



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, December 19, 2024 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the November 18, 2024 Work Session Minutes
- [2.](#) Approval of the November 21, 2024 Regular Meeting Minutes
- [3.](#) Approval of the December 9, 2024 Called 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.](#) Brookside Drive Rezoning (REZONE24-0260). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to B-3. (McMurray)
- [2.](#) TDOT Right-of-way/ Surplus along I-26 (SURPLS24-0257). The Commission is requested to approve the TDOT right-of-way acquisition/ property surplus located along I-26. (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, November 18, 2024 at Noon
City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Tim Lorimer, Gary Mayes, Anne Greenfield, Sam Booher, Candice Hilton

Members Absent: Sharon Duncan, Jason Snapp, Chip Millican, Travis Patterson

Visitors: none

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the October 14, 2024 Work Session Minutes
2. Approval of the October 17, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. No official action was taken.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Summerville/Kendrick Creek Road Rezoning (REZONE24-0237). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from A-1 to R-1C. Staff identified the vicinity of the property, along Summerville Road and Kendrick Creek Road. Staff stated that the requested zone for the 106 acre site is R-1C. Staff noted that the future land use plan indicates single family residential for the site. Staff stated that the site would come back to the Commission when it is time for a preliminary subdivision approval. No official action was taken.
2. Lebanon Meadows Final Planned Development Plat (PD24-0238). The Commission is requested to grant final planned development plat approval for Lebanon Meadows. Staff identified the location of the four acre site off Lebanon Road in the Colonial Heights area of the City. Staff noted that the site received preliminary approval in late 2023. Staff stated that the development is almost finished with construction and that the few remaining items are contained in a guarantee request that will be the next agenda item. Staff noted that there are no variances associated with this final approval. No official action was taken.
3. Lebanon Meadows Irrevocable Letter of Credit (PD24-0238). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of the Lebanon Meadows development site. Staff identified a \$12,026.52 engineering estimate for this irrevocable letter of credit. Staff stated that the few remaining items on this proposed letter of credit will likely be complete by meeting time this Thursday. Staff noted that if the construction is complete by regular meeting time that the agenda would need to be amended to remove the guarantee from the agenda as there will be no need for it. No official action was taken.
4. 2405 Memorial Boulevard New Outdoor Display Area Preliminary ZDP (COMDEV24-0252). The Commission is requested to grant preliminary zoning development plan approval for a new outdoor display area at the site of a new Rural King store. Staff identified the vicinity of the request, located inside the northeast corner of the Fort Henry Mall parking lot. Staff stated that it is a B-4P zone requirement that the outdoor display area receives zoning development plan approval from the Commission. Staff stated that the sole zoning requirement of a landscaping plan for the site has been approved by the City's Landscaping Specialist. Staff recommended approval for the zoning development plan. No official action was taken.
5. Division of a Part of the Phyllis Moore Property 1600 Childress Ferry Road (MINSUB24-0244): The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. Staff identified the location of the site, south of the Warrior Falls development and along Childress Ferry Road. Staff stated the

reason for the subdivision coming to the Commission is that the proposal is not served by public water. Staff noted that the subdivision regulations require all new lots to be served with a public water supply. Staff noted that similar requests had been approved by the Commission in the past in this area due to lack of public water being close by. Staff noted that the Water Services Department of the City estimates the cost of eighty thousand dollars to extend water to the site. No official action was taken.

6. 108 Barton Street, Preliminary Zoning Development Plan (MUD24-0254). The Commission is requested to grant preliminary zoning development plan approval for 108 Barton Street. Staff presented the item to the Commission, stating that the PVD zone requires Commission approval for site plans. Staff noted the proposal is a 4 unit townhome and conforms to the established setbacks of the zoning district. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the approved subdivisions. No official action was taken.

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.

Public comments was conducted. No public comment was received.

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, November 21, 2024 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Anne Greenfield, Sam Booher, Candice Hilton, Jason Snapp

Members Absent: Chip Millican, Travis Patterson

Visitors: Keegan McCormack, Olivia Sinclair, Kristin Staubly, Larry Conkin

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

II. APPROVAL OF THE AGENDA

Staff stated that since the work session, the Lebanon Meadows construction has been completed and that item number three under New Business, the irrevocable letter of credit item, can be removed from the agenda due to no longer being necessary. Staff additionally advised that the Chairman had granted approval for a late addition to the agenda. Staff noted that the late addition is the Sullivan County Zoning Text Amendment for Temporary RV Dwellings. Staff updated the Commission that the County Attorney had a single word change which requires the Commission to review and send a recommendation to the Sullivan County Commission. A motion was made by Sam Booher, seconded by Gary Mayes, to amend the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the October 14, 2024 Work Session Minutes

2. Approval of the October 17, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Jason Snapp, seconded by Tim Lorimer, to approve the minutes of the October 14, 2024 work session minutes and the October 17, 2024 regular meeting minutes. The motion passed unanimously, 7-0.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Summerville/Kendrick Creek Road Rezoning (REZONE24-0237). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from A-1 to R-1C. Staff identified the vicinity of the property, along Summerville Road and Kendrick Creek Road. Staff stated that the requested zone for the 106 acre site is R-1C. Staff noted that the future land use plan indicates single family residential for the site. Staff stated that the site would come back to the Commission when it is time for a preliminary subdivision approval. Staff stated that two emails were received about the rezoning from adjacent property owners. The emails referenced not wanting the property to be developed due to wildlife habitat destruction. A motion was made by Tim Lorimer, seconded by Candice Hilton, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed unanimously, 7-0.
2. Lebanon Meadows Final Planned Development Plat (PD24-0238). The Commission is requested to grant final planned development plat approval for Lebanon Meadows. Staff identified the location of the four acre site off Lebanon Road in the Colonial Heights area of the City. Staff noted that the site received preliminary approval in late 2023 and that the submitted final matches the preliminary. Staff stated that the development is almost finished with construction and that the few remaining items are contained in a guarantee request that will be the next agenda item. Staff noted that there are no variances associated with this final approval. A motion was made by Sam Booher, seconded by Anne Greenfield, to grant preliminary approval. The motion passed unanimously, 7-0.
3. 2405 Memorial Boulevard New Outdoor Display Area Preliminary ZDP (COMDEV24-0252). The Commission is requested to grant preliminary zoning development plan approval

for a new outdoor display area at the site of a new Rural King store. Staff identified the vicinity of the request, located inside the northeast corner of the Fort Henry Mall parking lot. Staff stated that it is a B-4P zone requirement that the outdoor display area receives zoning development plan approval from the Commission. Staff stated that the sole zoning requirement of a landscaping plan for the site has been approved by the City's Landscaping Specialist. Staff recommended approval for the zoning development plan. A motion was made by Anne Greenfield, seconded by Jason Snapp, to grant preliminary zoning development plan approval. The motion passed unanimously, 7-0.

4. Division of a Part of the Phyllis Moore Property 1600 Childress Ferry Road (MINSUB24-0244): The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. Staff identified the location of the site, south of the Warrior Falls development and along Childress Ferry Road. Staff stated the reason for the subdivision coming to the Commission is that the proposal is not served by public water. Staff noted that the subdivision regulations require all new lots to be served with a public water supply. Staff noted that similar requests had been approved by the Commission in the past in this area due to lack of public water being close by. Staff noted that the Water Services Department of the City estimates the cost of eighty thousand dollars to extend water to the site. The Commission recalled past precedents in this area where water variances have been granted in the past due to a similar hardship of rocky terrain and distance from public water lines. It was noted that the property is currently served by a functioning water well. A motion was made by Sam Booher, seconded by Candice Hilton, to grant final subdivision approval along with the variance to public water availability. The motion passed unanimously, 7-0.
5. 108 Barton Street, Preliminary Zoning Development Plan (MUD24-0254). The Commission is requested to grant preliminary zoning development plan approval for 108 Barton Street. Staff presented the item to the Commission, stating that the PVD zone requires Commission approval for site plans. Staff noted the proposal is a 4 unit townhome and conforms to the established setbacks of the zoning district. A motion was made by Jason Snapp, seconded by Anne Greenfield, to grant preliminary zoning development plan approval. The motion passed unanimously, 7-0.
6. 2024 Sullivan County ZTA for Temporary RV Dwelling (ZTA24-0277). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that the Sullivan County Attorney has requested a revision to the language in section B-106(F). Specifically, he would like the term "Regulation" to be replaced with "Restriction" in the first sentence of paragraph F,

as he believes "Restriction" is a stronger and more precise term. Staff noted that all other facets of the proposal are the same. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to send a positive recommendation to the Sullivan County Commission in support of approving the County zoning text amendment. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the 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.

Public comments was conducted. No public comment was received.

IX. ADJOURN

With no further business to conduct, the meeting was adjourned at 6:17p.m.



CALLED REGIONAL PLANNING COMMISSION MEETING MINUTES

Monday, December 09, 2024 at 5:00 PM

City Hall, 415 Broad Street, Conference Room: 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Tim Lorimer, Gary Mayes, Anne Greenfield, Sam Booher, Candice Hilton, Chip Millican, Travis Patterson,

Members Absent: Sharon Duncan, Jason Snapp

Visitors: Darin Karst, Chris Alley

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

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Travis Patterson, to approve the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF 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. Fieldcrest Acres Phase 1 Preliminary PD (PD24-0131). The Commission is requested to grant preliminary approval to the Fieldcrest Acres Phase 1 development along with associated variances. The development is located off of Fieldcrest Road. Staff stated that the proposal consists of 48 single family lots and 22 townhome units. Staff stated 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. Holt Way on the submittal is a residential lane proposed to serve 22 townhome units. Chimney View Loop is a local street cross section that will serve 34 single family homes for phase 1. Staff noted that several variances have been requested. Staff described the variances as follows: The variance for the connection of Chimney View Loop to Fieldcrest Road is proposed to be tapered from 20' to the standard 25' for a local street. The applicant desires to not construct curb or sidewalk for the first approximate 130' of this section due to the lack of an existing ditch to channel the associated water runoff. A second variance for the connection of Fieldcrest West to Chimney View Loop is proposed to be an extension of the existing 20' Fieldcrest Road with 5' grass shoulders. The variance amounts to 5' of pavement width, no curb, and no sidewalks which impacts the first 200' of the connection off "Fieldcrest West." The rationale is similar to the first variance request in that there is no established ditch along Fieldcrest Road and granted variances will not concentrate water runoff. Staff stated that a type of transition from the existing Fieldcrest Road to the development would have to occur based upon Fieldcrest Road not matching any current Kingsport street standards. Staff also stated that City development staff supported the variances. Staff noted that a traffic impact study has been completed, which identifies no negative impacts on the study of intersections. Sullivan County Highway has reviewed the proposal and sees no major issues. Commissioner Millican inquired about the need to reconfigure Fieldcrest and the reason why. Chris Alley stated the primary reason as safety in that the curves along this portion of Fieldcrest are severe. A motion was made by Chip Millican, seconded by Candice Hilton, to grant preliminary approval and approval to the requested variances as presented. The motion passed unanimously, 7-0.
2. Future Land Use Map Amendment for the Fieldcrest Acres Development (PD24-0131). The Commission is requested to amend the 2030 Future Land Use Plan to change from an industrial land use designation to a residential land use designation for the Fieldcrest Acres development. Staff stated that it is a zoning code requirement that the residential uses in a PD zone match the designation found in the future land use plan. Staff stated that the future land

use plan for the Fieldcrest site is Industrial. Staff stated that the requested change is from industrial to single family and mixed single family/ multifamily. Staff outlined a prepared map that showed the designation changes, which match the proposed single family and multifamily areas of the Fieldcrest proposal. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the future land use plan amendment. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

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.

Public comment was opened. No public comment was received.

IX. ADJOURN

With no further business, the meeting adjourned at 6:00p.m.

Brookside Drive Rezoning

Property Information			
Address		Brookside Drive	
Tax Map, Group, Parcel		Tax Map 047, Parcel 002.20	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Industrial	
Acres		Rezoning Site 11.18 acres +/-	
Existing Use		Existing Zoning	M-1
Proposed Use		Proposed Zoning	B-3
Owner /Applicant Information			
<p>Name: Jesse Frady Address: 573 Lenoir Road City: Kingsport State: TN Zip Code: 37660 Email: jessyfrady@gmail.com Phone Number: (423)817-2543</p>		<p>Intent: <i>To rezone from M-1 (Light Manufacturing District) to B-3 (Highway Oriented Business District) to accommodate construction of a new church.</i></p>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <i>The zoning change aligns with the proposed use.</i> <i>The zoning change creates a buffer and provides a smooth transition between industrial and nearby commercial and residential zones, reducing the impact of industrial activities on more sensitive land uses.</i> <i>The B-3 zone supports businesses like retail, offices, services and religious assembly that benefit nearby businesses and communities.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site is currently vacant.</i> <i>Water and sewer are available.</i> <i>The development review staff are supportive of the request.</i> 			
Planner:		Jessica McMurray	
Date:		December 4, 2024	
Planning Commission Action		Meeting Date:	
		December 19, 2024	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0260

PROPERTY INFORMATION

ADDRESS	Tax Map 047, Parcel 002.20
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-1 (Light Manufacturing District)
PROPOSED ZONING	B-3(Highway Oriented Business District)
ACRES	rezone site 11.18 acres +/-
EXISTING USE	vacant land
PROPOSED USE	church

PETITIONER

ADDRESS 573 Lenoir Road, Kingsport, TN 37660

REPRESENTATIVE

PHONE (423)817-2543

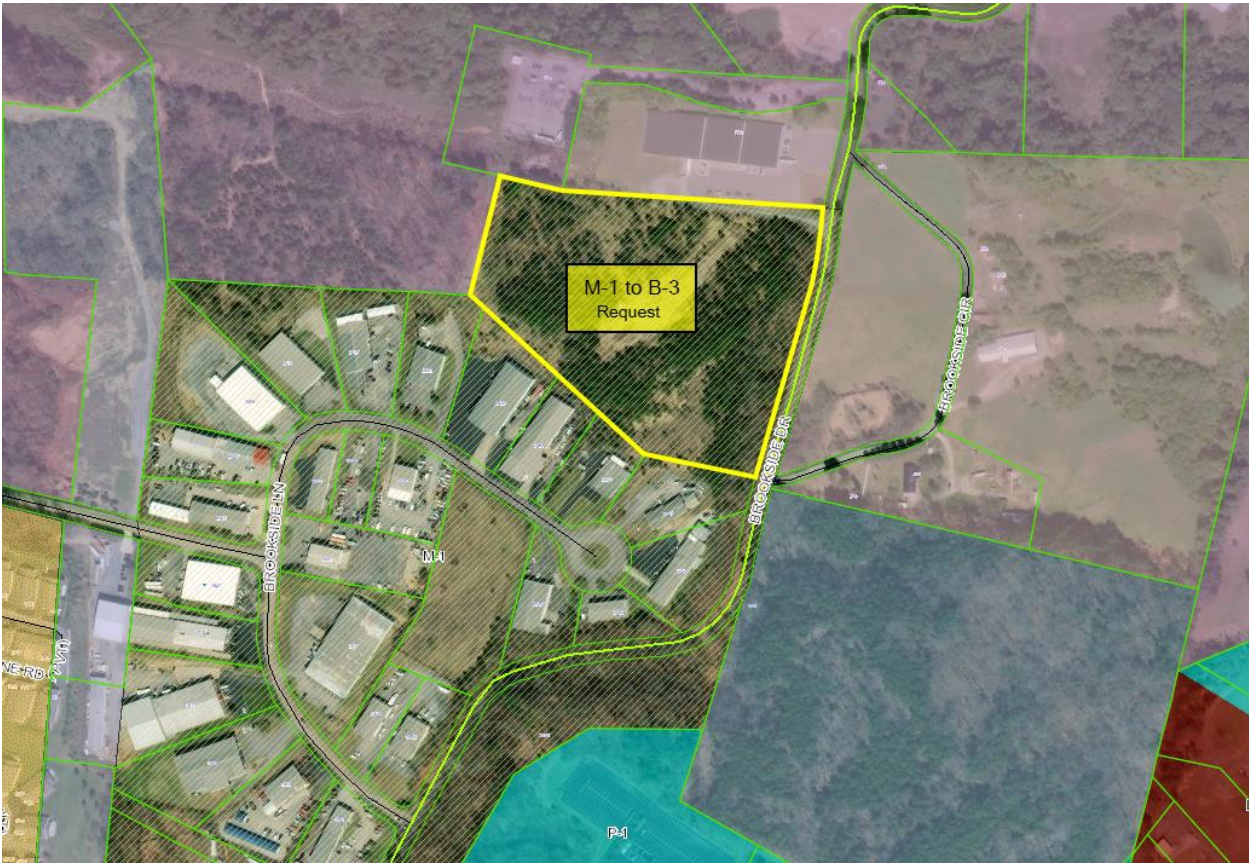
INTENT

To rezone from M-1 (Light Manufacturing District) to B-3 (Highway Oriented Business District) to accommodate construction of a new church.

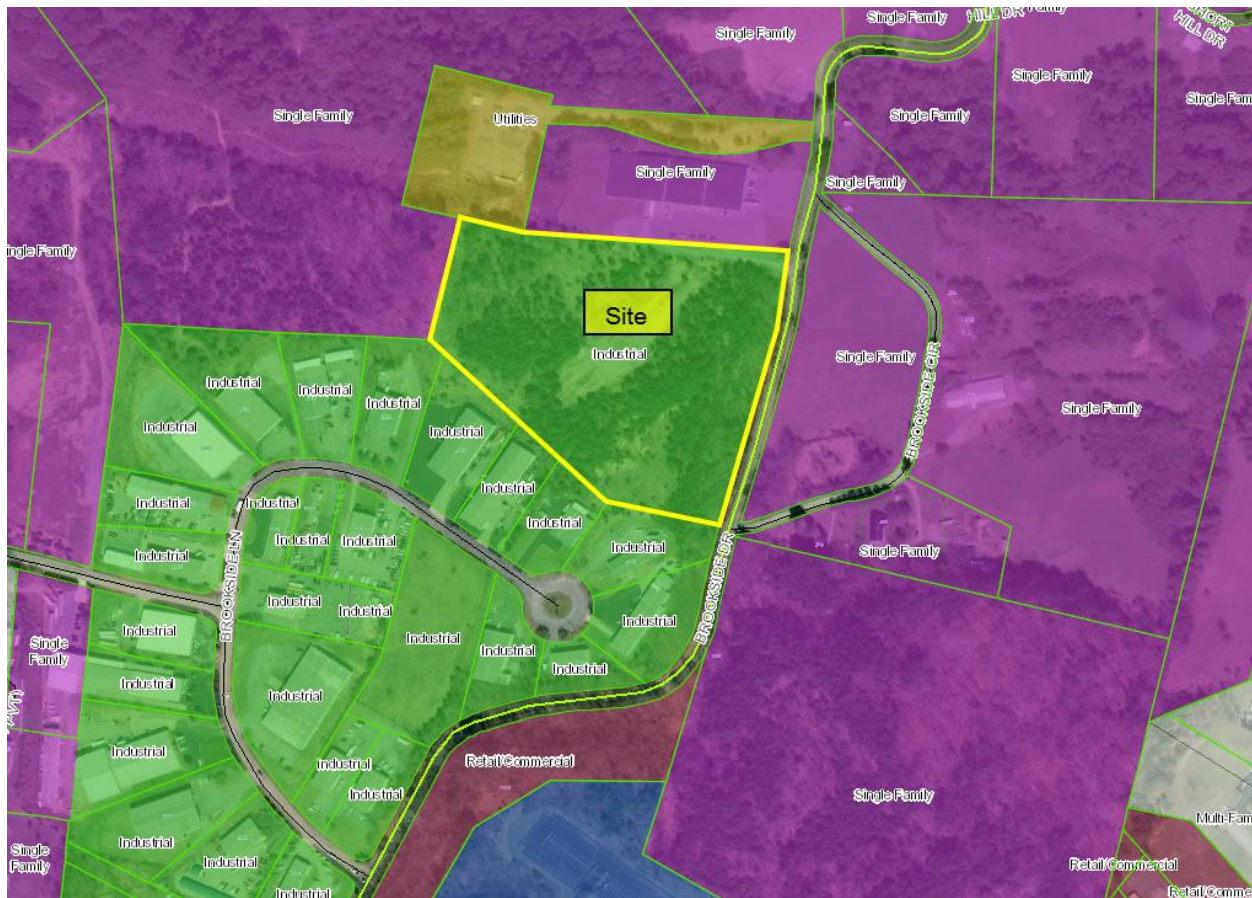
Vicinity Map



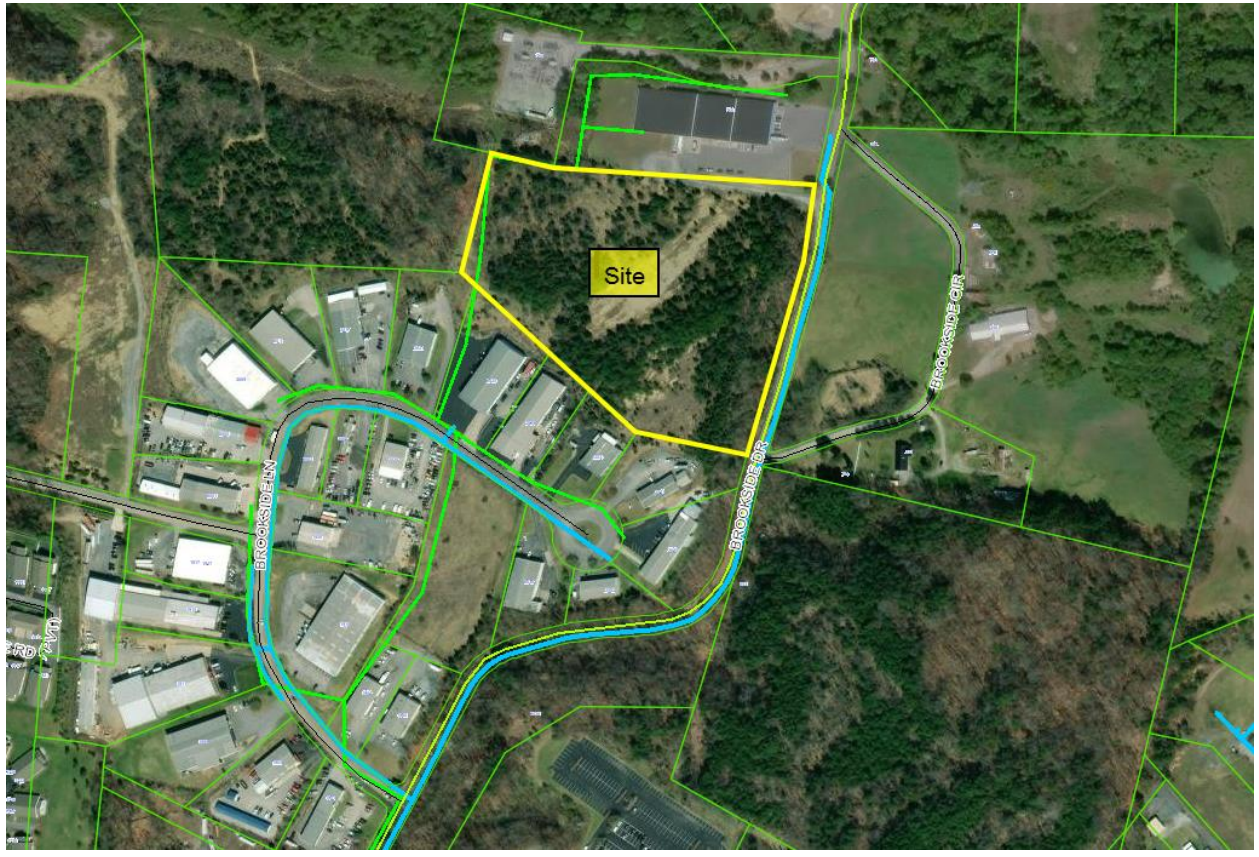
Surrounding Zoning Map



Future Land Use Plan 2030



Aerial



View from East Side of Site



View from Brookside Drive of Site (gravel driveway on parcel)



View from Brookside Dr of Site Facing South



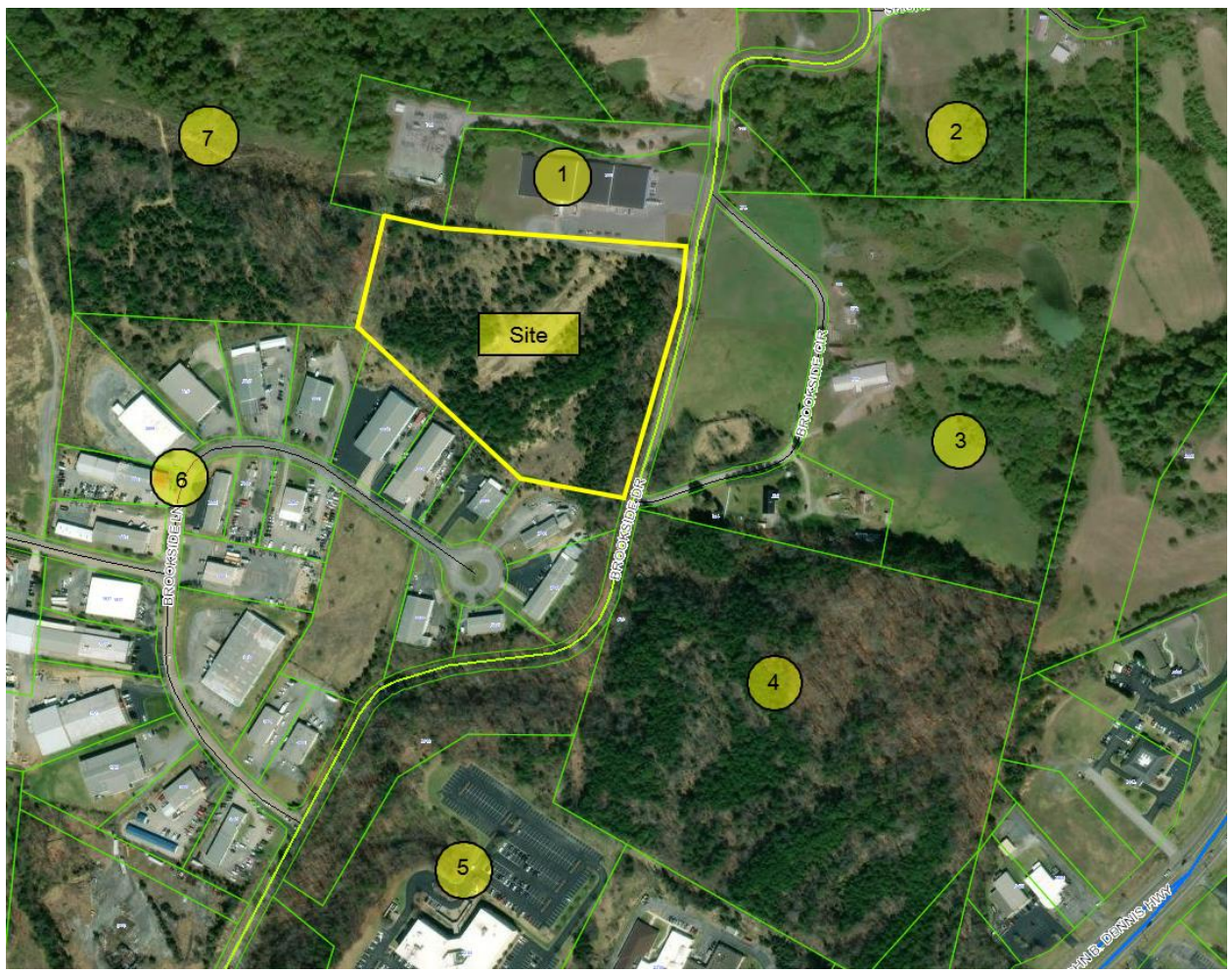
View from Breckenridge Trace Facing West



View from Breckenridge Trace Facing West



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE24-0260**

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County B-3</u> Use: medical/professional office	
Northeast	2	<u>Zone: County R-1</u> Use: single family	
East	3	<u>Zone: County B-3</u> Use: single family	
Southeast	4	<u>Zone: County B-4</u> Use: vacant	
South	5	<u>Zone: City P-1</u> Use: medical/professional office	
West	6	<u>Zone: City M-1</u> Use: manufacturing/industry	
Northwest	7	<u>Zone: County R-1</u> Use: vacant	

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal permits a use that is consistent with the surrounding commercial zoning district. B-3 zoning provides a buffer between industrial operations and residential or light commercial areas, reducing the impact of industrial activities on more sensitive land uses.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby properties will not be negatively impacted by the proposal. Rezoning to B-3 will benefit neighboring properties, especially if the church use ceases. A commercial zone is the most compatible option for the surrounding parcels. The B-3 zone supports businesses like retail, offices, services and religious assembly.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning, and it would also have a reasonable economic use under the proposed zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Although the B-3 rezoning proposal does not align with the 2030 Land Use Plan, it is well-suited for this specific site. In the future, if the church use ceases, the B-3 zoning will benefit the area, as the adjacent and surrounding parcels are already zoned for commercial use. The B-3 zone supports businesses like retail, offices, services and religious assembly that benefit nearby businesses and communities.

Proposed use: church

The Future Land Use Plan Map recommends industry.

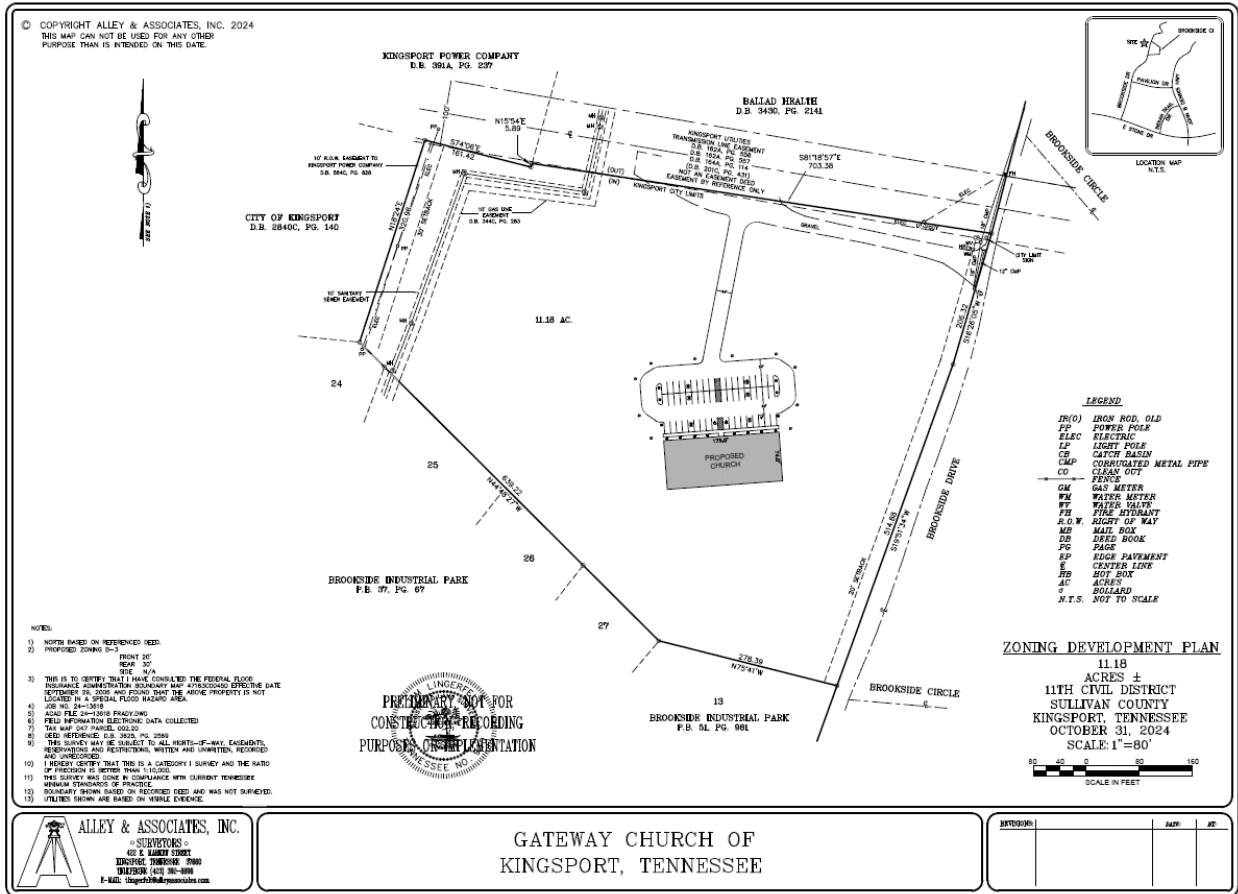
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The current conditions strongly support the proposed rezoning, as the parcel's location offers compatibility with adjacent commercial districts and provides a smooth transition between the industrial area and nearby commercial and residential zones. The site is suitably sized for new development that will comply with B-3 zoning requirements.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0260

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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from M-1 to B-3, citing the site's compatibility with neighboring commercial districts and its role as a smooth transition between the existing industrial district and nearby commercial and residential areas.

Property Information	
Address	Area Along I-26 (Eastbound)
Tax Map, Group, Parcel	A Portion of Tax Map 060 Parcel 006.00
Civil District	12 th Civil District
Overlay District	N/A
Land Use Designation	Agricultural/ Vacant
Acres	+/- 1.1
Applicant #1 Information	
Intent	
Name: State of Tennessee Right-of-Way Office Address: 7345 Region Ln City: Knoxville State: TN Zip Code: 37914 Phone Number: (865) 594-2496	
Intent: <i>To approve TDOT right-of-way acquisition for rock slide mitigation purposes.</i> Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Planning Department Recommendation	
(Approve, Deny, or Defer) The Kingsport Planning Division recommends approval. <ul style="list-style-type: none"> Request reviewed by all city departments with no concerns This action was approved by the Bays Mountain Park Commission during their November 2024 meeting. Staff Field Notes and General Comments: TDOT desires to conduct rock slide mitigation for this section of I-26 right-of-way. This action is in response to rock slide activity in the past in this area. In doing so, the State needs to acquire approximately 1.116 <u>acres of City property</u> along I-26. Staff recommends approving this surplus action to facilitate State right-of-way acquisition. The submitted maps for the project also contain a construction easement that will not be a part of this surplus action.	
Planner:	Weems
Date:	12/10/2024
Planning Commission Action	
Meeting Date:	December 19, 2024
Approval:	
Denial:	Reason for Denial:
Deferred:	Reason for Deferral:

PROPERTY INFORMATION

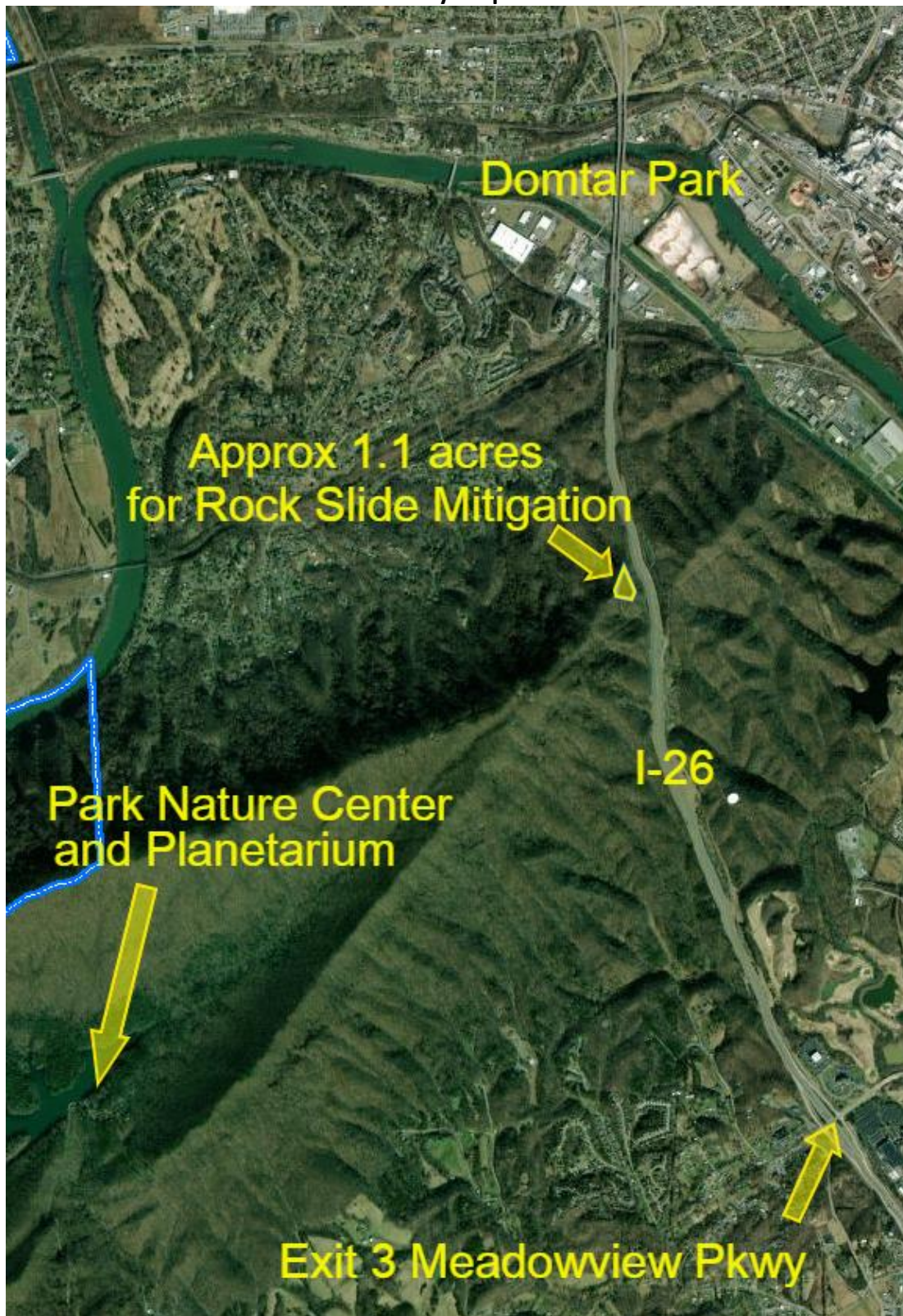
Surplus Request for 2984 Ashley Street

ADDRESS	Area along I-26
DISTRICT, LAND LOT	Sullivan County 12th Civil District, TM 060, a portion of parcel 006.00
OVERLAY DISTRICT	N/A
ACRES +/- 1.1	
EXISTING USE	Vacant
PROPOSED USE	State right-of-way

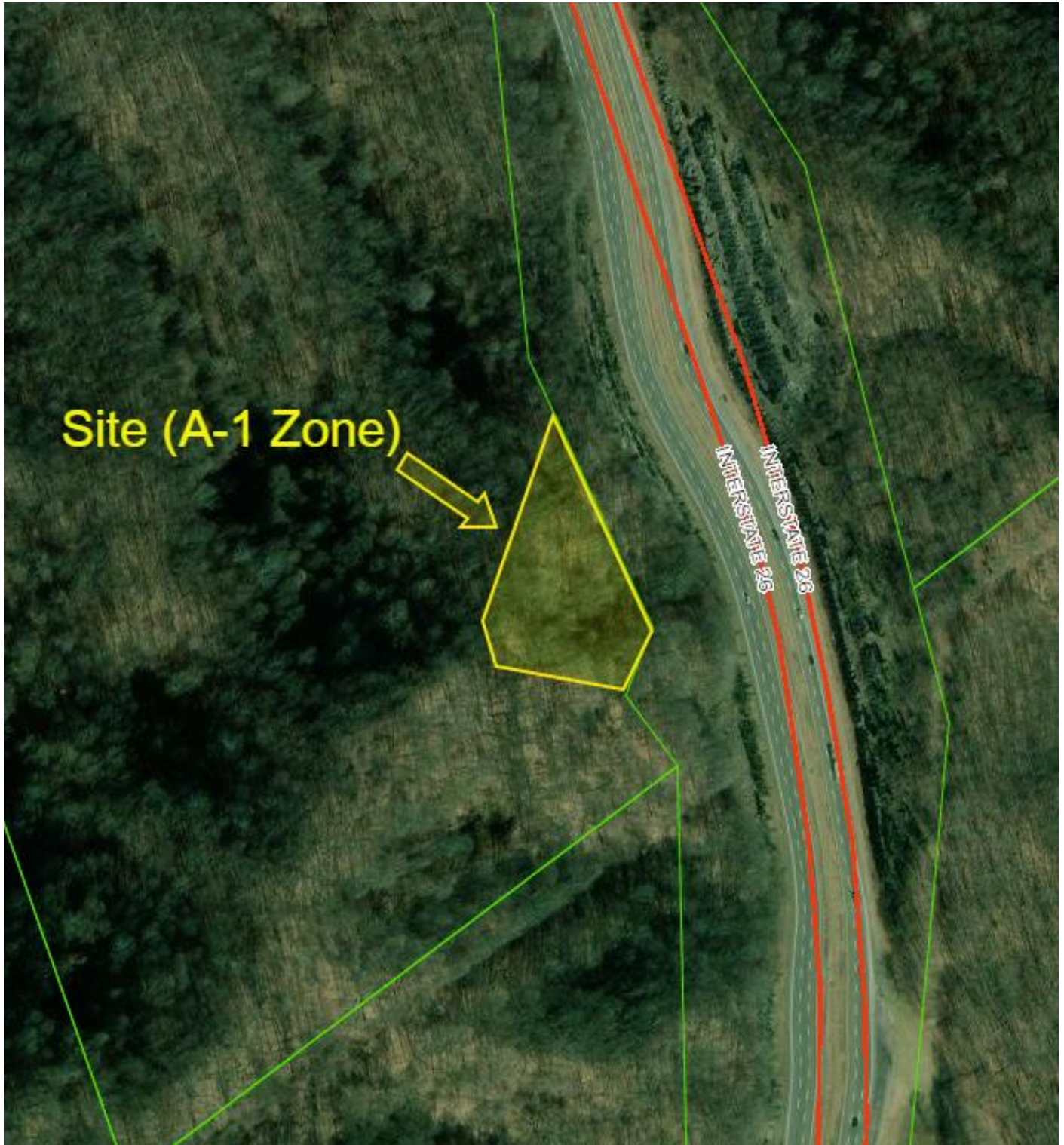
INTENT

To approve TDOT right-of-way acquisition for rock slide mitigation purposes.

Vicinity Map



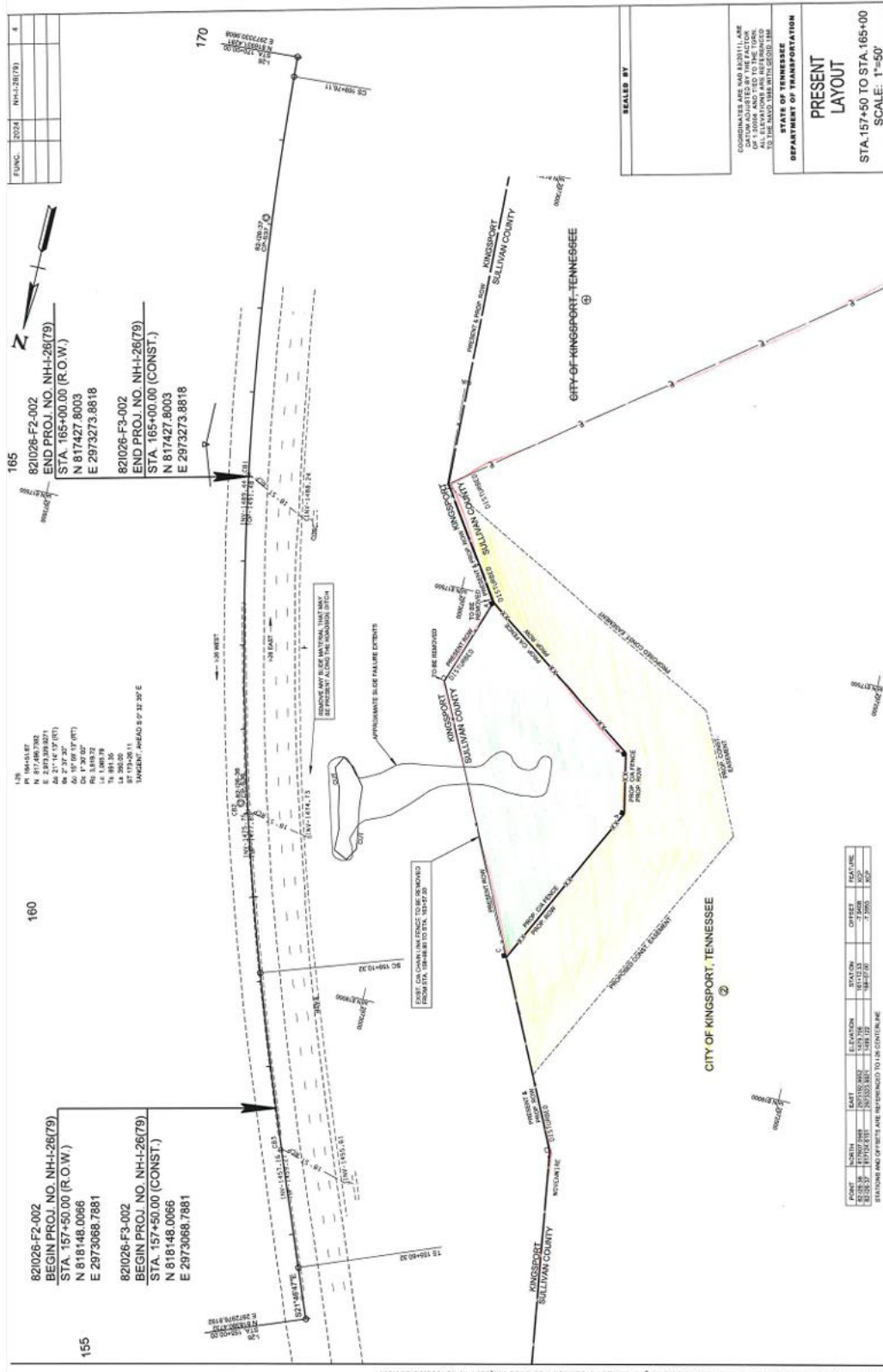
Close View



Street View from I-26

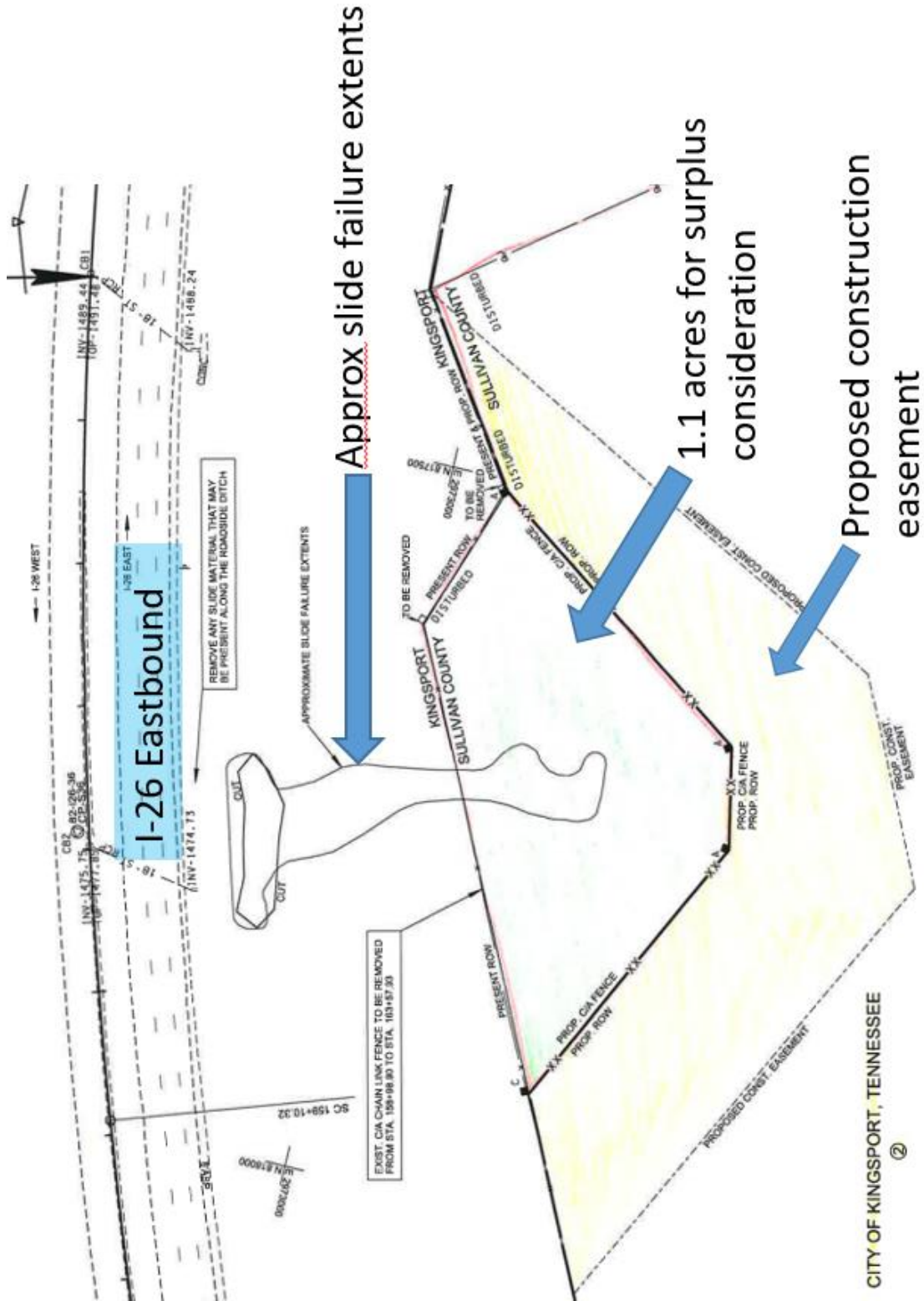


TDOT Provided Present Layout



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on December 19, 2024

TDOT Present Layout Close View



RECOMMENDATION:

Staff recommends that the Planning Commission approve the right-of-way acquisition/ surplus action to facilitate TDOT right-of-way acquisition.



December 19, 2024

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

Chairman Duncan:

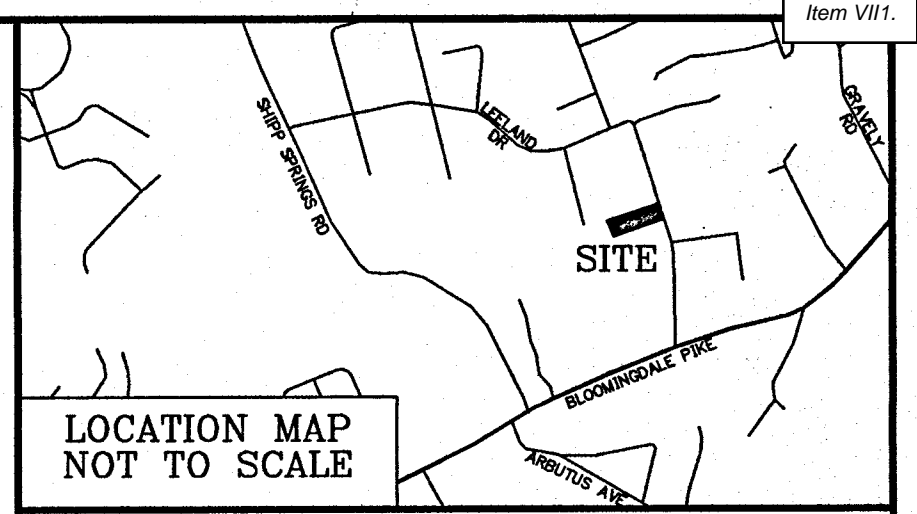
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 208 Thomas Street
2. 1273 Fall Creek Road
3. 701 Thornwood Place
4. 1939 Riverport Road
5. 1600 Childress Ferry Road
6. Lebanon Meadows

Sincerely,

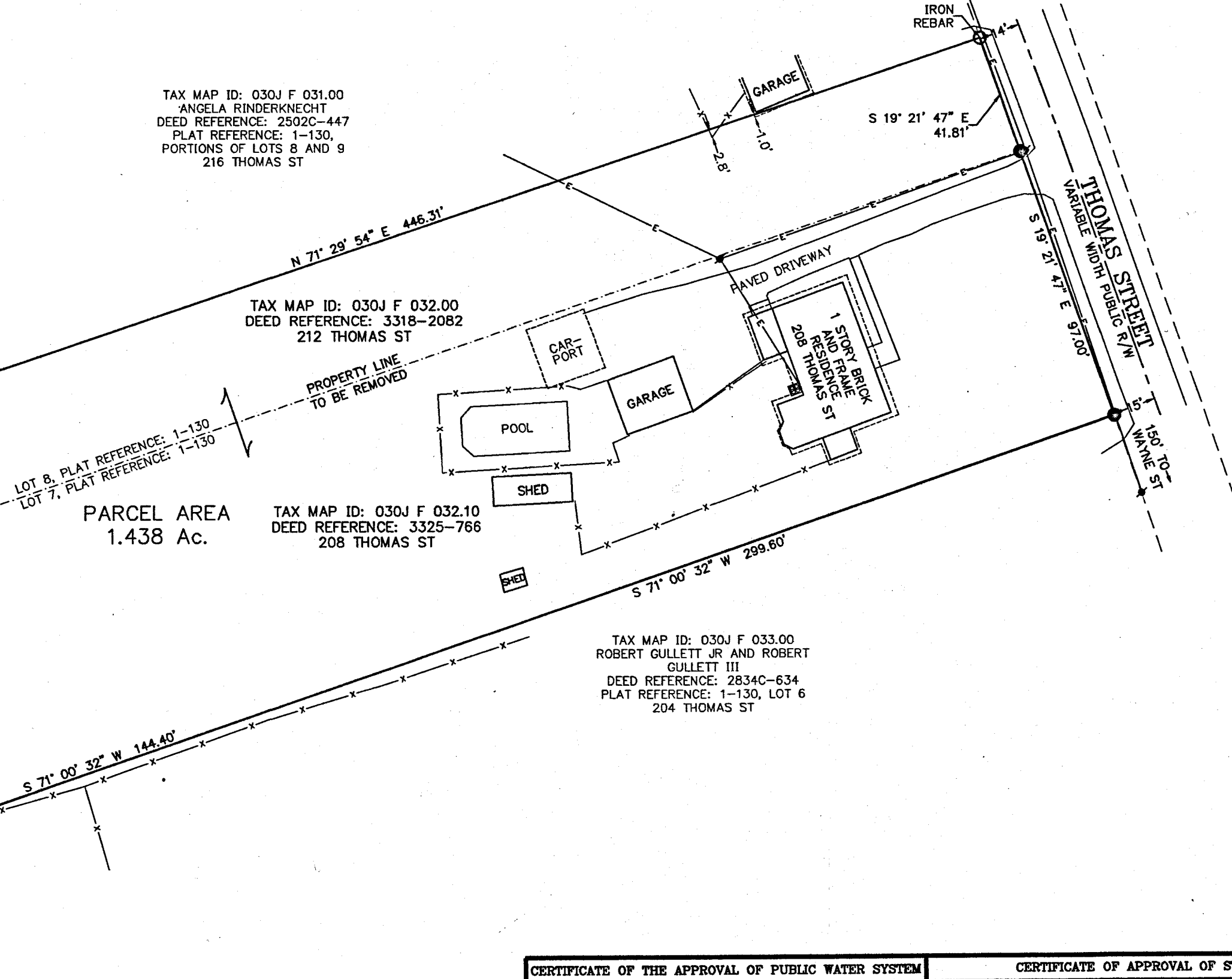
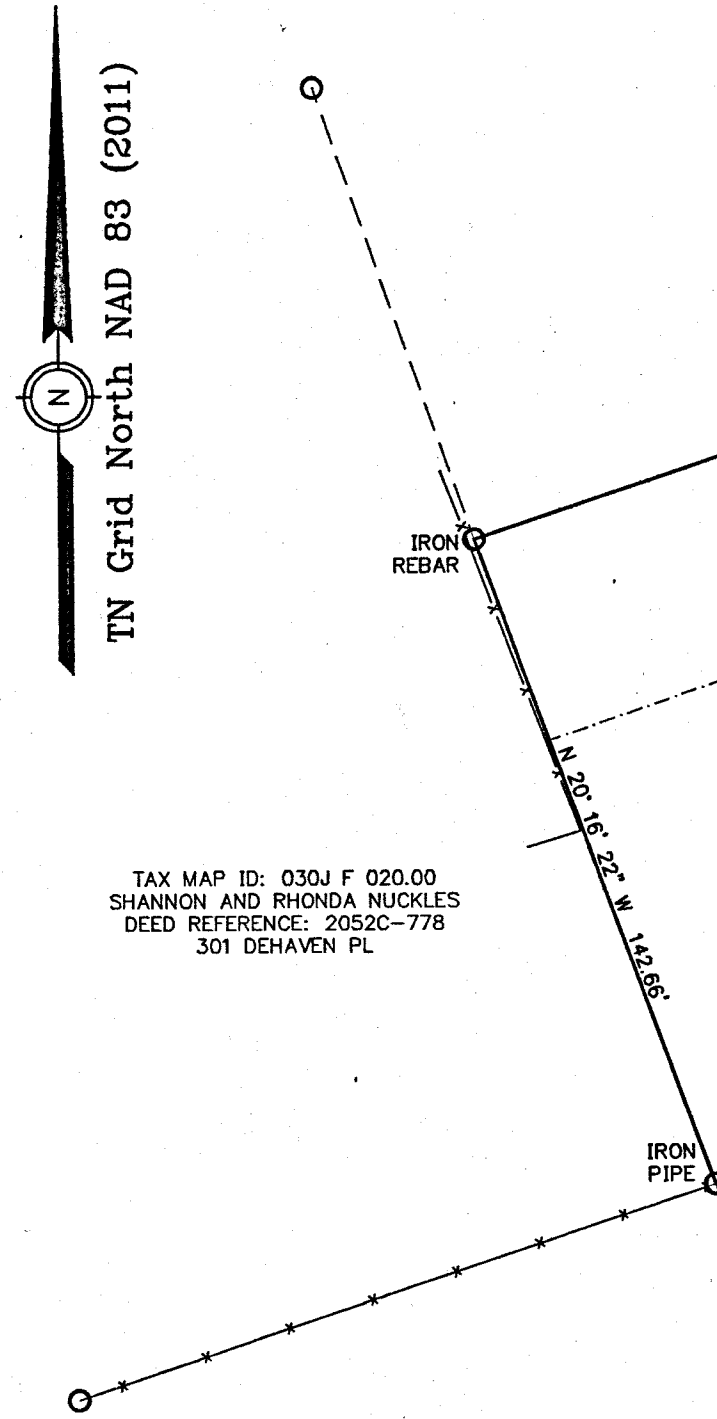
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission

LEGEND	
○	OLD/FOUND PROPERTY CORNER MONUMENT
●	IRON REBAR UNLESS OTHERWISE NOTED
●	NEW/SET PROPERTY CORNER MONUMENT, (IRON REBAR AND CAP)
⊕	UTILITY POLE
⊕	WATER METER
⊕	HVAC UNIT
---	FENCE LINE
- - -	OVERHEAD UTILITY LINES
- - -	ADJOINING PROPERTY BOUNDARY
- - -	CENTERLINE OF PAVED ROAD



NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND 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, CAPACITY, OR LOCATION 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 ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATES: 8-5-2024 AND 8-10-2024
- 5 I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FIRM NUMBER 47163C0035D WITH EFFECTIVE DATE OF 9-29-2006.
- 7 CAD FILE: 24073-RC
- 8 SUBJECT PROPERTY ZONED: R-1 MINIMUM LOT AREA: 20,000 SQ.FT. BUILDING SETBACKS: FRONT 30' REAR 30' SIDE 12'
- 9 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. POSITIONAL ACCURACY OF THE GNSS VECTORS DO NOT EXCEED: H 0.04' V 0.08'
- 10 CERTIFICATE OF COMPLETION FOR SSDS ISSUED TO DAVID FISHER, 208 THOMAS ST, DATED: 5-27-03 ON RECORD AT TDEC



TAX MAP ID: 030J F 031.00
 ANGELA RINDERKNECHT
 DEED REFERENCE: 2502C-447
 PLAT REFERENCE: 1-130,
 PORTIONS OF LOTS 8 AND 9
 216 THOMAS ST

TAX MAP ID: 030J F 032.00
 DEED REFERENCE: 3318-2082
 212 THOMAS ST

TAX MAP ID: 030J F 032.10
 DEED REFERENCE: 3325-766
 208 THOMAS ST

TAX MAP ID: 030J F 033.00
 ROBERT GULLETT JR AND ROBERT
 GULLETT III
 DEED REFERENCE: 2834C-634
 PLAT REFERENCE: 1-130, LOT 6
 204 THOMAS ST

TAX MAP ID: 030J F 020.00
 SHANNON AND RHONDA NUCKLES
 DEED REFERENCE: 2052C-778
 301 DEHAVEN PL

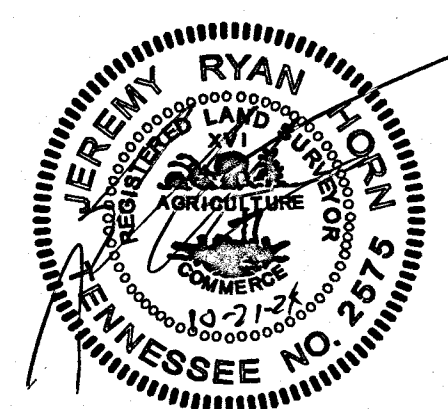
TAX MAP ID: 030J F 038.20
 BARRY MONROE
 DEED REFERENCE: 958C-41

PARCEL AREA
 1.438 Ac.

LOT 8, PLAT REFERENCE: 1-130
 LOT 7, PLAT REFERENCE: 1-130

Slide A-1779
 Sheema Tinsley, Register
 Sullivan County
 Rec #: 366978 Instrument #: 24020097
 Rec'd: 15.00 Recorded: 11/20/2024 at 8:00 AM
 State: 0.00 in Plat
 Clerk: 0.00 P59
 Other: 2.00
 Total: 17.00 PGS 505-505

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 DATE 10-21-2024
 REGISTERED SURVEYOR



CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM
 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 IS HEREBY APPROVED AS SHOWN.
 DATE 20 NOVEMBER 20 24
 LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

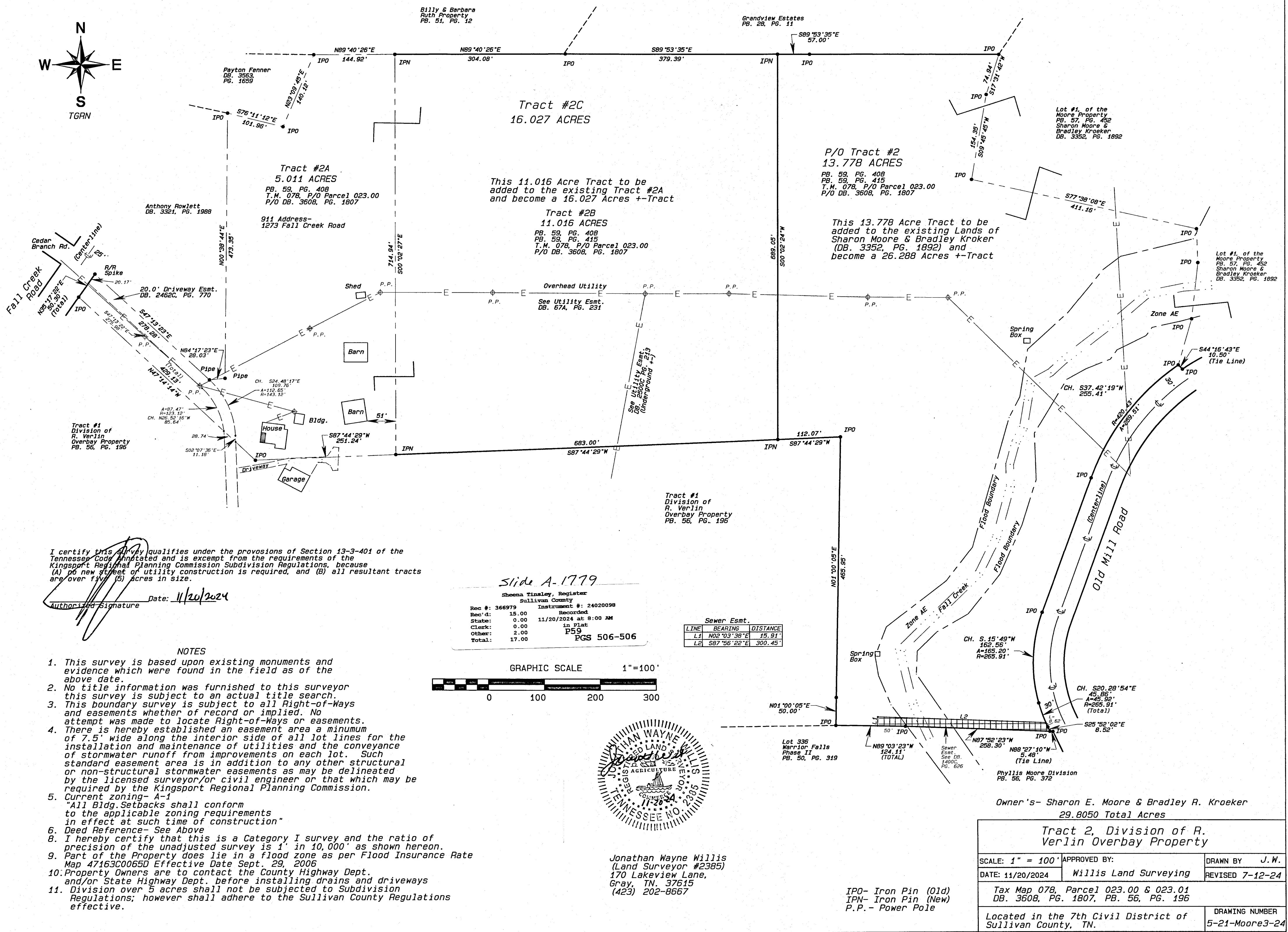
CERTIFICATE OF APPROVAL OF STREETS
 I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.
 DATE 10-21-2024
 COUNTY ENGINEER OR COUNTY ROAD COMMISSIONER

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 10-29-24
 OWNER David Fisher

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
 DATE 10-29-2024
 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE 11/20 2024
 SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION

THOMAS SUBDIVISION RECOMBINATION LOT 7 AND A PORTION OF LOT 8	
KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.438	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER(S) DAVID AND KAREN FISHER	CIVIL DISTRICT 11TH
SURVEYOR RYAN HORN	CLOSURE ERROR 1:10,000
SCALE 1"=40'	



Tract #2C
16.027 ACRES

Tract #2A
5.011 ACRES
PB. 59, PG. 408
T.M. 078, P/O Parcel 023.00
P/O DB. 3608, PG. 1807

This 11.016 Acre Tract to be added to the existing Tract #2A and become a 16.027 Acres +-Tract

Tract #2B
11.016 ACRES
PB. 59, PG. 408
PB. 59, PG. 415
T.M. 078, P/O Parcel 023.00
P/O DB. 3608, PG. 1807

P/O Tract #2
13.778 ACRES
PB. 59, PG. 408
PB. 59, PG. 415
T.M. 078, P/O Parcel 023.00
P/O DB. 3608, PG. 1807

This 13.778 Acre Tract to be added to the existing Lands of Sharon Moore & Bradley Kroeker (DB. 3352, PG. 1892) and become a 26.288 Acres +-Tract

I certify this survey qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Kingsport Regional Planning Commission Subdivision Regulations because (A) no new streets or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.

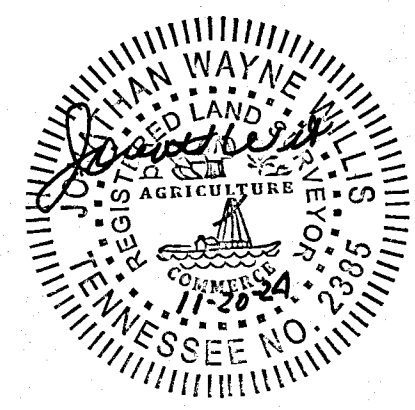
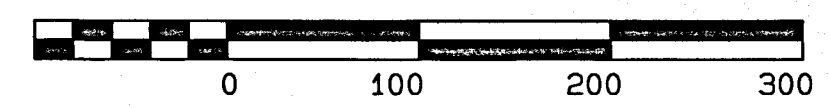
Author's Signature: [Signature]
Date: 11/20/2024

Slide A-1779

Sheena Tinsley, Register	
Sullivan County	
Rec #: 366979	Instrument #: 24020098
Rec'd: 15.00	Recorded
State: 0.00	11/20/2024 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 506-506

Sewer Esmt.		
LINE	BEARING	DISTANCE
L1	N02°03'38"E	15.91'
L2	S87°56'22"E	300.45'

GRAPHIC SCALE 1"=100'



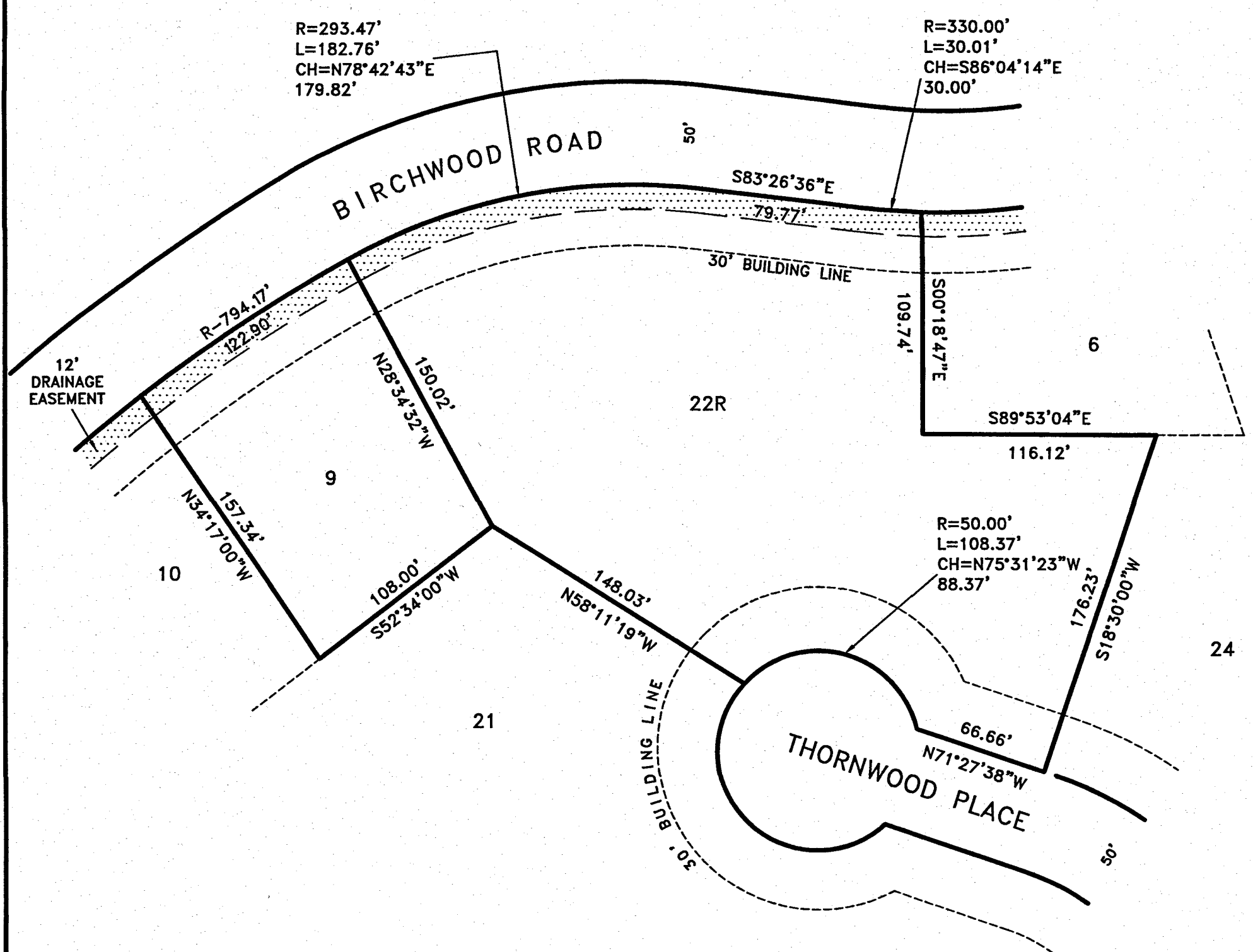
Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667

- NOTES**
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - This boundary survey is subject to all 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 Kingsport Regional Planning Commission.
 - Current zoning- A-1
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
 - Deed Reference- See 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.
 - Part of the Property does lie in a flood zone as per Flood Insurance Rate Map 47163C0065D Effective Date Sept. 29, 2006
 - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways
 - Division over 5 acres shall not be subjected to Subdivision Regulations; however shall adhere to the Sullivan County Regulations effective.

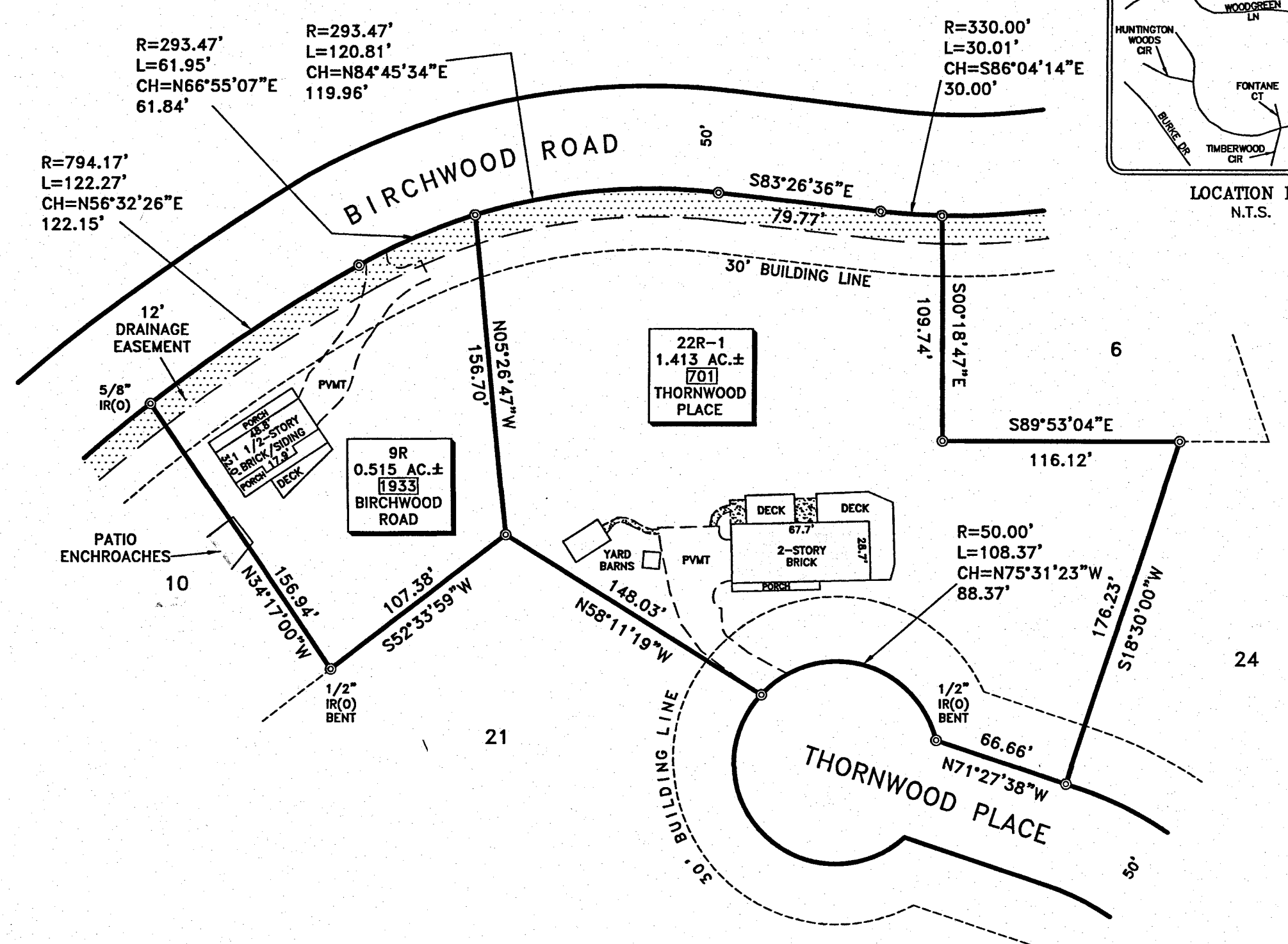
Owner's- Sharon E. Moore & Bradley R. Kroeker
29.8050 Total Acres

Tract 2, Division of R. Verlin Overbay Property		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY J.W.
DATE: 11/20/2024	Willis Land Surveying	REVISED 7-12-24
Tax Map 078, Parcel 023.00 & 023.01 DB. 3608, PG. 1807, PB. 56, PG. 196		DRAWING NUMBER
Located in the 7th Civil District of Sullivan County, TN.		5-21-Moore3-24

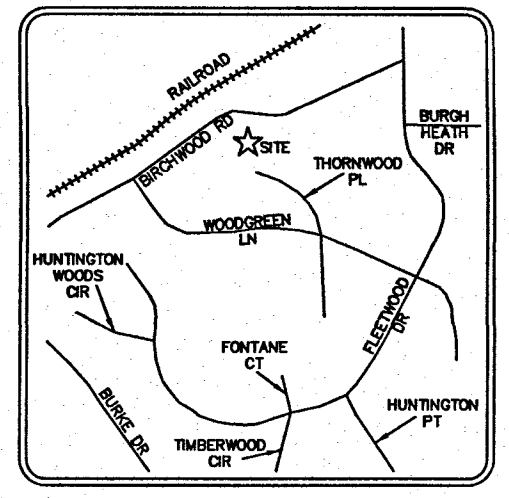
IPO- Iron Pin (Old)
IPN- Iron Pin (New)
P.P. - Power Pole



BEFORE



AFTER



LOCATION MAP N.T.S.

LEGEND

- IR(O) IRON ROD, OLD
- IR(N) IRON ROD, NEW
- D.B. DEED BOOK
- PC PAGE
- PB PLAT BOOK
- AC ACRES
- N.T.S. NOT TO SCALE
- [23] 911 ADDRESS
- PVMT PAVEMENT
- R= RADIUS
- L= LENGTH
- CH= CHORD

Slide A-1780

Sheema Tinsley, Register
Sullivan County

Rec #: 367396 Instrument #: 24020633

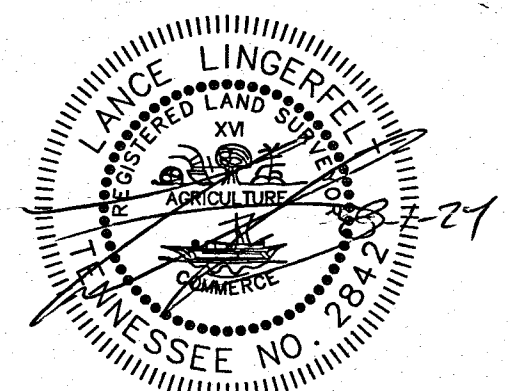
Rec'd: 15.00 Recorded

State: 0.00 12/2/2024 at 12:02 PM

Clerk: 0.00 in Plat

Other: 2.00 P59

Total: 17.00 PGS 511-511



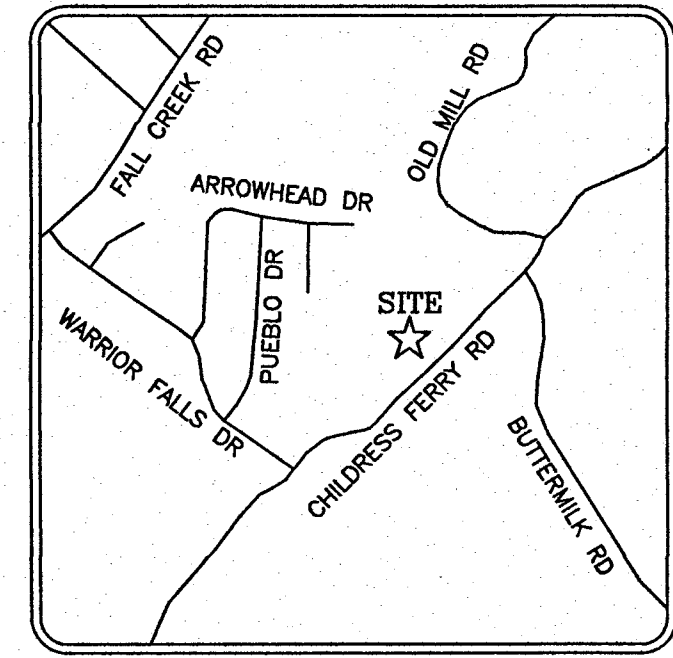
ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
EMAIL: llingerfelt@alleyassociates.com

NOTES:

- 1) NORTH BASED ON S 18° 30' W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B SETBACKS TO CONFORM TO CURRENT ZONING
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-13100
- 5) ACAD FILE 23-13100 HOEPPNER.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 060G "C" PARCELS 004.00, 005.00, 006.00, 021.00, & 022.00
- 8) DEED REFERENCES: D.B. 3241, PG. 2179, D.B. 3429, PG. 2123, D.B. 3545, PG. 1270, & D.B. 3167, 382
- 9) PLAT REFERENCE: P.B. 10, PG. 59 & P.B. 59, PG. 243
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>11-22 20 24 DATE OWNER OWNER</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>8-1 20 24 DATE TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>8-1 20 24 DATE KINGSPORT AUTHORIZING AGENT</p>
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>November 25 20 24 DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>8-1 20 24 DATE TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>8-1 20 24 DATE CITY ENGINEER</p>
<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p>8-1 20 24 DATE KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>12/2 20 24 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>RESUBDIVISION OF LOT 22R AND LOT 9, BLOCK H, HUNTINGTON HILLS SECTION 1 KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 1.928 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER HOEPPNER & DUNFORD CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=60' 60 30 0 60 120</p>

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LOCATION MAP
N.T.S.

ALISA FLEENOR ETAL
W.B. 3615, PG. 1971

19
POTEAU FAMILY LIMITED
PARTNERSHIP, PROPERTY
PROPERTY
P.B. 55, PG. 38

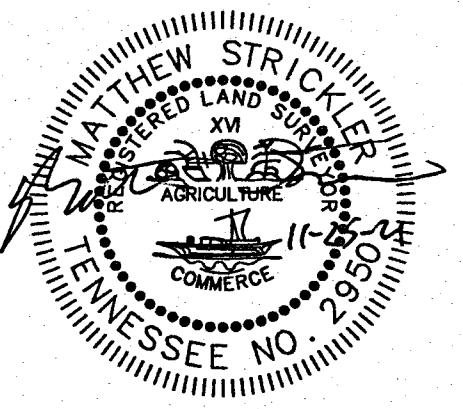
Certificate of Existing Septic System:

- 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: DEENA MOORE Date of Permit: 09-13-2024
- 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: *[Signature]* Date: 11-25-24

2
3.154 AC.
[1600]

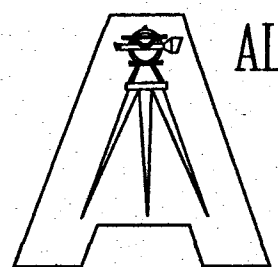
R=2168.79'
L=356.09'
CH=S42°19'47" W
355.69'



DIVISION OF A PART
OF THE PHYLLIS MOORE
PROPERTY
P.B. 56, PG. 372

DUNCAN
D.B. 1187C, PG. 641

APPR LOCATION
FIELD LINES



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

LEGEND

IR(O)	IRON ROD (OLD)
IR(C)	IRON ROD (CAP)
BLDG	BUILDING
W.B.	WILL BOOK
D.B.	DEED BOOK
PC	PAGE
PP	POWER POLE
R=	RADIUS
L=	LENGTH
CH=	CHORD
P.B.	PLAT BOOK
N.T.S.	NOT TO SCALE
AC	ACRES
APPR	APPROXIMATE
[123]	911 ADDRESS
CL	CENTERLINE

NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE, TN 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON OCTOBER 01, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- PROPERTY IS ZONED A-1 SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 24-13505
- ACAD FILE 24-13505 MOORE.DWG
- FIELD INFORMATION ELECTRONIC DATA COLLECTED
- TAX MAP 078 PART OF PARCEL 024.00
- DEED REFERENCE: WILL BOOK 3615, PAGE 1971
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV.
- THIS SURVEY WAS DONE WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- THE AREA OF THE REMAINING PROPERTY IS GREATER THAN 5 ACRES.
- THIS PLAT WAS APPROVED BY THE KINGSPORT REGIONAL PLANNING COMMISSION ON NOVEMBER 21, 2024 FOR WATER VARIANCE.

Slide A-1781
Sheena Tinsley, Register
Sullivan County

Rec #:	367577	Instrument #:	24020869
Rec'd:	15.00	Recorded:	
State:	0.00	12/5/2024 at 12:57 PM	
Clerk:	0.00	in Plat	
Other:	2.00	P59	
Total:	17.00	PGS 513-513	

CERTIFICATE OF OWNERSHIP AND DEDICATION	
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	
<i>[Signature]</i> OWNER	11-25-24 DATE
<i>[Signature]</i> OWNER	<i>[Signature]</i> DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	
12-4 DATE	<i>[Signature]</i> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

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.	
11-25-24 DATE	<i>[Signature]</i> REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREETS	
I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION 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.	
11-27-24 DATE	<i>[Signature]</i> AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM	
SEE ABOVE NOTE	

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.	
12/4-2024 DATE	<i>[Signature]</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

A PART OF THE PHYLLIS MOORE PROPERTY			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	3.154	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	FLEENOR ETAL	CIVIL DISTRICT	7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE	1"=50'		

NOTES

PROPERTY CURRENTLY ZONED PD. BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE. DEED REFERENCE: D.B. 3608 PG. 845 & D.B. 3608 PG. 841. PROPERTY TAX REFERENCE: TAX MAP 106 PARCEL 001.00 & TAX MAP 0920 "E" PARCEL 043.00. THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP # 4718302255D AND MAP # 471630235D, MAP EFFECTIVE DATE: SEPTEMBER 29, 2006. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO THE FINDINGS THEREOF. THE CERTIFICATION HEREON IS NOT A CERTIFICATION OF TITLE OR FROM ENCUMBRANCES. THIS SURVEY MAY BE SUBJECT TO ANY AND ALL EASEMENTS, SERVITUDES, COVENANTS, RIGHT-OF-WAYS, AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF. CALL 811 BEFORE YOU DIG. OPEN SPACE: REQUIRED 4 UNITS/ACRE WITH 15% OPEN SPACE. PROVIDED 3.2 UNITS PER ACRE WITH 28.5% OPEN SPACE. 7.5' WIDE EASEMENTS FOR UTILITIES & DRAINAGE ARE LOCATED ALONG THE INTERIOR OF THE LEBANON MEADOWS SUBDIVISION BOUNDARY LINE.

SEWER EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines S1 through S25.

LEGEND with symbols for 1/2" IRON ROD NEW (CAPPED 1891), 5/8" IRON ROD OLD, 1/2" IRON ROD OLD, P.K. NAIL OLD, 3/8" IRON ROD OLD, R.O.W. MONUMENT, CENTERLINE, BOUNDARY LINE, ADJOINING DEED LINES, SETBACK LINE.

CURVE RADIUS ARC LENGTH with columns: CURVE, RADIUS, ARC LENGTH. Includes curve C1 through C13.

THE DIOCESE OF EAST TENNESSEE D.B. 665C PG. 421

15' SANITARY SEWER EASEMENT D.B. 3243 PG. 1794

HT PROPERTIES LLC D.B. 3007 PG. 1828

DOUGLAS & PEGGY LOUDY D.B. 373C PG. 537

COLONIAL HEIGHTS UNITED METHODIST CHURCH D.B. 1249C PG. 11

COLONIAL HEIGHTS UNITED METHODIST CHURCH D.B. 3568 PG. 735

DROKE D.B. 2654C PG. 70

BOYD & ELIZABETH DISHMAN D.B. 3004 PG. 299

DROKE D.B. 2654C PG. 70

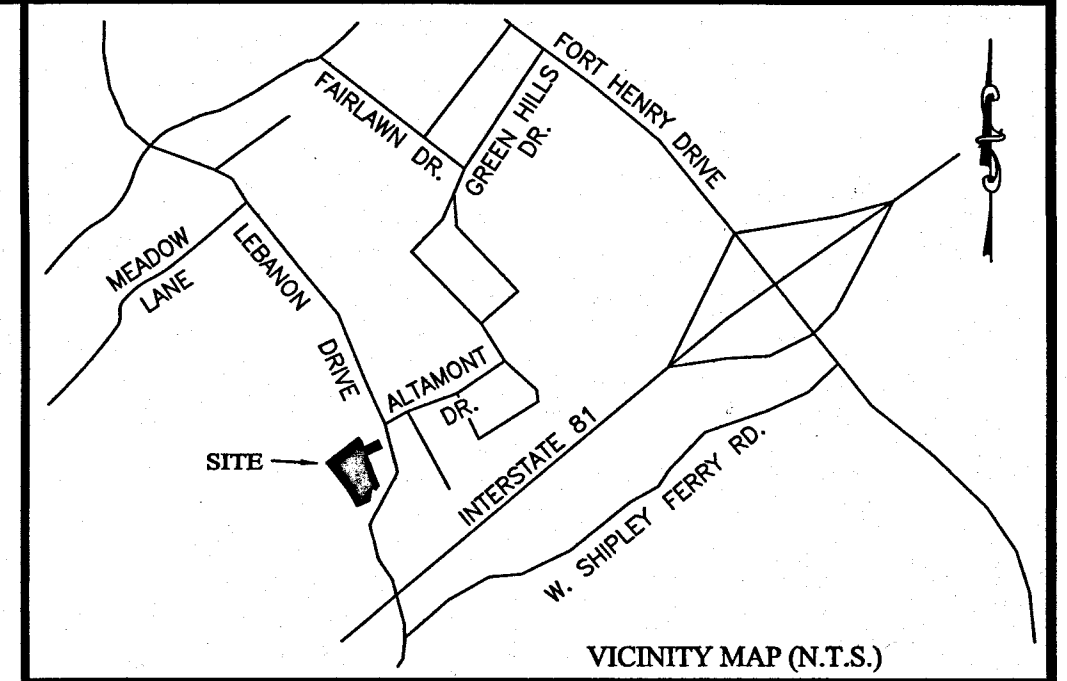
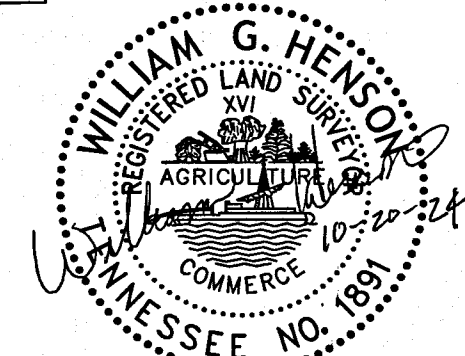


Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C13.

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L36 and AE1 through AE10.

Slide A-1781 Sheena Tinsley Register Sullivan County Instrument #: 24020868 Recorded 12/5/2024 at 12:53 PM in Plat P59 PGS 512-512



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

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY...

Signatures and dates for maintenance agreement: 12-2-24.

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSFORT REQUIREMENTS...

Signature and date for stormwater approval: 4 DEC 24.

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT...

Signature and date for street lighting approval: 12-4-2024.

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS...

Signature and date for street approval: 12/15/24.

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Signature and date for 911 addressing approval: December 5, 2024.

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT...

Signatures and dates for ownership and dedication: 12-2-24.

ACCESS EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines AE1 through AE10.

CURVE RADIUS ARC LENGTH with columns: CURVE, RADIUS, ARC LENGTH. Includes curve AEC1.

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

Signatures and dates for government and utility access: 12-2-24.

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.

Signature and date for certificate of accuracy: 10-20-24, William Henson.

CERTIFICATION OF THE 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

Signature and date for public water approval: 4 DEC 24.

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.

Signature and date for sewerage approval: 4 DEC 24.

CERTIFICATE OF APPROVAL FOR RECORDING

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

Signature and date for recording approval: 12/5/24.

LEBANON MEADOWS SUBDIVISION KINGSFORT TENNESSEE REGIONAL PLANNING COMMISSION. Includes totals for acres, units, miles, owner information, and surveyor details.