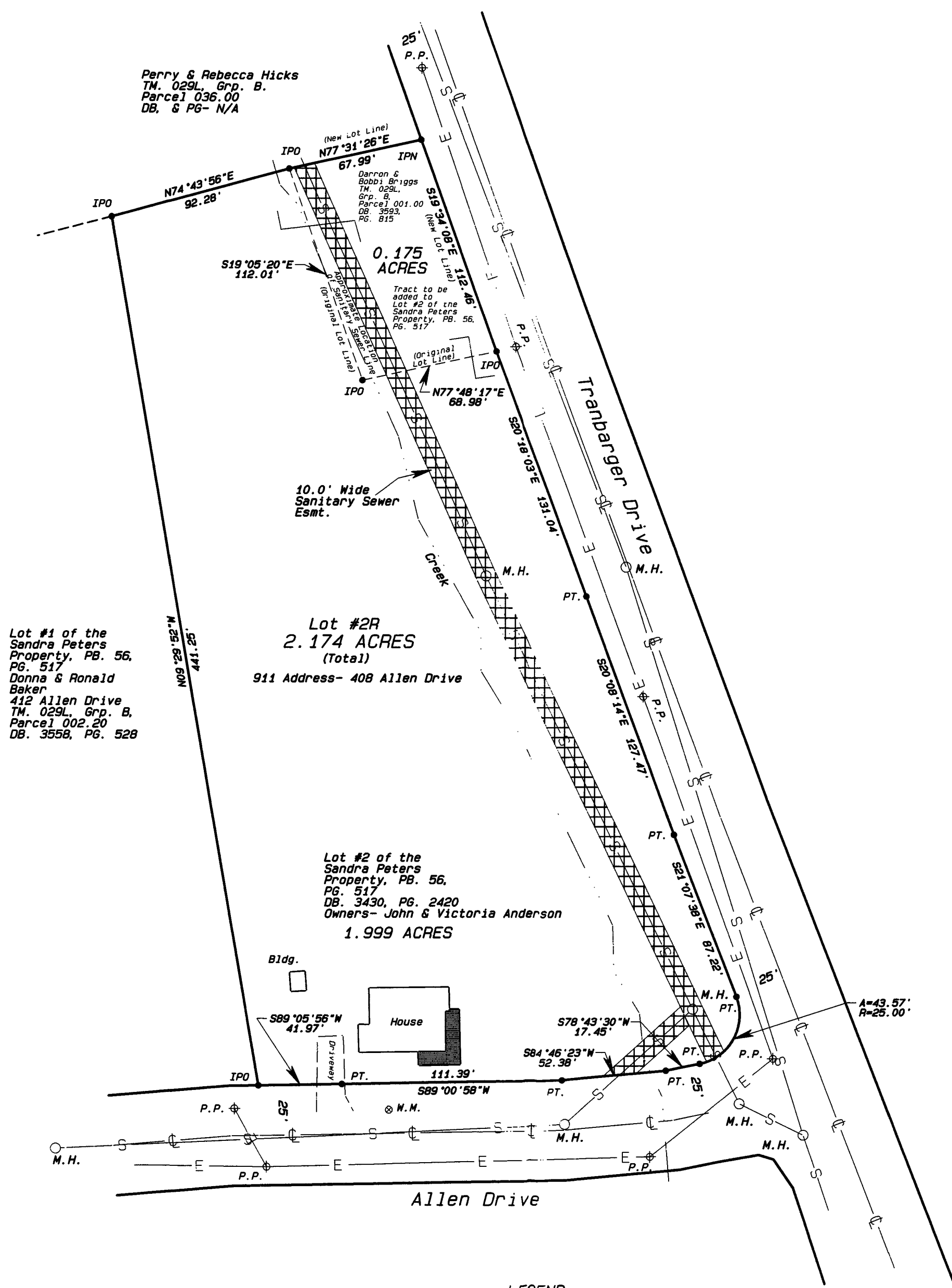
06/04/2024 - 08:00 AM

24009083

1 PGS:AL-PLAT	BATCH: 364862
PLAT BOOK: P69	
PAGE: 346-346	
REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

REGISTER OF DEEDS



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, INLET AND OUTLET DITCHES OR CHANNELS BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: Darron W. Briggs 5-25 2024

OWNER: Beth Briggs 5-25 2024

OWNER: John Anderson 5-25 2024

OWNER: Victoria Anderson 5-25 2024

OWNER: _____ 2024

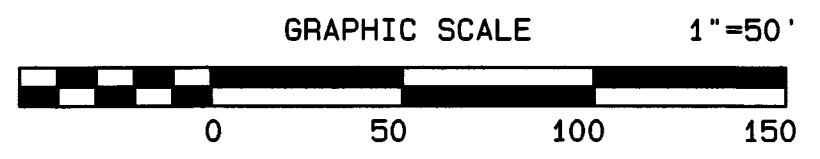
CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE: 5-30-24

John Anderson

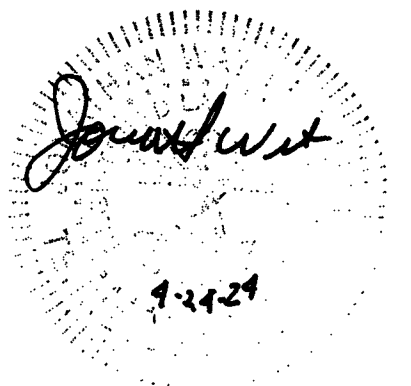
CITY & COUNTY DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HER AUTHORIZED REPRESENTATIVE



LEGEND

- IPD- 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



- NOTES
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor. This survey is subject to an actual title search.
 - 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.
 - All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
 - There is a 15' utility Easement along front lot lines.
 - This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163002300300 Effective Date Sept. 29, 2006
 - 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.
 - Iron pins found on all corners unless otherwise noted.
 - Current Owner- See Above

Currently Zoned R-1B

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT CITY, TENNESSEE, EXCEPT FOR VIOLATIONS, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTER. IF REQUIRED, A COPY FROM THE AMOUNT OF \$ _____ HAS BEEN POSTER WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/31/24

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 SUBDIVISION REGULATIONS.

DATE: 4-24 2024

Jonathan Willis 2385
JONATHAN WILLIS R.L.S. 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: 5/30/24 2024

Kevin Decker
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: 5/30 2024

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR Kevin Decker
KINGSPORT AUTHORIZING AGENT

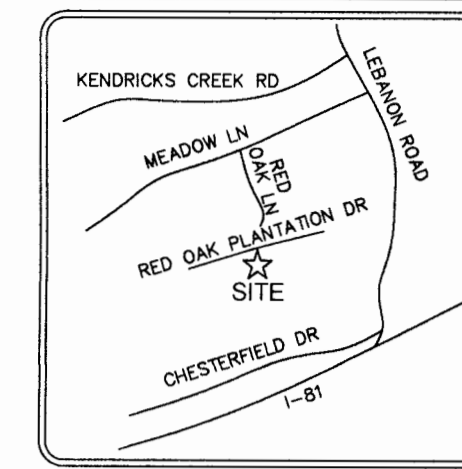
CERTIFICATE OF APPROVAL OF STREETS

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

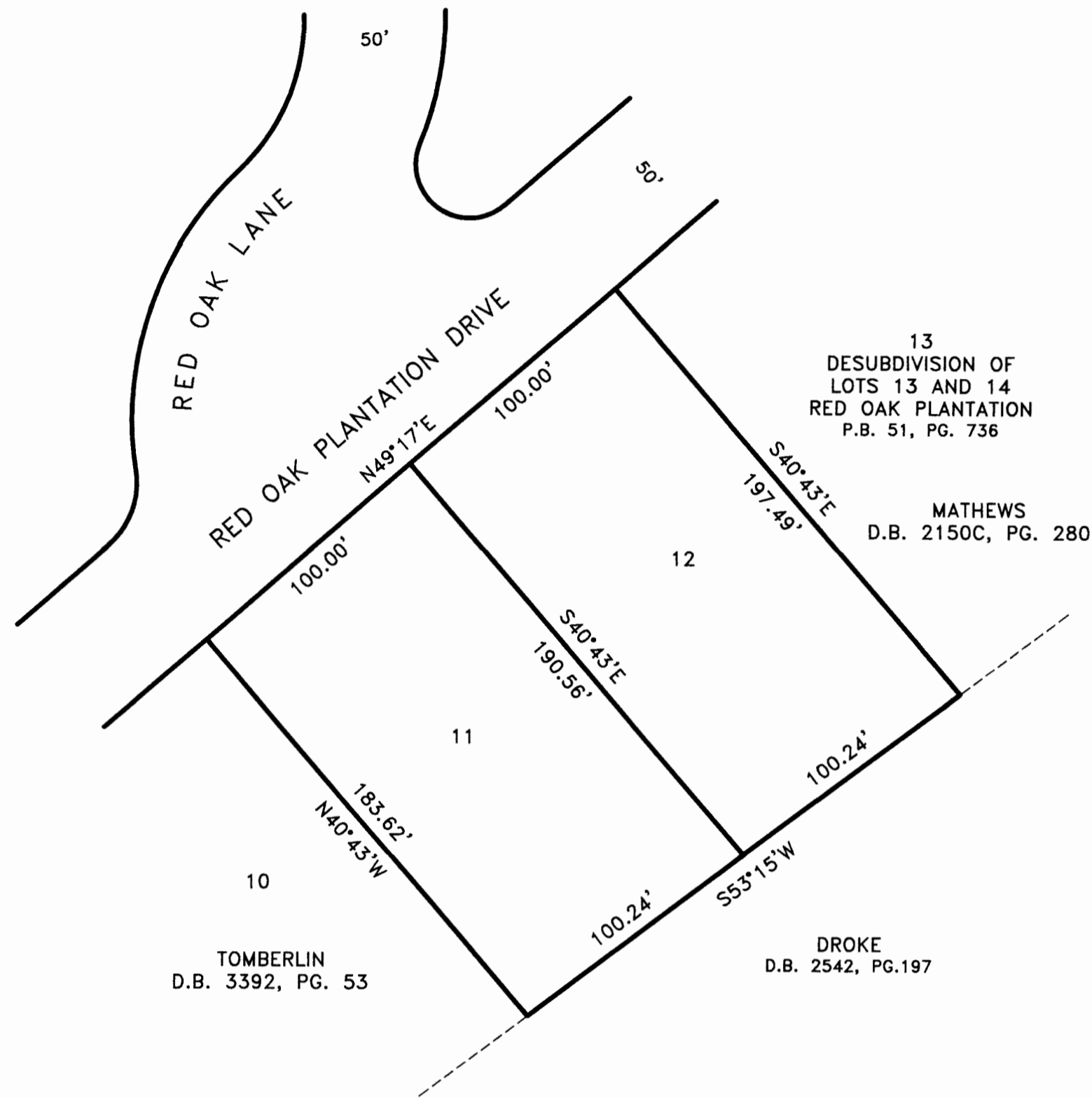
TITLE _____

DATE _____ AUTHORIZED SIGNATURE _____

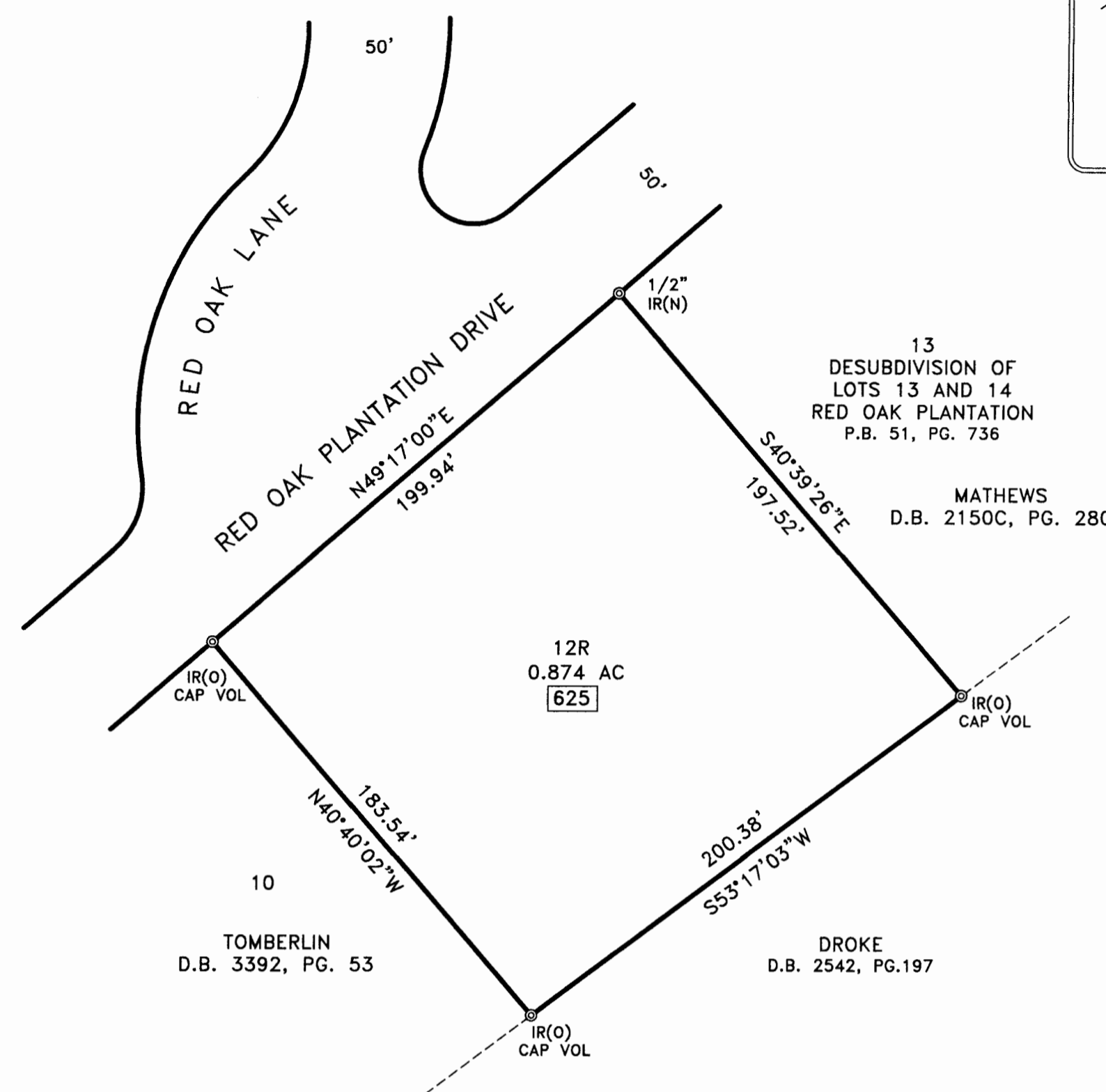
Replat of Lot #2 of the Sandra Peters Property	
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>2.174</u>	TOTAL LOTS <u>-1-</u>
ACRES NEW ROAD <u>-0-</u>	MILES NEW ROAD <u>-0-</u>
OWNER <u>Anderson & Briggs</u>	CIVIL DISTRICT <u>12th</u>
SURVEYOR <u>JONATHAN W. WILLIS</u>	CLOSURE ERROR 1: <u>10,000'</u>
SCALE: <u>1" = 50'</u>	DRAWN BY <u>J.W.</u>



LOCATION MAP
N.T.S.



BEFORE



AFTER

Slide A-1740

06/06/2024 - 01:04:56 PM
24009327

1 PGS. AL PLAT BATCH: 356374
PLAT BOOK: P59
PAGE: 348-348

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENAR TINSLEY
REGISTER OF DEEDS

NOTES:

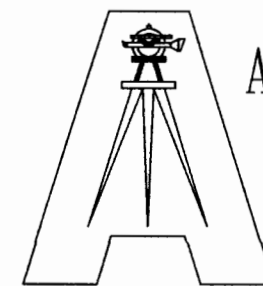
- 1) A 30' FRONT/REAR AND A 12' SIDE BUILDING SETBACK LINE IS REQUIRED ON ALL LOTS.
- 2) A 15' FRONT/REAR AND 7.5' SIDE DRAINAGE AND UTILITY EASEMENT IS REQUIRED ON ALL LOTS.
- 3) IRON PINS ARE PLACED ON ALL CORNERS.
- 4) PROPERTY IS ZONED R-1

LEGEND

IR(O) IRON ROD, OLD
IR(N) IRON ROD, NEW
VOL VOLUNTEER SURVEYING
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
N.T.S. NOT TO SCALE
AC ACRES

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. JOB NO. 24-13407
- 4) ACAD FILE: 24-13407 STOCKFORD.DWG
- 5) TAX MAP 106B "J" PARCELS 011.00 & 012.00.
- 6) REFERENCE: P.B. 39, PG. 28.
- 7) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) A 15' FRONT/REAR AND 7.5' SIDE DRAINAGE AND UTILITY EASEMENT IS REQUIRED ON ALL LOTS.



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
EMAIL: llingerfelt@alleyassociates.com

DESUBDIVISION OF LOTS 11 & 12

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 6-3-2024 OWNER: [Signature]</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: 6-3-2024 TENNESSEE REGISTERED LAND SURVEYOR: [Signature]</p>		<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ [] HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 6/5/2024 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>	
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: 6-3-2024 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature]</p>		<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 6-3-2024 KINGSPORT AUTHORIZING AGENT: [Signature]</p>		<p>CERTIFICATION OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: 6-3-2024 CITY ENGINEER: [Signature]</p>	
<p>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 6-3-2024 KINGSPORT AUTHORIZING AGENT: [Signature]</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ [] HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 6/5/2024 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>		<p>RED OAK PLANTATION</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.874 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: STOCKFORD CIVIL DISTRICT: 14TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1" = 50'</p>	