



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, September 21, 2023 at 5:30 PM

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the August 14, 2023 Work Session Minutes
- [2.](#) Approval of the August 17, 2023 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.](#) West Stone Drive Rezoning (REZONE23-0266). 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-3 zone to the R-4 zone. (McMurray)
- [2.](#) 1251 & 1245 Montvue Road Minor Subdivision (MINSUB23-0265). The Commission is requested to approve the Division of Beverly G. Wright Property along with the accompanying road frontage variance. (Garland)

- [3.](#) Annexation off of Jan Way (ANNEX23-0279). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Jan Way Annexation to the Kingsport Board of Mayor and Aldermen. (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Aug-Sep 2023 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, August 14, 2023 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

Commission Members Present: Sam Booher, Chip Milican, Jason Snapp, Tim Lorimer, Anne Greenfield, John Moody, James Phillips

Commission Members Absent: Sharon Duncan, Travis Patterson

Staff Present: Ken Weems, AICP, Savannah Garland, Jessica McMurray, Garret Burton

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. July 24, 2023 Work Session Minutes
2. July 27, 2023 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. Cherokee Bend Cash Bond Release (2021-103-0004). The Commission is requested to release the cash bond for the Cherokee Bend Development. Staff stated that the work has been completed for this item and recommended that the cash guarantee be released. No official action was taken.

V. UNFINISHED BUSINESS**VI. NEW BUSINESS**

1. Shadowtown Road County Rezoning (REZONE23-0251) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the Sullivan County PBD-SC zone to the R-1 zone. Staff noted that this current commercial zone was in the middle of an area zoned R-1. Staff stated that the applicant had a commercial zoned installed in the county decades ago for a business. With the business never happening, staff noted that the applicant desires to change the zone back to the R-1 zone. No official action was taken.
2. Pearl Fleenor Estate (MINSUB23-0201) The Commission is requested to approve the Pearl Fleenor Estate along with the accompanying water variance. Staff stated that this property off of Fall Creek Road was in an area that lacked availability of public water. Staff note that the water department estimated a total of \$50,000 to extend the water. Of the three lots proposed, staff noted that the northern lot had water availability, but that the two southernmost lots did not. No official action was taken.
3. Tri-Cities Crossing Rezoning (REZONE23-0264). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the A-1 zone to the B-4P zone. This item was referenced during work session as a potential late addition to the regular meeting agenda pending approval of the Chairman. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. ADJOURN**IX. 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.



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, August 17, 2023 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

Commission Members Present: Sam Booher, Chip Milican, Jason Snapp, Tim Lorimer, Anne Greenfield, John Moody, James Phillips

Commission Members Absent: Sharon Duncan, Travis Patterson

Staff Present: Ken Weems, AICP, Savannah Garland, Jessica McMurray, Garret Burton

II. APPROVAL OF THE AGENDA

Staff stated that the Chairman had approved the Tri-Cities Crossing Rezoning (REZONE23-0264) for late addition to the agenda. A motion was made by Chip Milican, seconded by Sam Booher, to approve the agenda as amended. The motion passed unanimously 7-0.

III. APPROVAL OF MINUTES

1. July 24, 2023 Work Session Minutes
2. July 27, 2023 Regular Meeting Minutes

Staff noted that a correction had been made to the work session minutes in the attendance section. A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the minutes as amended. The motion passed unanimously, 7-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning

Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Cherokee Bend Cash Bond Release (2021-103-0004). The Commission is requested to release the cash bond for the Cherokee Bend Development. Staff stated that the work has been completed for this development and recommended that the cash guarantee be released. A motion was made by Tim Lorimer, seconded by James Phillips, to approve the consent agenda. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Shadowtown Road County Rezoning (REZONE23-0251) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the Sullivan County PBD-SC zone to the R-1 zone. Staff noted that this current commercial zone was in the middle of an area zoned R-1. Staff stated that the applicant had a commercial zoned installed in the county decades ago for a business. With the business never happening, staff noted that the applicant desires to change the zone back to the R-1 zone. A motion was made by Jason Snapp, seconded by James Phillips, to send a positive recommendation in support of approving the rezoning to the Sullivan County Commission. The motion passed unanimously, 7-0.
2. Pearl Fleenor Estate (MINSUB23-0201) The Commission is requested to approve the Pearl Fleenor Estate along with the accompanying water variance. Staff stated that this property off of Fall Creek Road was in an area that lacked availability of public water. Staff noted that the water department estimated a total of \$50,000 to extend the water to the site. Of the three lots proposed, staff noted that the northern lot had water availability, but that the two southernmost lots did not. Staff drew attention to the note that had been added to the plat, which referenced a well easement between lots 1 and 2. The Commission recognized the rocky terrain of the area and associated difficulty with water extension as a result. A motion was made by James Phillips, seconded by Sam Booher, to grant approval of the water variance and final plat. The motion passed unanimously, 7-0.
3. Tri-Cities Crossing Rezoning (REZONE23-0264). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the A-1 zone to the B-4P zone. Staff oriented the Commission to the vicinity map of the site, located along Tri-Cities Crossing at Kendrick Creek Road. Staff stated that the current A-1 zone of the property is considered a holding zone until the appropriate commercial

zone is applied for. Staff stated that a new tire store desired to locate on the property, and that the B-4P zone to the south was proposed to be installed for zoning conformance. Staff noted that the nearby Meade Tractor also resides in a B-4P zone. Staff stated that the land use plan for the site indicates retail/commercial use as appropriate. A motion was made by Sam Booher, seconded by James Phillips, to send a positive recommendation to the Board in support of approving the rezoning. The motion passed with a vote of 6-0-1, with John Moody abstaining.

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.

The Vice Chairman opened public comment. With no one presenting themselves for comment, the Vice Chairman closed public comment.

IX. ADJOURNMENT

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0266

PROPERTY INFORMATION

ADDRESS	Parcel 036.01
DISTRICT	07
OVERLAY DISTRICT	n/a
EXISTING ZONING	B-3 (Highway Oriented Business District)
PROPOSED ZONING	R-4 (Medium Density Apartment District)
ACRES	13.89 +/-
EXISTING USE	vacant land
PROPOSED USE	multi-family development

PETITIONER

ADDRESS PO Box 10667, Knoxville, TN 37939

REPRESENTATIVE

PHONE (865) 292-5692

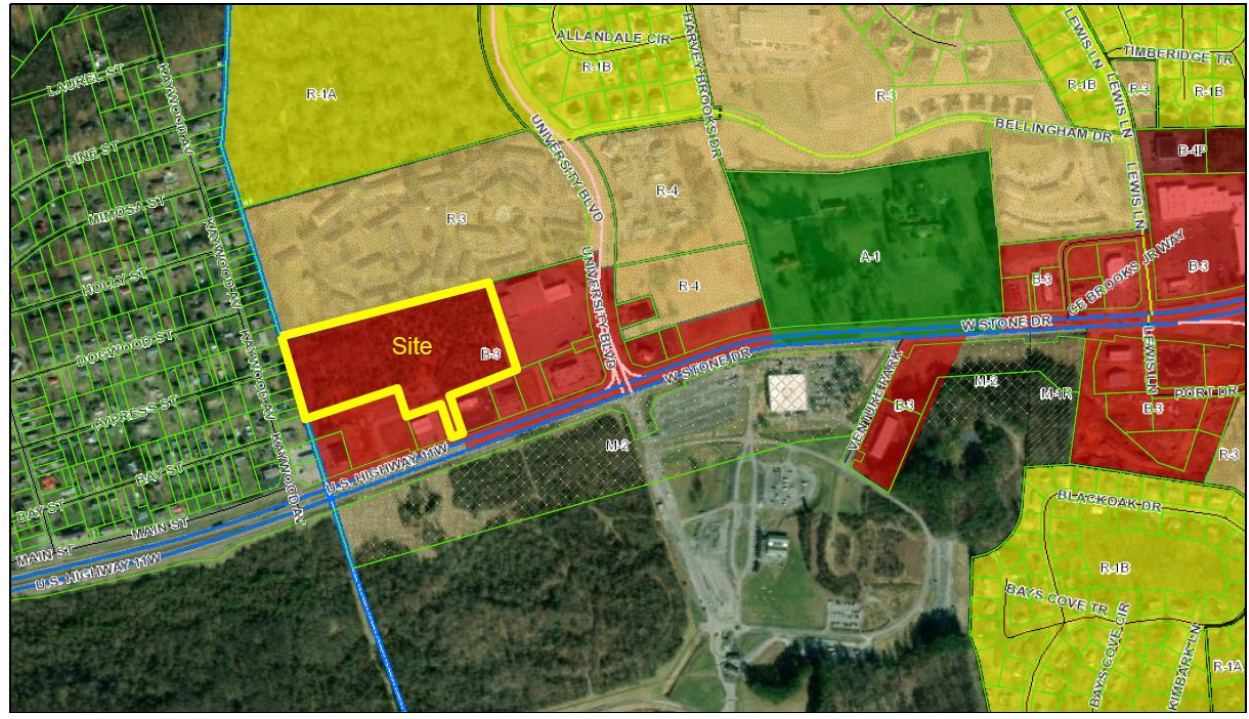
INTENT

To rezone from B-3 (Highway Oriented Business District) to R-4 (Medium Density Apartment District) to accommodate future multi-family development.

Vicinity Map



Surrounding City Zoning Map



Aerial



View from W. Stone Dr (South)



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE23-0266

View Front Facing W. Stone Dr (South)



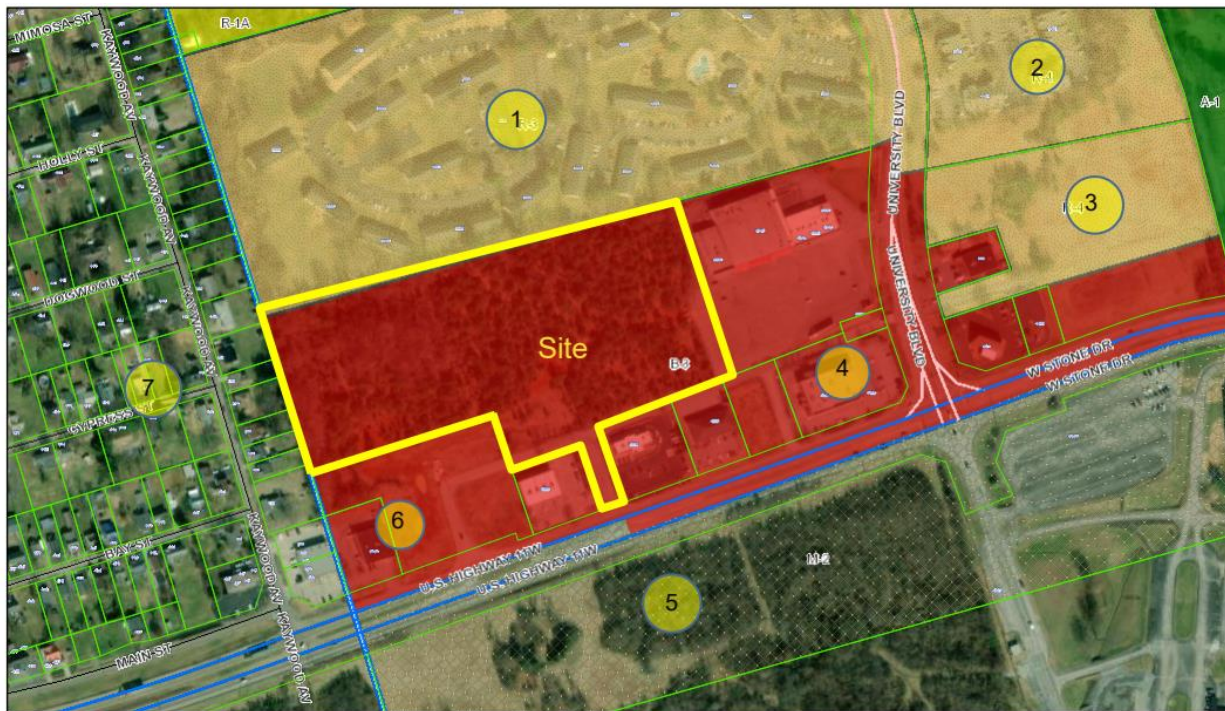
View from Shopping Center Parking Lot (East)



Aerial View (Google Earth Image)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0266

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-3</u> Use: multi-family (Allendale Falls Apartments)	
East	2	<u>Zone: City R-4</u> Use: multi-family (Bradley Hills)	
Southeast	3	<u>Zone: City R-4</u> Use: vacant (plans under review for Bradley Hills Phase II)	
South	4	<u>Zone: City B-3</u> Use: retail/commercial (Walgreens)	
Southwest	5	<u>Zone: City M-2</u> Use: vacant	
West	6	<u>Zone: City B-3</u> Use: vacant	
Northwest	7	<u>Zone: City n/a</u> Use: residential (Mt. Carmel)	

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 abuts R-3 zoning to the north with nearby R-4 zoning to the east. Rezoning will permit an appropriate use that is suitable for the Future Land Use development.
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. Abutting property is zoned City R-3, Low Density Apartment District with nearby property zoned R-4, Medium Density Apartment District.
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 R-4 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-4 proposal for this particular site should serve the area well.

Proposed use: Multi-family Development

The Future Land Use Plan Map recommends retail/commercial.

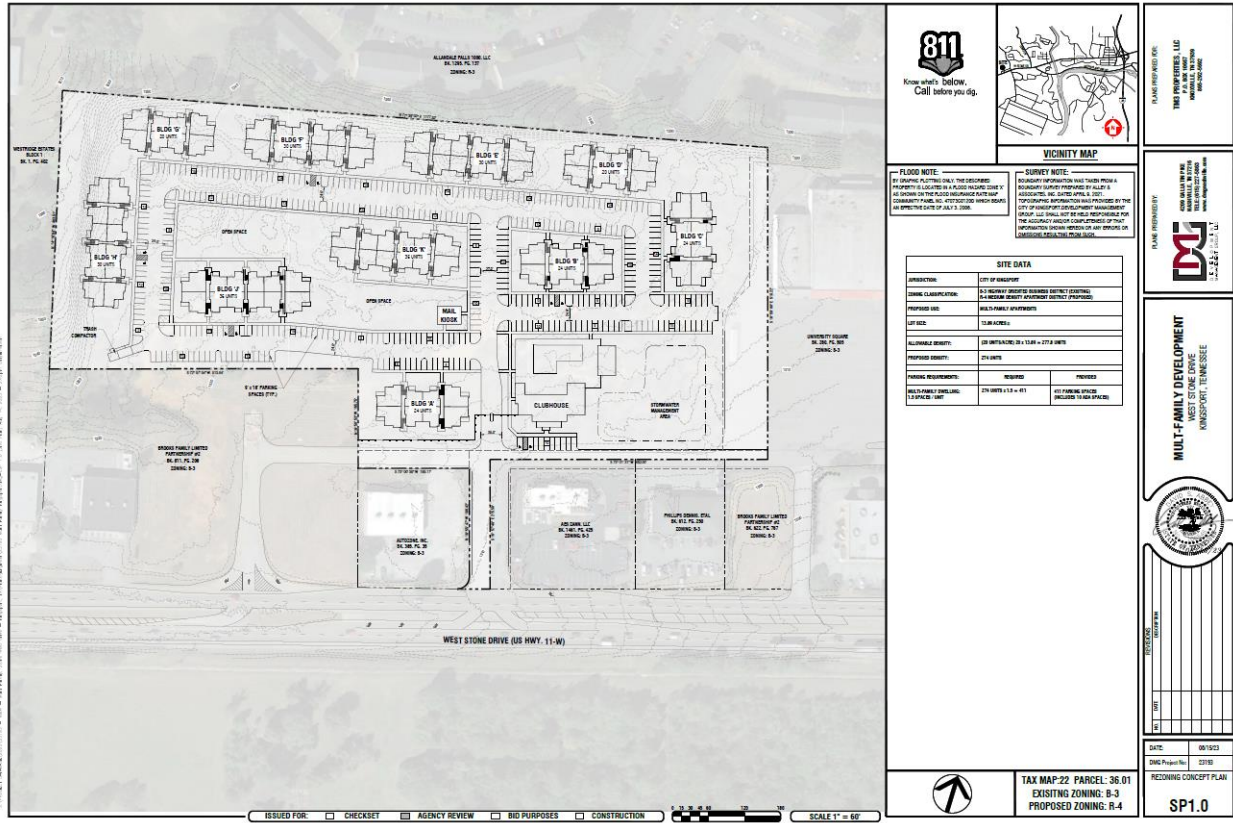
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning, as abutting and nearby parcels are zoned for multi-family development.
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 property that is zoned City R-3, Low Density Apartment District with nearby property zoned R-4, Medium Density Apartment District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-4 zone.

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE23-0266

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



PLANNED BY:
TRM PROJECTS, LLC
1000 W. 10TH ST.
KINGSPORT, TN 37603

FLOOD NOTE: IF ANY FLOODING IS SHOWN ON THE DESIGNED PROPERTY IT IS LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF KINGSPORT. THE CITY OF KINGSPORT DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. CONTACT THE CITY OF KINGSPORT FOR MORE INFORMATION.

SURVEY NOTE: THIS SURVEY WAS CONDUCTED BY TRM PROJECTS, LLC ON BEHALF OF THE CITY OF KINGSPORT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED ON THE DATE OF JULY 13, 2023.

SITE DATA	
ADDRESS:	LOT 100 W. 10TH ST.
ZONE CLASSIFICATION:	B-3 (RESIDENTIAL MEDIUM DENSITY DISTRICT) EXISTING; R-4 (RESIDENTIAL SINGLE-FAMILY DISTRICT) PROPOSED
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
APPLICABLE ZONING:	R-4
APPLICABLE DISTRICT:	RESIDENTIAL MEDIUM DENSITY DISTRICT (R-4)
PROPOSED DISTRICT:	RESIDENTIAL SINGLE-FAMILY DISTRICT (R-4)
PROPOSED REQUIREMENTS:	REQUIRED
REQUIREMENTS:	REQUIRED
EXISTING ZONING:	B-3
PROPOSED ZONING:	R-4

MULTI-FAMILY DEVELOPMENT
WEST STONE DRIVE
KINGSPORT, TENNESSEE

DATE: 09/15/23
DWG Project No: 23101
REZONING CONCEPT PLAN

TAX MAP-22 PARCEL: 36.01
EXISTING ZONING: B-3
PROPOSED ZONING: R-4

SCALE 1" = 60'

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 to R-4 based upon the increasing residential trend in the area and need for housing development in the city.

Property Information		Division of Beverly G. Wright Property	
Address		1251 & 1245 Montvue Road	
Tax Map, Group, Parcel		TM 106C, Group C, Parcel 001.01	
Civil District		14 th Civil District	
Overlay District		N/A	
Land Use Designation		Business	
Acres		+/- 6.19	
Major or Minor / #lots		Minor – 2	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Beverly G. Wright Address: 3708 Crest Road City: Kingsport State: TN Zip Code: 37664 Email: Phone Number: N/A		Name: Steve Lyons Address: 1506 Old Boones Creek Rd City: Jonesborough State: TN Zip Code: 37659 Email: lyonssurv@gmail.com Phone Number: 423-794-8107	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations <p>A request for final subdivision of lot 1 & 2 for property located inside the City’s Urban Growth Boundary has been received. The property is located off of Montvue Road.</p> <p>The submitted plat divides the 6.19+/- acre tract. Lot 1 will be +/-2.60 acres. Lot 2 will be +/- 3.59 acres. These parcels are zoned B-3, Highway Orientated Business District. The owner is requesting a 12.29’ road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. The road frontage for lot 1 & 2 is currently 37.71’ feet.</p> <p><u>Staff recommends final plat approval of the division of the Beverley G. Wright property along with the requested variance.</u></p>			
Planner:	Garland	Date: 8/21/2023	
		Meeting Date:	September 21, 2023

Beverly Wright
1251 Montvue Road
Kingsport, TN 37663

August 14, 2023

Final plat of 1251 Montvue Road Property Division Proposal

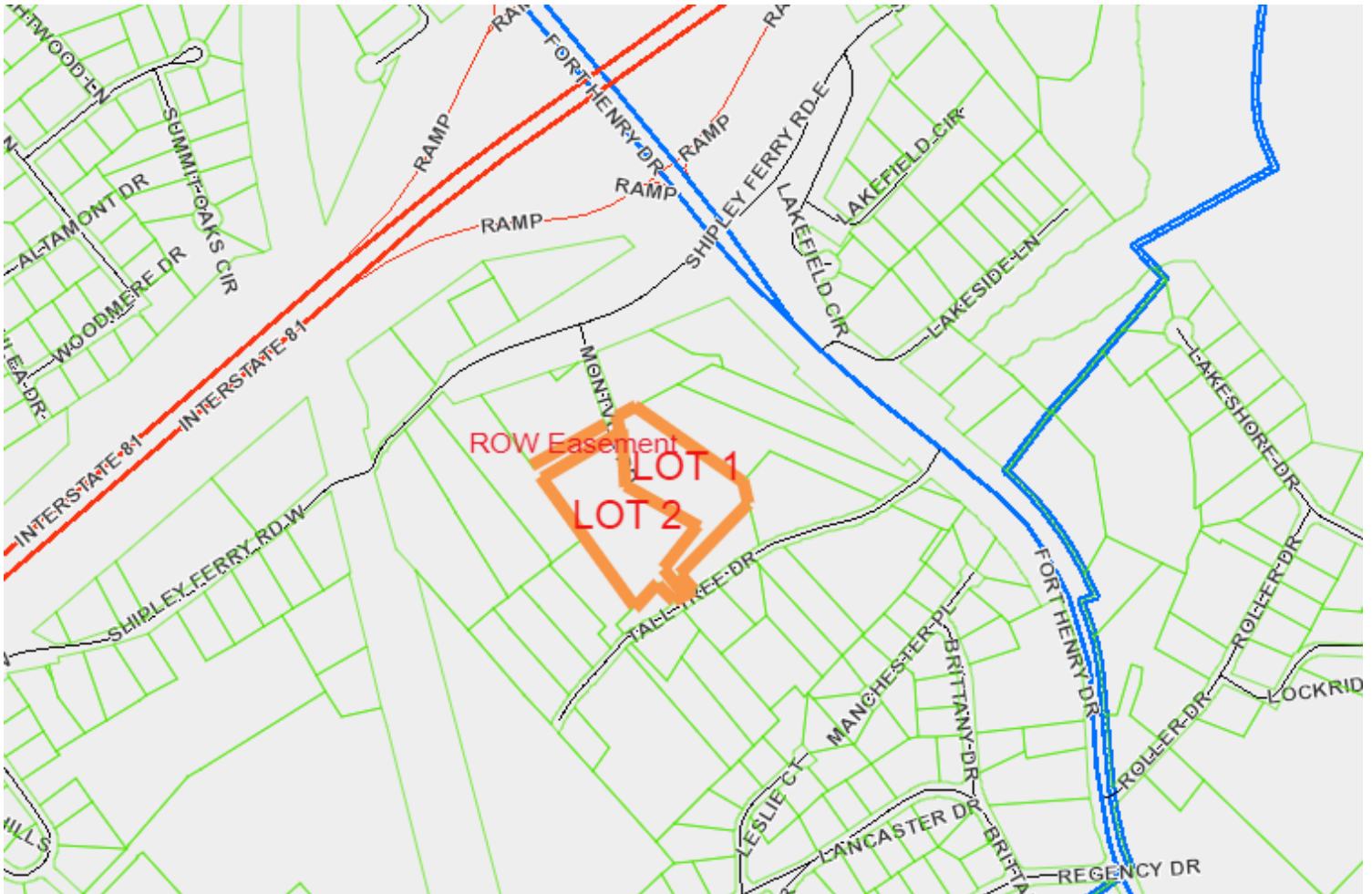
Dear Kingsport Planning Commission,

I come before you seeking the approval of a variance of the current required road frontage regulations to reduce the required 50-foot road way frontage for each of the two parcels to 37.71 feet for each parcel. I am asking for this variance as it is creating a extraordinary hardship. Without this variance, I would not be able to divide my property into 2 parcels and sell them. With the approval of requested variance, each parcel would have road front access from Tall Tree Drive. As it currently stands, the property only has a perpetual right of way to Montvue Road and each parcel would need to have road frontage on Tall Tree Drive. The property was purchased in 1998 and was not annexed into Kingsport City until many years later. This variance would address my hardship of having road frontage for both parcels of my property and enable me to sell both parcels as I have prospective buyers for both. Thank you so much for your consideration of this issue.

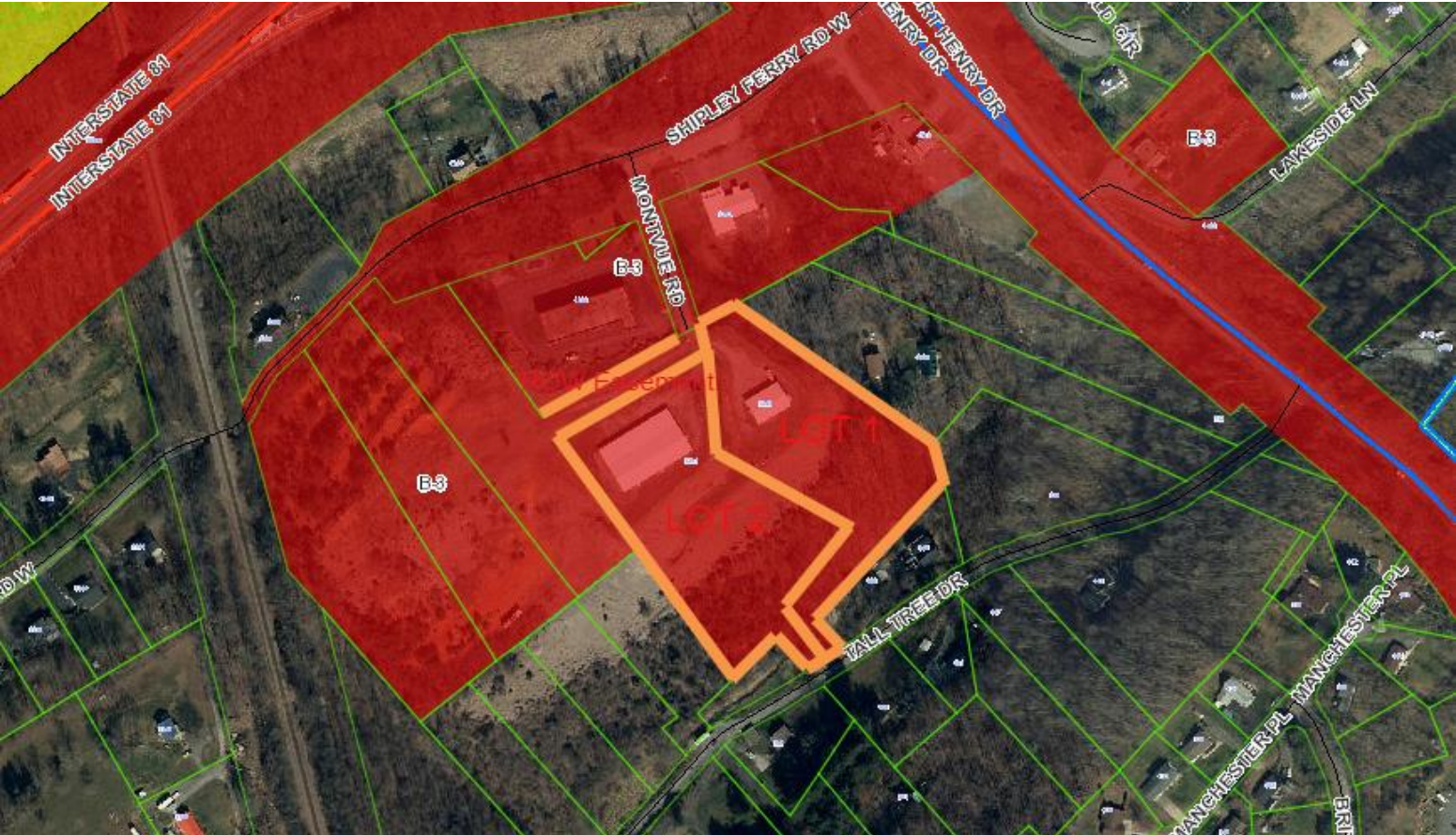
Thank you,

Beverly Wright

Site Map



B-3 Zone



Future Land Use Plan



Utilities



View From Tall Tree



View from Montvue





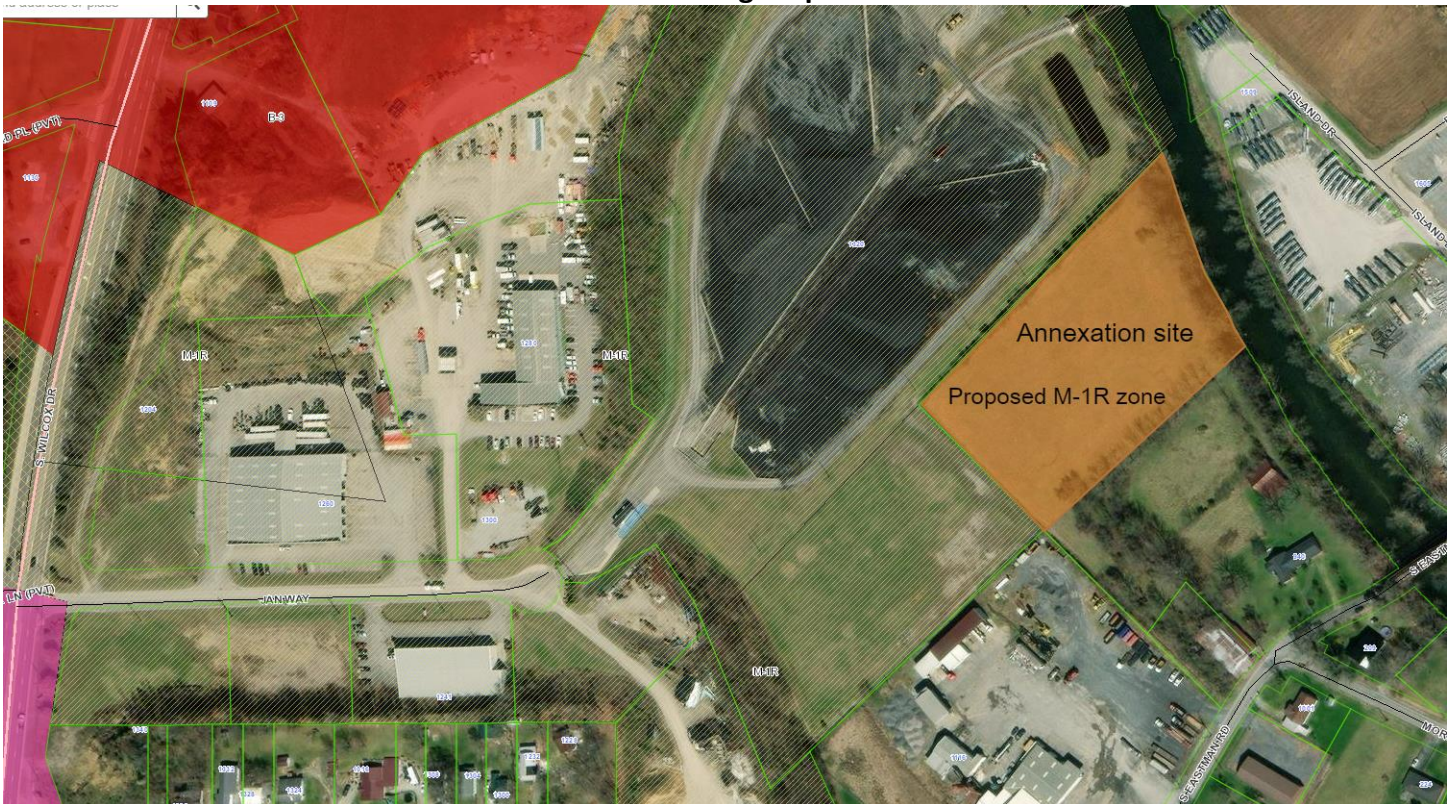
CONCLUSION

Staff recommends final plat approval of the division of lot 1 & 2 of the Beverly G. Wright property along with the road frontage variance.

Location Map



Zoning Map



Future Land Use Map (Industrial Classification)



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on September 21, 2023

Aerial



View of Annexation Area (Fenced Area)



View of Existing Coal Storage on Left and Annexation Site on Right



View from Annexation Site, Looking Toward Jan Way



Jan Way Annexation Plan of Services

1. Police Protection

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

2. Fire Protection

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

3. Water

- A. Water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. Those not currently receiving City water will be required to obtain a water-tap in order to obtain City water.
- B. City of Kingsport water service currently serves the site.

Kingsport Regional Planning Commission

Annexation Report

ANNEX23-0279

- C. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency. The plant has been the recipient of the EPA Partnership for Safe Drinking Water award for nine consecutive years.
- D. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

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

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer currently serves the site.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 100 sewer lift stations and approximately 550 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional

Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

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

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of any future streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation and once constructed and accepted by the City. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing on future City streets will begin on the operative date of annexation and once constructed and accepted on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Future streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance on any future city streets will also be provided on the effective date of annexation and once constructed and accepted. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.

Kingsport Regional Planning Commission

Annexation Report

ANNEX23-0279

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

8. Recreational Facilities

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

9. Street Lighting

Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that AEP install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned M-1R, Light Manufacturing Restricted District.
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

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

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

12. Inspection Services

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

13. Animal Control

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

14. Storm Sewers

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

15. Leaf Removal

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

16. Graffiti Control

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

17. Other Services

Kingsport Regional Planning Commission

Annexation Report

ANNEX23-0279

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

CONCLUSION

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

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



September 21st, 2023

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

Chairman Duncan:

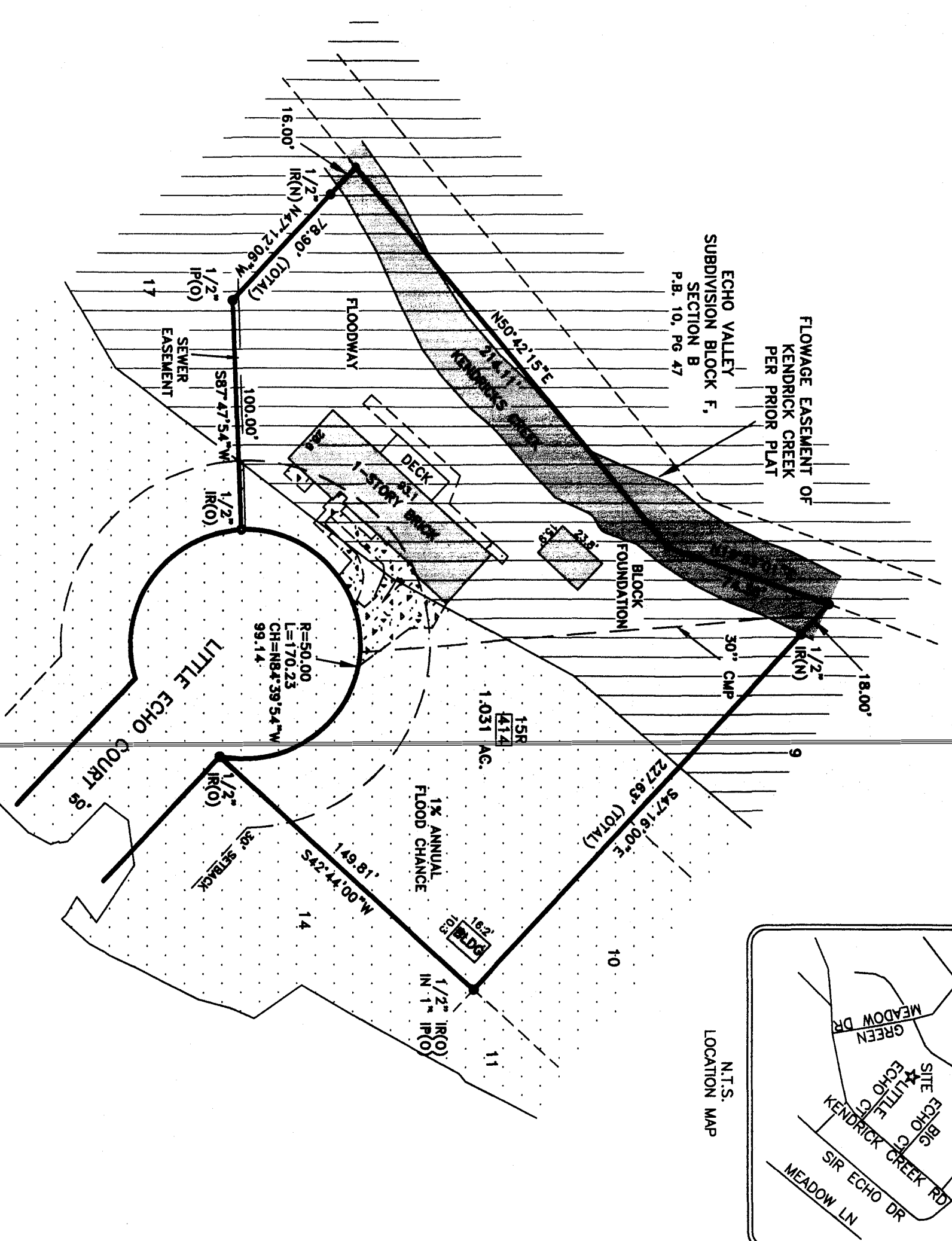
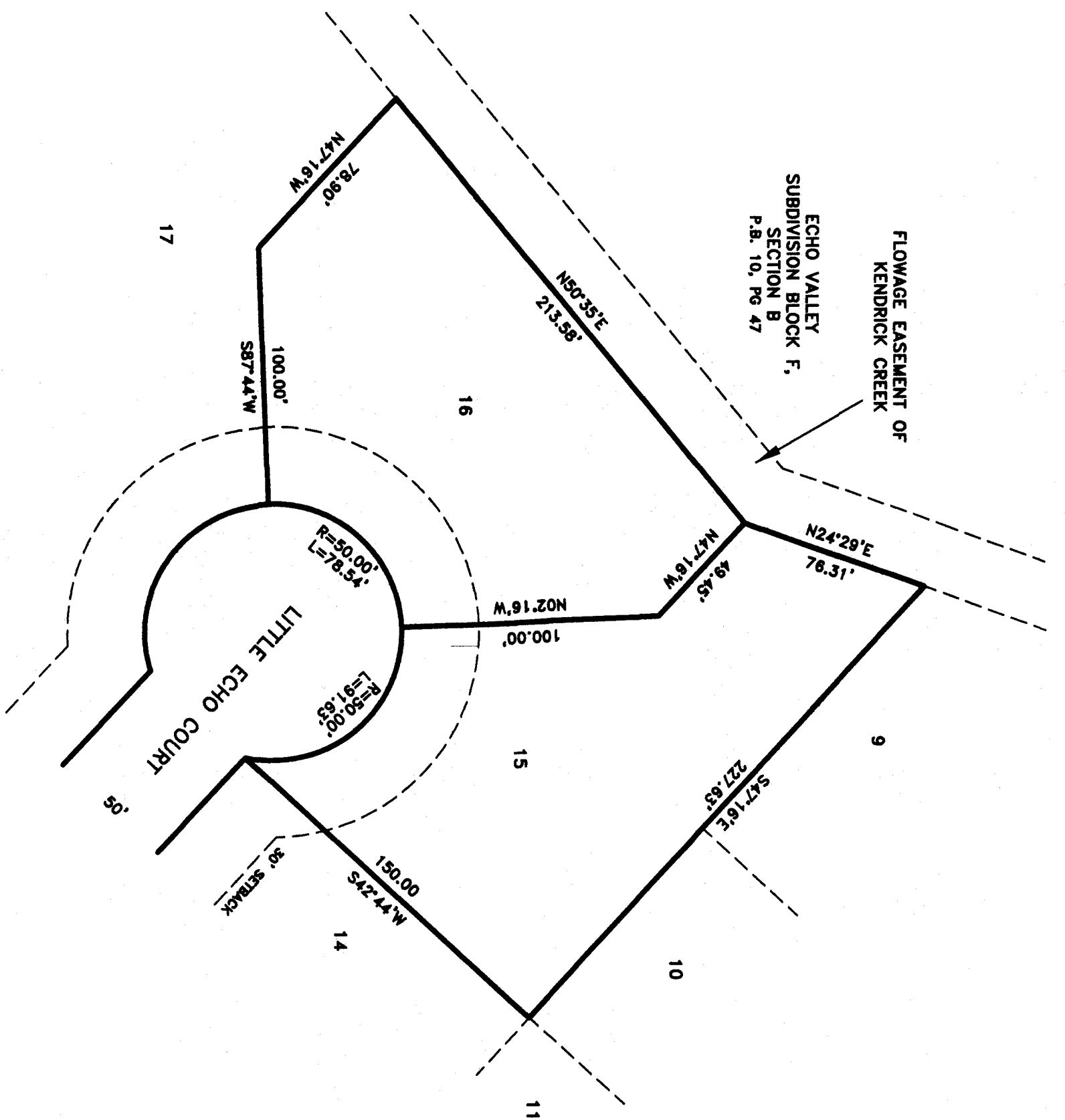
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. Lakeside Drive
2. Little Echo Court
3. S. Eastman Road
4. Reedy Creek
5. Seaver Road
6. Cooks Valley Road
7. Matilda Place
8. Wexford Lane
9. Lebanon Road

Sincerely,

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

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- LEGEND
- IR(O) IRON ROD (OLD)
 - IP(O) IRON PIPE (OLD)
 - DIB DRIVE
 - DRB DRIVE
 - DRD DRIVE
 - DRP DRIVE
 - PC PAGE
 - PCB PAGE
 - AC ACRES
 - NOT TO SCALE
 - MIS MISCELLANEOUS
 - BLDG BUILDING
 - CON CORRUGATED METAL PIPE
 - RADIUS RADIUS
 - CRD CURB
 - CH- CHIMNEY
 - UNMARKED POINT IN CREEK
 - CONCRETE CONCRETE
 - 911 ADDRESS 911 ADDRESS

BEFORE

AFTER

NOTES

- 1) NORTH BASED ON S472440'W PER REFERENCED PLAT.
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163023SD EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 23-13023 BROADWING
- 5) ACD FILE: 23-13023 BROADWING
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) DEED REFERENCE: P.B. 7, P.C. 101
- 8) DEED REFERENCE: P.B. 7, P.C. 101
- 9) DEED REFERENCE: P.B. 7, P.C. 101
- 10) DEED REFERENCE: P.B. 7, P.C. 101
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, INCLUDING BUT NOT LIMITED TO, 1/2" IRON RODS ON ALL CORNERS OR ON ALL LINE UNLESS OTHERWISE NOTED.

Slide A. 1470
08/16/2023 - 08:42:26 AM
23013656

13656 PLAT	BATCH: 332782
PLAT BOOK: P88	PAGE: 70-70
REG FEE	16.00
DEG FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE
SHEENA R. TINSLEY
REGISTERED SURVEYOR

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37690
TELEPHONE (423) 382-8988
E-MAIL: info@alleysurveyors.com



CERTIFICATE OF OWNERSHIP AND IDENTIFICATION
I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AM THE REGISTERED SURVEYOR OF THE SUBDIVISION WITH MY GEOGRAPHIC COORDINATE POINTS, METERS, MARKS, AND OTHER TRIP SURVEY POINTS OR MONUMENTS AS NOTED.

DATE: 8/14/23

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AM THE REGISTERED SURVEYOR OF THE SUBDIVISION WITH MY GEOGRAPHIC COORDINATE POINTS, METERS, MARKS, AND OTHER TRIP SURVEY POINTS OR MONUMENTS AS NOTED.

DATE: 8-11-23

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED IN SHOW.

DATE: 8-14-23

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED IN SHOW.

DATE: 8-14-23

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AM THE REGISTERED SURVEYOR OF THE SUBDIVISION WITH MY GEOGRAPHIC COORDINATE POINTS, METERS, MARKS, AND OTHER TRIP SURVEY POINTS OR MONUMENTS AS NOTED.

DATE: 8/15/23

SECTION A, ECHO VALLEY SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.031 TOTAL LOTS 1
ADRES NEW ROAD 0 MILES NEW ROAD 0
OWNER: ERB
SURVEYOR: ALLEY & ASSOCIATES, INC. CIVIL DISTRICT 141H
SCALE: 1" = 50'

CERTIFICATE OF THE APPROVAL FOR FINAL PLAN AND APPROVAL AS ASSIGNED
I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAN, WAS APPROVED AS ASSIGNED.

DATE: August 15, 2023

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED IN SHOW.

DATE: 8-11-23

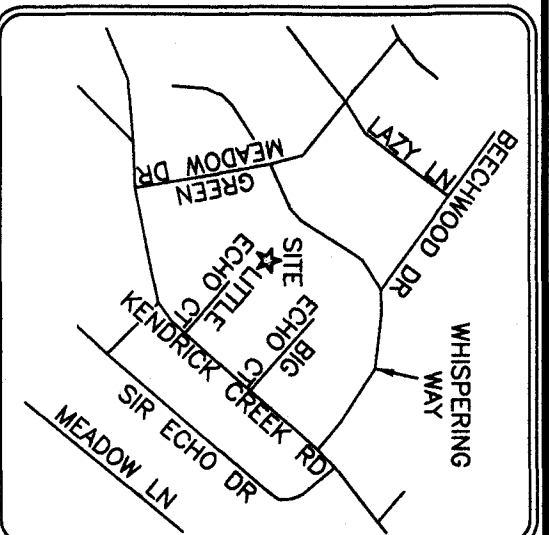
CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED IN SHOW.

DATE: 8-14-23

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AM THE REGISTERED SURVEYOR OF THE SUBDIVISION WITH MY GEOGRAPHIC COORDINATE POINTS, METERS, MARKS, AND OTHER TRIP SURVEY POINTS OR MONUMENTS AS NOTED.

DATE: 8/15/23

SECTION A, ECHO VALLEY SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.031 TOTAL LOTS 1
ADRES NEW ROAD 0 MILES NEW ROAD 0
OWNER: ERB
SURVEYOR: ALLEY & ASSOCIATES, INC. CIVIL DISTRICT 141H
SCALE: 1" = 50'



- NOTES:**
- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
 - 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, FOR THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
 - 4 CITY OF KINGSFORD ZONING: R-1C
MINIMUM REQUIREMENTS:
LOT AREA- 5,000 SQ.FT.
LOT WIDTH- 50'
FRONT YARD- 25'
SIDE YARD- 8'
REAR YARD- 25'
 - 5 FIELD SURVEY CONDUCTED ON DATE: 3-24-23, 6-2-23 & 7-7-23
 - 6 CAD FILE: 23028-SUB
 - 7 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO THE FLOOD NUMBER 4782SC0495D WITH EFFECTIVE DATE OF 09-29-2006
 - 8 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RIK GISS'S METHOD USING HEMISPHERE 9631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORNS GEOD 128 TO NAD 83 (2011). POSITIONAL ACCURACY OF THE GNS VECTORS DO NOT EXCEED: H 0.02' V 0.04'
 - 9 SUBJECT PROPERTY OWNER(S): FAITH OVER FEAR TN LLC
DEED REFERENCE: 3560-1069
PLAT REFERENCE: 59-19
 - 10 SURVEY REQUESTED BY: MICHELLE WHEELER
 - 11 SUBJECT PROPERTY CONSISTS OF PORTIONS OF LOTS 4, 5 AND 6, KINGSFORD HEIGHTS, REFERENCE: A-89



I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATE: 7-7-2023
REGISTERED SURVEYOR: *[Signature]*
S/Ida A-16470

REG.FEE	15.00
DEP.FEE	2.00
TOTAL	17.00
STATE OF TENNESSEE SULLIVAN COUNTY	
SHEENA R TINSLEY	
REGISTERED CLERK	

CERTIFICATE 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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
DATE: 8/16/2023
DATE: 23

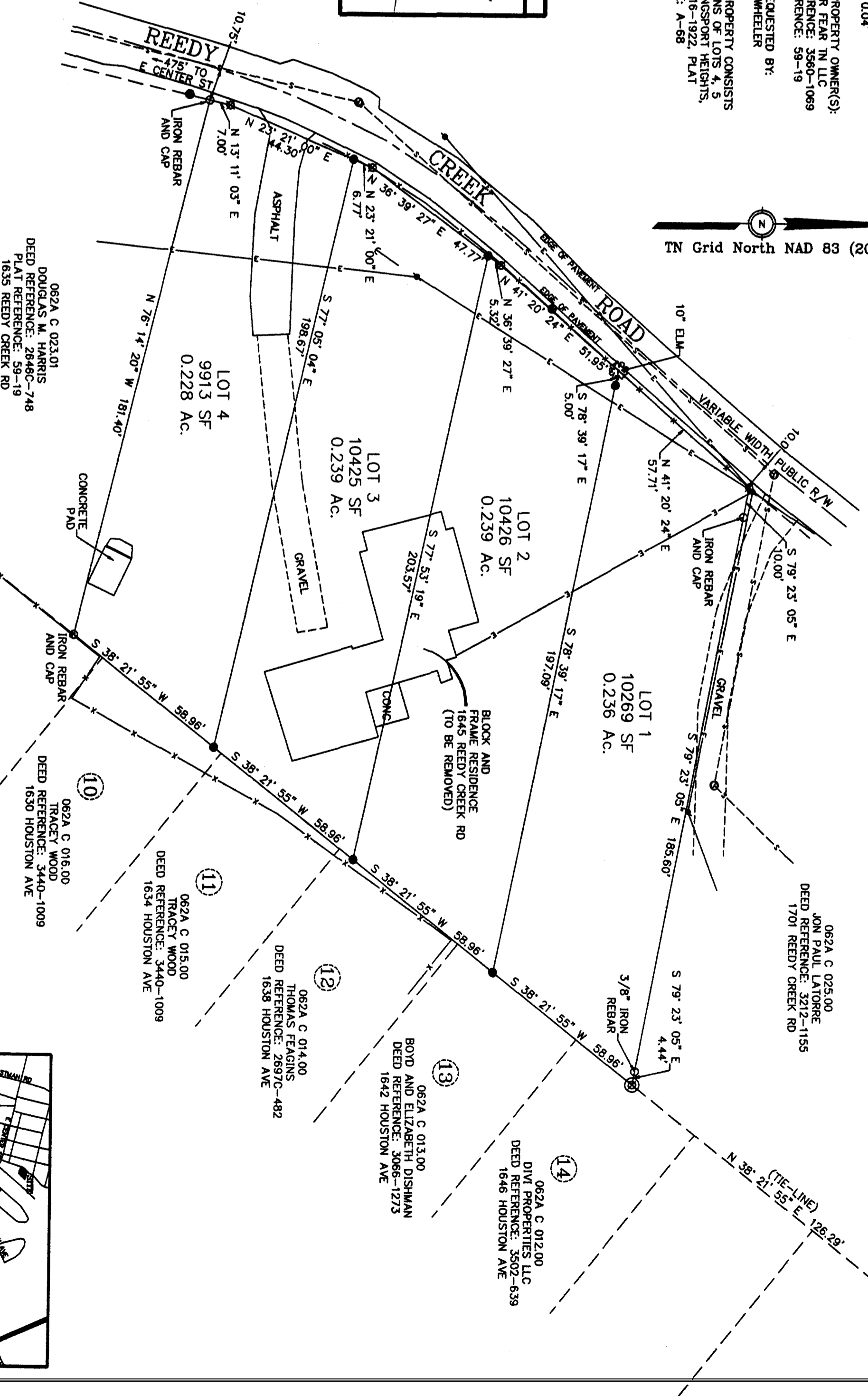
CERTIFICATE OF OWNERSHIP AND DEDICATION
I/WE HEREBY CERTIFY THAT I/AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, WALKS, MARKS, AND OTHER OPEN STAKES TO PUBLIC OR PRIVATE USE AS NOTED.
OWNER: Faith Over Fear TN LLC
DATE: 7/11/2023

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 (2) ADEQUATE RIGHTS-OF-WAY DEDICATION FROM AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROVIDED, OR (3) THAT THIS PLAN HAS BEEN APPROVED WITH A PLANNING COMMISSION.
CITY ENGINEER OR COUNTY ROAD COMMISSIONER: _____ DATE: 20____

CERTIFICATE OF THE APPROVAL FOR DEDICATING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: August 15, 2023
CITY & SUE DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: *[Signature]*

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.
DATE: 8/16/2023
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE: *[Signature]*

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORD, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF THE SULLIVAN COUNTY PLANNING COMMISSION THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY CLERK. THIS PLAN HAS BEEN POSTED WITH THE CITY OF KINGSFORD PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 8/17/2023
SECRETARY OF THE CITY OF KINGSFORD PLANNING COMMISSION: *[Signature]*

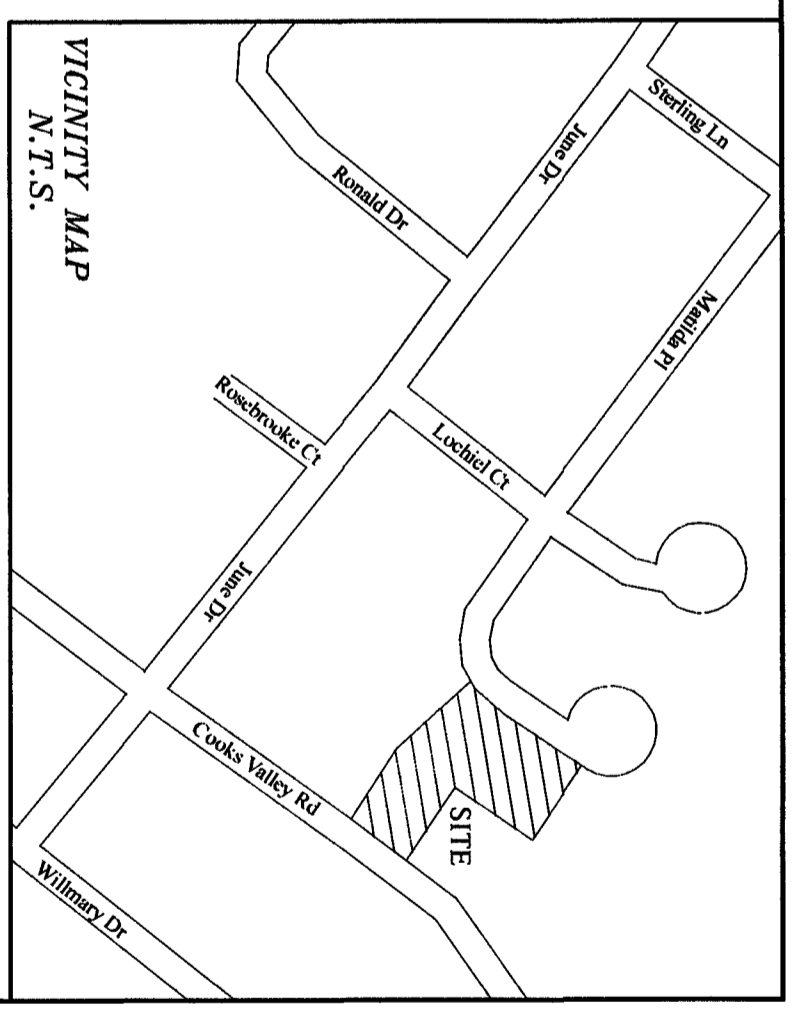
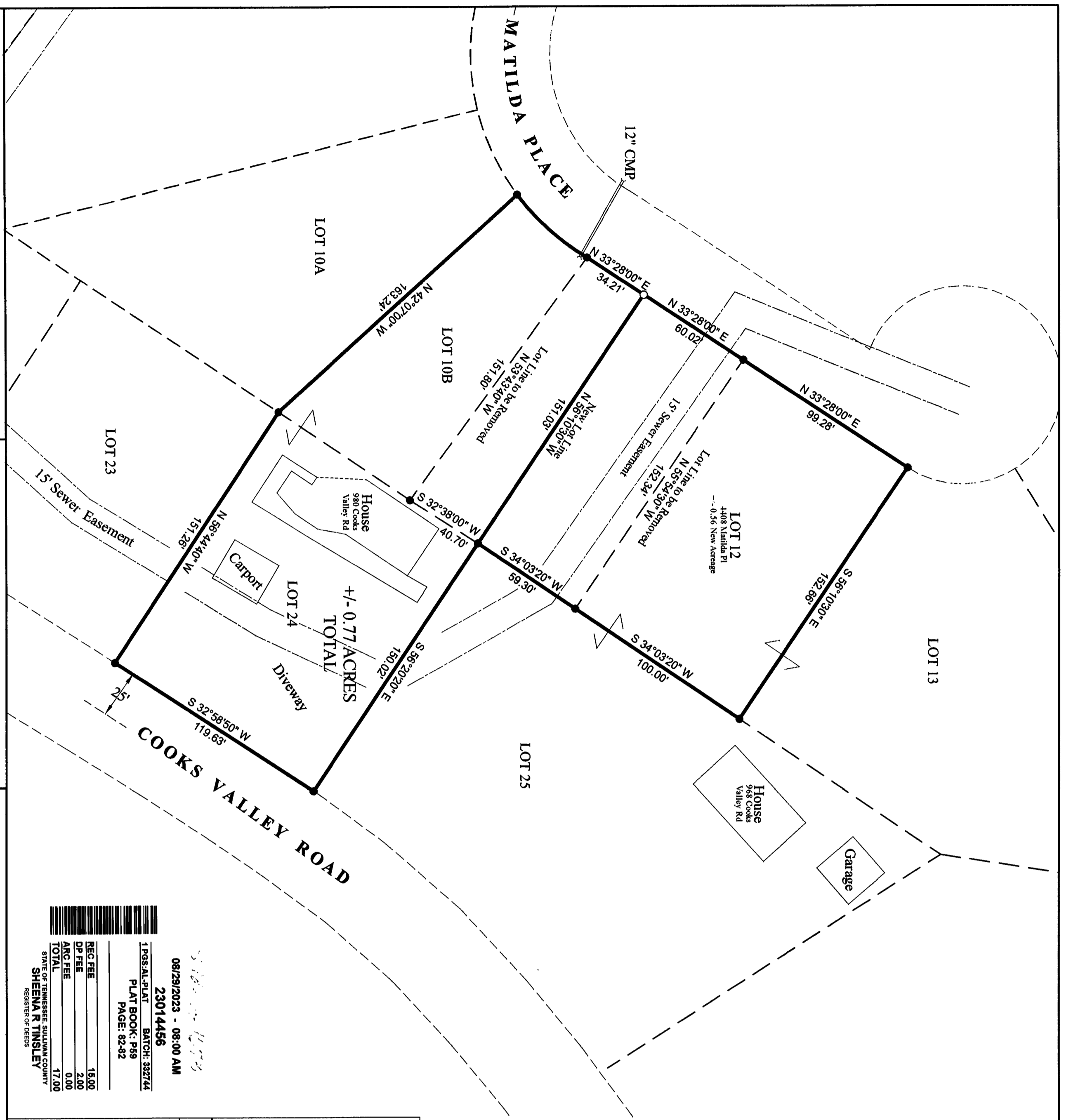


LEGEND
 ● IRON REBAR & CAP SET (NEW)
 ○ FOUND (OLD) PROPERTY CORNER MONUMENT
 ■ UNMARKED POINT
 □ WATER METER
 ● SEWER MANHOLE
 ○ UTILITY POLE
 ○ GUY WIRE ANCHOR
 ⑨ LOT NUMBER FROM PLAT REFERENCE S-148A BELVEUE ADDITION, DATED: SEPT 1937
 ○ LOT LINE FROM PLAT REFERENCE A-68
 ○ SEWER LINE
 ○ OVERHEAD UTILITY LINES
 ○ CENTERLINE OF PAVED ROAD
 ○ ADJOINING PROPERTY BOUNDARY LINE (APPROXIMATE)

FAITH OVER FEAR TN LLC
PROPERTY DIVISION
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.842	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	FAITH OVER FEAR TN LLC	CIVIL DISTRICT	11TH
SURVEYOR	JEREMY RYAN HORN	CLOSING ERROR	1:10,000

SCALE 1"=30'



Legend

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

Notes

1. Deed Reference: DB 3532 - PG 1597 / DB 2472C - PG 642 DB 3329 - PG 1723
2. TAX MAP: 62E C 002.00, 027.00 & 028.00

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TRIM MAP # 47680835D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTED EXCEPTIONS AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSIST IN THE COMPLETION OF ALL REQUIRED APPROVEMENTS IN CASE OF DEFAULT.

DATE: 08/23 2023

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATION OF 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: 8/28 2023

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE AND THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOP THIS PLAN OF SUBDIVISION WITH ALL OF THE PRESENT AND FUTURE PUBLIC AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 8-27 2023

OWNER: Andrew Reardon

CERTIFICATION OF APPROVAL FOR PUBLIC WATER SYSTEM

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

DATE: 8/28 2023

ATTESTING AGENT: Larry M. Culbertson

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE REAL ESTATE AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 08/24 2023

REGISTERED LAND SURVEYOR: Larry M. Culbertson

CERTIFICATION OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 20

Traffic Engineering Manager: _____

CERTIFICATE OF FACTORY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE REAL ESTATE AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 08/24 2023

REGISTERED LAND SURVEYOR: Larry M. Culbertson

REG. FEE	18.00
DP FEE	2.00
ANC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
REGISTERED LAND SURVEYOR
LARRY M. CULBERTSON

SURVEY FOR:

Kingsport Regional Planning Commission

Date: 08-15-2023 **FILE:** bond-rearnd.dwg

Scale: 1" = 40'

Drawn By: NLC

Surveyor: Culbertson Surveying

Owner: James Bond Andrew Reardon

Closure Error: 1:10000

Drawing Number: 8070

Total Acres: 4-1.33 **Total Lots:** 2

Acres New Road: 0 **Miles New Road:** 0

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

DATE: 08/23 2023

KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

DATE: 8/28 2023

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DATE: 8-27 2023

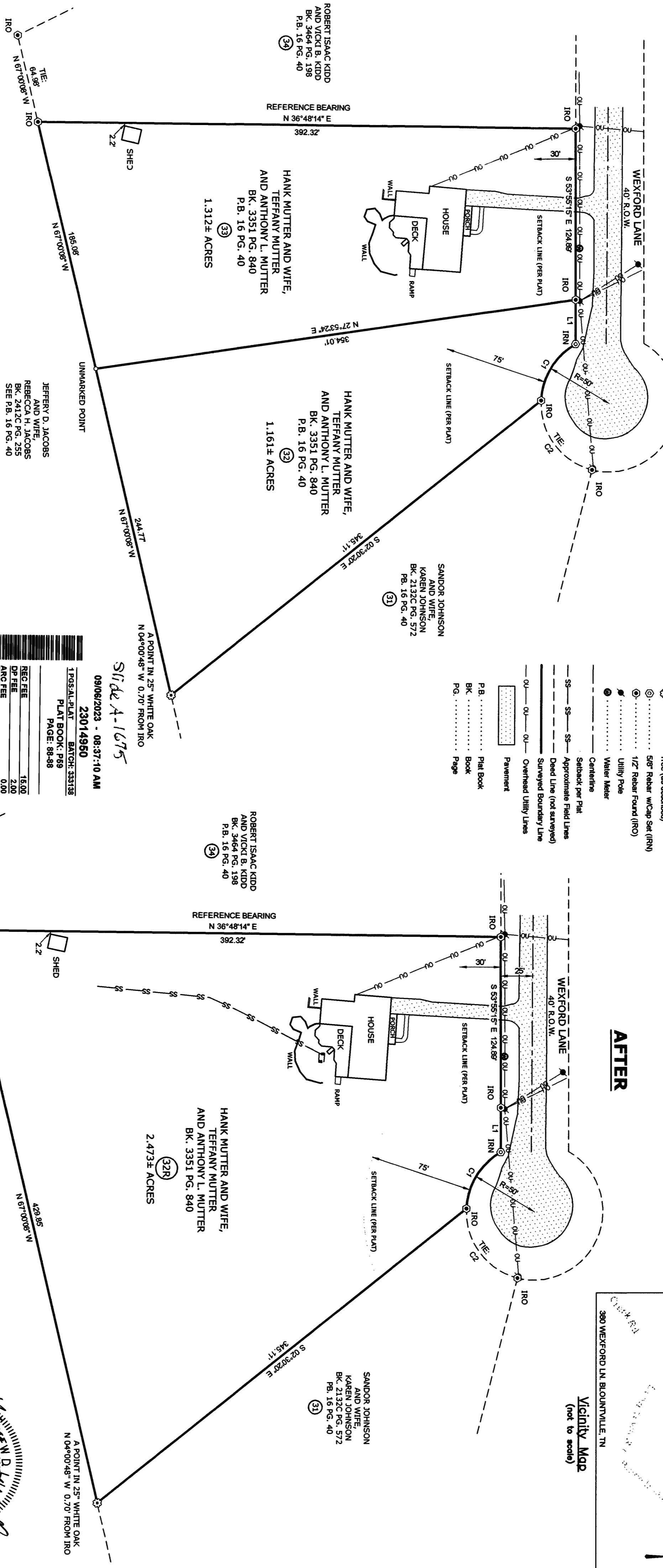
OWNER: Andrew Reardon

NOTES

- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
- * THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP OF MOST RECENT ISSUE.
- * SEE TRIM NUMBER 47630070, EFFECTIVE DATE 09/29/2008.
- * RECORDING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS AND ARE SUBJECT TO ACCURACY THEREOF.
- * LOT DIMENSIONS AND PERCENTAGE FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
- * PER PLAT MAPS 8 U, 9 U, 10 U, 11 U AND 12 U ON ALL LOT LINES BORDERING A STREET AND ALL EXTERIOR LINES.
- * THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR THE LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.
- * PRESENT ADDRESS: 380 WEXFORD LANE BLOUNTVILLE, TN 37617
- * SPRTIC FIELD LINES SHOWN HEREON BASED ON PERMIT #39645 FOR TIM WALKER DATED 11-14-1983.

BEFORE

AFTER



LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	S 83°55'15" E	32.46	S 83°55'15" E	46.28	50.36°
C2	S 83°55'15" E	168.17	N 89°40'07" E	170.07	170.07°

09/08/2023 - 08:37:10 AM
23014960
 PLAT BOOK: P89
 PAGE: 88-88

REG FEE 16.00
 DP FEE 2.00
 AC FEE 0.00
 TOTAL 17.00

SHEENA R TINSLEY
 REGISTERED SURVEYOR
 STATE OF TENNESSEE
 SULLIVAN COUNTY

PEAKGEOMATICS
 LAND SURVEYORS
 P.O. Box 891 Johnson City, TN 37605
 423.202.7093
 matt@peakg.com
 www.peakg.com

ESSENTIAL FOR STORMWATER DRAINAGE NOTE:
 THIS IS HEREBY CERTIFIED THAT THE SUBDIVISION OF THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR CONFORMANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR STORMWATER DRAINAGE PLANS AS SET FORTH IN THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION'S STORMWATER DRAINAGE REGULATIONS, CHAPTER 2201.38, AS AMENDED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

Requested by
TEFFANY MUTTER
 FIELDWORK COMPLETED 3/01/2023
 SIGNATURE: TMM/2/2/23
 DRAWN BY: MDL CHECKED BY: AAS
 PROJECT #2201.38

JEFFERY D. JACOBS
 AND WIFE,
 REBECCA H. JACOBS
 SEE P.B. 16 PG. 40

JEFFERY D. JACOBS
 AND WIFE,
 REBECCA H. JACOBS
 SEE P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840

SANDOR JOHNSON
 AND WIFE,
 KAREN JOHNSON
 BK. 2132C PG. 572
 P.B. 16 PG. 40

ROBERT ISAAC KIDD
 AND VICKIE B. KIDD
 BK. 3464 PG. 198
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
 AND ANTHONY L. MUTTER
 BK. 3351 PG. 840
 P.B. 16 PG. 40

HANK MUTTER AND WIFE,
 TEFFANY MUTTER
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