



## REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, October 17, 2024 at 5:30 PM

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

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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 September 16, 2024 Work Session Minutes
- [2.](#) Approval of the September 19, 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.

### V. UNFINISHED BUSINESS

### VI. NEW BUSINESS

- [1.](#) 2024 Sullivan County Fee Changes ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. (McMurray)
- [2.](#) 2024 Sullivan County ZTA for Stormwater Pollution Prevention (ZTA24-0221). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. (McMurray)

- 3.** 2024 Sullivan County ZTA For Temporary RV Dwelling (ZTA24-0223). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. (McMurray)

## **VII. OTHER BUSINESS**

- 1.** Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, September 16, 2024 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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**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, Tim Lorimer, James Phillips, Sam Booher, Anne Greenfield, Jason Snapp, Chip Millican

Members Absent: Travis Patterson

Visitors: Candice Hilton

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

1. Approval of the August 12, 2024 Work Session Minutes
2. Approval of the August 15, 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.

### **V. UNFINISHED BUSINESS**

### **VI. NEW BUSINESS**

1. The Arbor Town Homes PD Final Plat (PD23-0329). The Commission is requested to grant Final Plat Approval for The Arbor Town Homes Development located off Riverbend Drive. Staff noted that this planned development conforms to its preliminary approval. Staff noted that the new residential street has been developed without the need for any variances. Staff stated that the development will contain a total of 45 townhomes along the new Wenna Way public street. Staff further stated that the developer desires to use a surety bond instrument to provide a guarantee of improvements with this final approval. Staff noted that the surety bond for this site is the next item on the agenda. No official action was taken.
2. The Arbor Town Homes Surety Bond (PD23-0329). The Commission is requested to accept a surety bond for the remaining improvements associated with The Arbor Town Homes Development. Staff stated that the developer has proposed a surety bond for the remaining improvements that totals \$136,205.16. Staff noted that the guarantee would be received as two separate surety bonds. One surety bond will amount to \$30,090.90 for the General items contained in the bond estimate and the other surety bond will total \$106,114.26 for the Sidewalk items contained in the bond estimate. No official action was taken.
3. Fieldcrest Development Land Use Plan Amendment (PD24-0131). The Commission is requested to amend the 2030 Future Land Use Plan. Staff noted that the existing future land use plan designation for the Fieldcrest development site is industrial use. Staff stated that the proposal from the developer is to convert the industrial land use designation for the site into a single and multifamily residential use. No official action was taken.
4. Fieldcrest Ph1 PD Preliminary (PD24-0131). The Commission is requested to grant contingent preliminary approval for Fieldcrest Acres PD Phase 1. Staff presented phase 1 of the Fieldcrest Acres PD development to the Commission. Staff covered the details of the proposal, stating that the plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 38.5% of the first 3 phases or 16.23 acres (all 3 phases combined is approximately 42.15 acres in size). This qualifies the development for a density of up to 8 units per acre. The proposed density of the development is 3.4 units per acre through the first three phases. Of note, phase 1 consists of a total of 24.411 acres. Unnamed Road B on the submittal is a residential lane proposed to serve 22 townhome units. Unnamed Road A is a local street cross section that will serve 34 single family homes for phase 1. Staff further described two requested variances that consist of not constructing curb or sidewalk for the first approximate 130' of Road "A" and a five foot width reduction with no curb, and no sidewalks which impacts the first 200' of the connection off "Fieldcrest West." 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, September 19, 2024 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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**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, Tim Lorimer, James Phillips, Anne Greenfield, Jason Snapp, Candice Hilton

Members Absent: Travis Patterson, Sam Booher, Chip Millican

Visitors: George Smith, Shane McConnell

### II. APPROVAL OF THE AGENDA

Manager Weems stated that the applicant for both the Fieldcrest future land use plan amendment and the Fieldcrest Acres Phase 1 PD Preliminary wishes to pull both new business items 3 and 4 from the agenda. Manager Weems stated that the applicant plans to bring both items back in the near future. A motion was made by James Phillips, seconded by Tim Lorimer, to amend the agenda by removing new business items 3 and 4 per the applicant's request. The motion passed unanimously, 6-0.

### III. APPROVAL OF MINUTES

1. Approval of the August 12, 2024 Work Session Minutes
2. Approval of the August 15, 2024 Regular Meeting Minutes

A motion was made by Jason Snapp, seconded by Anne Greenfield, to approve the minutes of the August 12, 2024 work session and the August 15, 2024 regular meeting minutes. The motion passed unanimously, 6-0.

#### **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.

#### **V. UNFINISHED BUSINESS**

#### **VI. NEW BUSINESS**

1. The Arbor Town Homes PD Final Plat (PD23-0329). The Commission is requested to grant Final Plat Approval for The Arbor Town Homes Development located off Riverbend Drive. Staff noted that this planned development conforms to its preliminary approval. Staff noted that the new residential street has been developed without the need for any variances. Staff stated that the development will contain a total of 45 townhomes along the new Wenna Way public street. Staff further stated that the developer desires to use two surety bond instruments to provide a guarantee of improvements with this final approval. A motion was made by James Phillips, seconded by Anne Greenfield, to grant PD final plat approval contingent upon receiving the surety bonds in a form acceptable to the City Attorney. The motion passed 5-0-1 with Jason Snapp abstaining from the item.
2. The Arbor Town Homes Surety Bond (PD23-0329). The Commission is requested to accept two surety bonds for the remaining improvements associated with The Arbor Town Homes Development. Staff stated that the City Engineering department produced a bond estimate for the remaining improvements that totals \$136,205.16. Staff noted that the guarantee would be received as two separate surety bonds. One surety bond will amount to \$30,090.90 for the General items contained in the bond estimate that Land Star will produce and the other surety bond will total \$106,114.26 for the Sidewalk items contained in the bond estimate that DR Horton would produce. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to accept this guarantee of improvements contingent upon receiving the two surety bonds in a form acceptable to the City Attorney. The motion passed 5-0-1 with Jason Snapp abstaining from the item.

#### **VII. OTHER BUSINESS**

1. Approved Subdivisions

The Commission reviewed the approved subdivisions since last meeting.

#### **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.

No public comment was received.

## **IX. ADJOURN**

With no further business, the meeting was adjourned at 5:45pm.



2024 Sullivan County Minor Text Amendments

<b>Property Information</b>		County-wide	
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		<b>Existing Zoning</b>	
Proposed Use		<b>Proposed Zoning</b>	
<b>Owner /Applicant Information</b>			
<b>Name:</b> Sullivan County <b>Address:</b> 3411 TN-126 #30 <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Email:</b> <a href="mailto:planning@sullivancountyttn.gov">planning@sullivancountyttn.gov</a> <b>Phone Number:</b> (423) 323-6440		<b>Intent:</b> To make minor amendments the Sullivan County Zoning Resolution.	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Jessica McMurray	Date:	October 1, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>October 17, 2024</b>
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

**INTENT**

Intent: To make minor amendments the Sullivan County Zoning Resolution.

Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. The proposed amendment is as follows:

1. Amendment to the Sullivan County Zoning Resolution Table 12-109 – Building Permit/Zoning Compliance Fee Schedule to increase building permit and zoning fees. This amendment aims to ensure that Sullivan County fees remain aligned with current costs and support ongoing development efforts in the region.

**Comparison of the proposed changes with current City of Kingsport zoning regulations:**

The City of Kingsport does not include fees in its municipal code; therefore, text amendments are not required when fees are updated.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.

**Table 12-109 – Building Permit/Zoning Compliance Fee Schedule**

Item VI1.

Zoning Compliance FEE SCHEDULE UPDATED AND APPROVED BY COUNTY COMMISSION ON AUGUST 18, 2003. \*One- and Two-Family Residential Building Codes adopted on July 21, 2009 and become effective January 1, 2010; Amended in June 2018 to include \$3 Archival Fee per County Commission Resolution; Amended on February 20, 2020 to include plumbing/mechanical permit for remodels. Renewal Fee and Pool Fee amended on May 21, 2020

		Current	Proposed	3 Dollar Archive Fee
<b>Residential Accessory Structure (small)</b>	(gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed) <b>NOT SITE BUILT</b>	\$25.00	\$55.00	\$3.00
<b>Residential Plumbing/Mechanical</b>	Flat rate for replacement/remodel plumbing/mechanical improvements	\$25.00	\$55.00	\$3.00
<b>Pool Permit</b>		\$55.00	\$150.00	\$3.00
<b>Mobile Homes</b>	On individual lot or per unit within mobile home park	\$75.00	\$150.00	\$3.00
<b>Residential Schedule Cost</b>				
<ul style="list-style-type: none"> <li>Modular Homes</li> <li>Site-Built Homes</li> <li>Detached Garage</li> <li>Site-built (Storage Building, Pool House, etc.)</li> <li>Room Additions (Attached Site-Built Carports, Decks, Porches)</li> </ul>	\$1 to 25,000	\$55.00	\$170.00	\$3.00
	\$25,001 to \$50,000	\$75.00	\$270.00	\$3.00
	\$50,001 to \$100,000	\$200.00	\$470.00	\$3.00
	\$100,001 to 150,000	\$250.00	\$670.00	\$3.00
	\$150,001 to 200,000	\$300.00	\$770.00	\$3.00
	\$200,001 to 250,000	\$350.00	\$970.00	\$3.00
	\$250,001 to 300,000	\$400.00	\$1270.00	\$3.00
	\$300,001 to 350,000	\$450.00	\$1370.00	\$3.00
	\$350,001 to 400,000	\$500.00	\$1470.00	\$3.00
	\$400,001 to 450,000	\$550.00	\$1570.00	\$3.00
	\$450,001 to 500,000	\$800.00	\$1670.00	\$3.00
	\$500,001 to 600,000	\$1,000.00	\$1870.00	\$3.00
	\$600,001 to 700,000		\$2070.00	\$3.00
	\$700,001 to 800,000		\$2270.00	\$3.00
	\$800,001 to 900,000		\$2470.00	\$3.00
\$900,001 to 1,000,000		\$2670.00	\$3.00	
\$1,000,001 to 1,250,000		\$3170.00	\$3.00	
\$1,250,001 to 1,500,000		\$3570.00	\$3.00	
\$1,500,001 and up		\$3970.00 + 1.00 per every 1000.00	\$3.00	
<b>Construction without a building permit application obtained</b>	Permit fee is doubled (minus initial Archive fee)	See above fee schedule		
<b>Reinspection Fee</b>	After 2 <sup>nd</sup> fail	0	\$25.00	\$3.00
<b>Demolition Permit</b>	Or included in new permit fee	n/a	\$100.00	\$3.00
<b>Building Permit Renewal Fee</b>	Flat rate for any expired building permit – more than 6 months in-between inspections and/or 3 years.	\$55.00 for primary structure. \$25 for detached accessory structure	\$55.00	\$3.00
<b>Sign Permit</b>	Per structure (wall and freestanding)	\$25.00	\$55.00	\$3.00
<b>Temporary</b>	Fireworks sales, Christmas Tree sales, Temporary Construction Office. etc. (commercial zones)	\$300.00	\$300.00	\$3.00
<ul style="list-style-type: none"> <li>Tent / Seasonal Use Permit</li> <li>Construction/Office Permit</li> </ul>				

Item VI1.

<b>Commercial /Industrial / Non-Residential</b>	Based upon total cost of project (grading, utilities, construction)	Current	Proposed	3 Dollars	Fee
	\$1 to 25,000	\$100.00	\$170.00		\$3.00
	\$25,001 to \$50,000	\$100.00	\$270.00		\$3.00
	\$50,001 to \$100,000	\$200.00	\$470.00		\$3.00
	\$100,001 to 150,000	\$200.00	\$670.00		\$3.00
	\$150,001 to 200,000	\$200.00	\$770.00		\$3.00
	\$200,001 to 250,000	\$400.00	\$970.00		\$3.00
	\$250,001 to 300,000	\$400.00	\$1270.00		\$3.00
	\$300,001 to 350,000	\$600.00	\$1370.00		\$3.00
	\$350,001 to 400,000	\$600.00	\$1470.00		\$3.00
	\$400,001 to 450,000	\$600.00	\$1570.00		\$3.00
	\$450,001 to 500,000	\$600.00	\$1670.00		\$3.00
	\$500,001 to 600,000	\$1000.00	\$1870.00		\$3.00
	\$600,001 to 700,000	\$1000.00	\$2070.00		\$3.00
	\$700,001 to 800,000	\$1000.00	\$2270.00		\$3.00
	\$800,001 to 900,000	\$1000.00	\$2470.00		\$3.00
	\$900,001 to 1,000,000	\$1000.00	\$2670.00		\$3.00
	\$1,000,001 to 1,250,000	\$1000.00	\$3170.00		\$3.00
	\$1,250,001 to 1,500,000	\$1000.00	\$3570.00		\$3.00
	\$1,500,001 2,000,000	\$1000.00	\$3970.00		\$3.00
\$2,000,001 to 5,000,000	\$1000.00	\$6970.00		\$3.00	
5,000,001 and up	\$1000.00	\$6970.00+1000 per additional 1,000,000.00		\$3.00	
<b>Multi-Family Residential – per unit</b>	Includes Apartments	\$55.00	\$55.00		\$3.00
<b>Construction without a building permit application obtained</b>	Permit fee is doubled (minus initial Archive Fee)	See above fee schedule			
<b>Commercial Grading   Site Prep</b>			\$100.00		\$3.00
<b>Residential Grading   Site Prep</b>			\$55.00		\$3.00

<b>Copies of published documents</b>	Zoning books, Subdivision Regulation, Plans	\$5.00	\$10.00	\$3.00
<b>Copies of individual public records</b>	Copies of your property tax map or permit record	Complimentary	Complimentary	
<b>Copies of public records</b>	Requires completed form per Records Commission	\$5.00	\$10.00	\$3.00
<b>Board of Zoning Appeals Application</b>	Includes requests for Setback Variances, Special Exceptions or Administrative Appeals	\$50.00	\$100.00	\$3.00
<b>Rezoning Request</b>	Per application or group application with common plan			
	A-1, A-2, A-5, R-1, R-2, R-2A, R-3, R-3A, R-3B	\$100.00	\$200.00	\$3.00
	B-1, B-2, B-3, B-4, PBD, PBD-3, PUD, M-1, M-2, PMD-1, PMD-2, AR, A-RV, RRC	\$250.00	\$350.00	\$3.00
<b>Request for Deferral (BZA or Rezoning)</b>		\$40.00	\$100.00	\$3.00
<b>Special Called Meetings (BZA or Planning Commission)</b>			\$250.00	\$3.00

<b>Zoning Confirmation Letter</b>		\$25.00	\$3.00
<b>Home Occupation Application</b>		\$25.00	\$3.00
<b>Major Subdivision Plat</b>		\$100.00+\$20.00 per lot	\$3.00
<b>Site Plan Review</b>		\$300.00	\$3.00

**From:** [Ambre Torbett](#)  
**To:** [Heather Moore](#); [Weems, Ken](#); [McMurray, Jessica](#)  
**Cc:** [Cherith Young](#)  
**Subject:** EXTERNAL: RE: \*\*EXTERNAL\*\*RE: \*\*EXTERNAL\*\*RE: Fee Schedule - County ZTA - draft for your review.  
**Date:** Monday, September 30, 2024 5:09:03 PM  
**Attachments:** [Copy of Building permit fees across region.xlsx](#)  
[Table 12 - Fee Schedule.docx](#)  
[Table 12 - Fee Schedule Proposed 2024.docx](#)

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**CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.**

That would be very helpful Heather. Ken would this be doable on your end please. Attached is our study in Excel, our existing and proposed fee in Word.

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development  
 Stormwater Administrator*

Sullivan County, Tennessee  
 Planning & Codes Department  
 3425 Hwy 126 | Historic Snow House  
 Blountville, TN 37617  
 Desk: 423.279.2603 | Main: 423.323.6440

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**From:** Heather Moore <[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org)>  
**Sent:** Monday, September 30, 2024 4:58 PM  
**To:** Ambre Torbett <[planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov)>  
**Cc:** Cherith Young <[cyoung@bristoltn.org](mailto:cyoung@bristoltn.org)>  
**Subject:** \*\*EXTERNAL\*\*RE: \*\*EXTERNAL\*\*RE: Fee Schedule - County ZTA - draft for your review.

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email \*\*\***

Ambre, we were thinking about adding a column to your Table 12 with Bristol's current fees. Would you mind sending it over in Excel format to allow for that? Thank you!

Heather

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**From:** Ambre Torbett <[planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov)>  
**Sent:** Monday, September 30, 2024 4:03 PM  
**To:** Heather Moore <[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org)>  
**Cc:** Cherith Young <[cyoung@bristoltn.org](mailto:cyoung@bristoltn.org)>  
**Subject:** RE: \*\*EXTERNAL\*\*RE: Fee Schedule - County ZTA - draft for your review.

We had so much going on at our September meeting and only 5 members in attendance, so our PC deferred to make a recommendation and discuss it until our October meeting. We meet on October 15<sup>th</sup> before you this time, so you could

keep it as a line item on your October agenda that would be great. I will send out a group email soon to both Bristol and Kingsport Planners. There is not a rush on this, but our building inspectors feel we are so behind on our fees as compared to our surrounding communities. Thank you.

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development  
Stormwater Administrator*

Sullivan County, Tennessee

Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

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**From:** Heather Moore <[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org)>  
**Sent:** Monday, September 30, 2024 3:59 PM  
**To:** Ambre Torbett <[planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov)>  
**Cc:** Cherith Young <[cyoung@bristoltn.org](mailto:cyoung@bristoltn.org)>  
**Subject:** \*\*EXTERNAL\*\*RE: Fee Schedule - County ZTA - draft for your review.

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email \*\*\***

Ambre, I wanted to touch base on the Sullivan County building permit and zoning fee increase that Sullivan County PC reviewed on September 17. Shall we proceed with the proposed fee schedule sent on that date to prepare material for Bristol PC? Thank you!

Heather

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**From:** Ambre Torbett <[planning@sullivancountytn.gov](mailto:planning@sullivancountytn.gov)>  
**Sent:** Tuesday, September 17, 2024 2:43 PM  
**To:** Heather Moore <[hmoore@bristoltn.org](mailto:hmoore@bristoltn.org)>; Cherith Young <[cyoung@bristoltn.org](mailto:cyoung@bristoltn.org)>; Kenneth Weems - City of Kingsport <[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)> <[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)>; Pyatte, Lori <[LoriPyatte@KingsportTN.gov](mailto:LoriPyatte@KingsportTN.gov)>; McMurray, Jessica <[JessicaMcMurray@KingsportTN.gov](mailto:JessicaMcMurray@KingsportTN.gov)>; Ross Peters <[rpeters@bristoltn.org](mailto:rpeters@bristoltn.org)>; Steve Blankenship <[sblankenship@bristoltn.org](mailto:sblankenship@bristoltn.org)>  
**Subject:** Fee Schedule - County ZTA - draft for your review.

Good afternoon city planners:

We do **not** have any rezoning cases filed for the month of October for any planning region in the county. However, staff will be presenting a zoning amendment tonight to the Sullivan County Regional Planning Commission to consider a fee increase to our building permit and zoning fees, which

is codified in our zoning code. So that means it will require consideration by the Bristol and Kingsport PC also. See attached ZTA. We are presenting this tonight to our PC, so I will follow up shortly and see if we progress for October or if they want to study for another month or so.

We have a few county rezoning requests in the works, but nothing in a complete format though to schedule as of yet.

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development  
Stormwater Administrator*

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

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This e-mail is the property of the City of Bristol, TN and may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. The views and opinions expressed in this e-mail are those of the sender and are not necessarily those of the City of Bristol, TN.

### 2024 Sullivan County Minor Text Amendments

<b>Property Information</b>	County-wide		
<b>Address</b>			
<b>Tax Map, Group, Parcel</b>			
<b>Civil District</b>			
<b>Overlay District</b>			
<b>Land Use Designation</b>			
<b>Acres</b>			
<b>Existing Use</b>		<b>Existing Zoning</b>	
<b>Proposed Use</b>		<b>Proposed Zoning</b>	
<b>Owner /Applicant Information</b>			
<b>Name:</b> Sullivan County <b>Address:</b> 3411 TN-126 #30 <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Email:</b> planning@sullivancountyttn.gov <b>Phone Number:</b> (423) 323-6440		<b>Intent:</b> To make minor amendments the Sullivan County Zoning Resolution.	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends APPROVAL			
<b>Planner:</b>	Jessica McMurray	<b>Date:</b>	October 1, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>October 17, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**INTENT**

Intent: To make minor amendments the Sullivan County Zoning Resolution.



Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. The proposed amendment is as follows:

1. Amendment to the Sullivan County Zoning Resolution Article 8-103 establishes regulations for Stormwater Pollution Prevention to ensure compliance with the EPA Clean Water Act and TDEC requirements, including a table detailing the Water Quality Treatment Volume for various land uses. It mandates the implementation of Best Management Practices (BMPs) in all development activities impacting stormwater quality. TDEC requested these text amendments to be in compliance with the new EPA Clean Water Act, Code of Federal Regulations.

**Comparison of the proposed changes with current City of Kingsport zoning regulations:**

The City of Kingsport follows [Section 38-85](#) of the Municipal Code for Stormwater Management, with mandated changes from TDEC that were approved by the Board of Mayor and Aldermen and became effective in August 2024.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.

**8-103 Peak Stormwater Management and Erosion and Sediment Control Pollution Prevention-** Land disturbance and other forms of site excavation can contribute to the degradation of land surfaces and streams, erosion, siltation, earth slides, mudflows, dusty conditions, clogged storm sewers, additional road maintenance cost, increased water runoff and localized flooding. Furthermore, Sullivan County's streams, creeks, sinkholes, rivers and lakes have a high concentration of soil sedimentation due in part from poor construction practices. It is the intent of this section to protect the health and safety of residents and adjoining or nearby property in the county, including land, waterways, ridges, hills and vegetation through the regulation of erosion and sedimentation control measures. Except as otherwise provided for, the following regulations shall apply in all zoning districts of the unincorporated territories of Sullivan County, as illustrated on the official *Sullivan County Zoning Map*:

**8-103.1 Definitions** - The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them, except where the context clearly indicates a different meaning:

*Best Management Practices (BMP):* Schedules of Activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control site run-off, spillage, or leaks, sludge or waste disposal, or drainage from raw material storage.

*Contaminant:* Any physical, chemical, biological, or radiological substance or matter in water.

*Cut:* means the portion of land surface or area from which earth has been or will be removed by excavation; also, the depth below original ground surface to excavated surface.

*Director:* The Director of Planning & Codes of the County or his/her designee, who is responsible for the implementation of the provisions of these Rules & Regulations.

*Discharge:* To dispose, deposit, spill, pour, inject, seep, dump, leak, or place by any means, or that which is disposed, deposited, spilled, poured, injected, seeped, dumped, leaked, or placed by any means including any direct or indirect entry of any non-storm water solid or liquid matter into the municipal separate storm sewer system.

*Erosion* – means any removal or loss of soil by the action of wind and water. Erosion includes both the detachment and transportation of soil particles.

*Erosion and Sediment Control Measures:* means one or more of the following measures, or other methods of slowing or stopping the removal of soil by wind, water, or gravity used singularly or in combination as appropriate:

- a. *Diversion:* A swale or channel with supporting ridge (berm, dike, or wall) constructed across a sloping land surface along the contour, or with predetermined grades, to intercept and divert surface runoff before it gains sufficient volume or velocity to create conditions of erosion.
- b. *Drains:* Underground conduits or filter drains to reduce surface runoff or lower a high-water table.
- c. *Grade stabilization structures:* Drop structures made of concrete, corrugated metal pipe or other suitable materials, which dissipate the energy of flowing water by dropping it in a relatively short horizontal distance.
- d. *Grassed waterways:* A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses used to carry surface water.
- e. *Land grading:* Reshaping the ground surface by grading to planned slopes and configurations that will prevent excessive erosion conditions.
- f. *Mulching:* The application of plant or other suitable materials on the soil surface to conserve moisture, reduce erosion and aid in establishing plant cover.
- g. *Sediment and erosion control devices barriers:* A temporary device barrier installed to intercept runoff containing sediment. The device shall settle out sediment or filter sediment and allow runoff to pass through. Sediment barriers may include straw bale barriers and silt fences when installed. **Any method approved by the Tennessee Department of Environment and Conservation Office may be utilized, as appropriate to the site; and**
- h. *Temporary cover:* Any method approved by the Tennessee Department of Environment and Conservation to temporarily stabilize disturbed areas.

*Excavation:* means the act of removing dirt or soil (see cut).

*Fill:* means the portion of land surface or area to which soil, rock or other materials have been or will be added; height above original ground surface after the material has been or will be added.

**Grade:** means the slope or elevation of the ground surface prior to or after cutting and filling.

**Grading:** means any operation or occurrence by which the existing site elevations are changed by cutting, filling, borrowing or stock piling, or where any ground cover, natural or manmade, is removed, or any buildings or other structures are removed or any watercourse or body of water, either natural or manmade, is relocated on any site, thereby creating an unprotected area. Grading shall be synonymous with land disturbance activity.

**Hot Spots:** Sites, developments, or uses that have the potential of discharging pollutants that are not normally found in storm water, these sites could include concrete and asphalt facilities, auto repair, auto supply and large commercial parking lots.

**Illegal Connections:** Illegal and/or unauthorized connections to the municipal (city or county) separate storm water system whether or not such connections result in discharges into that system.

**Immediate threat to public health and safety** means a very serious threat to the community or adjacent property including, but not limited to, clogged drainage ditches, flooding of adjacent properties, threat of landslides or other problems

**Land Disturbing Activity:** means any activity, which removes or significantly disturbs the vegetative cover, including clearing and grubbing operations and topsoil stripping.

**Land disturbance plan (grading plan):** means the plan required before a grading permit may be issued. It consists of a narrative description and appropriate drawings and plans that spell out the methods, techniques and procedures to be followed on a site to control erosion and other potential degradation of adjoining or nearby properties, during and after development, including methods of final stabilization of the site. The plan shall also include stormwater conveyance and management systems, where applicable. Supporting technical design information must be provided for erosion and sediment control and measures and for the design of the permanent stormwater conveyance and management systems.

**Municipal Separate Storm Sewer System (MS4):** The conveyances of owned or operated by the County for the collection and transportation of stormwater, including but not limited to, the roads and streets and their drainage systems, catch basins, curbs, gutters, ditches, man-made channels, and storm drains.

**National Pollutant Discharge Elimination System (NPDES) permit:** A permit issued pursuant to 33 USC 1342.

**Owner:** means the person or entity holding the registered title to property. The county property tax rolls shall be prima facie evidence that the persons or entity listed therein is the registered owner.

**Permit holder:** means the owner of the property or the owner's representative in whose name a permit has been applied for and issued by the county Land Use Office.

**Pollutant:** Sewage, industrial wastes, other wastes or materials (liquids or solids).

**Riparian Zone/Natural buffer:** means the existing wooded buffers, meadows and fields along the banks of any stream, creek, or river, (as indicated on the latest version of the USGS topographical maps as blue line streams) which serve as natural elements protecting the water quality.

**Sediment:** means rocks, sand, gravel, silt or other material deposited by action of wind, water or gravity.

**Sedimentation:** means the action of settling out of the soil particles, which are transported by wind, water, or gravity.

**Stormwater run-off (also called storm water):** That portion of the precipitation on a drainage area that is discharged from the area into the municipal separate storm sewer system.

**Surface water:** Includes water upon the surface of the earth in bounds created naturally or artificially including, but not limited to, streams, other watercourses, lakes and reservoirs.

**Stormwater Pollution Prevention Plan (SWPPP) -** This is a combination of the Erosion and Sediment Control Plan and a narrative in accordance with the State of Tennessee's current Construction General Permit.

**TDEC:** The Tennessee Department of Conservation and Environment.

*Water or waters of the State:* Any and all water, public or private, on or beneath the surface of the ground, which are contained within flow through or border upon Tennessee or any portion thereof except those bodies of water confined to and retained within the limits of private property in single ownership which do not combine or effect a junction with natural surface or underground waters.

### **2.103.2 Grading Permit**

1. Requirement - Except as otherwise exempted in section 8-103.3, no individual, property owner or other legal entity shall engage in any land disturbing activity which will modify the existing grade and/or may result in increased soil erosion or sedimentation including, but not limited to, clearing, stripping, grading, excavating transporting, and filling unless a grading permit and land disturbing plan has first been obtained from the County Land Use Office. The owner of the property or his representative shall complete an application for the permit and shall submit a proposed grading plan and land disturbing plan with the application. The property owner shall be responsible for compliance with all provisions of this section. The grading permit does not preclude additional permits or authorization required by the State of Tennessee or the county.
2. Planning Commission or Building Commissioner Authorization - In instances where a proposed land disturbance activity will equal or exceed 1 acre, is part of a larger common development which will disturb at least 1 acre, or will occur on any tract as a part of an overall high-density residential, commercial or manufacturing development plan, or will occur as a part of an environmental restoration project under the supervision of the United State Environmental Protection Agency or the State Department of Environment and Conservation or their successors, no grading permit shall be issued by the county until the grading plan and land disturbing plan is reviewed and approved by the Planning Commission and/or the Building Commissioner.
3. Pre-construction Meeting - For projects which drain into a siltation impaired stream or into an Exceptional Water of the State, a pre-construction meeting shall be held between the County and the Owner/Developer before the grading permit is issued. The purpose of the pre-construction meeting is to review the approved plan, SWPPP, inspection requirements, maintenance requirements, other items, and to discuss the importance of protecting the water quality of the receiving stream.

**8-103.3 Properties Exempt from Grading Permit** - The following uses and activities shall be exempt from the required grading plan and issuance of grading permit with the following guidelines:

1. Single-Family residences - The construction of a single-family residence, addition to an existing single-family residence or all permitted accessory structures on a legal lot shall be exempt from the grading permit process, provided, however, such construction shall be required to comply with the erosion control requirements set forth herein. Upon receipt of a building permit, the property owner shall be advised by an employee of the county as to the minimum erosion and sedimentation control measures, to ensure practical management of stormwater run-off. All run-off of water and/or sedimentation shall be the responsibility of the current property owner and any clean-up of such shall be at no cost to the county.
2. Public Utilities and Roadway Construction - The installation, maintenance and repair of any public utility as well as public roadway and storm drainage construction and maintenance by governmental agencies and/or their agents; provided, however that such land disturbing activity shall comply fully with the rules and regulations set forth by the Tennessee Department of Environment and Conservation *Tennessee's current Construction General Permit, July 1, 2000*).
3. Agricultural Uses - Farming or other accepted agricultural uses, as identified in the Tennessee Right to Farm Act (T.C.A. § 43-26-103), or as hereafter amended.
4. Lawns/Gardens/Landscaping - Home gardens, home landscaping or lawn preparation on existing lots or parcels shall be exempted from the provisions stated in this article unless the possibility for erosion or alteration of drainage patterns or structures is such to necessitate a grading permit and/or alternative plan.
5. Silviculture Uses - The timbering and harvesting of trees strictly as a silviculture practice and not as a precursor to later development. However, timbering activities should follow best management practices, as outlined in the *Guide to Forestry Best Management Practices* - Tennessee Department of Agriculture, Division of Forestry, or current revisions, to protect streams and other sensitive areas.

**8-103.4 Land Disturbance Plan (Grading Plan)** - The land disturbance plan or grading plan shall comply with the minimum general and technical requirements set forth in this section. The complexity of the plan shall be commensurate with the severity of the site conditions and potential for off-site damage. The Planning Commission and/or the staff planner may require additional information if deemed necessary and appropriate to evaluate the feasibility of the plan. The grading plan shall be submitted and approved prior to any grading or construction activities.

1. Plan Required – Except as otherwise exempted from the requirements of this article, a grading plan required prior to the issuance of a grading or building permit. The plan shall identify the specific and appropriate erosion control practices and sediment trapping facilities proposed for the site to be disturbed as well as a schedule for implementation and maintenance. The plan shall also identify final stabilized conditions for the site, provisions for removing temporary control measures and stabilization of the site when temporary measures are removed, permanent stormwater conveyance structures and maintenance requirements for any permanent measures.
2. Professional Design – The grading plan shall be developed by a qualified design professional, licensed to practice in the State of Tennessee who has completed and been certified in the stormwater, erosion and sediment control for stormwater quality (CPESC-SWQ), such as a qualified professional engineer, qualified landscape architect, or qualified land surveyor; or Certified Professional in Erosion and Sediment Control (CPESC).

For projects which require a construction general permit through the State of Tennessee, the SWPPP (plan and narrative) shall be prepared by a person in accordance with the current State of Tennessee Construction General Permit and submitted to the County. The SWPPP shall contain all required information at required by the current State of Tennessee Construction General Permit. Be aware that the requirements for projects which drain into an impaired stream or Exceptional Waters of the State are different than for projects draining to an unimpaired stream.

3. Erosion & Sedimentation Control – Erosion control measures shall be designed and provided in accordance with the latest version of the **Tennessee Erosion and Sediment Control Handbook** and Tennessee's Construction General Permit. If there is a conflict between these regulations and the State of Tennessee's Regulation, the most stringent regulation shall apply. Areas that are to be developed or excavated shall apply these guidelines, fitting the appropriate measures to the specific soils and topography so as to minimize soil erosion and surface water runoff. Erosion and sediment control measures shall be maintained until the site is significantly stabilized and maintained when necessary.

All perimeter sediment control devices such as construction exits, earth berms/dikes, swales, sediment basins sediment traps, and other perimeter drainage and sedimentation control measures shall be installed in conjunction with initial work and must be in place and functional prior to the initial grading operations.

All erosion and sediment control devices shall be designed for the 2-year, 24-hour storm as a minimum. For drainage area of 10 acres or more to a single outfall point, a sediment basin(s) or equivalent measures shall be used and designed for the 2-year, 24-hour storm.

For projects which drain into an impaired or exceptional state water, the erosion and sediment control devices shall be designed for the 5 year, 24 hour storm and a sediment basin or equivalent measures shall be used for drainage areas of 5 acres or more to a single outfall point.

4. Protection of Natural Vegetation and Trees – Natural vegetation shall be retained and protected whenever feasible during construction. If an area is stripped of vegetation during construction, the exposed area shall be limited to the smallest practical size, and durations of the exposure limited to the shortest practical time. Temporary barriers shall be maintained around the drip line/canopy of the existing trees to be protected.
5. Minimum Information Required – It shall be at the discretion of the Building Commissioner how much information is necessary to obtain a permit. At a minimum, the following information shall be required in order to evaluate the proposed development.
  - a. Name, address and all available numbers of the permit holder, and the owners and developer, if other than the permit holder, for the property to be graded.
  - b. The registration seal and signature of the engineer, landscape architect, land surveyor or Certified Professional in Erosion and Sediment Control (CPESC) who prepared, designed and referenced the plan.
  - c. Cover letters addressed to the Planning Commission and/or Building Commissioner stating the intent of plans and project description.
  - d. A plan which is drawn to a scale no less than one-inch equals 100 feet, including predevelopment topographic conditions and post-development grades. The contour interval shall be no greater than five feet. The plan shall include off-site existing topographic conditions extended to a minimum of 25 feet beyond the boundaries of the subject tract of land if grading is designed to be within 25 feet of any boundary.

- line. The pre-development conditions survey shall also include information on all public roads adjacent to subject property.
- e. The site location, boundaries, adjacent properties, location of any existing or proposed buildings or structures on the property or on adjacent land within 100 feet of the area to be disturbed, floodplain areas, ditch lines and any existing on-site and off-site structural or natural features of the land which have a significant impact on drainage or sediment control.
  - f. Outline of all drainage basins within the project area.
  - g. Identification of all streams, wetlands and sinkholes within the project area.
  - h. The location and a description of the temporary and permanent erosion control measures and drainage apparatuses to be constructed and structural changes and improvements to the land, including clearing and grading limits, daily cleanup and site control practices and other activities to mitigate the adverse impact of land disturbance.
  - i. A time schedule for initiation and completion of the measures and devices and periodic maintenance after completion. A general sequence of construction explaining when sediment control, drainage, and stormwater management devices are to be installed in relation to other components of the site development is to be provided on the plans. The sequence of construction shall state that no clearing or grading may begin until all perimeter sediment control devices are in place and functional.
  - j. Stormwater conveyance system
  - k. Stormwater Management system design and calculations.
6. **Final Inspections Required** – Upon completion of the development, the design professional engineer who designed the stormwater conveyance and management system, or another design professional qualified to design stormwater systems, shall inspect the as-built condition design and issue a letter to the county certifying that such design complies with the approved plans, will support the stormwater run-off and complies with all requirements stated herein. All approvals of a final plat, final site plan and/or Certificate of Occupancy shall be withheld until such as-built inspection has been certified as stated above by the engineer who designed the stormwater plan.

For drainage areas of 10 acres or more to a single outfall (5 acres or more if draining to siltation or stream-side habitat alteration impaired or exceptional waters of the state), a site assessment by the design professional who prepared the plans shall be performed within 1 month of grading or clearing operations starting to verify the installation, functionality and performance of all erosion and sediment control measures on the plans and in the SWPPP. Any issues shall be addressed immediately and the plans and SWPPP updated, if applicable.

The Building Commissioner, with the assistance of others, shall make periodic inspections, during construction and development, of the land disturbing activities, the stormwater management system installations, and other activities requiring a grading permit to ensure compliance with the approved plan. For all construction sites draining to siltation impaired streams or exceptional waters of the State, the County shall perform at least monthly inspections. Inspections will evaluate whether the measures required in the approved plan and/or grading permit and undertaken by the Developer are effective in controlling erosion. The right of entry to conduct such inspections shall be expressly reserved in the permit.

As a minimum, the owner/operator of any construction project which requires a land disturbance plan is required to perform twice weekly inspections of their erosion and sediment control devices and to perform required maintenance in a timely manner. If the construction project requires a construction stormwater permit through the State of Tennessee, the owner/operator shall perform inspections, site assessments, maintenance of devices, and documentation in accordance with the State of Tennessee's current Construction General Permit.

**8-103.5 Construction Access Routes** - A stabilized stone pad, meeting requirements of the Tennessee Erosion and Sediment Control Handbook, shall be placed at any point where traffic will be entering and leaving a construction site to or from a public road prior to the initiation of any grading work. Stone pads shall contain ASTM-1 stone, six inches thick, and shall be placed from the public road into the construction site a minimum width of 12 feet for residential land uses and 20 feet for all non-residential land uses with a minimum length of 50 feet or as allowed State of Tennessee. If there is runoff flowing down the construction exit to the street, a mountable stone berm or equivalent measures shall be used to direct the runoff to sediment control devices adjacent to the exit.

**8-103.6 Cut and Fill Slopes** - Permanent cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Consideration shall be given to the length and steepness of the slope, the soil type, upslope drainage area, groundwater conditions and other applicable factors. Any slopes installed at two foot horizontal to one foot vertical

or steeper shall be stabilized with rock riprap or other acceptable method approved by the Planning Commission staff planner and Building Commissioner.

**8-103.7 Stabilization of Denuded Areas and Soil Stockpiles** - Permanent erosion control measures shall be applied to denuded areas within 14 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 14 days to any denuded area, which may not be at final grade, but will remain dormant (undisturbed by construction activity) for longer than 14 days. For slopes 3:1 or steeper, they must be temporarily or permanently stabilized within 7 days of grading ceasing on those slopes.

Any temporary soil stockpiles shall be stabilized or protected with sediment trapping measures to prevent erosion. Stockpiles of soil, fill or other materials shall not be placed in an area that may cause a site visibility hazard, such as within a right-of-way. Applicable erosion control measures shall include establishment of vegetation, mulching and the early application of gravel base on areas to be paved.

Selected permanent or temporary erosion control measures should be appropriate for the time of year, site conditions and estimated duration of use. Under no circumstances shall this local requirement relieve the applicant from complying with the TDEC General Permit No. TNR 10-0000 Construction General Permit for Stormwater Discharges.

**8-103.8 Protection of Adjacent Properties**

1. Downhill Protection – All properties adjacent and/or downhill from the site of a land disturbance shall be protected from soil erosion and sedimentation. This shall be accomplished by preserving a well-vegetated buffer strip around the lower perimeter controls such as sediment barriers, filters or dikes, or sediment basins, or by a combination of such measures.
2. Use of Buffer Strips – Vegetated buffer strips shall be used alone only where stormwater runoff is anticipated to occur through sheet flow and shall be a minimum of 20 feet in width and 8 feet in length. If at any time it is found that a vegetated buffer strip alone is ineffective in stopping erosion onto adjacent property, additional perimeter controls shall be provided by the owner.
3. Directed Discharge – If stormwater is discharged in concentrated flow, such as from gutters or culverts, in addition to the Buffer Strip an additional mechanism, such as riprap or splash plates, must be implemented such that the velocity of the discharge is reduced to prevent erosion of neighboring properties.
4. Sediment Control – Sediment basins and traps, perimeter dikes, sediment barriers, check-dams, diversions and other erosion control measures intended to trap sediment on-site to protect downstream or adjacent properties shall be constructed as the first step in grading and shall be made functional prior to disturbance of upslope land. Earthen structures such as dams, dikes and diversions shall be seeded and mulched/strawed within seven days of installation.

The Building Commissioner has the authority, at his/her discretion, to require ground cover or other remediation measures preventing stormwater, erosion and sediment run-off, if either determines, after construction begins, that the plan and/or implementation schedule approved by the Planning Commission does not adequately provide the protection intended by this Resolution and the plan approved by the Planning Commission. Additional protective measures required by the Building Commissioner are subject to appeal under the procedures outlined in the Zoning Resolution.

5. Stormwater Runoff – Stormwater runoff shall be managed to protect downstream or adjacent properties from sediment runoff, erosion, or an increase in runoff rate that could damage those properties. From disturbed areas one acre or greater shall pass through a sediment basin or other suitable sediment trapping facility. All storm drainage inlets shall be protected during construction with a sediment barrier to prevent clogging and localized flooding. All means of protection shall be maintained and monitored throughout construction.
6. Protection of Streets and Roadways – To prevent streets from becoming impassable or otherwise unsafe, driveways, parking lots, and other such areas that connect directly to the road must be maintained such that gravel, sediment, and similar debris does not get washed into the public roadway.
7. Violations – Any person responsible for a property or premises, which is the source of a violation, may be required to implement, at the person's expense, the best management practices necessary to prevent further damage to adjacent properties.

**8-103.9 Disturbance in and along Streams and Floodways** - The applicant for proposed land disturbance activities in streams or other Waters of the State (defined by a blue line on a 7 ½ minute United States Geological Survey quadrangle) and designated floodways shall be required to provide evidence of obtaining appropriate permits from federal and state regulatory agencies or a written waiver of such permits prior to the issuance of a grading permit by the county. In all cases where the development site has a blue line stream and is not designated as a floodway on the most recent Flood Insurance Rate Map or other best available certified data, a minimum of 20 feet shall be reserved along the highest water mark or creek bank on both sides of the channel as a protected undisturbed riparian/buffer zone.

For projects with one (1) acre or more of land disturbance or is part of a larger common development which would have at least one (1) acre of land disturbance, a permanent undisturbed buffer shall be provided from the top of bank along both sides of streams or Waters of the State except as necessary for the crossing of the stream for installation of utilities, development of roads, or construction of outfalls for stormwater facilities, related drainage improvements and for removal of invasive species to enhance the existing buffer. These utility, road, and stormwater outfall disturbances shall be designed to minimize disturbance and impact on the stream and its buffers. Any disturbance to a stream or wetland requires an Aquatic Resource Alteration permit through the State of Tennessee.

The permanent buffer widths are based on the drainage area to the point along the stream where the buffer is being determined:

- (a) For drainage area less than 1 a square mile, the buffer is 30'.
- (b) For drainage areas 1 square mile or more, the buffer is 60' average with a 30' minimum width. To use the 60' average/30' minimum method, it must be shown that the straight 60' width would be a hardship to developing the property and may not be based solely on the difficulty or the cost of implementation.

If it is not practical to provide the required buffer or only a portion of the buffer can be provided, approval through the Sullivan County Board of Zoning Appeals must be obtained. Justification for this variance must be justified in accordance with the Boards of Zoning Appeals criteria.

For projects with one (1) acre or more of land disturbance or is part of a larger common development which would have at least one (1) acre of land disturbance, during construction a temporary 30' average (15' minimum) undisturbed buffer or equivalent measures, shall be provided from the top of the stream bank. If the stream is siltation or streamside habitat impaired or an exceptional water of the state, the temporary undisturbed buffer during construction is increased to a 60' average (30' minimum) or equivalent measures. *(Amended May 20, 2013)*

**8-103.10 Peak Stormwater Management (Drainage Plan) – Pre-construction and Post-construction**

1. Purpose– The intent of this section is to protect the health and safety of the residents of the county; to control the level and intensity of stormwater runoff consistent with existing runoff levels; to minimize expenditure of public funds for costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding; to maximize beneficial use of land without incurring flood hazard potential; to ensure a functional drainage system that will not result in excessive maintenance costs; to encourage the use of natural and aesthetically pleasing design; to ensure water quality; and to protect or improve groundwater or surface waters.
2. Site Plan Approval– Prior to approval of the site development plan or final subdivision plat; the county Planning & Codes department in consultation with the design professional preparing the site development plan or final subdivision plat shall determine whether there is a need for a stormwater management plan based upon historical findings, any current adopted floodplain studies, hydrologic calculations as may be required, and other factual data as may be available. When a stormwater management plan is required, such plan shall be concurrently submitted to the Highway and Planning & Codes departments for review and recommendations prior to consideration by the Planning Commission.
3. Improvements Required– The Planning Commission may require, as necessary, structural or other improvements designed to detain the level and intensity of stormwater runoff associated with the land development site. A drainage calculation report shall be addressed and submitted to the Planning Commission, as prepared by a licensed engineer. All plans and reports shall be original and wet stamped by such reporting engineer and addressed to the county directly. Any stormwater runoff, which is channeled, either through structural facilities or graded ditches, to adjacent properties, the developer shall be responsible for preparing, securing, and recording



drainage easement to ensure that all adjacent landowners who may become affected by the development in the future, are aware and agree to such plan.

If stormwater management is required, best management practices shall be implemented that accommodate any increase in stormwater runoff generated by the development in a manner in which the predevelopment levels of runoff for the two (2) and ten (10) year storm events are not increased during and following development and construction. The Planning Commission reserves the right to require stormwater management to maintain predevelopment levels of runoff for the 25, 50, or 100-year storm event if a known flooding problem exists downstream.

In accordance with State requirement, SCMs must be designed, at a minimum, to achieve an overall treatment efficiency of 80% TSS removal from the WQTV with a 1-year, 24- hour design storm event. Uncontaminated roof runoff may be excluded.

Water Quality Treatment Volume and the Corresponding SCM Treatment Type for the 1-year, 24-hour design storm		
SCM Treatment Type	WQTV	Notes
infiltration, evaporation, transpiration, and/or reuse	runoff generated from the first 1 inch of the design storm	Examples include, but are not limited to, bioretention, stormwater wetlands, and infiltration systems.
biologically active filtration, with an underdrain	runoff generated from the first 1.25 inches of the design storm	To achieve biologically active filtration, SCMs must provide minimum of 12 inches of internal water storage.
Flow-through MTDs must provide an overall treatment efficiency of at least 80% TSS reduction.	runoff generated from the first 2.5 inches of the design storm or the first 75% of the design storm, whichever is less	Examples include, but are not limited to, sand filters, permeable pavers, and underground gravel detention systems. Ponds must provide forebays comprising a minimum of 10% of the total design volume. Existing regional detention ponds are not subject to the forebay requirement.
hydrodynamic separation, baffle box settling, other flow-through manufactured treatment devices (MTDs), and treatment trains using MTDs	maximum runoff generated from the entire design storm	

Sullivan County wishes to minimize the negative effects of development on our environment, on our economy, and on our health while at the same time reducing development costs for the developers and maintenance costs for the county and the developer. All efforts should be utilized to implement site design and non-structural stormwater management practices to reduce and minimize runoff in new development. Efforts to enhance infiltration, passage or movement of water into the soil surface, reduction of hard surfaces, minimizing the concentration of runoff, and lengthening of the time of concentration should be a priority:

The following BMPs and stormwater credits can be applied to the peak and water quality stormwater calculations thereby reducing the size and cost of the stormwater BMPs:

- (a) Natural area conservation  
 The preservation of forest, wetlands, pastureland, and other sensitive areas of existing vegetation thereby retaining pre-development hydrologic and water quality characteristics. If these areas are undisturbed and placed in a recorded protective easement, these areas may be subtracted from the total site area when calculating water quality volume. The post development curve numbers for these areas can be modeled as forest in good condition.

(b) Disconnection of rooftop runoff

Rooftop runoff that is disconnected from another impervious surface and directed over a pervious area will infiltrate into the soil or be filtered by the surface material. The longer the flow path of the water from the pipe across vegetated areas, the greater the filtering and infiltration of the run-off which in turn improves water quality and reduces downstream run-off.

If the lot is graded to disperse the rooftop runoff as sheet flow through at least 50' of thick grass or other thick vegetation or through at least 25' of existing woodlands, 50% of the rooftop impervious area draining through the vegetation may be modeled as grass in good condition when calculating the post development curve number. If reforestation or planted landscape beds equal in area to 50% of the rooftop area is placed in the path of the disconnected rooftop runoff, then the remaining 50% of the rooftop impervious area may be modeled as grass in good condition when calculating the post development curve number.

If the rooftop runoff is discharged into a properly designed and constructed bioretention facility/rain garden onsite, 100% of the rooftop impervious area draining to the device may be modeled as grass in good condition when calculating the post development curve number.

In addition, under both conditions listed above, the total impervious area in the water quality calculations may be reduced relative to the impervious area reduction associated with the curve number credit.

If downspouts need to be piped away from building foundations to prevent damage to the foundations, the pipes must outfall at least ten (10) feet, preferable further, from any property line. If the downspouts are piped and the runoff cannot disperse in accordance with the above requirements, no stormwater credit is available.

(c) Disconnection of non-rooftop impervious runoff

Rooftop runoff that is disconnected from another impervious surface and directed over a pervious area will infiltrate into the soil or be filtered by the surface material. The longer the flow path of the water across vegetated areas, the greater the filtering and infiltration of the runoff which in turn improves water quality and reduces downstream runoff.

Discharging run-off from impervious surfaces onto pervious surfaces through the use of pervious pavers, permeable paving surfaces, rain gardens/bioretention facilities, grassed swales, use of open road sections in lieu of curbed roads, and by grading the site so that run-off travels from an impervious surface to a pervious surface before being collected in a drainage system. All of these increase filtering and infiltration of stormwater before the flows become concentrated and this in turn improves water quality and reduces downstream run-off which means pipes, swales, ditches, and stormwater facilities can be smaller.

Avoid sending run-off from one impervious surface directly onto another impervious surface. Place pervious surfaces between impervious surfaces along the run-off path.

If the site is graded to disperse the impervious runoff as sheet flow through at least 50' of thick grass or other thick vegetation or through at least 25' of existing woodlands, 50% of the impervious area draining through the vegetation may be modeled as grass in good condition when calculating the post development curve number. If the impervious runoff is discharged into a properly designed and constructed bioretention facility/rain garden onsite, 100% of the impervious area draining to the device may be modeled as grass in good condition when calculating the post development curve number.

(d) Sheet flow

Maintain sheet flow for as long as possible before the run-off has to be collected in a stormwater conveyance system. Sheet flow increases infiltration and lengthens the time of concentration which in turn improves water quality and reduces run-off downstream. Spread out concentrated flows created by the development before they are discharged offsite using stilling basins, level spreaders, directing run-off through woodlands, or other means so the run-off returns to pre-development characteristics to meet the adequacy of outfall provision of this ordinance and to improve water quality and reduce run-off downstream.

(e) Grass channels in lieu of piping or hard surface channels

(f) Environmentally sensitive development

Maintaining/not disturbing environmentally sensitive areas such as streams, stream buffers, existing woodlands, existing steep slopes, wetlands, etc., the reduction of cut and fill, excavating, etc. and the appropriate balance of buildings and parking on the development site.

(g) Improvements to and the reduction in the impervious areas on the development site. Design parking lots with the minimum amount of hard surface required to meet the zoning regulations. If additional parking area is desired, the County strongly encourages the employee and/or overflow parking areas to be constructed in a more pervious material than asphalt or concrete. If the parking regulations require excessive parking for your type of development, discuss the issue with the County Staff. If the County Staff feels a reduction in the number of required parking spaces is justified, a variance can be submitted to the Board of Zoning Appeals to reduce the parking requirements which in turn will reduce the amount of impervious surface installed.

(h) Increased use of trees, shrubs and ground cover, which absorb up to 14 times more rainwater than grass and require less maintenance.

Any stormwater detention or retention pond shall also be designed to pass the post development *100-year storm* (peak attenuation to the 100-year predevelopment rate is not required) through the pond without overtopping any portion of the dam. This can be accomplished through the principal spillway or an emergency spillway or using both. The emergency spillway shall be installed on virgin soil and is not to be placed on fill material or the dam. If it is not feasible to place the emergency spillway on virgin soil, then the principal spillway shall be designed for the 100-year storm.

The overflow path through the site and from any stormwater management device for stormwater runoff above the design storm event, shall not adversely impact any onsite structures such as buildings and roadway stability.

Provide hydraulic calculations for stormwater facilities sealed by a design professional qualified to prepare hydraulic calculations in accordance with State of Tennessee law. As a minimum, the calculations shall include a pre and post development drainage area map, brief narrative, pre and post development runoff data, and routing calculations to determine the outflow rate from the stormwater management facility.

Provide location, size, details, and layout of proposed stormwater management. Provide appropriate details such as a profile through the principal spillway with cutoff trench, anti-seep control, trash rack details, compaction/backfill details or notes, riser detail, outlet stabilization, and emergency spillway detail for detention ponds and other details/sections as needed for the contractor to build the structures. The low flow opening in a riser structure and its overflow shall have a trash rack to prevent the opening, the riser, and/or the principal spillway from becoming clogged. The trash racks shall not be flat across the openings.

The location and amount of stormwater runoff leaving site after construction and from stormwater management measures proposed should be evaluated to protect adjoining and downstream properties and existing drainage facilities and systems. The plan must address the adequacy of outfalls from the development. When water is concentrated, what is the capacity of waterways and storm drains, if any, accepting stormwater off-site, and what measures including infiltration, sheet flowing into buffers, outfall setbacks, etc. are to be used to spread concentrated runoff and prevent the scouring of waterways and drainage areas off-site.

Outfall pipes from storm drain systems and stormwater management facilities shall be setback sufficiently from offsite properties to allow the concentrated water to spread out back to pre-development flow characteristics. Under no circumstance shall an outfall pipe, as measured from the end section, headwall, or pipe, if no end structure is used, be any closer than ten (10) feet from the offsite property unless a drainage easement from the offsite property owner is obtained and recorded. The outfall setback shall be determined by the design professional and shall be based on outflow rate and the receiving channel or pipe characteristics.

Stormwater discharge from a concentrated point such as a pipe outfall shall discharge onto rip rap or other velocity/energy dissipating method to reduce erosion potential. All rip rap or other stone used to reduce velocity shall be placed on a geotextile to prevent scouring and the stone from sinking into the underlying soil.

- (i) **Maintenance of Stormwater Management Facilities Drainage Plan** – Upon final site plan or subdivision plat approval, the maintenance of the stormwater plan shall remain the responsibility of the current landowner(s) and shall by no means be maintenance responsibility of the county except for those stormwater systems within county rights-of-way or other county-owned properties (*Amended 03 16 2023 CC*).

Stormwater management facilities or devices, including detention ponds, which are located in subdivisions, shall be located on a non-buildable lot or within an easement if located on a buildable lot. Any existing and proposed easements shall be shown on the construction drawings as well as the recorded final plat. The construction drawings and the final plat shall state who is responsible for the maintenance of the stormwater management devices. **The County shall not be responsible for the maintenance of stormwater management facilities or devices except for those within County rights-of-way or on other County owned properties.** (*Amended May 20, 2013*)

**8-103.11 Notice of Termination** – With the exception of residential subdivision developments, all other developments and projects that were required to obtain a *General Construction Permit* with TDEC, shall be required to submit a copy of the *Notice of Termination* letter to the County Staff prior to issuance of a *Certificate of Occupancy* from the County. Notices of Termination for residential developments shall not be issued until the last home is completed. It is the responsibility of the owner/developer to request *Notice of Termination* from the State.

**8-103.12 Illicit Discharge and Illegal Connections or Dumping** – If the owner/operator of the site or project must design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants; at a minimum, such measures must be designed, installed, implemented and maintained to:

1. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash-water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
2. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater; and
3. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

The following discharges are prohibited from construction sites:

1. Wastewater from washout of concrete, unless managed by an appropriate control.
2. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials
3. Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
4. Soaps or solvents used in vehicle and equipment washing.

**8-103.13 Prohibition of illicit discharges**

1. No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of storm water. The commencement, conduct, or continuance of any non-storm water discharge to the municipal separate storm sewer system is prohibited.
  - a. Exceptions. Uncontaminated discharges from the following sources are permitted:
    - (1) Landscape irrigation or lawn watering with potable water;
    - (2) Diverted stream flows permitted by the State of Tennessee;
    - (3) Rising ground water;
    - (4) Groundwater infiltration (as defined at 40 CFR 35.2005(20)) to separate storm sewers;
    - (5) Pumped groundwater;
    - (6) Foundation or footing drains;
    - (7) Water discharged from crawl space pumps;

- (8) Air conditioning condensate;
- (9) Springs;
- (10) Individual, residential washing of vehicles;
- (11) Flows from natural riparian habitat or wetlands;
- (12) Swimming pools (if dechlorinated – typically less than one part per million chlorine);
- (13) Street wash waters resulting from normal street cleaning operations;
- (14) Discharges resulting from emergency firefighting activities.
- (15) Discharges pursuant to a valid and effective NPDES permit issued by the State of Tennessee;
- (16) Discharges necessary to protect public health and safety, as specified in writing by the County; and
- (17) Dye testing permitted by the County.

- b. Discharge due to water line flushing directly to the waters of the State of Tennessee is prohibited. Persons responsible for water line flushing activities are required to de-chlorinate discharges before such discharges come in contact with waters of the State of Tennessee.
  - c. Discharge of swimming pool water directly to the waters of the State of Tennessee is prohibited. Persons responsible for water line flushing activities are required to de-chlorinate discharges before such discharges come in contact with waters of the State of Tennessee.
2. The County has the authority to identify areas that would be considered 'HOT SPOTS' for pollution runoff. These sites should be investigated for potential highly contaminated runoff and if found then enforcement action shall occur.

#### **8-103.14 Prohibition of illegal connections**

1. The construction, use, maintenance, continued existence of illegal connections to the municipal separate storm sewer system is prohibited.
2. This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

#### **8-103.15 Elimination of Discharges or Connections**

1. Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the best management practices necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system.
2. Any person responsible for a property or premises where an illegal connection is located may be required, at the person's expense, to eliminate the connection to the municipal separate storm sewer system. Improper connections in violation of this resolution must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval of the receiving sanitary sewer agency.
3. Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the Director requiring that such locating be completed. Such notice will specify a reasonable time period within which the location of the drain or conveyance is to be completed, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the Director.
4. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed in compliance with the provisions of this section.

#### **8-103.16 Notification of Spills**

1. Notwithstanding other requirement of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation, has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into storm water and/or the municipal separate storm water system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release.

2. In the event of a release of hazardous materials, the person shall immediately notify emergency response of the occurrence via emergency dispatch services. The person shall notify the Director in person or by telephone or facsimile no later than the next business day.
3. In the event of a release of non-hazardous materials, the person shall notify the Director in person or by telephone or facsimile no later than the next business day.
4. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the Director within three (3) business days of the telephone notice.
5. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least five (5) years.

#### **8-103.17 Authority**

1. The Director or his/her designee(s) shall have the authority to enforce these Rules and Regulations.
2. All Sullivan County officials are hereby authorized to assist when and where appropriate in the enforcement of these Rules and Regulations.
3. The Director may require reports or records from the permit holder or person responsible for eliminating the violation to ensure compliance.

#### **8-103.18 Inspections by the County**

1. The Director or his/her designee shall have the right to enter onto private properties for the purposes of investigating a suspected violation of these Rules and Regulations.
2. The owner/operator of any facility, operation or residence where a violation is known or suspected shall allow the Director or his/her authorized representative to have access to and copy at reasonable times, any applicable State or Federal permits related to the suspected or known violation, or any reports or records kept as a condition of these Rules and Regulations.
3. Failure on the part of an owner or operator to allow such inspections by the Director or his/her designee shall be a violation of these Rules and Regulations.

#### **8-103.19 Enforcement, Penalties, and Liability**

1. It shall be unlawful for any person or entity to violate any provision or fail to comply with any of the requirements of these Rules and Regulations. The Director or his/her designee(s) shall have the authority to issue directives ordering violators to immediately cease and desist violating these Rules and Regulations and to issue a Stop Work Order directing violators to cease and desist any activity, which causes or contributes to the violation of these Rules and Regulations. If a person or entity has violated or continues to violate these Rules and Regulations, the Director or his/her designees may petition for a preliminary and permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.
2. In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of these Rules and Regulations is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.
3. Any person in violation of these Rules and Regulations shall be subject to a civil penalty not to exceed \$5000.00 for each offense per Tenn. Code Ann. §68-221-1101, a Stop Work Order, and/or civil damages. Each day such violation shall continue shall constitute a separate violation.
4. Failure to comply with a Stop Work Order shall constitute a separate violation, which shall be subject to a penalty of not to exceed Five hundred dollars (\$500.00). Each day such violation shall continue shall constitute a separate violation.

- 5. In order to gain compliance, the Director may notify other Sullivan County departments to deny service to property until the site, facility, activity and/or residence has been brought into compliance with these Rules and Regulations.
- 6. Any person who violates any provision of these Rules and Regulations shall also be liable to the County for damages caused to the County by the violation. Such damages may include expenses incurred in investigating and enforcing violations of these Rules and Regulations including, but not limited to, attorney’s fees, costs of litigation, sampling and monitoring expenses.
- 7. Upon the request of the Director, the attorneys for the County shall take appropriate legal action to enforce the provisions of these Rules and Regulations.
- 8. The remedies provided for in these Rules and Regulations are cumulative and not exclusive and shall be in addition to any other remedies provided by law.
- 9. Neither the approval of a discharge under the provisions of these Rules and Regulations nor compliance with the conditions of such approval shall relieve any person of responsibility for damage to other persons or property or impose any liability upon the County for damage to other persons or property.

*(Amendments to Article 8-103 were approved by County Commission in May of 2013 to meet current Clean Water Act, NPDES, Phase II Federal Requirements).*

**8-104 Property Management** - It shall be the responsibility of all property owners to ensure the maintenance of one’s property with regard to the requirements of this Zoning Resolution and the Health and Safety Regulations standards, including but not limited to the following:

- A. Trash – All solid waste shall be contained and properly disposed of in a legal container and/or landfill. The site shall be free of all debris to protect the health of the environment and appearance of the community.
- B. Health and Safety Regulations – All properties under the jurisdiction of Sullivan County shall be subject to these provisions and regulations as herein adopted or referenced.
- C. Buffer Strips/Screening – Any development, which has been approved by the county, shall maintain all required buffering areas, grass areas, landscaped areas, fencing or any other landscape/hardscape so required for the purpose of protection of incompatible adjacent land uses, land for stormwater absorption, and general appearance of the site

**8-105 Restriction of Recreational and/or Automotive Vehicles as Permanent Dwellings or Storage** - No camper, Recreational Vehicle (RV), or any other automotive vehicle may be used as a permanent residential dwelling or storage structure. All such vehicles or campers shall only be allowed, as they were designed, for temporary and seasonal use within an approved campground facility, approved lake lot, or otherwise stored in an approved storage area not in use. Refer to the Temporary Supplemental Use provision for campground facilities in Appendix B.

**8-106 Restriction of Inoperable Vehicles in all Residential and Planned Districts** - The temporary or permanent outside storage or placement of inoperable vehicles, of any kind, whether in whole or in parts, shall be strictly prohibited within all residential and planned districts. Any vehicles that are being serviced, repaired or restored shall take place within a completely enclosed permissible structure located on the property of the owner or within an appropriate commercial district offering such services. All such activities, regardless of location shall be subject to all local, state and federal laws and regulations governing the health and safety issues.

**8-107 Buffering and Landscaping Requirements for all Commercial and Manufacturing Districts** - Buffering and/or landscaping standards shall be required in order to visibly screen incompatible land uses from one another and to assist in the controls of stormwater run-off. The following minimum standards shall be required for all proposed commercial &

manufacturing developments, as well as, any non-residential facility and multi-family housing complexes as s  
ARTICLE III:

**8-107.1 Buffering Strip** - A minimum of an eight (8) foot reserved portion of a parcel, which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces for the purpose of buffering one land use from another, possibly incompatible land uses. Such strip shall be planted with year-round evergreen trees and shrubs a minimum of four (4) feet in height (when planted) on ten (10) foot staggered centers. Total overall height of at least one (1) row of plantings shall be a minimum of eight (8) feet upon mature growth. Such buffer shall be maintained and free of debris with other specifications as may be required by the Planning Commission or Building Commissioner to ensure proper screening between properties, wherever required. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified so as to preserve the established trees. Furthermore, the selection of trees may be specified by the Building Commissioner or Planning Commission due to existing overhead utility lines, which may interfere with the mature height of such selected tree specification. Where appropriate a solid (opaque) wood, masonry and/or solid PVC fence, a minimum of six (6) feet in height, may be constructed in lieu of or part of a planned buffer strip. All buffer strips and/or fencing shall be maintained for the life of the use and/or improvements (*amended August 15, 2005*).

**8-107.2 Vegetative Reserve Green Strip** A minimum of a ten (10) foot vegetative reserve green strip shall be maintained on all road frontages in order to control vehicular access, sight visibility and to assist in the stormwater run-off from the parking lot and other impervious surfaces. Such reserve strip shall be free from all structures and parking. Such reserve strip may be planted with any type of shrubs and/or grasses that, at mature growth, do not exceed three (3) feet in height, so as to not interfere with vehicular sight visibility. Such requirement may be waived for all new developments within the B-2 district should alternative access controls and stormwater designs be implemented.



**From:** [Ambre Torbett](#)  
**To:** [Heather Moore \(hmoore@bristoltn.org\)](#); [Cherith Young](#); [Weems, Ken](#); [McMurray, Jessica](#)  
**Cc:** [Stormwater](#); [Inspector](#)  
**Subject:** EXTERNAL: Proposed Article 8 changes - adding the 80percent Total Suspended Solid Removal table per TDEC requirement  
**Date:** Tuesday, October 1, 2024 10:26:28 AM  
**Attachments:** [Proposed Article 8 changes - adding the 80percent Total Suspended Solid Removal table per TDEC requirement.docx](#)

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**CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.**

Good morning Bristol and Kingsport Planners,  
Can you please add this text amendment to your next available PC agenda also. This is an excerpt of the Zoning Code, regarding Stormwater Pollution Prevention, in Article 8-103. It reflects primarily reformatting to make it read better and to add the Water Quality Treatment Volume table as mandated by TDEC. During our last audit with TDEC, they requested these text amendments to be in compliance with the new EPA Clean Water Act, Code of Federal Regulations. You all probably have already done this within your Stormwater Regulations.

This is being reviewed one more time by our County Attorney as well. This will be on our October 15<sup>th</sup> PC agenda. Not much to debate about since this is a federal mandate, but none the less, must be officially adopted by County Commission.

Thank you for your time. Please review and let me know if you see any typos or anything unclear.

Many thanks,

**Ambre M. Torbett, AICP**  
*Director of Planning & Community Development*  
*Stormwater Administrator*

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

### 2024 Sullivan County Minor Text Amendments

<b>Property Information</b>		County-wide	
<b>Address</b>			
<b>Tax Map, Group, Parcel</b>			
<b>Civil District</b>			
<b>Overlay District</b>			
<b>Land Use Designation</b>			
<b>Acres</b>			
<b>Existing Use</b>		<b>Existing Zoning</b>	
<b>Proposed Use</b>		<b>Proposed Zoning</b>	
<b>Owner /Applicant Information</b>			
<b>Name:</b> Sullivan County <b>Address:</b> 3411 TN-126 #30 <b>City:</b> Blountville <b>State:</b> TN <b>Zip Code:</b> 37617 <b>Email:</b> planning@sullivancountyttn.gov <b>Phone Number:</b> (423) 323-6440		<b>Intent:</b> To make minor amendments the Sullivan County Zoning Resolution.	
<b>Planning Department Recommendation</b>			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
<b>Planner:</b>	Jessica McMurray	<b>Date:</b>	October 1, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>October 17, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**INTENT**

Intent: To make minor amendments the Sullivan County Zoning Resolution.

Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. The proposed amendment is as follows:

1. Amendment to the Sullivan County Zoning Resolution B-106 permits landowners to temporarily reside in a self-contained recreational vehicle with plumbing facilities during the construction of a permanent dwelling, provided no other pre-existing dwelling is available. The RV must be connected to electricity, water, and septic or sewer systems, with inspections conducted by the building inspector. This arrangement is valid for six months with an active building permit, and extensions may be granted as long as construction progress is ongoing.

**Comparison of the proposed changes with current City of Kingsport zoning regulations:**

The City of Kingsport prohibits the use of recreational vehicles as either temporary or permanent dwellings in all zoning areas.

The complete text changes are added at the end of this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.

**Sullivan County Zoning Text Amendment – October 2024**  
**Text below not highlighted are existing codes for reference**

**Proposed changes in Highlighted Yellow Text:**

**3-102.6 Temporary Uses** - The temporary uses and structures specified in Appendix B, as permissible within residential and agricultural districts may be permitted for the limited time periods indicated for each such use or activity.

**8-105 Restriction of Recreational and/or Automotive Vehicles as Permanent Dwellings or Storage** - No camper, Recreational Vehicle (RV), or any other automotive vehicle may be used as a permanent residential dwelling or storage structure. All such vehicles or campers shall only be allowed, as they were designed, for temporary and seasonal use within an approved campground facility, approved lake lot, or otherwise stored in an approved storage area not in use. Refer to the Temporary Supplemental Use provision for campground facilities in Appendix B and D.

**A-102 GENERAL DEFINITIONS**

**A-102.1 Application** - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

**Recreational Vehicle** – A self-contained vehicle type unit primarily designed as a temporary living quarters for recreation, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

**B-106 TEMPORARY USES** - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

**F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling**

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following regulations: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no other pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which includes plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

- H. Temporary Campground/Recreational Vehicle Park/Day Parking for Special Event - A campground and/or recreational vehicle park means any lot, tract or any portion of a parcel of land, which is intended to be used, or is used for camping purposes for periods of ten (10) or fewer consecutive days in conjunction with a special event held in or near the community. Temporary campgrounds may be permitted in any district with the following requirements. In order to protect the health and safety of patrons and surrounding residents, the following provisions shall apply to temporary campgrounds:
1. A temporary campground shall have at least one source of potable water on its premises for use by patrons of the facility. The sources of potable water for tent camping shall be spaced not more than 200 feet apart, and not more than 500 feet apart for vehicular or trailer camping. If the campground has five (5) or fewer campsites, a residential dwelling on the premises may supply the source of potable water. An appropriate number of ground faucets shall be required for campgrounds having more than five (5) campsites.
  2. A temporary campground shall have suitable restroom facilities on its premises. If the campground has five (5) or fewer campsites, a residential dwelling on the premises may provide the restroom facilities. Campgrounds having more than five (5) campsites shall have permanent or portable restroom facilities. When portable restroom facilities are used, the campground shall have at least one (1) such facility for every fifteen (15) tent campsites, and at least one (1) such facility for every thirty (30) recreational vehicular campsites.
  3. Every campsite in a temporary campground shall be located within 600 feet of a fire hydrant on a water line of at least six (6) inches in diameter or have an approved alternative fire protection plan, approved by the local fire chief.
  4. Campfires shall be permitted only after the issuance of a burn permit from the Tennessee Department of Agriculture – Division of Forestry (at the Warrior's Path State Park).
  5. Each temporary campground shall have a means to provide access on its premises by emergency vehicles during all types of weather conditions. If the campground has five (5) or fewer campsites, frontage of the campground to a paved public roadway shall be sufficient. Campgrounds with more than five (5) campsites shall have graveled or paved driveways sufficient to permanent access by emergency vehicles to and on the premises.
  6. For temporary campgrounds with more than five (5) campsites all ingress-egress driveways, aprons, and travel lanes to the registration booth or fee collection station shall be constructed of asphalt or concrete. No registration booth or fee collection station may be located within fifty (50) feet of the right-of-way of the public street or highway. Such registration booth or fee collection station shall have a minimum driveway length as a stacking of three (3) vehicles.
  7. A temporary campground shall have suitable containers on the premises for the collection and disposal of refuse (solid waste).
- I. Temporary Storage of Equipment In Agriculturally Zoned Districts of Large Tracts: To assist small business owners of earth moving equipment, the temporary storage of no more than ten (10) pieces of their earth moving equipment and the necessary carriers, shall be allowed on parcels zoned agriculturally (A-1 and A-2 only) that are five (5) acres or more in area for a time period not to exceed ninety (90) consecutive days in a calendar year (*amended October 17, 2005*).
- J. Temporary Portable Storage Units for Residential Use: The portable storage container units shall be permitted in all agricultural and residential zones for the purposes of the temporary storage of customary residential wares or for the remodeling/renovation/construction purposes for a period not to exceed sixty (60) days in any calendar year unless extension of time limits approved by the Building Commissioner (*Amended September 17, 2007*).
- K. Temporary/Seasonal Sale and Display of Fireworks: In any commercially zoned district where general retail sales are permitted, the temporary/seasonal display and sale of fireworks may be permitted with the following conditions:
1. A Seasonal Fireworks Sales permit be obtained from the State of Tennessee;
  2. A Seasonal Fireworks Sales approval be obtained from the County Mayor;
  3. A temporary Zoning Compliance Permit be obtained from the County Planning & Zoning office;
  4. A Vendor License be obtained from the County Clerk's Office;
  5. All temporary tents be setback according to the building setbacks of the zoning district;
  6. All temporary tents be located outside of any required parking or loading areas;
  7. A portable restroom facility be located on the premises on vacant lots if permanent facilities are not available on site;
  8. All temporary tents, portable restrooms, storage facilities, and any other structure or vehicle associated with the tent sale are limited to two periods in a calendar year not to exceed 20 consecutive days per

- period during the New Years and Independence Day holidays only as per Tennessee State  
other sales of fireworks shall be in a permanent commercial establishment as approved by the County  
and State;
9. A permit fee shall be paid upon application, per Article 12-109 with a recommendation to the County Commission that the fee be set for \$300 for this particular temporary use permit. A separate permit shall be required per site and per time period. *(amended on November 15, 2010)*

**From:** [Weems, Ken](#)  
**To:** [McMurray, Jessica](#)  
**Subject:** FW: EXTERNAL: FW: Zoning Code Amendment to Temporary Dwelling in RV during Hardship or Building  
**Date:** Tuesday, October 1, 2024 1:17:47 PM  
**Attachments:** [Zoning Code Amendment to Temporary Dwelling in RV during Hardship or Building.pdf](#)  
[image001.png](#)

---

Thanks,

**Ken Weems, AICP**

Planning Manager

City of Kingsport

P: 423-229-9368

C: 423-782-0116

[kenweems@kingsporttn.gov](mailto:kenweems@kingsporttn.gov)



415 Broad Street, 2<sup>nd</sup> floor

Kingsport, TN 37660

[www.kingsporttn.gov](http://www.kingsporttn.gov)

---

**From:** Ambre Torbett [mailto:planning@sullivancountytn.gov]  
**Sent:** Tuesday, October 1, 2024 12:43 PM  
**To:** Heather Moore (hmoore@bristoltn.org); Cherith Young; Weems, Ken; Harmon, Jessica  
**Subject:** EXTERNAL: FW: Zoning Code Amendment to Temporary Dwelling in RV during Hardship or Building

**CAUTION: This email originated from outside of the city. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact the IT Dept with any questions or concerns.**

Good afternoon,

ZTA #3 for October. I am super sorry. This is the last one for this month. See explanation provided to my PC below.

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development*

*Stormwater Administrator*

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440

---

**From:** Ambre Torbett  
**Sent:** Tuesday, October 1, 2024 12:40 PM  
**To:** Calvin Clifton <[cdclifton@matternandcraig.com](mailto:cdclifton@matternandcraig.com)>; Darlene Calton <[darlene.calton@sullivancountytn.gov](mailto:darlene.calton@sullivancountytn.gov)>; Darlene Calton <[darlenecaltonsc@gmail.com](mailto:darlenecaltonsc@gmail.com)>; Laura

McMillan <[lauramcmillan31@gmail.com](mailto:lauramcmillan31@gmail.com)>; Linda Brittenham <[lbrittenhamtn@gmail.com](mailto:lbrittenhamtn@gmail.com)>; Mark Webb <[mhwebb10@aol.com](mailto:mhwebb10@aol.com)>; Mary Ann Hager <[mahager61@gmail.com](mailto:mahager61@gmail.com)>; Mary Rouse <[rousem@charter.net](mailto:rousem@charter.net)>; Steven Hobbs <[stevenhobbs76@yahoo.com](mailto:stevenhobbs76@yahoo.com)>

**Subject:** Zoning Code Amendment to Temporary Dwelling in RV during Hardship or Building

Good afternoon Planning Commissioners,

Okay so Zoning Text Amendment #3 for our October meeting:

The guys and I have been dealing with a lot of folks living in campers while they build their home. We do not have a zoning code that permits this; however I am sure you can appreciate ever more that this situation is needed. Since Covid, many folks have sold their homes in record time and are displaced while they build their new homes. If someone is living in a camper permanently, not within a campground, or have an active building permit, we have to send them a violation notice. We do receive complaints often. However, if someone is displaced, actively building their permanent dwelling, or caught in the common situation of no place to rent while building, this seems like a reasonable zoning policy. Please review the amendment in yellow. We already have commissioners in support of this. We just have to make sure the RV has a restroom, so we could not allow this in a pop up camper.

Please review and let me know your thoughts. While we were spared with the having major destruction from Hurricane Helene here in Sullivan County, I can foresee others moving here if displaced. We need something in place that assures us of basic health and safety measures, while offering temporary shelter in a suitable RV. Not a tent or pop up camper though.

Please review. Thank you!

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development  
Stormwater Administrator*

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440





October 4, 2024

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

Chairman Duncan:

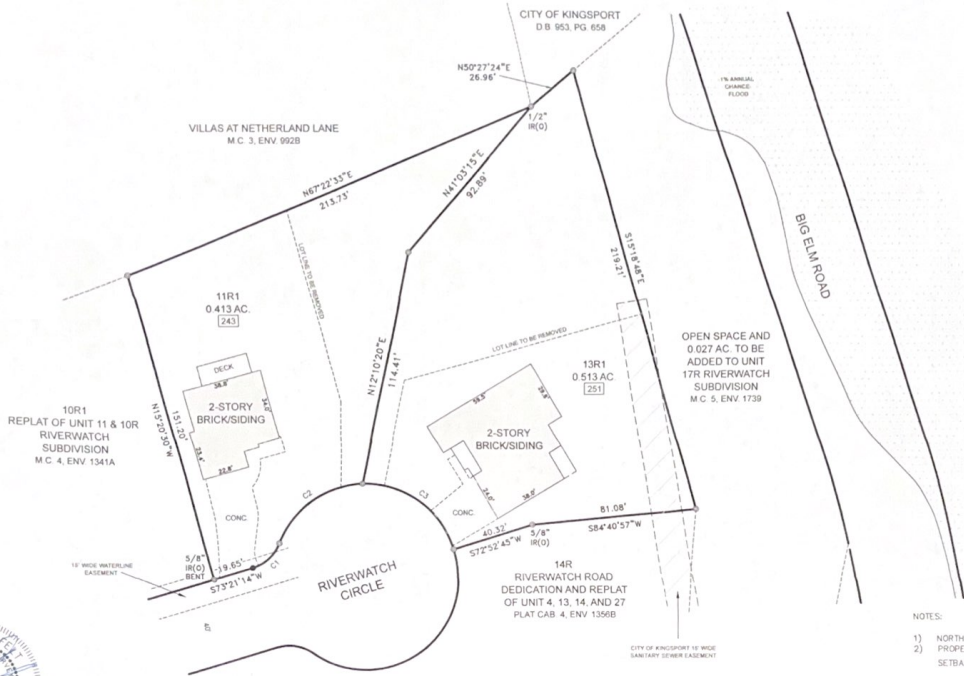
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 251 Riverwatch Circle
2. 375 Island Road
3. 241 Ridgeway Road
4. 1175 Shipley Ferry Road
5. 453 Glory Road
6. 2005 American Way
7. 2350 Cleek Road
8. 105 Williams Road/820 Granby Road
9. 1167 Bloomingdale Road
10. 661 Fieldcrest Road
11. 1657 Granby Road
12. 4823 Memorial Blvd
13. 571 Armstrong Drive

Sincerely,

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

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LOCATION MAP  
N.T.S.

**COPY**

- LEGEND**
- IRON ROD OLD
  - A&A ALLEY & ASSOCIATES
  - AC ACRES
  - CONC CONCRETE
  - M.C. MAP CABINET
  - ENV ENVELOPE
  - N.F.S. NOT TO SCALE
  - 1111 ADDRESS
  - UNMARKED POINT

Map Cabinet 2514  
Envelope 2514

24005405

PROPERTY	0.926 AC
DATE	09/12/2024 - 08:07:00 AM
ISSUED	09/12/2024
ISSUED BY	JUDY KIRKPATRICK
TITLE	RESUBDIVISION OF UNITS 11R, 13R, 14R RIVERWATCH SUBDIVISION AND THE NOTTINGHAM PROPERTY
TOTAL ACRES	0.926
TOTAL PLOTS	2
TOTAL ACRES NEW ROAD	0
TOTAL MILES NEW ROAD	0
TOTAL ACRES CIVIL DISTRICT	0
TOTAL MILES CIVIL DISTRICT	0
TOTAL ACRES CLOSURE ERROR	-1.15000

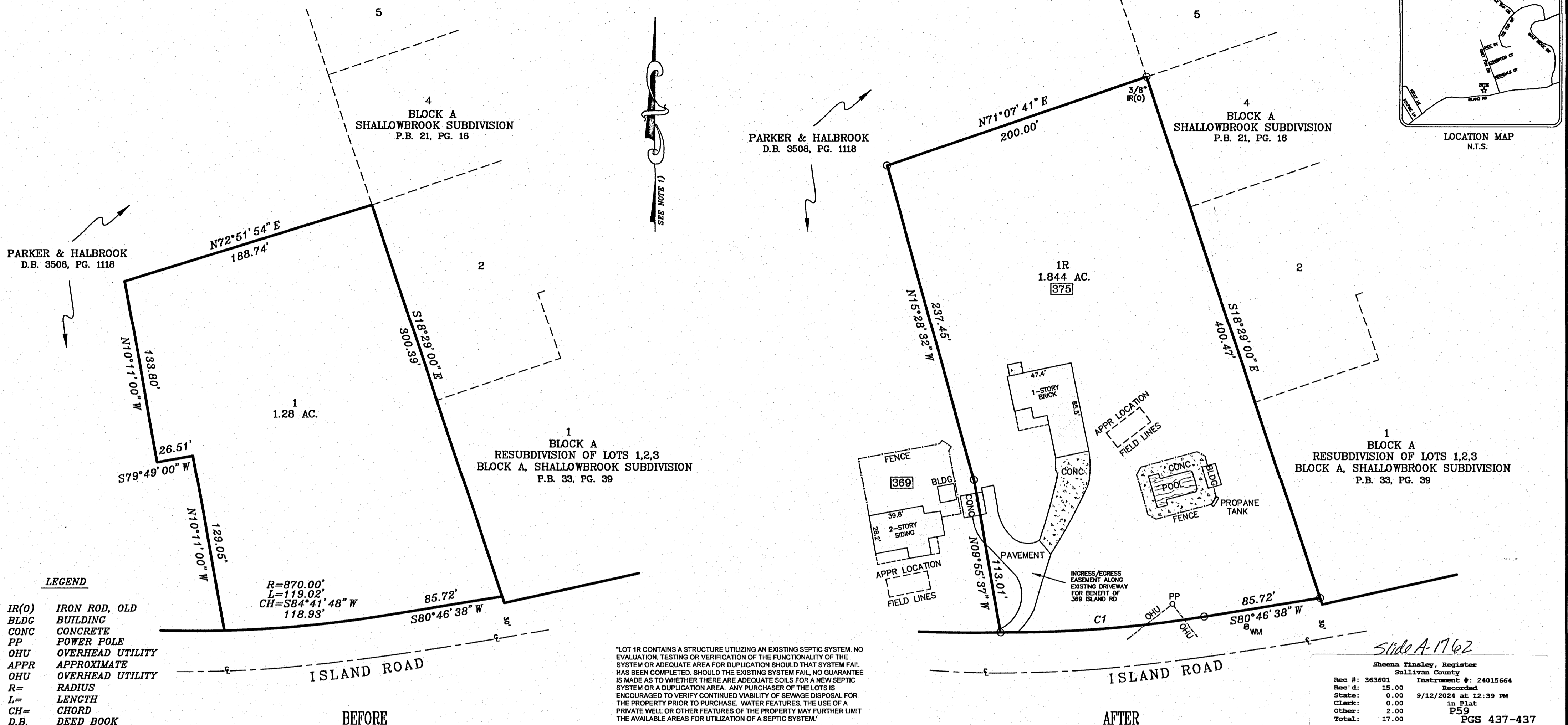
- NOTES:**
- NORTH BASED ON REFERENCED PLAT.
  - PROPERTY IS ZONED R-3
  - SETBACKS: FRONT 25' REAR 20' SIDE 6'
  - SETBACKS TO CONFORM TO ZONING DESIGNATION
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP #1703001400 EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - JOB NO. 24-13541
  - ACAD FILE 24-13541 NOTTINGHAM.DWG
  - FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - TAX MAP 22, PARCELS 07111 & 07112 & TAX MAP 023 PARCEL 011.13
  - PLAT REFERENCES, M.C. 4, ENV. 1457A & M.C. 4, ENV. 1426A
  - 5/8" IRON RODS WITH A&A CAP ALL CORNERS UNLESS NOTED
  - I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00°	18.14'	17.54'	247.18°20"
C2	45.00°	25.44'	41.24'	204.41°30"
C3	45.00°	26.81'	34.72'	204.30°39"



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
42 E. MARKET STREET  
KINGSPORT, TENNESSEE 37600  
TELEPHONE (423) 382-8086  
E-MAIL: [Alley@alleysurvey.com](mailto:Alley@alleysurvey.com)

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE RECEIVED THE APPROVAL OF THE CITY OF KINGSPORT AND THE TENNESSEE DEPARTMENT OF REVENUE AND I HEREBY ACCEPT THE PLAN OF SUBDIVISION WITH ALL CONDITIONS, COVENANTS, EASEMENTS, AND RESTRICTIONS THEREON, AND I HEREBY AGREE TO PLACE THE SAME AS SHOWN HEREON.</p> <p>DATE: 9/15/24 OWNER: McCody &amp; Nottingham, Inc. SURVEYOR: Judy Kirkpatrick</p>	<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDING INSTRUMENTS AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 9/15/24 SURVEYOR: Judy Kirkpatrick</p>	<p><b>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 9/15/24 CITY ENGINEER: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 9/15/24 TRAFFIC ENGINEERING MANAGER: [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FILED TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE STATE OF TENNESSEE AND THAT THE RECORDING FEE HAS BEEN PAID TO THE CLERK OF THE COUNTY CLERK'S OFFICE. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.</p> <p>DATE: 9/15/24 SECRETARY: [Signature]</p>	<p><b>THE NOTTINGHAM PROPERTY</b></p> <p><b>KINGSPORT REGIONAL PLANNING COMMISSION</b></p> <p>TOTAL ACRES: 0.926 AC TOTAL LOTS: 2</p> <p>ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: MCCODY &amp; NOTTINGHAM CIVIL DISTRICT: 0</p> <p>SURVEYOR: ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR: -1.15000</p> <p>SCALE: 1"=30'</p>
---	---	--	---	--	---



- LEGEND**
- IR(O) IRON ROD, OLD
  - BLDG BUILDING
  - CONC CONCRETE
  - PP POWER POLE
  - OHU OVERHEAD UTILITY
  - APPR APPROXIMATE
  - OHU OVERHEAD UTILITY
  - R= RADIUS
  - L= LENGTH
  - CH= CHORD
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - PG. PAGE
  - AC ACRES
  - N.T.S. NOT TO SCALE
  - WM WATER METER
  - 123 911 ADDRESS
  - ⊕ CENTERLINE

R=870.00'  
L=119.02'  
CH=S84°41'48" W  
118.93'

"LOT 1R CONTAINS A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR A DUPLICATION AREA. ANY PURCHASER OF THE LOTS IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM."

I, THE CURRENT OWNER OF LOT 1R, STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEMS ARE FUNCTIONING PROPERLY."

09/06 20 24  
Richard B Halbrook  
Richard B Halbrook  
PRINT NAME

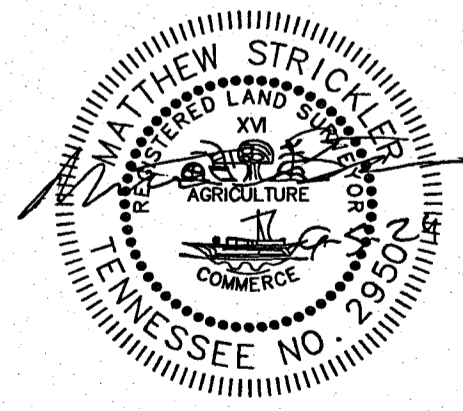
CURVE	RADIUS	LENGTH	CHORD
C1	870.00'	149.37'	S85°39'32" W 149.18'

Slide A-1762  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 363601 Instrument #: 24015664  
Rec'd: 15.00 Recorded  
State: 0.00 9/12/2024 at 12:39 PM  
Clock: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 437-437

- NOTES:**
- NORTH BASED ON S18°29'00"E PER REFERENCED PLAT.
  - PROPERTY IS ZONED R-1  
SETBACKS:  
FRONT 30'  
REAR 30'  
SIDE 12'
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
JOB NO. 24-13467
  - ACAD FILE 24-13467 HALBROOK.DWG
  - TAX MAP 048, PARCEL 085.05 & PART OF PARCEL 085.00
  - PRIOR PLAT REFERENCES: P.B. 54, PG. 245.
  - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - THE REMAINING ACREAGE OF T.M. 048, PARCEL 085.00 IS GREATER THAN 5.00 ACRES.
  - 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAPS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></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>Richard B Halbrook OWNER 09/06 20 24 DATE Susan Buss OWNER</p>	<p><b>CERTIFICATE OF ACCURACY</b></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>AS DATE Tennessee Registered Land Surveyor</p>
<p><b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b></p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>9-11 20 24 DATE SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>	<p><b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b></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>9/29 20 24 DATE Kingsport Authorizing Agent</p>

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



<p><b>CERTIFICATION OF THE APPROVAL OF STREETS</b></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, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.</p> <p>9-11 20 24 DATE COMMISSIONER OF HIGHWAYS AND/OR REPRESENTATIVE</p>	<p><b>CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM</b></p> <p>LOT 1R WAS PREVIOUSLY APPROVED FOR A SUBSURFACE SEWERAGE SYSTEM PER P.B. 54, PG. 245.</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></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>9/12 20 24 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
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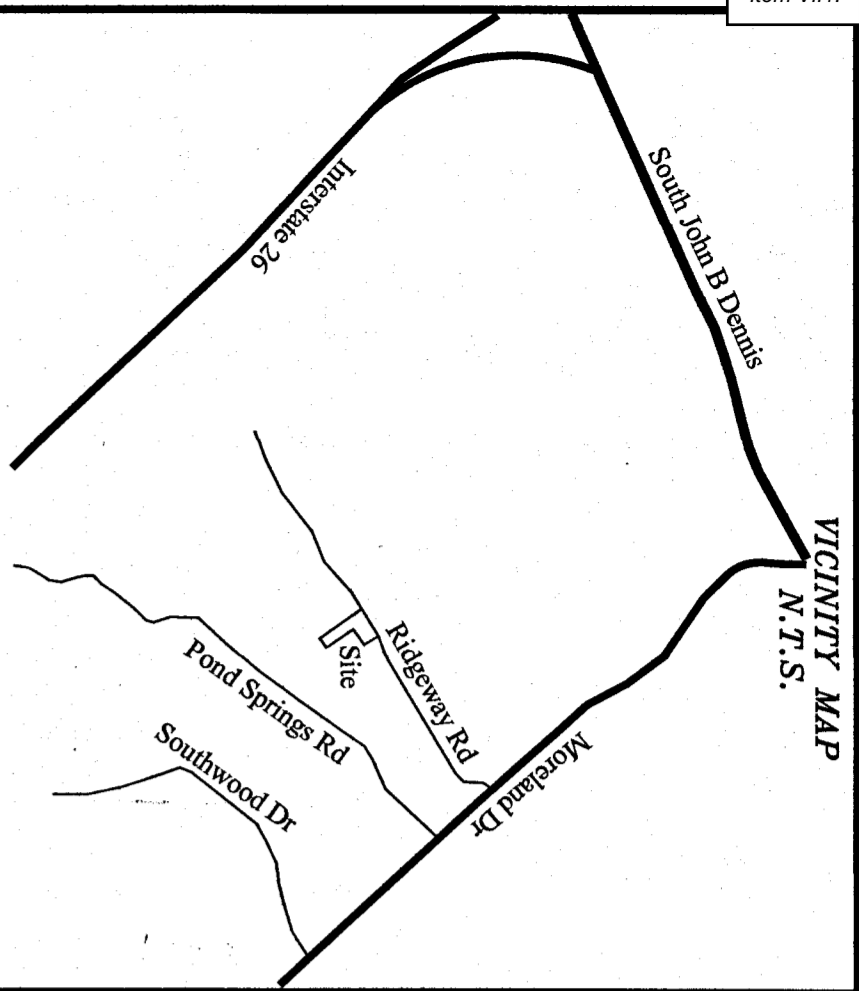
**RESUBDIVISION OF THE SUSAN PARKER 1.28 ACRE PARTITION**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 1.844 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNERS PARKER & HALBROOK CIVIL DISTRICT 7TH  
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1" = 50' 50 25 0 50 100



CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 9-16 2024

ENGINEER OR COUNTY ROAD COMMISSIONER  
*S. C. ...*

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.

FIRM MAP #: 47163C0235D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 9/29/2006

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

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE Local 502-1 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE 9-19 2024

AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE  
*...*

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

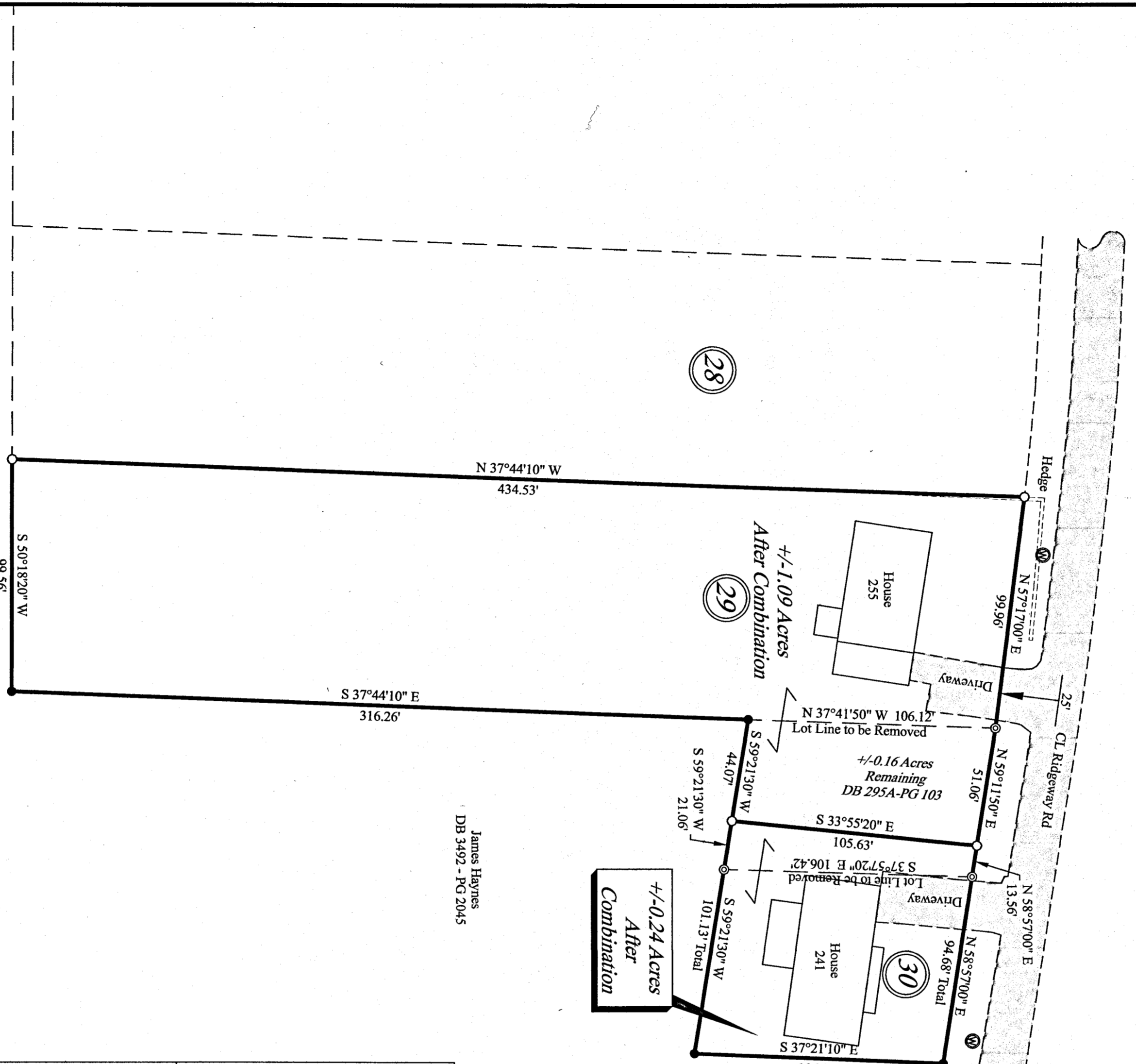
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE 20 2024

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION



TN State Plane



- Legend**
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - ▲ denotes Railroad Spike
  - ⊕ denotes Water Meter
- Notes**
1. Deed Reference: DB 187C - PG 94, DB 2954 - PG 103
  2. DB 2315C - PG 386
  3. TAX MAP: 076 - 026.00, 076 - 027.00, 076 - 028.00
  4. Both Homes on Public Sewer, and both Lot 29, Lot 30 Predate County Zoning and Were Placed Prior to County Regulations
  5. Home at 241 Ridgeway Constructed 1977 Home at 255 Ridgeway Constructed 1979

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Martha Sue Raleigh DATE 9-16-24

OWNER Billy Winston Wright DATE 9-18-24

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER-RECORDED, 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.

CONFIRMED BY KINGSPORT CITY PLANNING DIRECTOR 9/14 2024 DATE

SECRETARY OF THE CITY OF KINGSPORT



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Revision of Lots 29 and 30 of the D.L. Eads Farm in PB 2 - PG 170

Date 09-11-2024 File: winston-g.DWG Scale: 1" = 40'  
Drawn By: SWS

Thirteenth (13th) Civil District Sullivan County, Tn  
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 Drawing Number 8470  
(276) 479-3093

*Slide A-1764*

Recorder: 364001.00  
Book: 10.00  
Page: 0.00  
Date: 9/19/2024 at 12:52 PM  
Instrument #: 24016169  
Sullivan County  
PL 59  
PGS 445-445

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE 9-16 2024

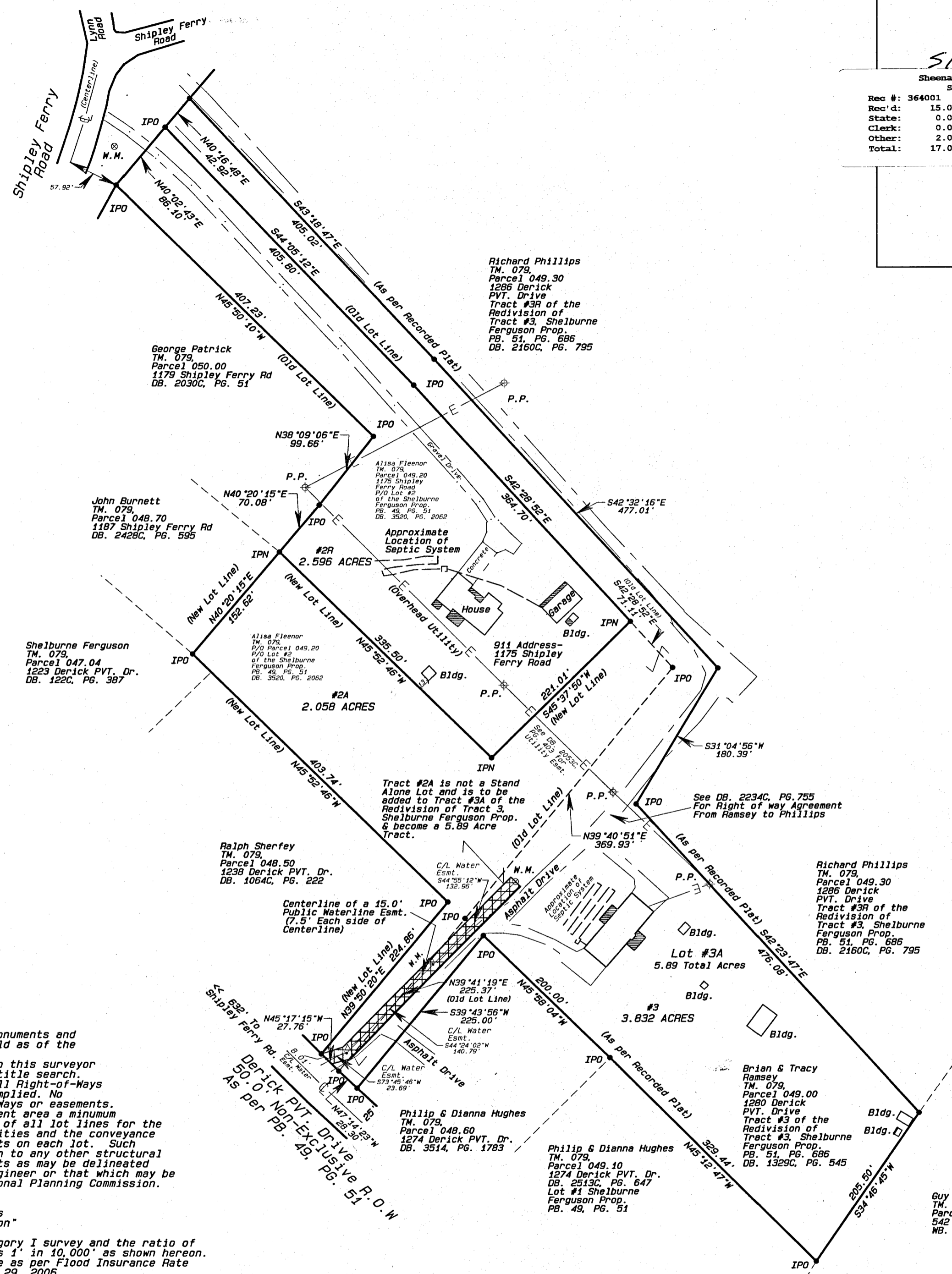
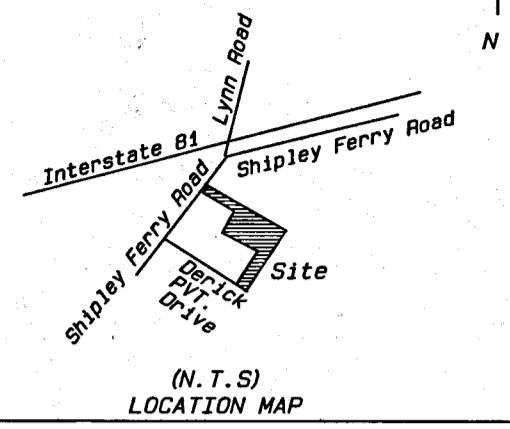
CITY & S.D. DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

REGISTER OF DEEDS

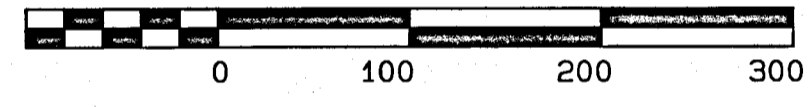
Slide A-1764

Sheena Tinsley, Register  
Sullivan County

Rec #: 364001 Instrument #: 24016170  
 Rec'd: 15.00 Recorded  
 State: 0.00 9/19/2024 at 12:53 PM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 446-446



GRAPHIC SCALE 1"=100'



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) HAVE BEEN FOUND TO COMPLY WITH THE DEDICATION REGULATIONS, FOR KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

2024

Alissa Fleenor  
OWNER

Brian Ramsey  
OWNER

OWNER

OWNER

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

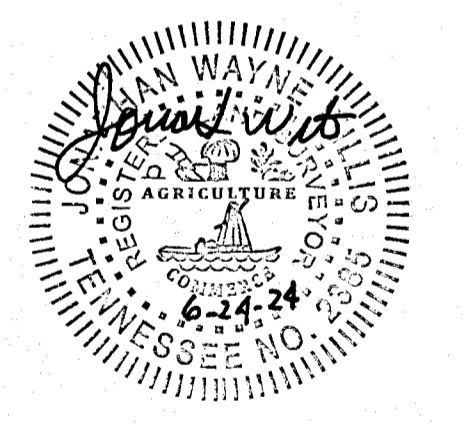
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED

9-17-24

John Munk  
SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON 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 or 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 - As shown above
- 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 47163C00700 Effective Date Sept. 29, 2006
- Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways



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

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

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE DEDICATION REGULATIONS, FOR KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINIMUM BUILDING RESTRICTIONS LINES, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITH THE KINGSPOINT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

9/19/2024

CONFIRMED BY KINGSPOINT PLANNING DIRECTOR

SECRETARY OF THE KINGSPOINT CITY REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPOINT CITY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.

DATE 6-24 2024

2385  
TENNESSEE REGISTERED SURVEYOR LICENSE NUMBER

CERTIFICATION OF APPROVAL OF THE WATER SYSTEMS

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

9/19/24

Alissa Fleenor  
LOCAL UTILITY DISTRICT OR HIS/HER AUTHORIZED REP.

CERTIFICATE OF APPROVAL OF STREETS

LOTS #2R & 3A HAVE 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

RECORD ON FILE AT TDEC OFFICE

FILE: Issued to Roger Fleenor (Lot 2R)  
Issued to Brian Ramsey (Lot #3A)

DATE: Approved by Bob Hickman 4-29-03 (Lot 2R)  
Approved by Bob Hickman 9-29-99 (Lot 3A)  
Certificate of Completion

CERTIFICATE OF APPROVAL OF STREETS

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

9-17-24

Jonathan Willis  
CITY ENGINEER OR SULLIVAN COUNTY COMM. OF HIGHWAYS

Replat of Lot #2 of the Shelburne Ferguson Property & Replat of Tract #3 of the Redivision of Tract #3, Shelburne Ferguson Prop.

KINGSPOINT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES 8.486	TOTAL LOTS -2-
ACRES NEW ROAD -0-	MILES NEW ROAD -0-
OWNER Fleenor & Ramsey	CIVIL DISTRICT 7th
SURVEYOR JONATHAN W. WILLIS	CLOSURE ERROR 1: 10,000'
SCALE: 1" = 100'	DRAWN BY J.W.

**GENERAL NOTES:**

1. This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
2. This survey has been completed without the benefit of a full and complete title search.
3. Deed References and Adjoining Land Owner information is based on information from the County tax assessors office and is subject to the accuracy thereof.
4. This Survey is based upon a current field survey except as noted by the Points taken from Plat Bk. P57 Pg. 470 and Plat Bk. P56 Pg. 491.

**FLOOD NOTE:**

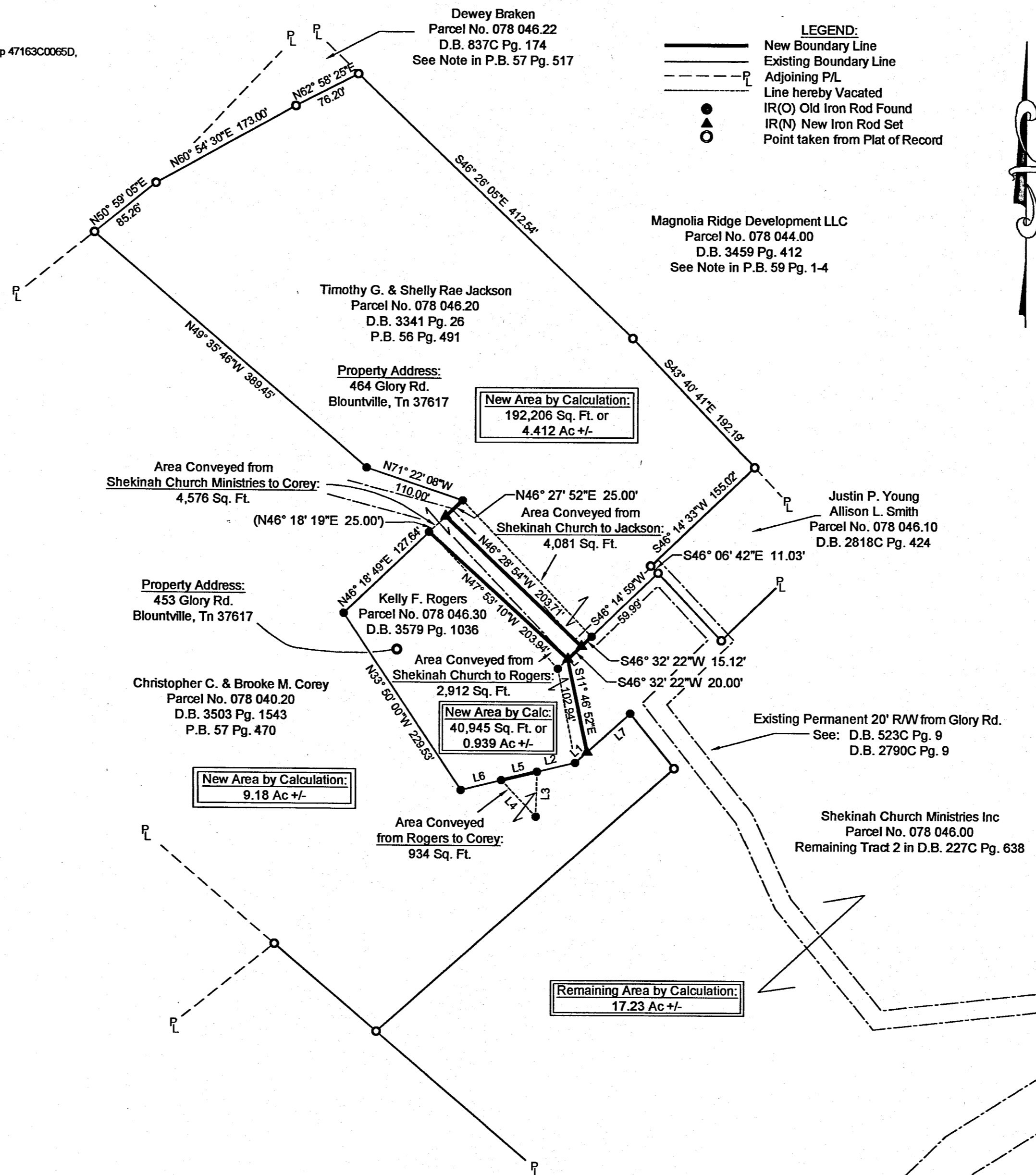
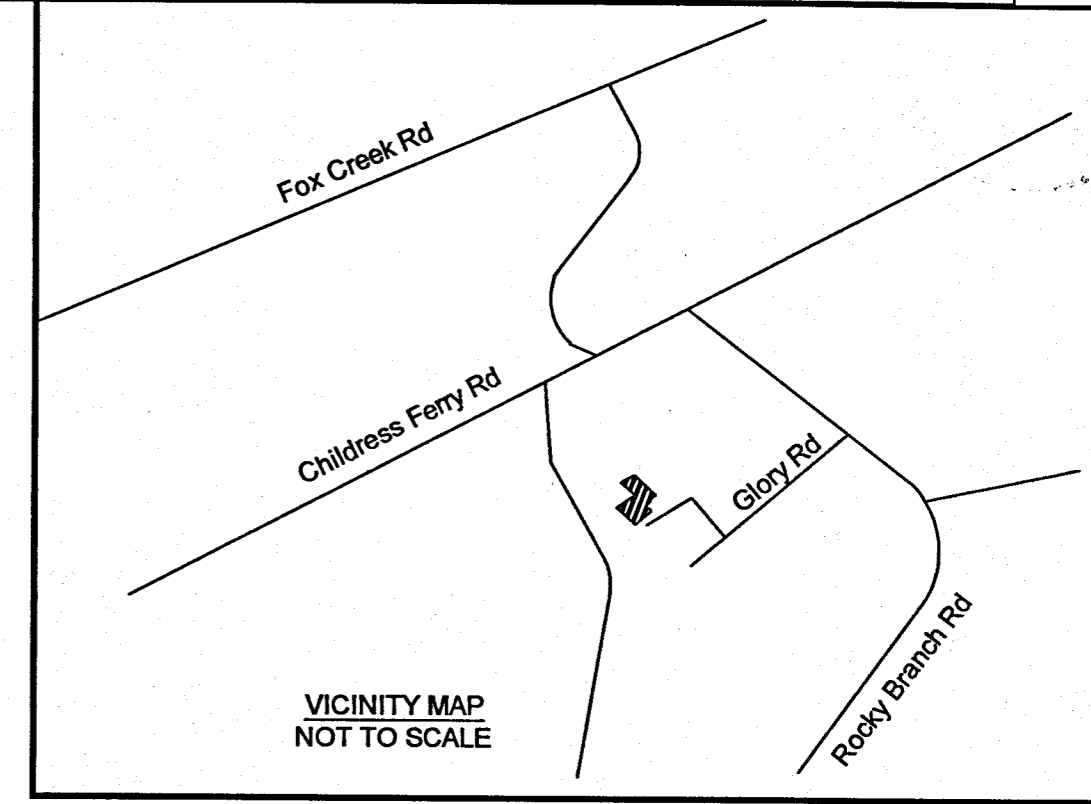
This Property Lies within Zone X of FIRM Map 47163C0065D, Effective on 09/29/2006

**BASIS OF BEARINGS:**

TN State Plane

**LEGEND:**

- New Boundary Line
- - - Existing Boundary Line
- - - P/L Adjoining P/L
- Line hereby Vacated
- IR(O) Old Iron Rod Found
- IR(N) New Iron Rod Set
- Point taken from Plat of Record



New Area by Calculation: 192,206 Sq. Ft. or 4.412 Ac +/-

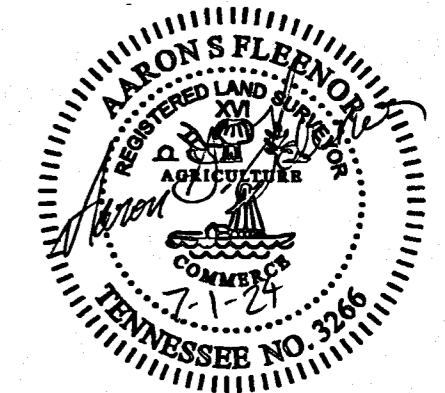
New Area by Calc: 40,945 Sq. Ft. or 0.939 Ac +/-

Remaining Area by Calculation: 17.23 Ac +/-

Parcel Line Table		
Line #	Direction	Length
L1	S47° 51' 05"W	17.38'
L2	S76° 44' 11"W	42.13'
L3	N1° 23' 41"E	48.70'
L4	S43° 37' 28"E	54.31'
L5	S76° 27' 07"W	39.95'
L6	S76° 28' 18"W	45.33'
L7	N48° 17' 46"E	62.82'

Slide A-1764

Sheena Tinsley, Register	
Sullivan County	
Rec #: 364187	Instrument #: 24016415
Rec'd: 15.00	Recorded:
State: 0.00	9/24/2024 at 8:11 AM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 447-447



**CERTIFICATE OF ACCURACY:**

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, and that the Lines taken from Plats of record are subject to the accuracy thereof.

Date: 7-1-24 2024  
 Aaron S. Fleenor  
 Tennessee Registered Land Surveyor

**HIGHLANDS SURVEYING and MAPPING LLC**

36435 Kelly Chapel Rd. Glade Spring, VA 24340  
 (276) 477-4180 (276) 608-7777  
 afeenor@hsmllc.org

**CERTIFICATE OF THE APPROVAL OF STREETS**

I hereby certify: (1) That streets have been installed in an acceptable manner and according to the specifications or, (2) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

Date: \_\_\_\_\_ 20\_\_\_\_  
 City Engineer or County Road Commissioner

**CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS**

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the \_\_\_\_\_ utility system, and are hereby approved as shown.

Date: 19 SEP 20 24  
 Authorizing Agent: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

Date: Sept 4 20 24

Owner: Timothy G. & Shelly Rae Jackson 8/22/24  
 Kelly F. Rogers 8/22/24  
 Christopher C. & Brooke M. Corey 8/22/24

**CERTIFICATE OF THE APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of \_\_\_\_\_ 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 \_\_\_\_\_ 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.

Date: 7/23 20 24  
 Kingsport Municipal/Regional Planning Commission

**CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT**

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

Date: September 20 20 24  
 City of Kingsport  
 City of Kingsport, Tennessee  
 City of Kingsport, Tennessee  
 City of Kingsport, Tennessee

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS**

I hereby certify that the sewerage disposal system installed fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown.

Date: 19 SEP 20 24  
 Tennessee Department of Environment and Conservation  
 Kingsport Authorizing Agent

**Re-Plat of Property owned by:**

- SHEKINAH CHURCH MINISTRIES, INC
- KELLY F. ROGERS
- TIMOTHY G. & SHELLY RAE JACKSON
- CHRISTOPHER C. & BROOKE M. COREY

**KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION**

TOTAL ACRES 31.768 +/- TOTAL LOTS 3  
 ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER: Shekinah Church Ministries, Kelly F. Rogers, Christopher & Brooke Corey  
 SURVEYOR: Aaron S. Fleenor CIVIL DISTRICT 07  
 CLOSURE ERROR 1: 10,000

SCALE: 1" = 100'

**CERTIFICATE OF THE APPROVAL OF THE PUBLIC WATER SYSTEM**  
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND IS HEREBY APPROVED AS SHOWN.  
 9/25/24  
 DATE  
 [Signature]  
 AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER, IF REQUIRED. A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 9/25/2024  
 DATE  
 [Signature]  
 SECRETARY: KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS**  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.  
 9/25/24  
 DATE  
 [Signature]  
 KINGSFORT AUTHORIZING AGENT

**CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS**  
 I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.  
 DATE

**CITY ENGINEER OR COUNTY ROAD COMMISSIONER**

**CERTIFICATE OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
 I FURTHER CERTIFY THAT THIS IS A CATEGORY 4 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON.  
 9/26/24  
 DATE  
 [Signature]  
 TENNESSEE REGISTERED LAND SURVEYOR

**CERTIFICATE OF OWNERSHIP AND DEDICATION (STOWAWAY STORAGE)**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
 [Signature] 9/12/24  
 OWNER DATE

**CERTIFICATE OF OWNERSHIP AND DEDICATION (ALLEN)**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
 [Signature] 9/12/24  
 OWNER DATE

**CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM**  
 DATE

**TRAFFIC ENGINEERING MANAGER**

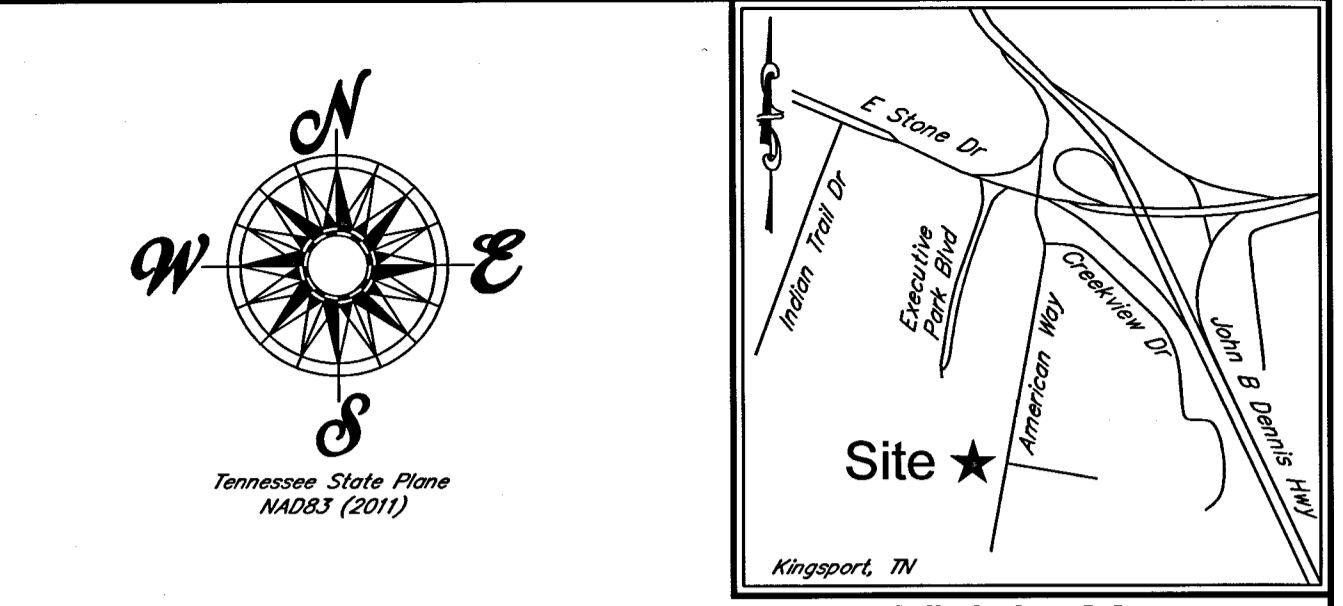
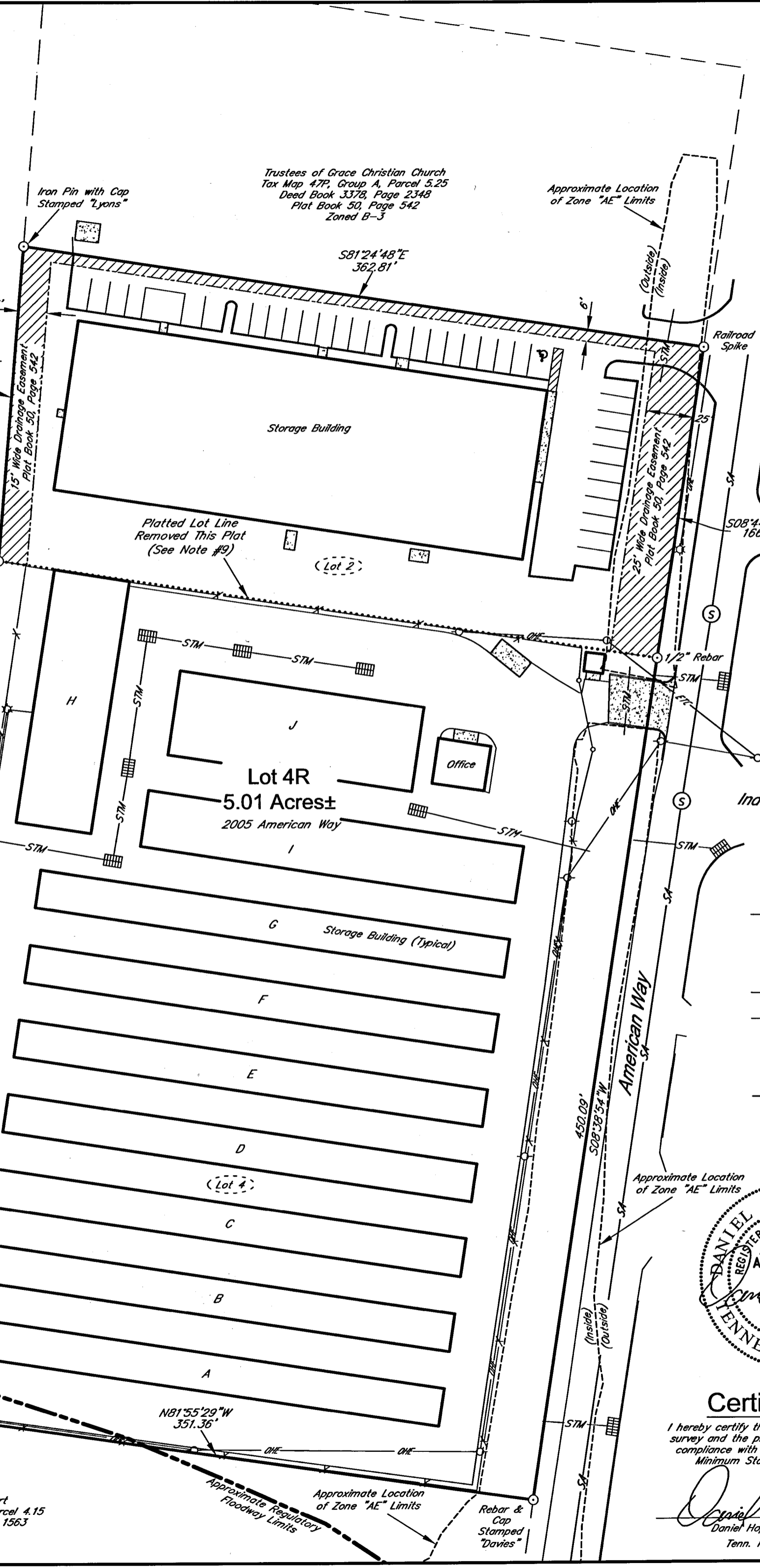
**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.  
 September 25, 2024  
 DATE  
 [Signature]  
 CITY CLERK, DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**REGISTER OF DEEDS**  
 Slide A-1765  
 Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 364290 Instrument #: 24016539  
 Rec'd: 15.00 Recorded: 9/26/2024 at 8:08 AM  
 State: 0.00 in Plat  
 Clerk: 0.00 P59  
 Other: 2.00 PGS 448-448  
 Total: 17.00

SBH-Kingsport, LLC  
 Tax Map 47P, Group A, Parcel 4.05  
 Deed Book 3233, Page 163  
 Plat Book 52, Page 324  
 Zoned B-3

Reverse 32824 LLC  
 Tax Map 47P, Group A, Parcel 4.10  
 Deed Book 3800, Page 1788  
 Zoned R-4

The City of Kingsport  
 Tax Map 47P, Group A, Parcel 4.15  
 Deed Book 3033, Page 1563  
 Zoned M-1R



**Notes**

- The information shown hereon was obtained from Deed Book 3315, Page 2296; Deed Book 3142, Page 2293; Plat Book 19, Page 542 as recorded at the Register's Office for Sullivan County, Tennessee; and a field survey by H5 Land Surveying and Mapping in July and August, 2024.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- A portion of this property lies within a Zone AE "Base Flood Elevation Established" and a "Shaded Zone X" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community Panel Number 47163200450 dated September 29, 2006. Consult FIS profile for more information.
- No utility survey was performed.
- This survey was completed at the request of Wes Allen.
- Subject property is currently zoned M-1R (Light Manufacturing-Restricted). Setbacks shall conform to the City of Kingsport Zoning Ordinance.
- Land surveyors, as licensed professionals by the State of Tennessee, are not experts in the identification of wetlands, cemeteries or burial grounds, items of historical or cultural significance; therefore exception is taken to any such matters which may exist on this property.
- The location aspects of the boundary and located features shown hereon this survey were performed using a Nikon NPL-322+2 total station and a GNSS RTK system. RTK positional data was observed on or between the date(s) 7-22-2024 and 8-7-2024, utilizing Carlson BRx7 multi-frequency receivers. The grid coordinates of the fixed station were derived from the TDOT CORS Network referenced to the NAD83(2011), Epoch 2010 and Geoid 12B. The positional accuracy of the GNSS vectors does not exceed H: 0.08"; V: 0.10". The Combined Scale Factor for this survey was 0.9999.
- It is the intent of this plat to remove the platted lot line between parcels 5.30 & 5.40. Additionally, it is the intent of this plat to remove the 35' wide Non-Exclusive Ingress/Egress Easement to Stowaway Storage as shown on Plat Book 50, Page 542 as well as the drainage easement along this line.

**Legend**

- - Property Corner & Type (Found)
- - Fence
- - Power Pole
- ☆ - Lamp Post
- O— - Overhead Electric
- OTC— - Overhead Telephone & Cable
- ⊙ - Sanitary Manhole
- ▣ - Catch Basin
- STM— - Storm Drain Line
- ▨ - Concrete Areas
- ▨ - Existing Drainage Easement

**LAND SURVEYING & MAPPING, PLLC**  
**H5**  
 144 West Bernard Avenue  
 Greeneville, Tennessee 37743  
 Office: 423-638-1589  
 www.h5surveying.com  
 COPYRIGHT © 2024 ALL RIGHTS RESERVED

**SHEET 1 OF 1**

FINAL PLAT  
 TAX MAP 047P, GROUP A, PARCELS 5.30 & 5.40  
 DEED BOOK 3315, PAGE 2296  
 DEED BOOK 3142, PAGE 2293  
 PLAT BOOK 50, PAGE 542  
 PLAT BOOK 19, PAGE 20  
 DATE: August 26, 2024

**CERTIFICATION**  
 I hereby certify that this is a Category 4 survey and the precision accuracy is in compliance with the current Tennessee Minimum Standards of Practice.  
 [Signature]  
 Daniel B. Hopson - Surveyor  
 Tenn. Reg. No. 2450

**COMBINATION PLAT OF LOT 2 OF THE JOHN F. WEAVER, TRUSTEE SUBDIVISION AND LOT 4 OF THE KINGSFORT INVESTMENT GROUP, LTD SUBDIVISION**

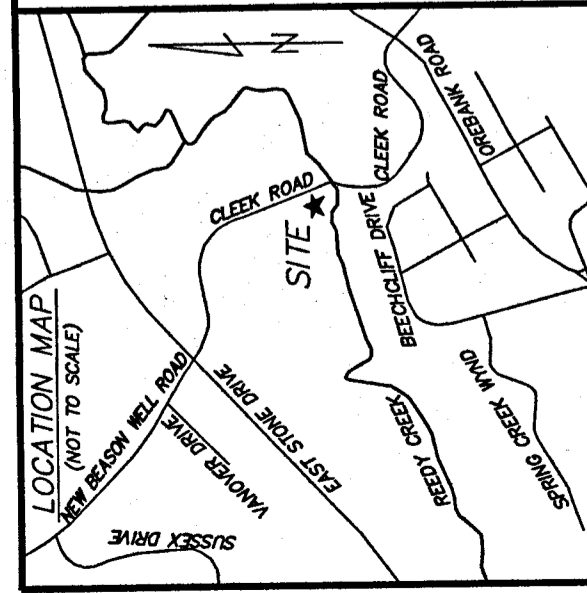
City of Kingsport Planning Commission

TOTAL ACRES 5.01 ±	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0

Stowaway Storage of Kingsport  
 OWNER Charles E. Allen, Jr. et al. CIVIL DISTRICT 11TH  
 SURVEYOR Daniel B. Hopson CLOSURE ERROR 1/10,000

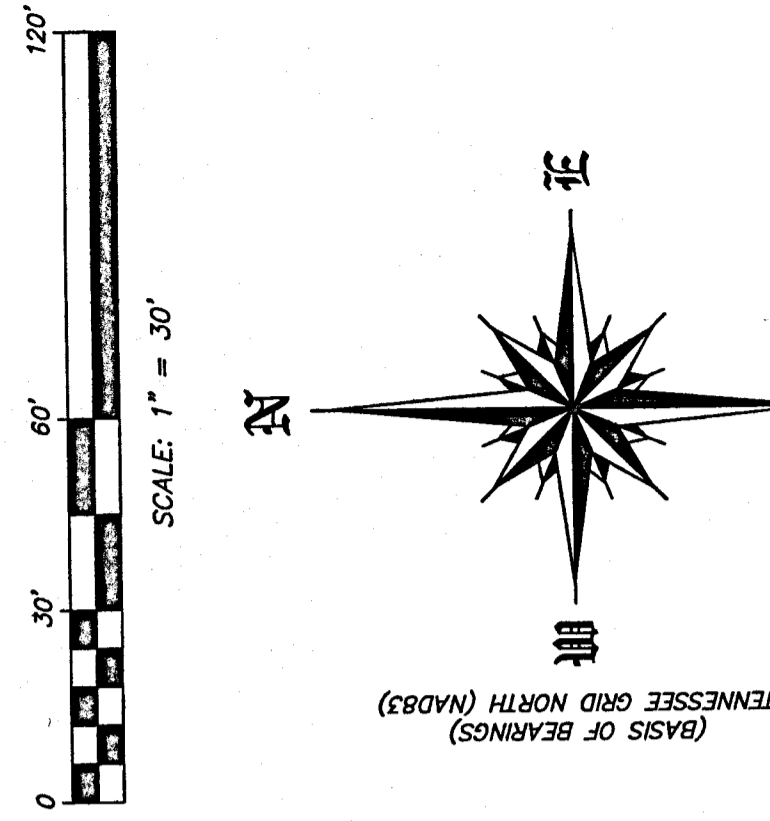
SCALE 1" = 50'

24-1645/base.dwg



**MOUNTAIN BROOK SURVEY CO. INC.**  
 744 ALLISON RD.  
 PINEY PLATS, TN  
 (423) 391-8200

**SURVEY OF A PORTION OF THE WALLACE DOUGLAS ALLEY JR., TRUSTEE OF THE WALLACE DOUGLAS ALLEY JR. LIVING TRUST, & MARTIN EDWARD ALLEY, & DAVID GALE ALLEY PROPERTY**  
 2350 CLEEK ROAD, KINGSFORD, TN 37660  
 10TH CIVIL DISTRICT  
 SULLIVAN COUNTY, TENNESSEE  
 AUGUST 14TH, 2024



- SURVEY NOTES**
1. SEE PLAT FOR DEED AND TAX MAP REFERENCES.
  2. SURVEY IS SUBJECT TO DEED REFERENCES, EITHER WRITTEN OR UNWRITTEN.
  3. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY RECORDS, AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
  4. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  6. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
  7. PROPERTY IS CURRENTLY ZONED: (CITY OF KINGSFORD) M-1R
  8. SETBACKS: FRONT: 50' REAR: 25' SIDES: 15'
  9. THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FIRM MAP NO. 47163C00650 DATED 9/29/2008

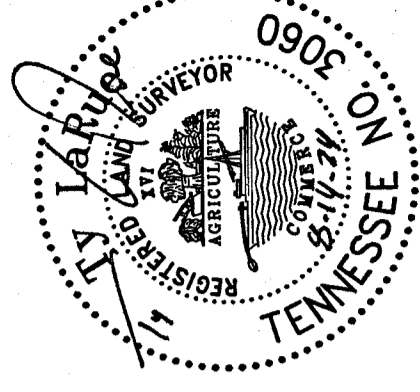
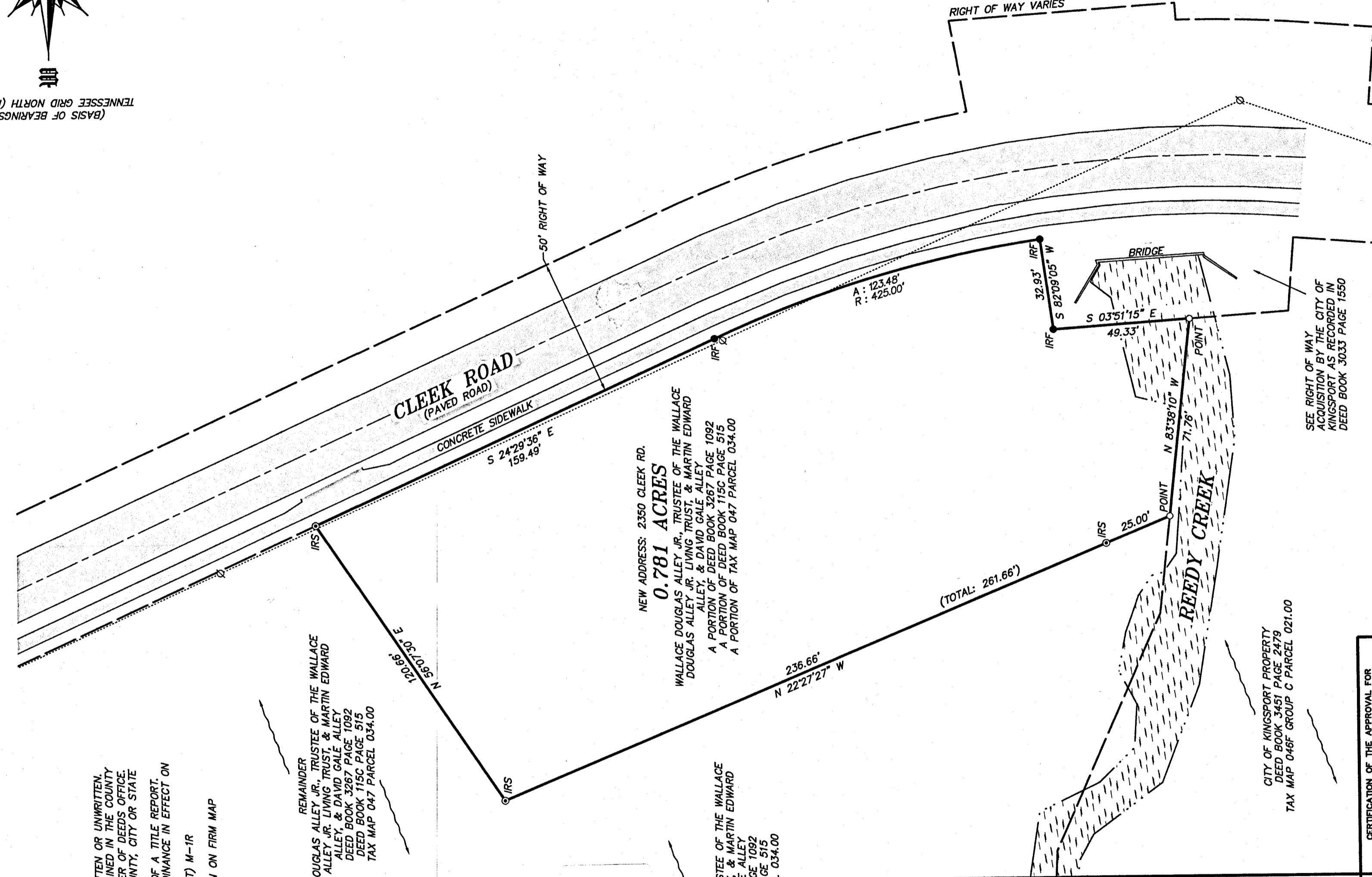
- LEGEND**
- IRON ROD OLD (FOUND)
  - IRON ROD NEW (SET)
  - (CAPPED) LARUE TM30360"
  - UTILITY POWER POLE
  - O/H UTILITY LINE
  - CENTERLINE (C/L)
  - BOUNDARY LINE (SURVEYED)
  - BOUNDARY LINE (OWNER MARGON NOT SURVEYED UNLESS NOTED)
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET

REMAINDER  
 WALLACE DOUGLAS ALLEY JR., TRUSTEE OF THE WALLACE DOUGLAS ALLEY JR. LIVING TRUST, & MARTIN EDWARD ALLEY, & DAVID GALE ALLEY  
 DEED BOOK 3287 PAGE 1092  
 DEED BOOK 115C PAGE 515  
 TAX MAP 047 PARCEL 034.00

REMAINDER  
 WALLACE DOUGLAS ALLEY JR., TRUSTEE OF THE WALLACE DOUGLAS ALLEY JR. LIVING TRUST, & MARTIN EDWARD ALLEY, & DAVID GALE ALLEY  
 DEED BOOK 3287 PAGE 1092  
 DEED BOOK 115C PAGE 515  
 TAX MAP 047 PARCEL 034.00

NEW ADDRESS: 2350 CLEEK RD.  
**0.781 ACRES**  
 WALLACE DOUGLAS ALLEY JR., TRUSTEE OF THE WALLACE DOUGLAS ALLEY JR. LIVING TRUST, & MARTIN EDWARD ALLEY, & DAVID GALE ALLEY  
 A PORTION OF DEED BOOK 3267 PAGE 1092  
 A PORTION OF DEED BOOK 115C PAGE 515  
 A PORTION OF TAX MAP 047 PARCEL 034.00

Slide A. 1766  
 Sheena Traylor, Registrar  
 Rec #: 364349  
 Date: 9/27/2024 at 8:00 AM  
 Status: 0.00  
 Clerk: 0.00  
 Other: 15.00  
 Total: 15.00  
 PGS 455-455



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

<b>CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM</b> I HEREBY CERTIFY THAT THE STREETLIGHT SYSTEM DESIGNED AND PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE WATER QUALITY CONTROL ACT, T.C.A. 68-5-1. THIS SURVEY IS HEREBY APPROVED AS SHOWN.	
TRAFFIC ENGINEERING MANAGER	DATE
<b>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</b> I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE WATER QUALITY CONTROL ACT, T.C.A. 68-5-1. THIS SURVEY IS HEREBY APPROVED AS SHOWN.	
AUTHORIZING AGENT	DATE
<b>CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS</b> I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER; AND (3) THAT THE EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.	
CITY ENGINEER OR COUNTY ROAD COMMISSIONER	DATE
<b>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</b> I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION	DATE
OR KINGSFORD AUTHORIZING AGENT	DATE
<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) HEREBY ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	
OWNER(S)	DATE

September 26, 2024  
 T. LaRue  
 Registered Professional Surveyor

9-26-24  
 Wallace A. Alley Jr., Trustee  
 David A. Alley

UTILITY & STORMWATER EASEMENT NOTE:  
 THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7 1/2 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND STORMWATER EASEMENTS. THIS EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR OR THAT WHICH MAY BE REQUIRED BY THE CITY OF KINGSFORD PLANNING COMMISSION.

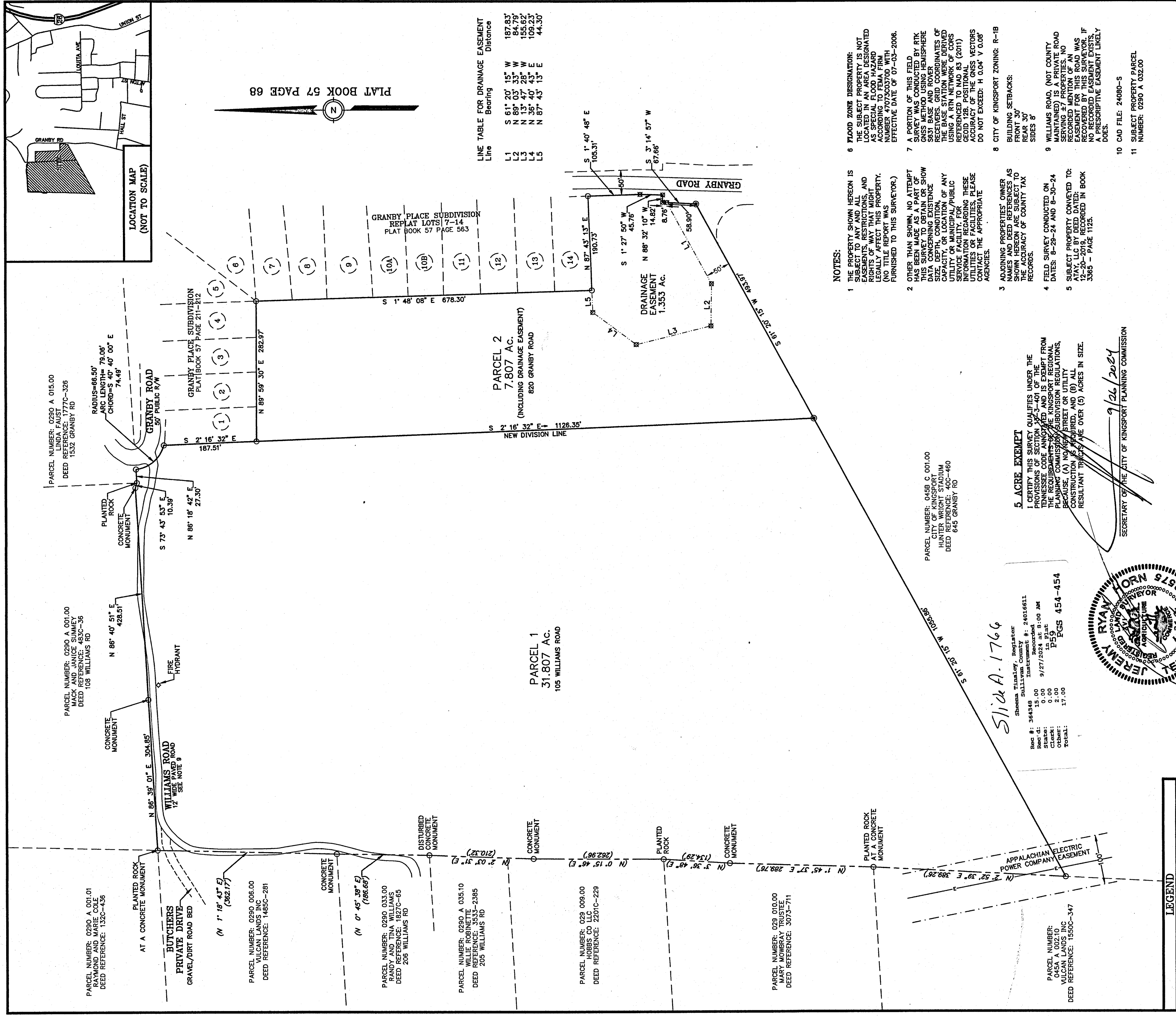
SEE RIGHT OF WAY ACQUISITION BY THE CITY OF KINGSFORD AS RECORDED IN DEED BOOK 3033 PAGE 1550

CITY OF KINGSFORD PROPERTY  
 CLEEK BOOK 3451 PAGE 2479  
 TAX MAP 046F GROUP C PARCEL 021.00

© COPYRIGHT L.M.S.C.I. 2024

<b>CERTIFICATE OF ACCURACY</b> WALLACE, MARTIN, & DAVID ALLEY DIVISION CITY OF KINGSFORD REGIONAL PLANNING COMMISSION TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER WALLACE, MARTIN, & DAVID ALLEY SURVEYOR T. LaRue CIVIL DISTRICT 10TH CLOSURE ERROR 1: 10,000 SCALE: 1" = 30'	
DATE	8-14-24





- NOTES:**
- 1 THE PROPERTY SHOWN HEREON IS THE SUBJECT PROPERTY IS NOT DESIGNATED AS A FLOOD ZONE. THE RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS 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, OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
  - 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE RECORDS OF COUNTY TAX RECORDS.
  - 4 FIELD SURVEY CONDUCTED ON DATES: 8-29-24 AND 8-30-24
  - 5 SUSPECT PROPERTY CONVEYED TO: ATAY, LLC BY DEED DATED: 12-20-2019, RECORDED IN BOOK 3365 - PAGE 1125.
  - 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT DESIGNATED AS A FLOOD ZONE ACCORDING TO FEMA FIRM NUMBER 47073C03700 WITH EFFECTIVE DATE OF 07-03-2006.
  - 7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S831 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THIS SURVEY WERE OBTAINED USING A RTN NETWORK OF CORS REFERENCED TO MAD 83 (2011) GEOID 12B. POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H: 0.04 V: 0.08
  - 8 CITY OF KINGSPORT ZONING: R-1B BUILDING SETBACKS: FRONT 30' REAR 30' SIDES 8'
  - 9 WILLIAMS ROAD, (NOT COUNTY MAINTAINED) IS A PRIVATE ROAD SERVING 27 PROPERTIES. NO RECORDED MENTION OF AN EASEMENT OR EASEMENT WAS RECORDED BY THIS SURVEYOR. IF NO RECORDED EASEMENT EXISTS, A PRESCRIPTIVE EASEMENT LIKELY DOES.
  - 10 CAD FILE: 24080-S
  - 11 SUBJECT PROPERTY PARCEL NUMBER: 0290 A 032.00

**GRANBY PLACE PROPERTY DIVISION**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES	39.614	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNERS	ATAY LLC	CIVIL DISTRICT	12TH
SURVEYOR	RYAN HORN	CLOSURE ERROR	1:10,000
SCALE 1"=120'	120	60	0
	120	60	120
			240

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE ACCURACY OF THIS SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 8-25-2024

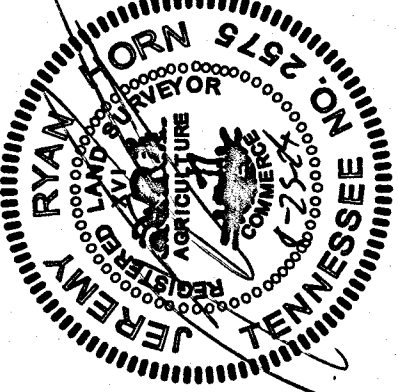
REGISTERED SURVEYOR

**5. ACRE EXEMPT**

I CERTIFY THIS SURVEY QUALIFIES UNDER THE PROVISIONS OF SECTION 27-3-401 OF THE TENNESSEE CODE ANNOTATED, AND IS EXEMPT FROM PLANNING COMMISSION SUBDIVISION REGULATIONS, BECAUSE: (A) NO AGRI-STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER (5) ACRES IN SIZE.

SECRETARY OF THE CITY OF KINGSPORT PLANNING COMMISSION

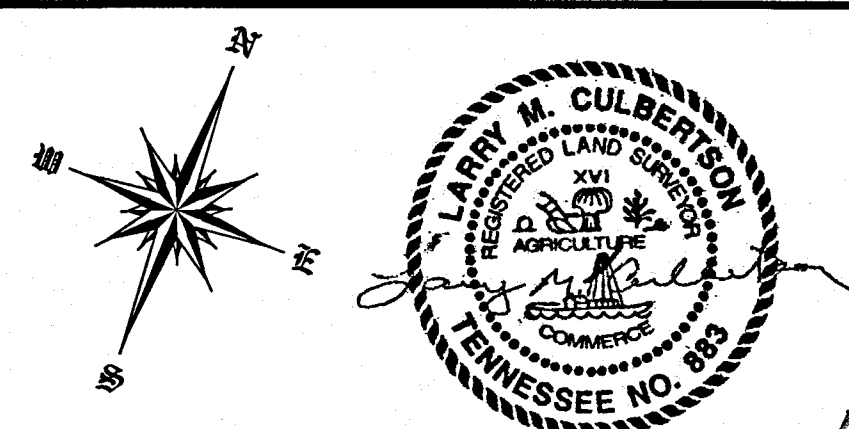
9/26/2024



*Slide A-1766*

Shelby County, Tennessee  
 Instrument #: 24016611  
 9/27/2024 at 8:00 AM  
 in Plat P59  
 FGS 454-454  
 Total: 17.00

- LEGEND**
- IRON REBAR & CAP SET (NEW)
  - FOUND (OLD) PROPERTY CORNER MONUMENT, IRON REBAR AND CAP UNLESS OTHERWISE NOTED
  - CALCULATED POINT (NOT MONUMENTED)
  - (N 03° 36' 49" E) BOUNDARY LINES MEASURED AS PART OF THIS SURVEY
  - (N 03° 36' 49" E) BOUNDARY LINES MEASURED AS PART OF THIS SURVEY (NOT MEASURED AS PART OF THIS SURVEY)
  - DRAINAGE EASEMENT LINE
  - ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)



TN State Plane

**Legend**

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

**Notes**

1. Deed Reference: LOT 1 DB 778 C - PG 72  
 LOT 2 DB 452 C - PG 456  
 LOT 3 DB 3551 - PG 161

2. TAX MAP: LOT 1 0300 - B - 016.10  
 LOT 2 0300 - B - 017.20  
 LOT 3 0300 - B - 018.10

**CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM**

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

DATE 9.26 2024

*[Signature]*  
 AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**

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

DATE September 26 2024

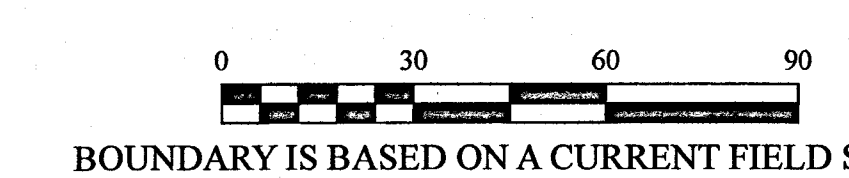
*[Signature]*  
 CITY G.I.S. DIVISION OR KINGSFORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

DATE 9-25 2024

*[Signature]*  
 OWNER



**SURVEY FOR: MARGARET DICKENSON**

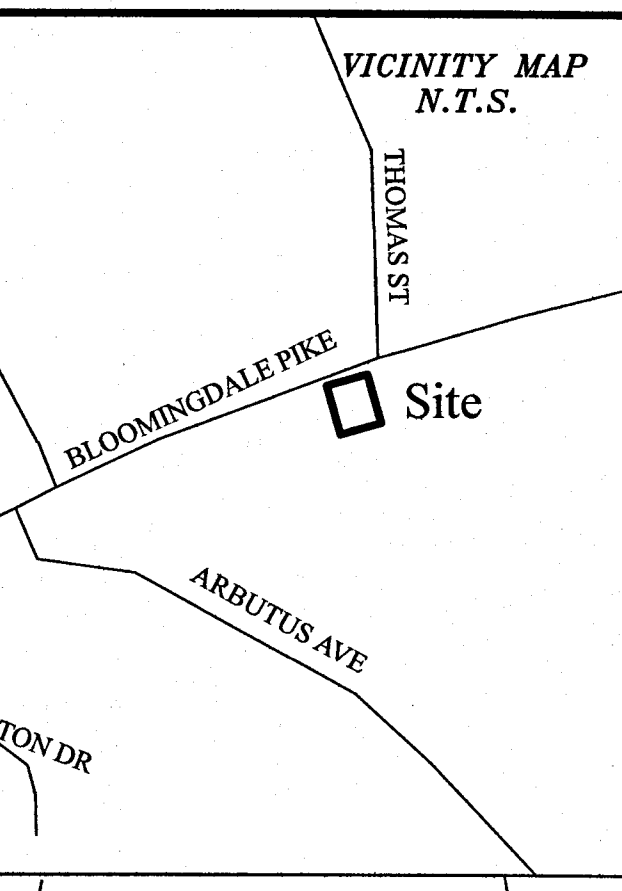
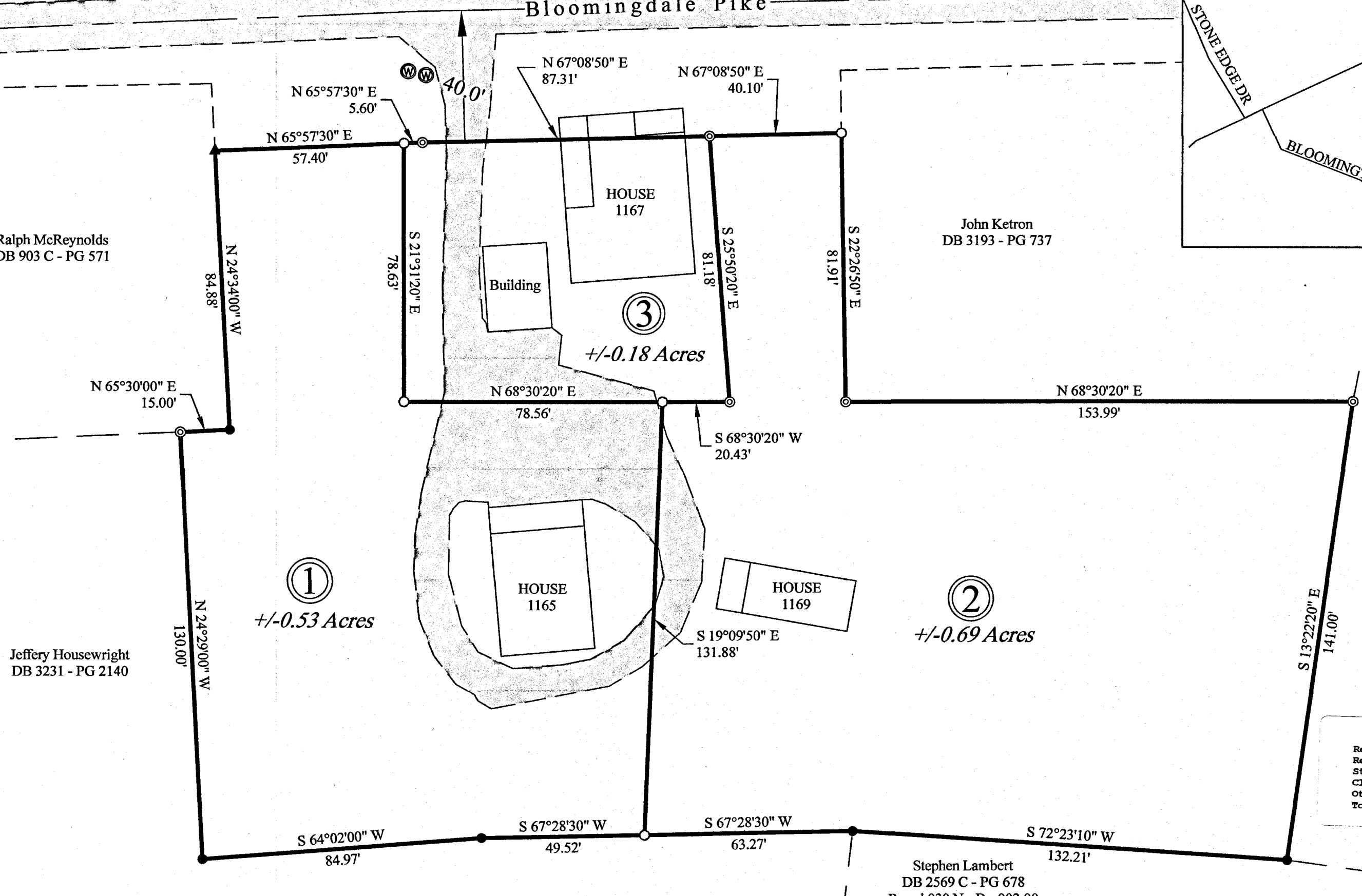
Date	File:dickenson-m.DWG	Scale:
09-09-2024	Drawn By: SWS	1" = 30'
Eleventh (11th) Civil Magisterial District Sullivan County, Tn		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8471

**Notes :**

1. Lots 1, 2 and 3 will be sharing a driveway access with the Existing Driveway on Lot 3

2. Address's : Lot 1: 1165, Lot 2: 1169, Lot 3: 1167

+/- 0.15 Mile To Shipp Springs Rd



**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSFORT TN, AND IS HEREBY APPROVED AS SHOWN.

DATE 9-26 2024

*[Signature]*  
 AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION

**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE \_\_\_\_\_ 20\_\_\_\_

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSFORT TN, AND IS HEREBY APPROVED AS SHOWN.

DATE 9-26 2024

*[Signature]*  
 AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL FOR RECORDING CONFIRMATION BY PLANNING DIRECTOR**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, 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 KINGSFORT CITY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSFORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 9/26/2024

SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION

*Slide A-1767*

Sheema Tinsley, Register  
 Sullivan County  
 Rec #: 364350 Instrument #: 24016613  
 Rec'd: 15.00 Recorded  
 State: 0.00 9/27/2024 at 8:00 AM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 456-456

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 09-18 2024

*[Signature]*  
 SURVEYOR

(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY \_\_\_\_\_ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: \_\_\_\_\_

DATE \_\_\_\_\_ 883  
 SURVEYOR TN. REG. NO  
 DATE

# MILLER

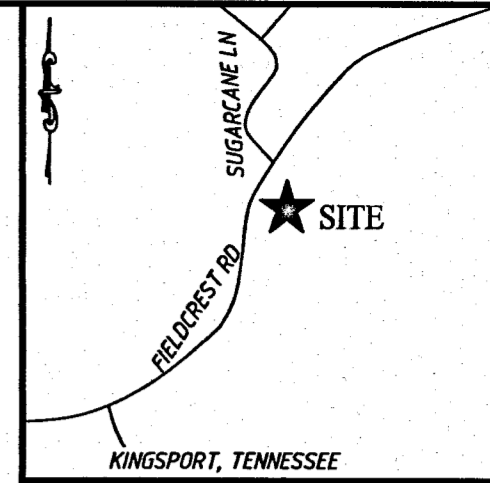
Land Surveying, LLC

116 ROBINDALE COURT  
KINGSPORT, TENNESSEE 37663  
PHONE: 423-552-5300  
www.millersurvey.com  
COPYRIGHT © 2024 ALL RIGHTS RESERVED



## LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 1964 VA 2464
- - Property Corner & Type (Old)
- ⊙ - "Point" (Not Set This Survey)
- X — - Fence
- - Power Pole
- - Guy Anchor
- OHE — - Overhead Electric



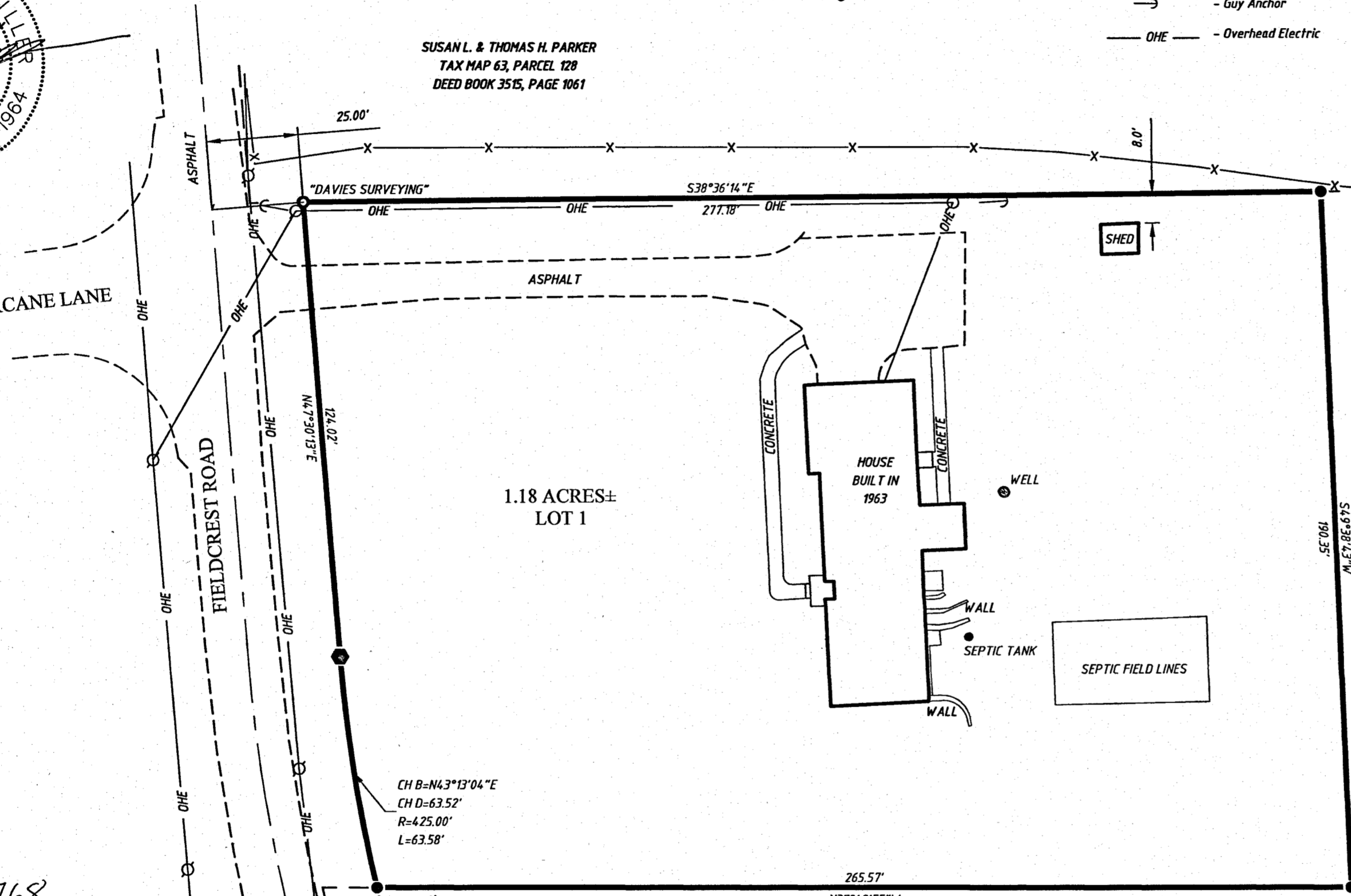
VICINITY MAP  
NOT TO SCALE

SUSAN L. & THOMAS H. PARKER  
TAX MAP 63, PARCEL 128  
DEED BOOK 3515, PAGE 1061

SUSAN L. & THOMAS H. PARKER  
TAX MAP 63, PARCEL 128  
DEED BOOK 3515, PAGE 1061

BERNICE HOLT  
PART OF TAX MAP 63, PARCEL 126  
PART OF DEED BOOK 2495C, PAGE 302  
REMAINING ACREAGE GREATER THAN 5 ACRES

1.18 ACRES±  
LOT 1



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: 9/26/24  
Lestley Marsh  
AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE SULLIVAN COUNTY 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 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 9/30/2024  
SEC., KINGSPORT REG. PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT 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: 9-26-24  
J. S. [Signature]  
AUTHORIZED REPRESENTATIVE

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 AS SHOWN.

DATE: 9/30/24  
Chel E. [Signature]  
AUTHORIZED REPRESENTATIVE

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 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.

DATE: 09/24/2024  
[Signature] SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION GOVERNMENT AND UTILITY ACCESS

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

DATE: 09/24/2024  
Charles A. [Signature] OWNER - SIGNATURE  
Cassandra [Signature] OWNER - SIGNATURE

## NOTES

- The information shown hereon was obtained from Deed Book 2495C, Page 302 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in August 2024.
- The address of the property is 661 Fieldcrest Road.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- 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 47163C00700 dated September 29, 2006.
- No utility survey was performed. The contractor is responsible for locating any and all utilities prior to any construction.
- This property is zoned A-1.
- The septic and field lines were located from owner identification.
- There is hereby established an easement area a minimum of 7-1/2' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or nonstructural stormwater easements as may delineated by the licensed surveyor and/or engineer or that which may be required by the Planning Commission.
- Portions of this survey was performed with a Trimble R12i tied to TDOT reference network.
  - Region: United States/State Plane NAD83
  - Zone: Tennessee 4100
  - Datum: NAD83 (2011)
  - Geoid: GEOID18 (CONUS)

FINAL PLAT  
TAX MAP 63, PARCEL 126  
DEED BOOK 2495C, PAGE 302  
DATE: SEPTEMBER 5, 2024

BERNICE HOLT SUBDIVISION	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.23±
TOTAL LOTS	2
ACRES NEW ROAD	0
MILES NEW ROAD	0
OWNER	BERNICE HOLT
CIVIL DISTRICT	7
SURVEYOR	JEFFERY A. MILLER
CLOSURE ERROR	1:10,000
SCALE 1" =	30' 0 30' 60' 120'

Side A-1768

Sheena Finsley, Register  
Sullivan County

Rec #: 364500 Instrument #: 24016911  
Rec'd: 15.00 Recorded  
State: 0.00 10/1/2024 at 8:05 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 460-460

CERTIFICATE OF EXISTING SEPTIC SYSTEM

- I HEREBY CERTIFY THE TRACT(S) AND/OR LOT(S) WITH EXISTING DWELLING(S) CONTAIN A SEPARATE, PROPERLY FUNCTIONING SEPTIC SYSTEM AND THAT THE SEPTIC TANK, FIELD BED LINES, AND DUPLICATION AREA WITH EACH SYSTEM ARE LOCATED ENTIRELY WITHIN EACH LOT WITH NO SIGNS OF FAILURE.
- I HEREBY FURTHER CERTIFY THAT THE EXISTING SEPTIC SYSTEMS ARE PERMITTED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION WITH PERMIT ON FILE.

NAME ON TDEC PERMIT: \_\_\_\_\_  
DATE OF PERMIT: \_\_\_\_\_

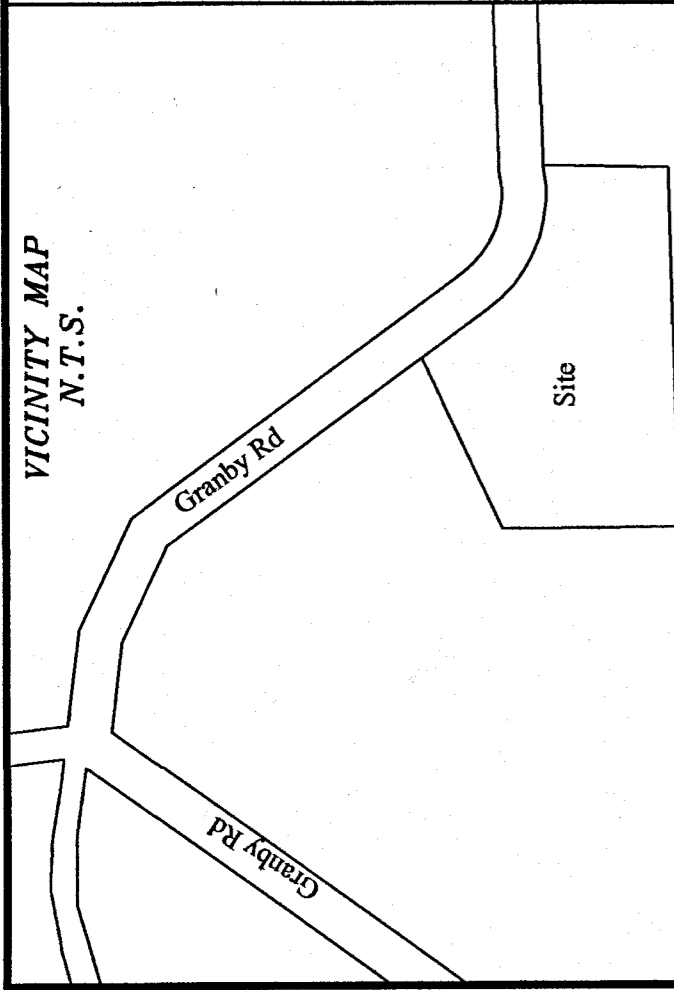
OR: THE EXISTING DWELLINGS PREDATE THE PERMITTING PROCESS FROM TDEC AND PREDATE THE ADOPTION OF THE SULLIVAN COUNTY SUBDIVISION REGULATIONS OF 1951.

YEAR OF DWELLING(S): \_\_\_\_\_

DATE: 09/24/2024  
Charles A. [Signature] OWNER SIGNATURE  
Cassandra [Signature] OWNER SIGNATURE

#1774/1774 Existing.dwg

VICINITY MAP  
N.T.S.



CERTIFICATION OF THE APPROVAL OF STREETS

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

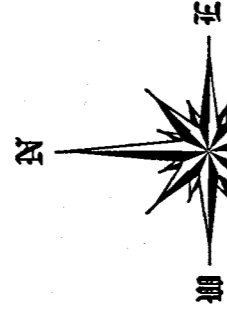
DATE \_\_\_\_\_ 20\_\_ 24

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

Slide A-1769

Rec #:	364596
Rec d:	15.00
State:	0.00
Other:	2.00
Total:	17.00

Sheema Tinsley, Registrar  
Sullivan County  
Instrument #: 24016932  
Recorded  
10/2/2024 at 8:09 AM  
PGS 464-464



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

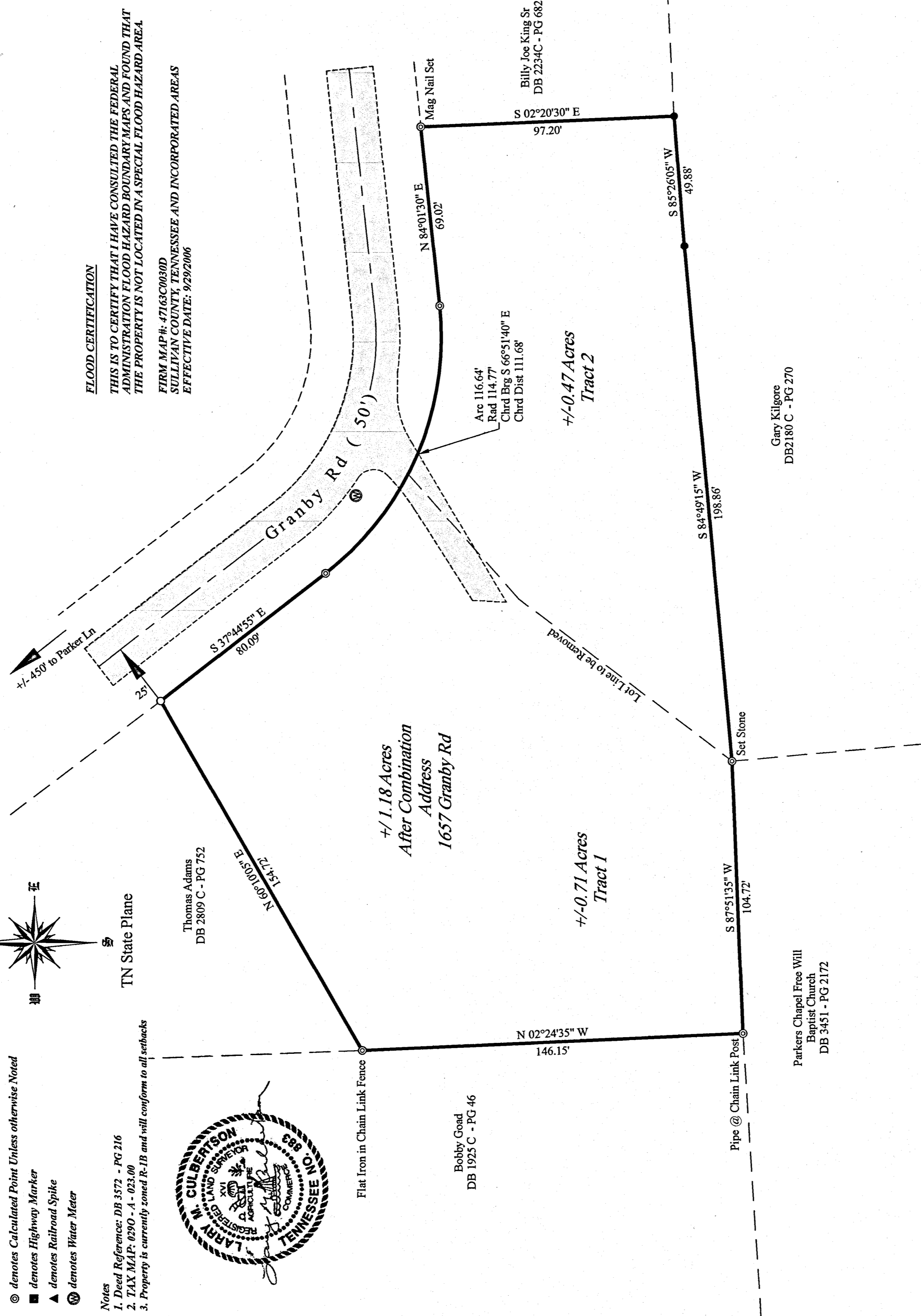
- Notes**
1. Deed Reference: DB 3572 - PG 216
  2. TAX MAP: 0290 - A - 023.00
  3. Property is currently zoned R-1B and will conform to all setbacks



**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.

FIRM MAP #: 47163C0030D  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 9/29/2006



CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 10/1 20 24

Alice DeWitt  
AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSFORT, TN, AND IS HEREBY APPROVED AS SHOWN.

DATE 10/1 20 24

Alice DeWitt  
AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING  
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, 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 REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSFORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY: *[Signature]* CITY KINGSFORT PLANNING DIRECTOR  
DATE 10/1 20 24

SECRETARY OF THE CITY OF KINGSFORT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: *[Signature]* DATE 9-30-24  
OWNER: *[Signature]* DATE 9-30-24  
OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE October 1 20 24

*[Signature]*  
CITY CLERK DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING  
OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE September 30th 20 24  
SURVEYOR: *[Signature]*

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000

DATE September 30th 883  
SURVEYOR \_\_\_\_\_ TN. REG. NO \_\_\_\_\_

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



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

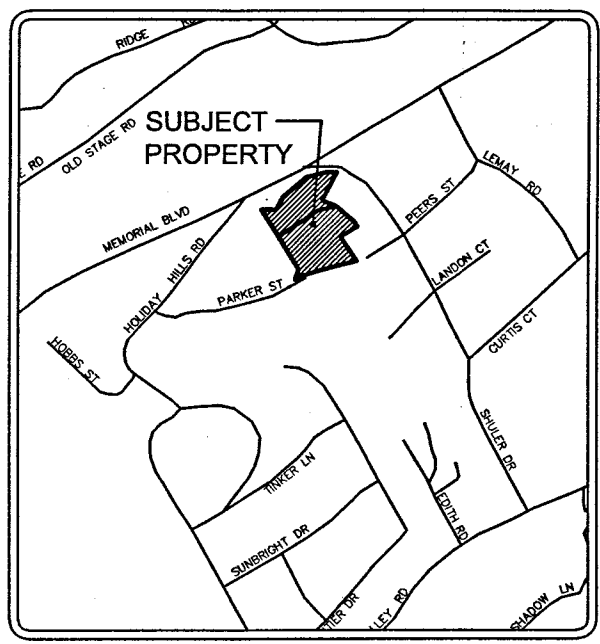
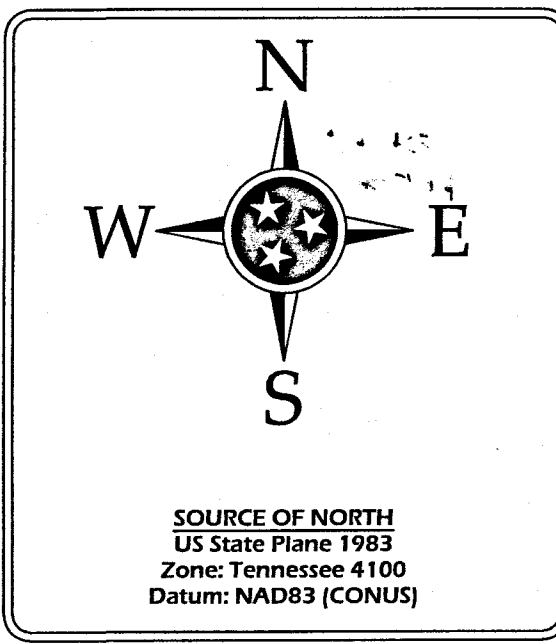
COMBINATION FOR: **BRIAN & LILIANA BURNHAM**

Date 09-30-2024  
File: burnham-b.DWG  
Drawn By: SWS  
Scale: 1" = 30'

Twelfth (12th) Civil District Sullivan County, TN

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

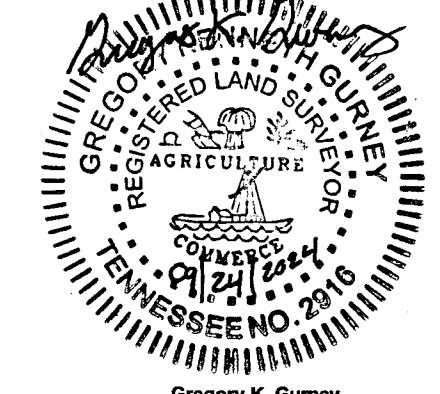
Drawing Number 8465



Vicinity Map (not to scale)

SURVEYOR'S CERTIFICATION

I hereby certify that this is a Category I Survey and was done in compliance with the current Rules of Tennessee State Board of Examiners for Land Surveyors Chapter 0820-03 Standards of Practice. The unadjusted ratio of precision is 1:17,955 as shown hereon.



Gregory K. Gurney  
Tenn. Reg. No. 2916

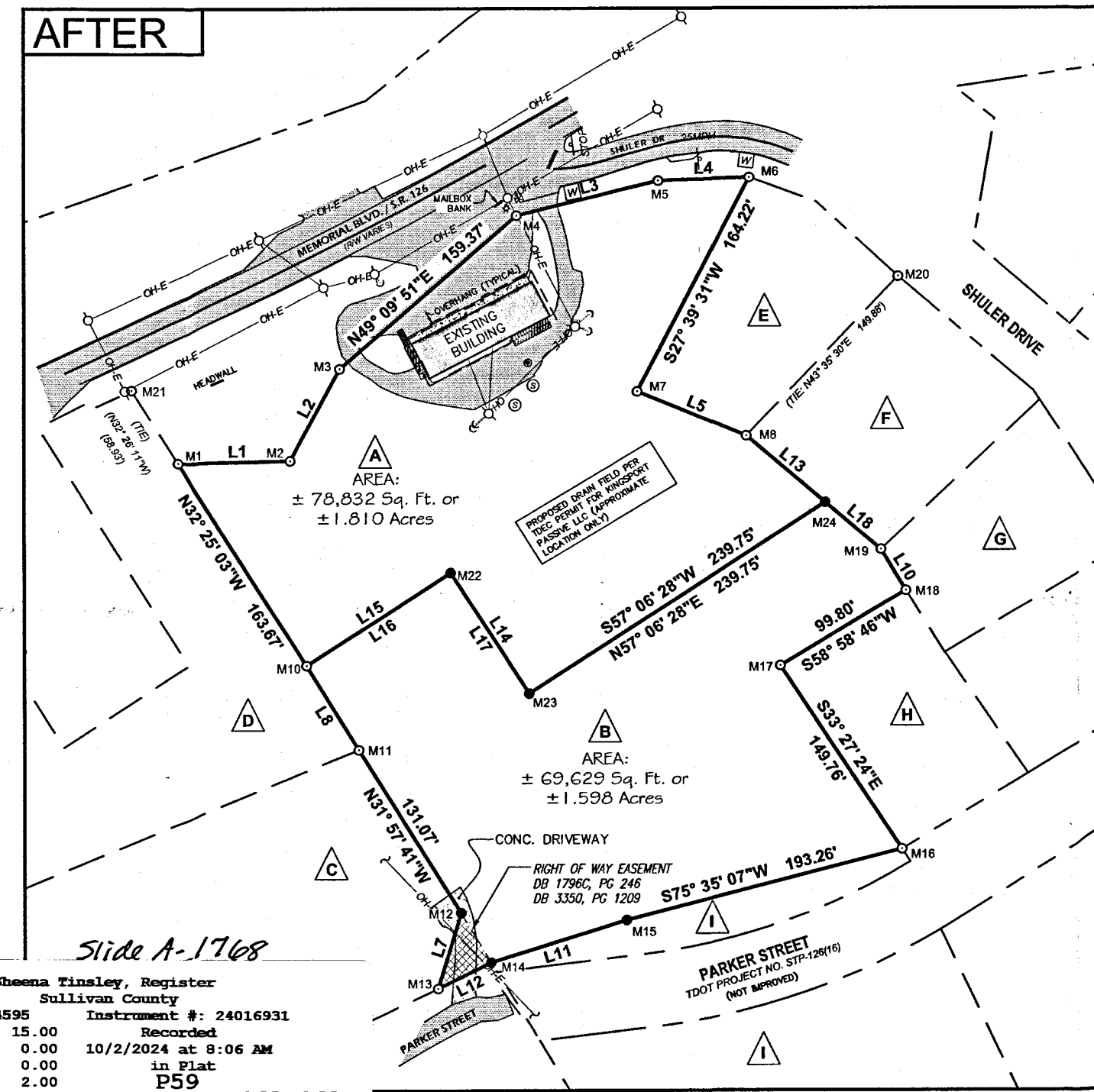
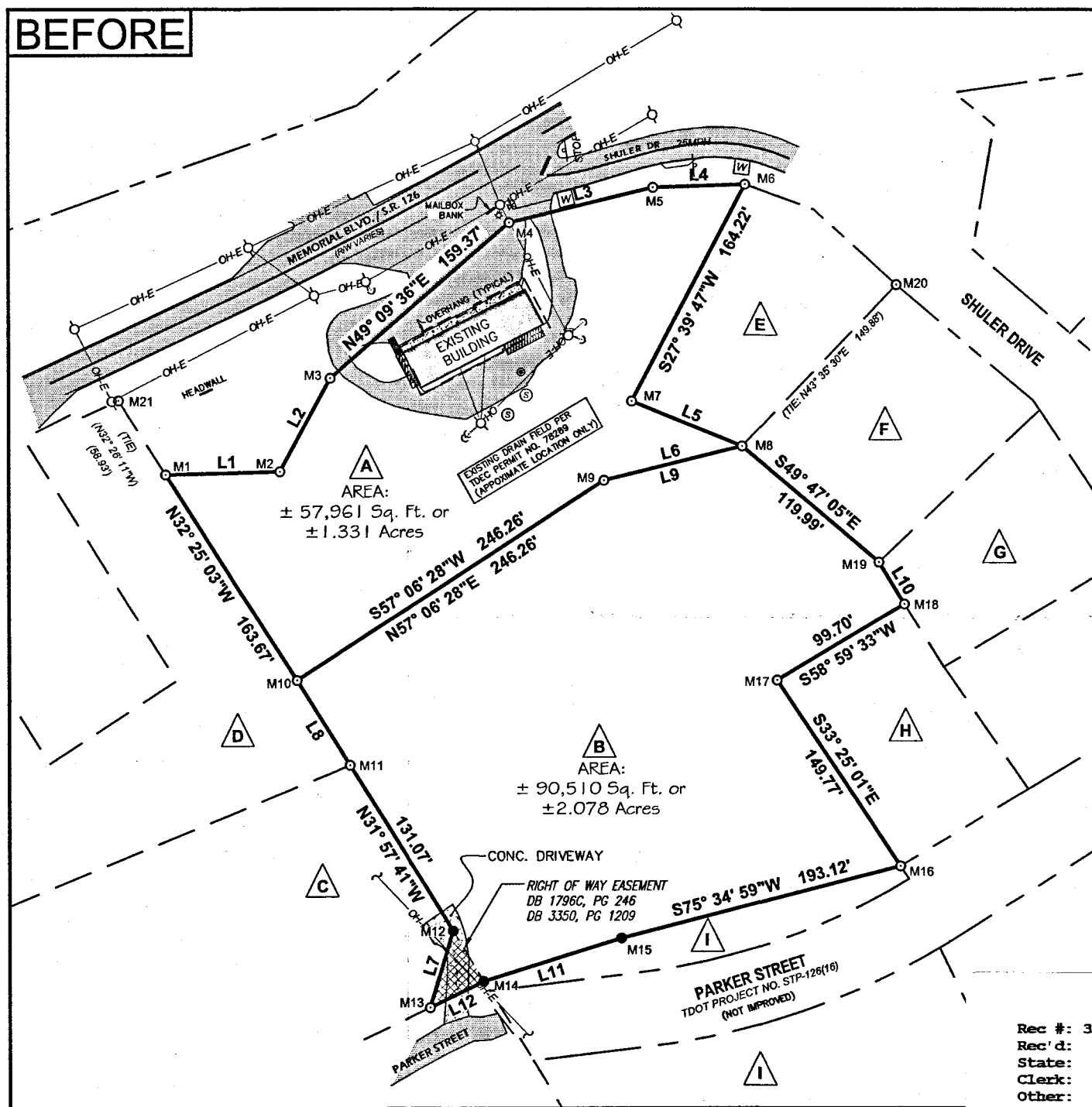
MONUMENT DESCRIPTION TABLE

Table with 4 columns: Monument ID (M1-M24), Description (e.g., 5/8" REBAR CAPPED G3 RLS 2916, 1/2" REBAR (NO CAP), MAG NAIL W/WASHER STAMPED RLS 2916)

LEGEND: Symbols for existing/new boundary corners, utility poles, hand holes, water meters, valves, septic tanks, and various lines (boundary, right-of-way, electric, water).

GEOMATICS G3 GEOMATICS, LLC logo and contact information: P.O. Box 594, Johnson City, TN 37605, 615.775.6522, gregg@g3geomatics.com, www.g3geomatics.com

- Parcel 027.10: N/F KINGSFORT PASSIVE, LLC, DB 3478, PG 2348, 4823 MEMORIAL BLVD, ZONING: R-2A
- Parcel 028.00: N/F MARY ETTA SHULER TEMPLETON, DB 3116, PG 2017, 4823 MEMORIAL BLVD 4823, ZONING: R-1
- Parcel 022.40: N/F SHARON L. BAILEY, DB 3478, PG 2348, 200 PARKER ST, ZONING: R-2
- Parcel 026.00: N/F MIGHT LLC, DB 3499, PG 794, 100 HOLIDAY HILLS RD, ZONING: R-2
- Parcel 028.09: N/F GARY & DIANE GRAY, DB 1731C, PG 725, 109 SHULER DR, ZONING: R-1
- Parcel 028.10: N/F TERRY & MARY TEMPLETON, DB 1449C, PG 708, 113 SHULER DR, ZONING: R-1
- Parcel 028.20: N/F COREY & JESSICA LESTER, DB 3404, PG 1438, 117 SHULER DR, ZONING: R-1
- Parcel 028.40: N/F CHARLES NEUDENBURG, DB 3568, PG 1221, OLD PARKER PVT DR, ZONING: R-1
- Parcel 29.00: N/F MARY ETTA SHULER TEMPLETON, DB 3116, PG 2017, 4823 MEMORIAL BLVD 4823, ZONING: R-1



Slide A-1768  
Sheema Tinsley, Register  
Sullivan County  
Rec #: 364595 Instrument #: 24016931  
Rec'd: 15.00 Recorded  
State: 0.00 10/2/2024 at 8:06 AM  
Clark: 0.00 in Plat  
Other: 2.00 P59  
Total: 17.00 PGS 463-463

SURVEYOR NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE BOUNDARY LINE BETWEEN TRACT A AND TRACT B.
- 2) SUBJECT PROPERTY OWNER(S): N/F KINGSFORT PASSIVE, LLC; DEED REFERENCE: DEED BOOK 3478, PAGE 2348; BEING DESIGNATED AS TAX MAP 48P [GROUP A] PARCEL 027.10 & N/F MARY ETTA SHULER TEMPLETON; DEED REFERENCE: DEED BOOK 3116, PG 2017; BEING DESIGNATED AS TAX MAP 48P [GROUP A] PARCEL 028.00 & P/O PARCEL 029.00.
- 3) SUBJECT PROPERTY ZONING CLASSIFICATION: SPLIT ZONING R1 AND R2A | INSIDE KINGSFORT'S URBAN GROWTH BOUNDARY (UGB) DISTRICT SETBACK INFORMATION (R1): FRONT (STREET) = 30'; SIDE = 12'; REAR = 30' SETBACK INFORMATION (R2A): FRONT (STREET) = 30'; SIDE = 10'; REAR = 30' ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 4) BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PORTIONS OF THE SUBJECT PROPERTY LIE WITH IN FLOOD ZONE "X", AS DESIGNATED ON THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47163C0065D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470184, PANEL NO. 0065, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- 5) THE LOCATION OF THE PROPERTY BOUNDARIES AS DEPICTED HEREON, ARE BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENT CORNERS OF THE PROPERTY BOUNDARY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
- 6) ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN.
- 7) ALL BUILDINGS SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- 8) THE AREA SHOWN HEREON HAS BEEN CALCULATED BY COORDINATE COMPUTATION METHOD.
- 9) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND NOT WRITTEN, RECORDED AND NOT RECORDED.
- 11) ALL PLAT AND DEED REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE SULLIVAN COUNTY, TENNESSEE.
- 12) ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER(S)/DEVELOPER(S) RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- 13) NO TITLE REPORT HAS BEEN FURNISHED; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE & CURRENT TITLE SEARCH.
- 14) ALL MONUMENTS FOR BOUNDARY CONTROL, SOURCE OF MERIDIAN AND ELEVATION WERE LOCATED BY A FIELD RUN SURVEY. THE SURVEY WAS ACCOMPLISHED UTILIZING A TRIMBLE S5 3" ROBOTIC TOTAL STATION AND THE GNSS GPS SURVEY EQUIPMENT AS OUTLINED IN THE GNSS GPS SURVEY NOTE. THE POSITIONS ESTABLISHED BY THESE MEANS WERE WITHIN THE MINIMUM STANDARDS REQUIRED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

MINOR SUBDIVISION PLAT OF THE KINGSFORT PASSIVE, LLC & THE MARY ETTA SHULER TEMPLETON PROPERTY

Summary statistics: TOTAL ACRES: ± 3.408, TOTAL LOTS: 2, ACRES NEW ROAD: -0-, MILES NEW ROAD: -0-. Includes owner name, surveyor name, and a graphic scale of 1" = 100'.

Parcel Line Table with columns: Line #, Length, Direction. Rows L1-L4.

Parcel Line Table with columns: Line #, Length, Direction. Rows L5-L8.

Parcel Line Table with columns: Line #, Length, Direction. Rows L9-L12.

Parcel Line Table with columns: Line #, Length, Direction. Rows L13-L16.

Parcel Line Table with columns: Line #, Length, Direction. Rows L17-L18.

C.O.K. PROJECT NO. MINSUB24-0198, G3 PROJECT NO. 240020

CERTIFICATE OF EXISTING SEPTIC SYSTEM: I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.

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.

CERTIFICATE OF ACCURACY: I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

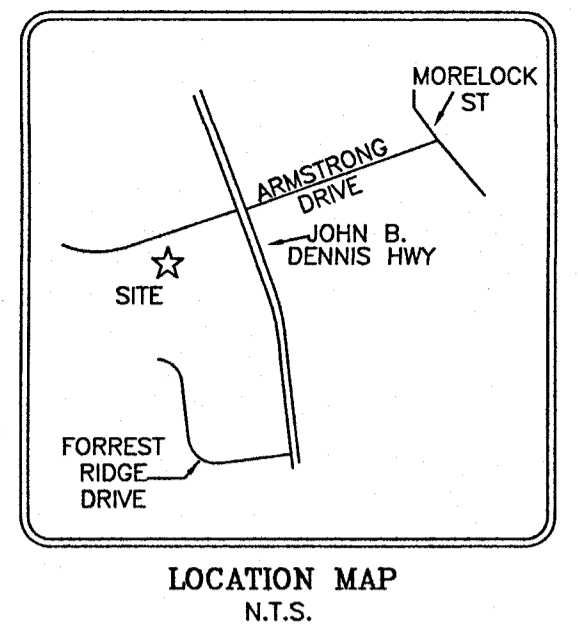
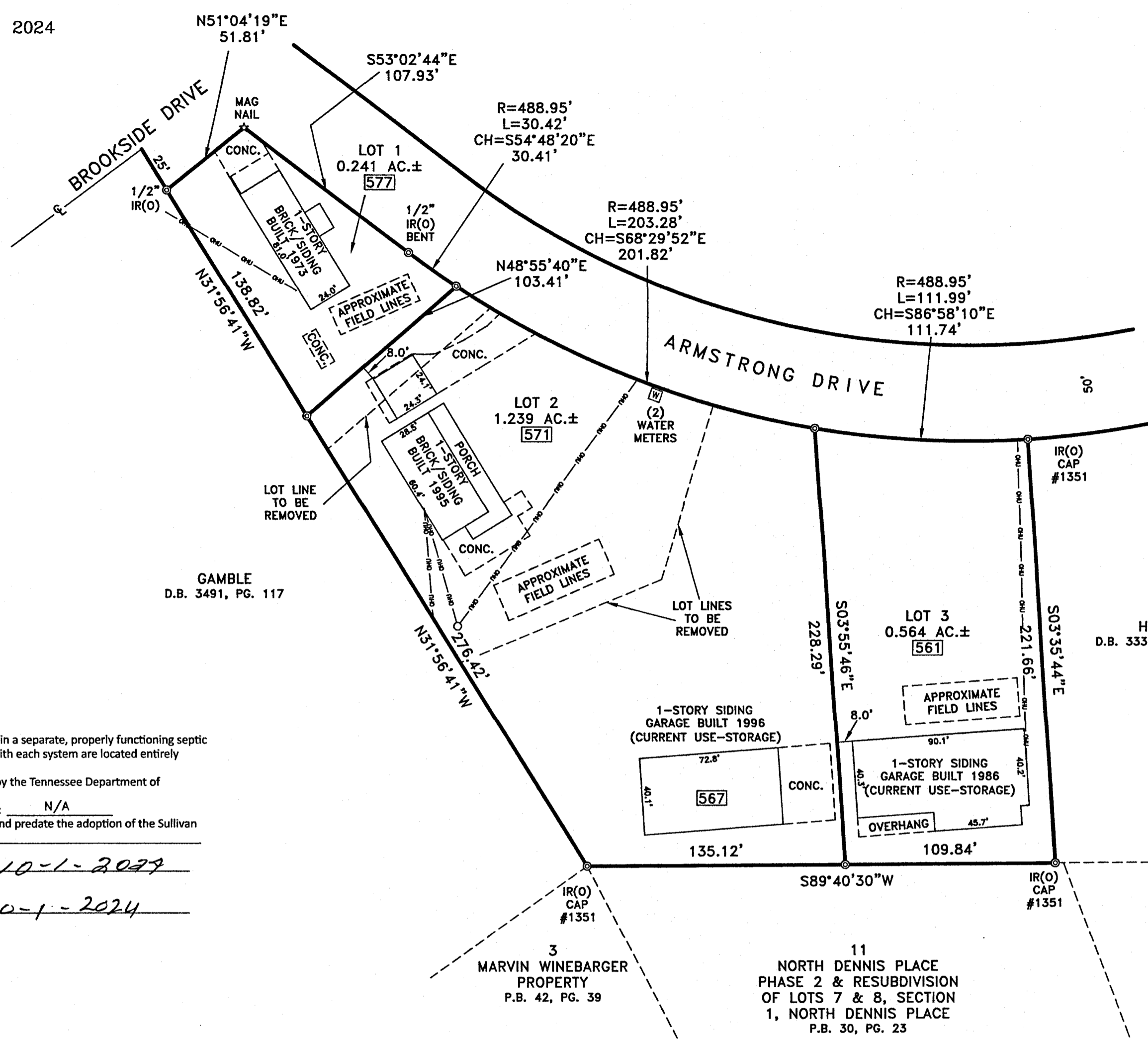
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS: I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the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

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS: I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of the Kingsport water utility system, and is hereby approved as shown.

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT: I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

CERTIFICATE OF THE APPROVAL OF STREETS: I hereby certify (circle one): (1) That streets have been installed in an acceptable manner and according to the specifications or, (2) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. Or (3) Plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission.

CERTIFICATE OF APPROVAL FOR RECORDING: I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the 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.



Slide A-1769  
 Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 364689 Instrument #: 24017061  
 Rec'd: 15.00 Recorded  
 State: 0.00 10/3/2024 at 8:00 AM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P59  
 Total: 17.00 PGS 467-467

GAMBLE  
 D.B. 3491, PG. 117

HURD  
 D.B. 3333, PG. 1201

- LEGEND**
- P.B. PLAT BOOK
  - D.B. DEED BOOK
  - PG PAGE
  - IR(0) IRON ROD, OLD
  - AC. ACRES
  - CONC CONCRETE
  - N.T.S. NOT TO SCALE
  - R= RADIUS
  - L= LENGTH
  - CH= CHORD
  - [123] 911 ADDRESS
  - ℄ CENTERLINE
  - OHU OVERHEAD UTILITY

**Certificate of Existing Septic System:**

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

Owner(s) Signature: Glenda Hensley Date: 10-1-2024  
 Owner(s) Signature: William Layne Date: 10-1-2024

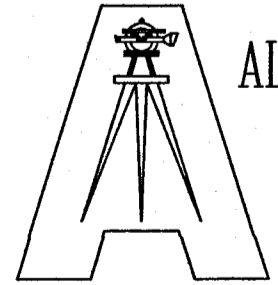
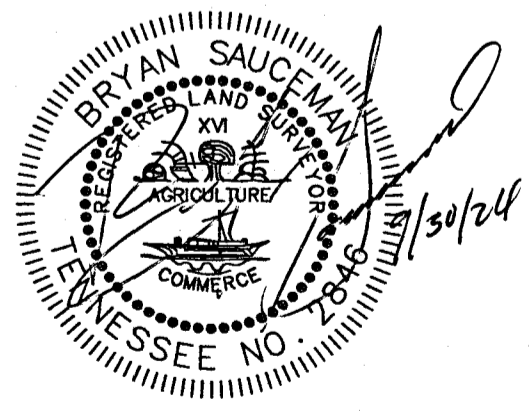
THIS SUBDIVISION PLAT WAS FIRST CONSIDERED BY THE SULLIVAN COUNTY BOARD OF ZONING APPEALS. THE BZA GRANTED EITHER 1) A VARIANCE TO THE BUILDING SETBACKS FOR THE PRE-EXISTING STRUCTURES IN RELATION TO THE NEW LOT LINES OR 2) A SPECIAL EXCEPTION TO THE LOT SIZE OR ROAD FRONTAGE DUE TO THE PRE-EXISTING STRUCTURES. THE BZA APPROVED THIS PLAT DURING THEIR REGULAR OR SPECIAL CALLED MEETING HELD ON: 9/14/2024

G. Herbert 9/20/2024

**NOTES:**

- 1) NORTH BASED ON TENNESSEE GRID NORTH (NAD83).
- 2) PROPERTY IS ZONED B-3.
- 3) SETBACKS TO CONFORM TO CURRENT ZONING.
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 24-13230
- 5) ACAD FILE 24-13230 LAYNE.DWG
- 6) TAX MAP 031 PARCELS 022.00, 022.04, & 022.03.
- 7) REFERENCES: D.B. 3499, PG. 2426, D.B. 1301C, PG. 77, & D.B. 3461, PG. 1138.
- 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 11) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>(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><u>Glenda Hensley</u> 10-1-2024          DATE  <u>William Layne</u> 10-1-2024          OWNER</p>	<p><b>CERTIFICATE OF ACCURACY</b></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>9-30 2024          DATE  <u>B. J. Sauceman</u>          TENNESSEE REGISTERED LAND SURVEYOR</p>
<p><b>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</b></p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>9-30 2024          DATE  <u>[Signature]</u>          SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>	<p><b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</b></p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>10-2 2024          DATE  <u>Christa Pagan</u>          BLOOMINGDALE UTILITY DISTRICT</p>



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

**CERTIFICATION OF THE APPROVAL OF STREETS**

I HEREBY CERTIFY:

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

10-2 2024  
 DATE  
Jane S. [Signature] SCHD  
 AUTHORIZED REPRESENTATIVE

**CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM**

[This section is crossed out with a large 'X']

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10/30 2024  
 DATE  
[Signature]  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

<b>DIVISION OF THE LAYNE &amp; HENSLEY PROPERTY</b>	
<b>KINGSPORT REGIONAL PLANNING COMMISSION</b>	
TOTAL ACRES <u>2.044</u>	TOTAL LOTS <u>3</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
OWNER <u>LAYNE &amp; HENSLEY</u>	CIVIL DISTRICT <u>11TH</u>
SURVEYOR <u>ALLEY &amp; ASSOCIATES, INC.</u>	CLOSURE ERROR <u>1:10,000</u>
SCALE 1" = 50'	