



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, May 18, 2023 at 5:30 PM
City Hall, 415 Broad Street, Boardroom**

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) April 17, 2023 Work Session Minutes
- [2.](#) April 20, 2023 Regular Meeting Minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) 1050 Bloomingdale Road County Rezoning (REZONE23-0136). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support a rezoning effort from the R-1 zone to the A-5 zone. (Garland)
- [2.](#) Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. (Garland)

3. Division of the Walden Property, Water Variance Request (MINSUB23-0153). The Commission is requested to approve the Division of Walden Property along with the accompanying variance to public water supply. (Garland)
4. 2108 Netherland Inn Road Surplus (SURPLS23-0158). The Commission is requested to declare 2018 Netherland Inn Road as surplus property. (Garland)

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

**Monday, April 17, 2023 at Noon
City Hall, 415 Broad Street, Conf Room 226**

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Pat Breeding, John Moody, James Phillips, Sharon Duncan, Paula Stauffer

Commission Members Absent: Phil Rickman, Travis Patterson

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

Visitors: Danny Karst

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. March 13, 2023 Work Session Minutes
2. March 16, 2023 Regular Meeting Minutes
3. March 29, 2023 Called Meeting Minutes

The Commission reviewed the March 2023 set of minutes with no changes requested.

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. NEW BUSINESS

1. West Park Development Lot 5 ILOC Release (2021-201-00012). The Commission is requested to release the irrevocable letter of credit for the West Park Lot 5 development. Staff stated that all improvements for the West Park Lot 5 Development had been completed. Staff recommended releasing the Lot 5 ILOC. No official action was taken.
2. West Park Road ILOC Call (21-201-00009). The Commission is requested to call the irrevocable letter of credit for the West Park Road (now known as Port Drive) in order for the remaining improvements to be completed. Staff stated that the remaining improvements for the West Park Road ILOC have not been completed. Additionally, staff noted that the recommended action on this item is to call the ILOC. Staff noted that they are working with the City Attorney office to produce a recommended motion that will alleviate the need to reconvene the Commission in the event that the developer completes the required improvements prior to the ILOC expiring. No official action was taken.

VI. UNFINISHED BUSINESS**VII. OTHER BUSINESS**

1. March through April 2023 Subdivision Letters

VIII. ADJOURN



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, April 20, 2023 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Pat Breeding, James Phillips, Sharon Duncan, Phil Rickman

Commission Members Absent: Paula Stauffer, Travis Patterson, John Moody

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

Visitors: none

II. APPROVAL OF THE AGENDA

A motion was made by Pat Breeding, seconded by James Phillips, to approve the agenda. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. March 13, 2023 Work Session Minutes
2. March 16, 2023 Regular Meeting Minutes
3. March 29, 2023 Called Meeting Minutes

The Commission reviewed the March 2023 set of minutes with no changes requested. A motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the minutes of

the March 13 Work Session, March 16 Regular Meeting, and March 29 Called Meeting. The motion passed unanimously, 5-0.

IV. CONSENT AGENDA

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

V. NEW BUSINESS

1. West Park Development Lot 5 ILOC Release (2021-201-00012). The Commission is requested to release the irrevocable letter of credit for the West Park Lot 5 development. Staff stated that all improvements for the West Park Lot 5 Development had been completed. Staff recommended releasing the Lot 5 ILOC. A motion was made by Pat Breeding, seconded by Sharon Duncan, to release the ILOC for West Park Lot 5. The motion passed unanimously, 5-0.
2. West Park Road ILOC Call (21-201-00009). The Commission is requested to call the irrevocable letter of credit for the West Park Road development (now known as Port Drive) in order for the remaining improvements to be completed. Staff stated that the remaining improvements for the West Park Road ILOC have not been completed. Additionally, staff noted that the recommended action on this item is to call the ILOC. Staff noted that the ILOC has been extended three times in the past and that ongoing conversations about completing the development improvements with the developer have been taking place over the last year. Staff identified the remaining improvements as the General Items and As-Builts as described on the bond estimate. Staff confirmed that with the City-Attorney supplied motion, if the Commission saw fit to make it, would allow the ILOC to be released without reconvening the Commission for another meeting. Pat Breeding made a motion to declare the funds secured by the letter of credit opened by Eastman Credit Union dated May 11, 2022 for the West Park Development Subdivision to be forfeited by the developer as the required improvements have not been completed as of March 30, 2023 and that funds be secured no later than close of business on Friday May 5, 2023 to complete the necessary improvements. The motion was seconded by Phil Rickman. The motion passed 4-0-1, with Sam Booher abstaining from the item.

VI. UNFINISHED BUSINESS

VII. OTHER BUSINESS

1. March through April 2023 Subdivision Letters

VIII. ADJOURN

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0136

Bloomingdale Rd. (County Rezoning)

Property Information			
Address	1050 Bloomingdale Road		
Tax Map, Group, Parcel	Map 030O, Group A, Parcel 017.10		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Residential		
Acres	9.54 +/-		
Existing Use	Residential	Existing Zoning	R-1 (County)
Proposed Use	Residential/Agriculture	Proposed Zoning	A-5 (County)
Owner /Applicant Information			
Name: Frank Hutchins Address: 1050 Bloomingdale Rd. City: Kingsport State: TN Zip Code: 37660 Phone: (423) 863-0393		Intent: <i>To rezone from R-1 to A-5 to allow a 3,000 square foot accessory structure</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with the surrounding residential zoning</i> • <i>The zoning change will appropriately match the existing use.</i> <p>Staff Field Notes and General Comments:</p> <p><i>The zoning area consists of 1 parcel and approximately 9.54 acres. A rezoning to A-5, in staff's opinion, is the most appropriate use for the property.</i></p>			
Planner:	Savannah Garland	Date:	April 24, 2023
Planning Commission Action		Meeting Date:	May 18, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0136

PROPERTY INFORMATION		County Rezoning
ADDRESS		1050 Bloomingdale Road
DISTRICT		11
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		A-5 (County)
ACRES	9.54 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential/Agricultural	

INTENT

To rezone from R-1 to A-5 for the purpose of adding an accessory structure.

Kingsport Regional Planning Commission

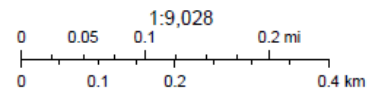
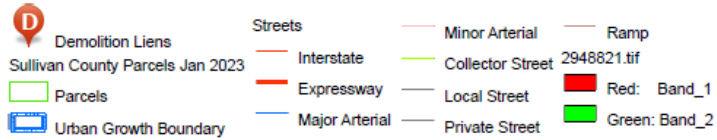
Rezoning Report

File Number REZONE23-0136

Site Map



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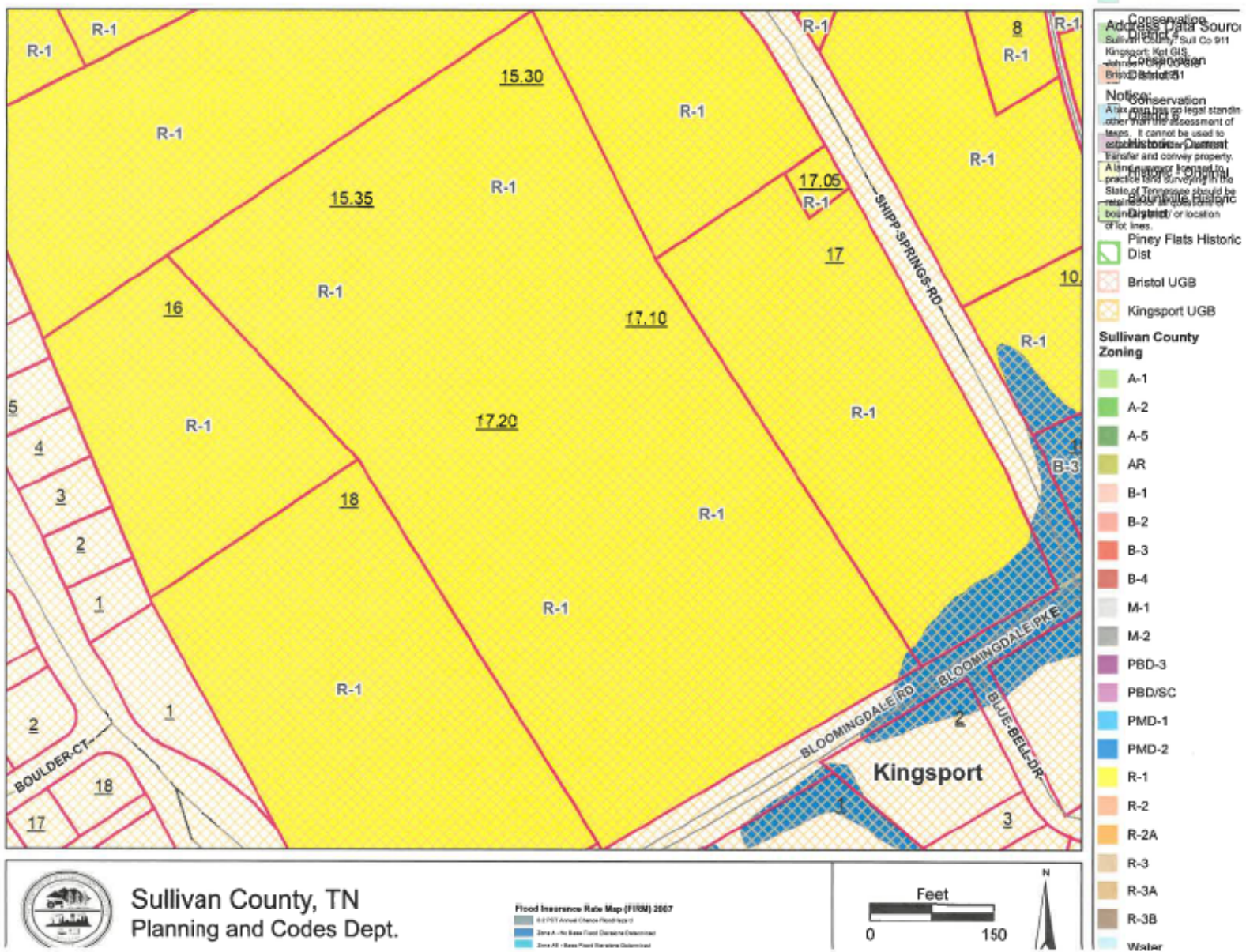


Web AppBuilder for ArcGIS

Rezoning Report

File Number REZONE23-0136

Surrounding Zoning Map (Sullivan County Zoning)

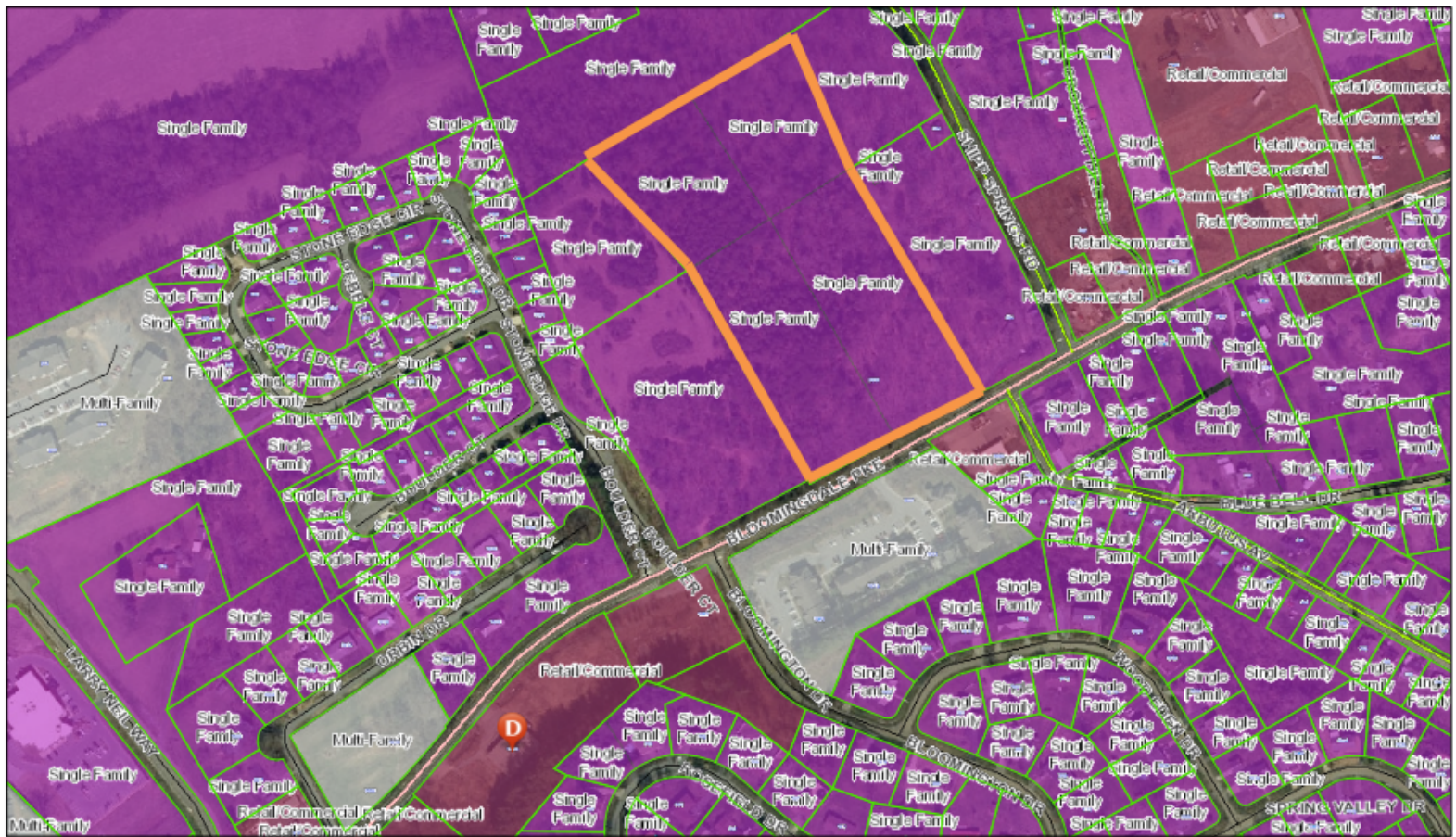


Kingsport Regional Planning Commission

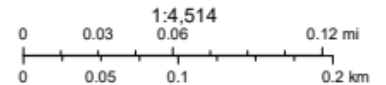
Rezoning Report

File Number REZONE23-0136

Future Land Use Plan

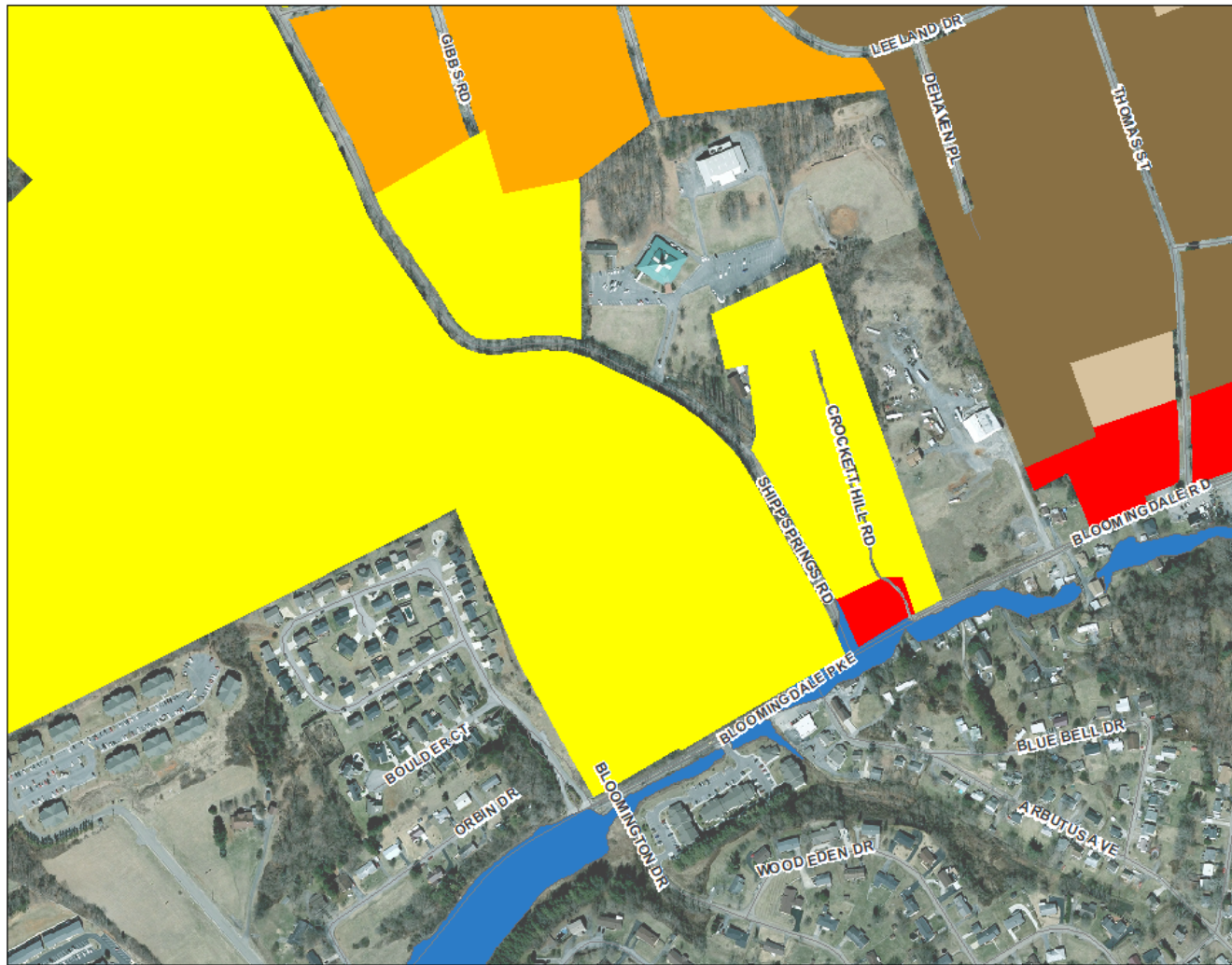


4/25/2023, 11:20:12 AM



Web AppBuilder for ArcGIS

Sullivan County Future Land Use Plan - Low Density Residential



Address Data Source:

Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:

A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

Land Use Plan: 2006-2026

- Ag / Single Fam Res
- Ag / Open Space
- Neighborhood Comm
- Blountville-Mixed Use
- General Commercial
- Corridor Commercial
- Manufac-Light Ind
- High Impact Use
- Plan Corridor Comm
- Plan General Comm
- Plan Manufac-Lt Ind
- Plan Manufac-Hvy Ind
- Plan Unit Devel
- Low Density Res
- Medium Density Res
- High Density Res
- Mobile Home Park
- Water

2015 - Aerial Image



Sullivan County, TN
 Planning and Codes Dept.

Flood Insurance Rate Map (FIRM) 2007

- 1% ACF Annual Chance Flood Hazard
- Zone A - 1% Annual Flood Hazard (Arctic Ocean)
- Zone A - 1% Annual Flood Hazard (Atlantic Ocean)
- Zone A - 1% Annual Flood Hazard (Gulf of Mexico)
- Zone A - 1% Annual Flood Hazard (Indian Ocean)
- Zone A - 1% Annual Flood Hazard (Pacific Ocean)
- Zone A - 1% Annual Flood Hazard (South Atlantic Ocean)
- Zone A - 1% Annual Flood Hazard (Western Pacific Ocean)

Feet
 0 480



Kingsport Regional Planning Commission
 Rezoning Report
 File Number REZONE23-0136

Utilities



4/18/2023, 4:12:58 PM



Demolition Liens

Sullivan County Parcels Jan 2023

Parcels

Washington County Parcels 2023 Jan

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Kpt 911 Address

Water Lines

Sewer Mains

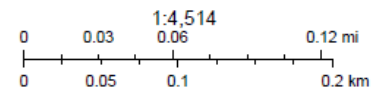
Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial



Web AppBuilder for ArcGIS





Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0136

Standards of Review

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

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

Proposed use: A-5 (General Agricultural/Residential District)

The Future Land Use Plan Map recommends county: low density residential; city: residential
5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for agricultural/residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-5 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to A-5. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: MAY 18TH, 2023

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR GRANBY PLACE

FILE NUMBER: 2021-201-00008

The City currently holds an Irrevocable Letter of Credit in the amount of \$83,472.09 for Granby Place road development. The City Engineering Division has recalculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Grandby Place Subdivision. The new estimate is for the amount of \$124,827.14. An irrevocable letter of credit has been submitted to the City for the amount matching that estimate. The remaining improvements include things like sidewalks and erosion control.

The new Irrevocable Letter of Credit will have an expiration date of June 30th, 2024. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2024.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of \$124,828.14 as calculated by the City Engineering Division, to cover all remaining improvements for Granby Place.

**BOND ESTIMATE
Granby Road Bond Estimate**

FILE NO. 2020-D9

March 14, 2023

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 7,607.33	\$ 7,607.33
2	1	LS	Traffic Control	\$ 12,000.00	\$ 12,000.00
3	1	LS	Topsoil, Seeding and Strawing	\$ 18,708.00	\$ 18,708.00
Sidewalks					
3	7,795	S.F.	4" Sidewalk w/ (4" Base Stone and Spray-Lok)	\$ 7.79	\$ 60,723.05
Erosion Control					
4	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 109,038.38
					\$ 6,542.30
					\$ 115,580.68
					\$ 9,246.45
				TOTAL	\$ 124,827.14


David Harris
 Civil Engineer I
 City of Kingsport

March 14, 2023

Date

Property Information	Division of the Walden Property		
Address	518, 494, 480 Catawba Lane		
Tax Map, Group, Parcel	TM 64 Parcel 016.00		
Civil District	7th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential & Agricultural		
Acres	+/- 3.02		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub	YES	Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Johnathan Walden Address: 518 Catawba Lane City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: 423-361-3253		Name: Tyler McCoy Address: 806 East Jackson Blvd. Ste. 11 City: Jonesborough State: TN Zip Code: 37659 Email: mccoyle.tyler@rocketmail.com Phone Number: 423-753-9192	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: <ul style="list-style-type: none"> • One variance is requested to the public water requirement. • With approval of variance, the plat meets the Minimum Subdivision Regulations. Staff Field Notes and General Comments: The property lies within the Urban Grown Boundary for the City of Kingsport along Catawba lane. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The closest water line is 3,500 feet away and the cost to extend public water to this property cost more or less \$200,000. The owners have requested a variance to allow the plat to be recorded with no public water. A functional well currently serves parcel one and the well has been tested by McMullan's Well Pumps to show that there is adequate water to serve parcels two and three. Staff recommends approval of the final plat for the Division of the Walden Property and the variance to the public water requirement to meet minimum Subdivision Regulations.			
Planner:	Garland	Date: 5/4/2023	
Planning Commission Action		Meeting Date:	May 18th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Division of the Walden Property
ADDRESS	518, 494, 480 Catawba Lane
DISTRICT, LAND LOT	7th Civil District, TM 64 Parcel 016.00
OVERLAY DISTRICT	N/A
EXISTING ZONING	County A-1
PROPOSED ZONING	No Change
ACRES	3.02
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Johnathan Walden
ADDRESS: 518 Catawba Lane, Blountville, TN 37617
REPRESENTATIVE: N/A
PHONE:

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 64 Parcel 016.00.

The property is within the Kingsport Urban Grown Boundary along Catawba Lane. The division of the property into three tracts is for construction of a new single family dwelling. The existing home is served by septic.

No public water is available to the property. Estimates from the Water/Sewer Division state that the cost to extend water to this property could exceed \$200,000. The closest water line is 3,500 feet away. The Kingsport Subdivision Regulations call for every new lot to have a public water supply. The owners are requesting a variance to these regulations to allow them to subdivide the lot without public water.

A functional well currently serves the property has been tested by McMullan's Well Pumps to show that there is adequate water to serve parcels one and two.

Staff recommends approval of the final plat for the Division of the Walden property and the variance to the public water requirement to meet minimum Subdivision Regulations. The viability of the well to serve the property has been independently verified.



Johnathan & Brittany Walden

518 Catawba Lane
Blountville, TN 37617

To whom it may concern:

This letter is to inform you, on behalf of Jonathan and Brittany Walden, that the property located at 518 Catawba Lane of Blountville, Tn 37617 has an established water well and it is sufficient enough to accommodate two more dwellings on the property. If you have any future concerns or questions you can contact our company at the phone number below.

We thank you for your business,
Tyler McMullins
(423) 956-0896

WELL PUMPS
INSTALL • REPLACE • REPAIR
SINCE 1945

518 Catawba Ln
Blountville TN 37617
May 10th, 2023

Kingsport Regional Planning Commission
201 W. Market St.
Kingsport , TN 37660

REF: Request for variance, 518 Catawba Ln. Blountville, TN 37617
Tax map: 064 Parcel: 016.00

To whom it may concern:

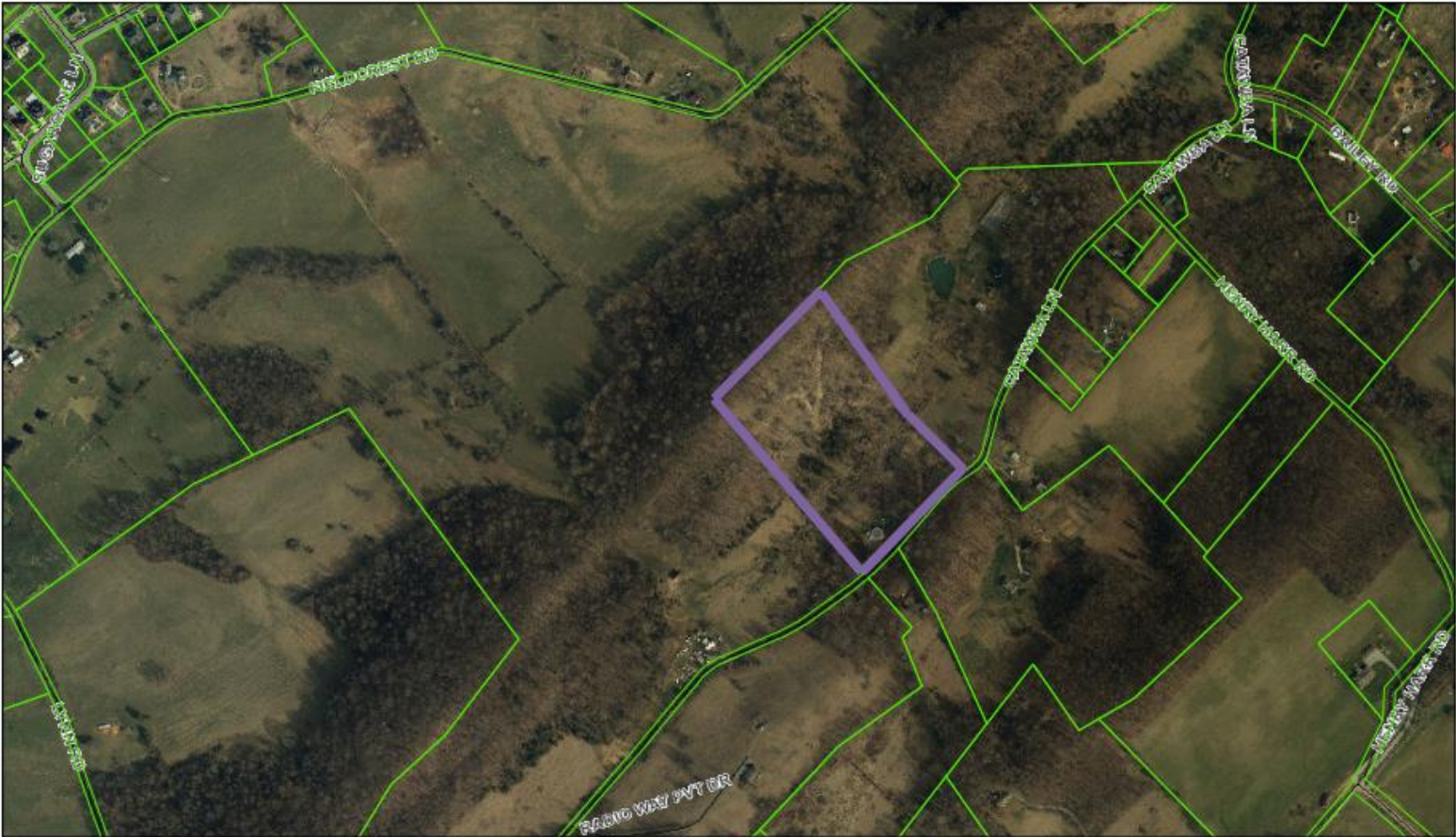
We are the current owners of the property located at 518 Catawba Ln, Blountville, TN. We are currently looking to sub-divide the property into 3 lots. Lot 1 would be the majority of the property with the existing house already located on the property, lot 2 & 3 would be an acre for construction of new single family dwellings later on. The property is currently serviced by a well.

In order to do so we need to have approval by the KPT PC as Public water is not available to the property. The closest water line available is 3,500 ft away.

Our request is for the KPT PC to grant us a variance to approve the division of the property with the understanding that public water does not serve this property.

Regards,
Johnathan A. Walden
Brittany L. Walden

Site Map



5/4/2023, 2:45:49 PM

Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary

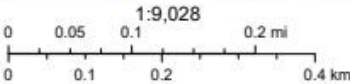
Streets

- Interstate
- Expressway
- Major Arterial

- Minor Arterial
- Collector Street
- Local Street
- Private Street

Ramp

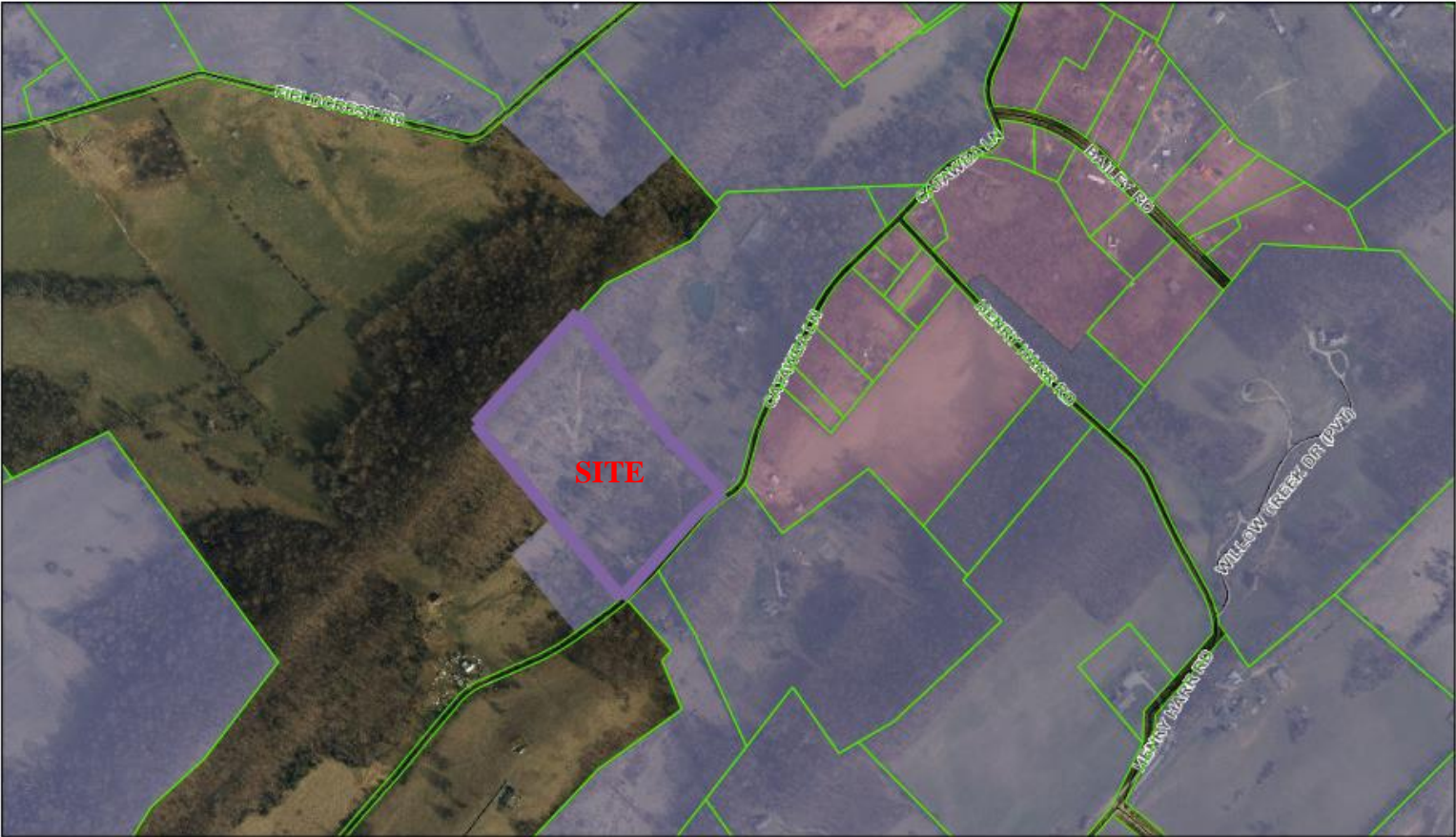
- 2948821.tif
- Red: Band_1
- Green: Band_2



Web AppBuilder for ArcGIS

County R-1A

Zoning



5/10/2023, 2:18:15 PM

Sullivan County Parcels Jan 2023

Parcels

Sull Co Zoning

- A-1
- A-2

AR	M-1	PMD-1	R-2	R-3B
B-1	M-2	PMD-2	R-2A	Split
B-3	PBD-3	PUD	R-3	Urban Growth Boundary
B-4	PBD/SC	R-1	R-3A	

Streets

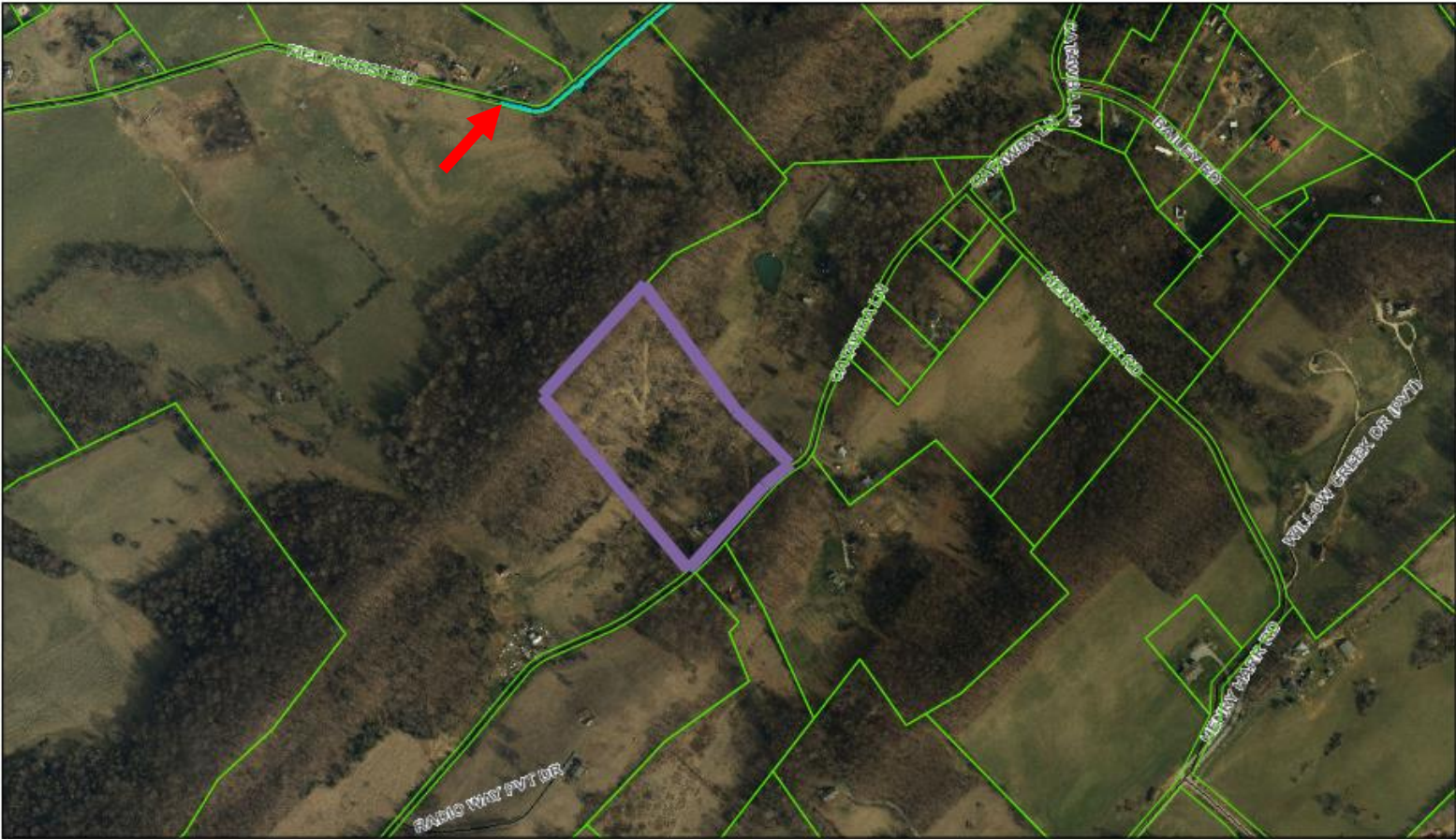
- Interstate
- Expressway
- Major Arterial

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Web AppBuilder for ArcGIS

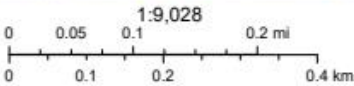
Utilities



5/10/2023, 2:21:12 PM

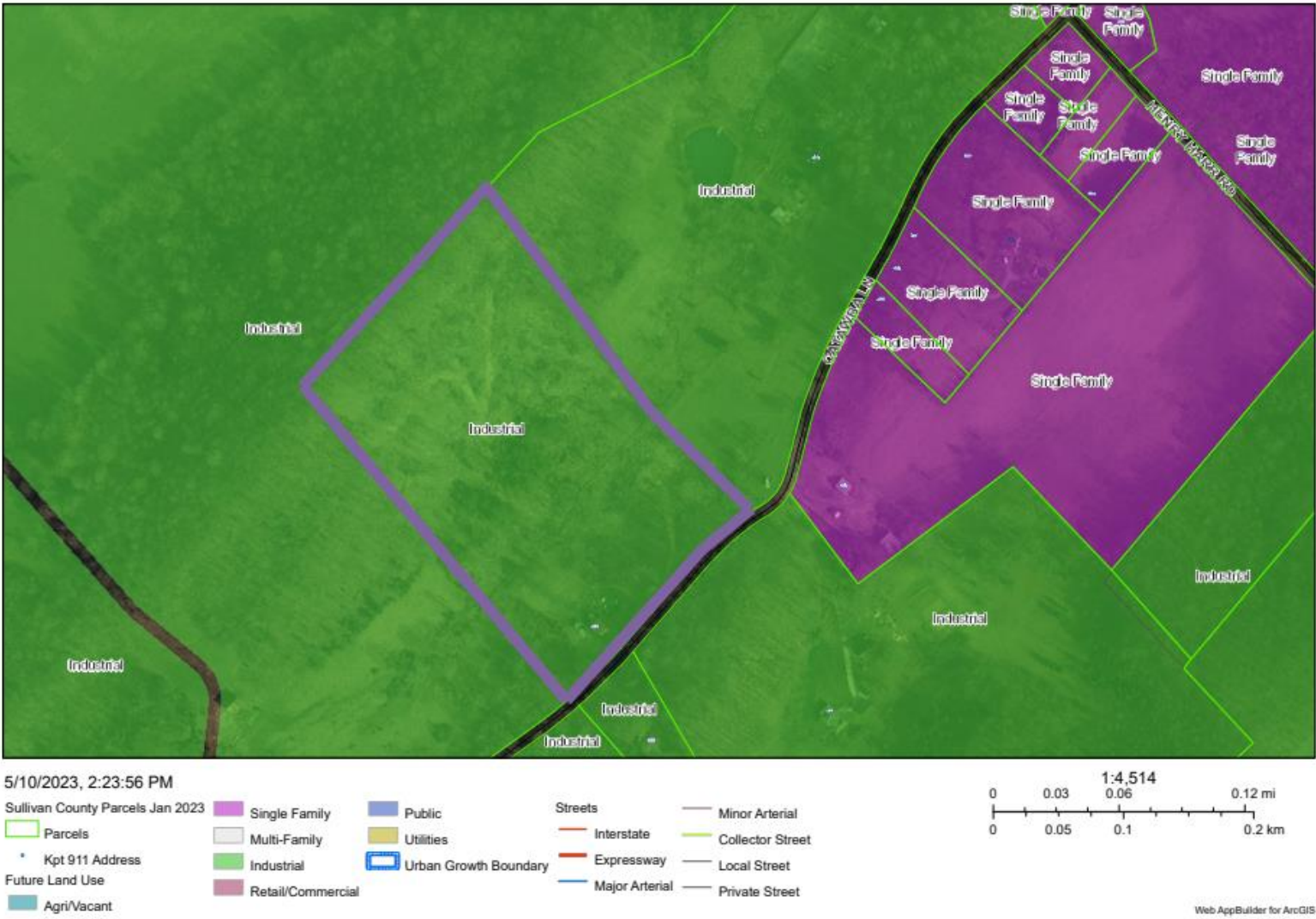
Sullivan County Parcels Jan 2023

- | | | | |
|-------------|-----------------------|------------------|----------------|
| Parcels | Urban Growth Boundary | Major Arterial | Private Street |
| Sewer Mains | Interstate | Minor Arterial | Ramp |
| Water Lines | Expressway | Collector Street | Red: Band_1 |
| | | Local Street | |



Web AppBuilder for ArcGIS

Future Land Use Plan



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on May 18th, 2023

CONCLUSION

Staff recommends approval of the final plat for the Division of the Walden Property and the variance to the public water requirement to meet minimum Subdivision Regulations.

Property Information	Surplus Request		
Address	2108 Netherland Inn Road		
Tax Map, Group, Parcel	Tax Map 045J, Group A, Parcel 004.00		
Civil District	12 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- .08		
Applicant #1 Information		Intent	
Name: City of Kingsport		Intent: To declare Tax Map 045J Group A Parcel 4 as surplus property by the City of Kingsport.	
Address: 415 Broad Street		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.	
City: Kingsport			
State: TN Zip Code: 37660			
Phone Number: (423) 229-9485			
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends declaring 2108 Netherland Inn Road as surplus:</p> <ul style="list-style-type: none"> Request reviewed by all city departments <p>Staff Field Notes and General Comments:</p> <p>The City is requesting that the Planning Commission declare Tax Map 045J Group A Parcel 4 as surplus property. The requested area is located off Netherland Inn Road. All city departments and utility providers have reviewed the request and see no need to retain this property as city property.</p> <p>Staff recommends that the Planning Commission declare 2108 Netherland Inn Road as surplus property due to the City seeing no future use for the property.</p>			
Planner:	Garland	Date: 5/3/2023	
Planning Commission Action		Meeting Date:	May 18th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Surplus Request**

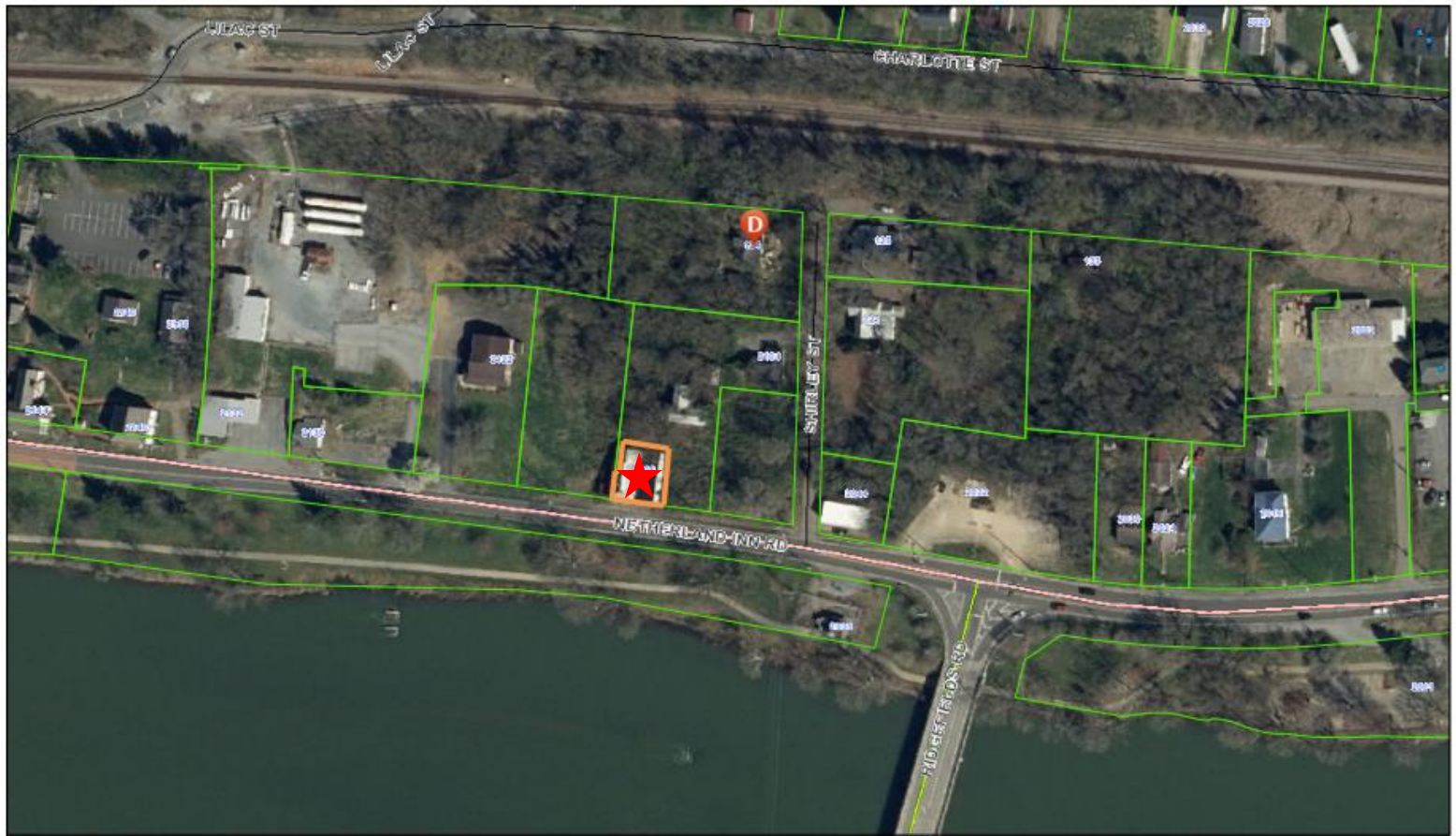
ADDRESS	2108 Netherland Inn Road
DISTRICT, LAND LOT	Sullivan County 12th Civil District, TM 045J Group A, Parcel 4
OVERLAY DISTRICT	N/A
CURRENT ZONING	PVD – Planned Village District
PROPOSED ZONING	No Change
ACRES +/- .08	
EXISTING USE	Vacant building
PROPOSED USE	Residential

PETITIONER 1: City of Kingsport
415 Broad St., Kingsport, TN 37660

INTENT

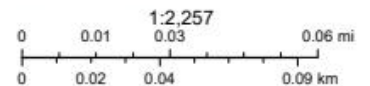
To declare Tax Map 045J Group A Parcel 4 as surplus property by the City of Kingsport.

Site Map



5/3/2023, 10:47:02 AM

- Demolition Liens
- Urban Growth Boundary
- Major Arterial
- Private Street
- Sullivan County Parcels Jan 2023
- Streets
- Minor Arterial
- Ramp
- Interstate
- Collector Street
- Local Street
- Expressway
- Kpt 911 Address
- 2948821.tif
- Red: Band_1

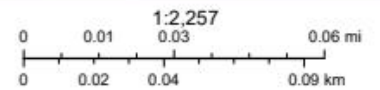


Web AppBuilder for ArcGIS

Zoning



5/3/2023, 2:01:18 PM



Web AppBuilder for ArcGIS

Future Land Use

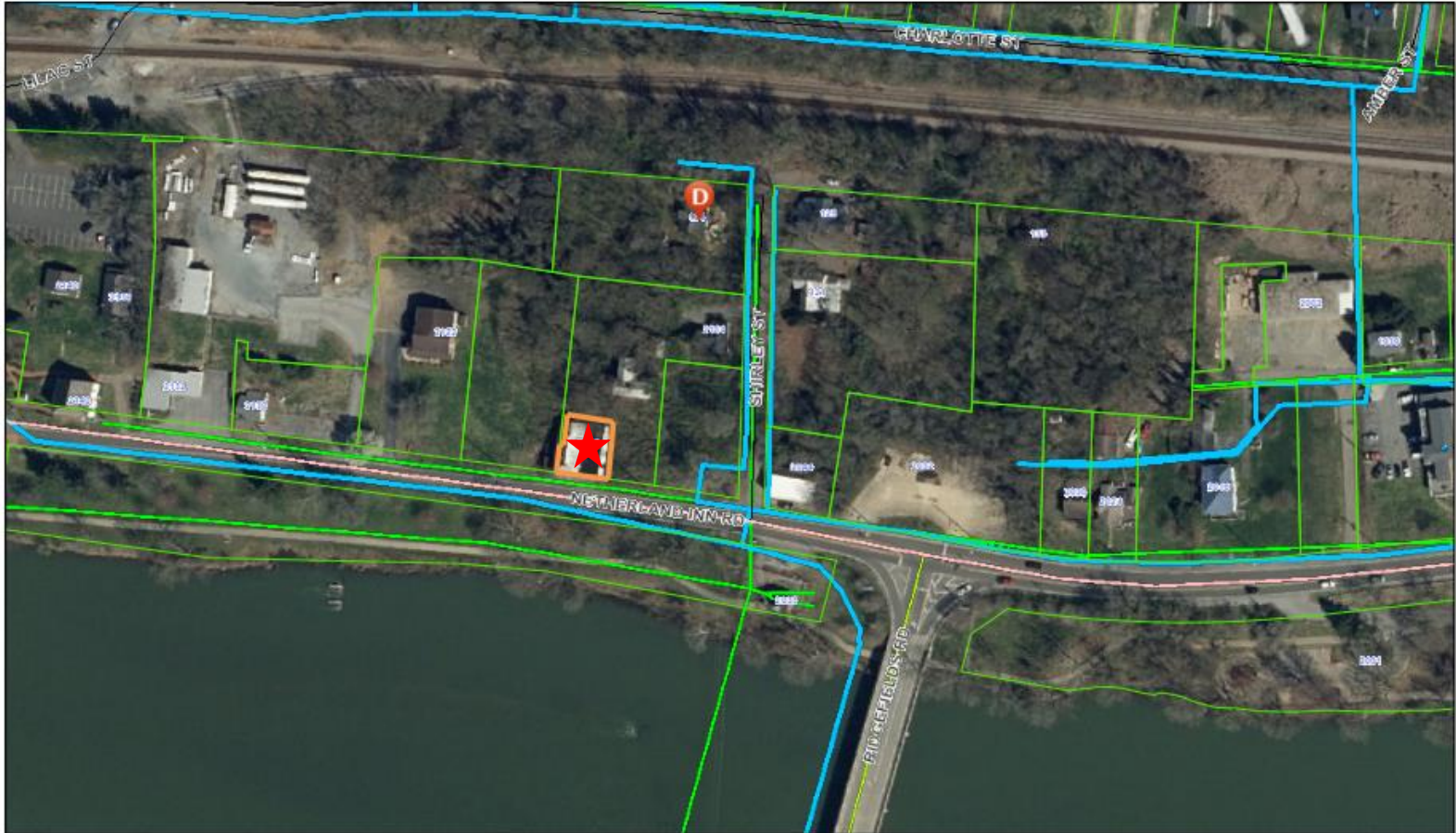


5/3/2023, 2:10:07 PM



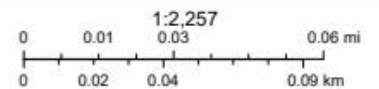
Web AppBuilder for ArcGIS

Utilities



5/3/2023, 2:14:21 PM

- Demolition Liens
- Sewer Mains
- Water Lines
- Sullivan County Parcels Jan 2023
- Urban Growth Boundary
- Kpt 911 Address
- Streets**
 - Interstate
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
 - Ramp
- Red: Band_1
- Green: Band_2



Web AppBuilder for ArcGIS



RECOMMENDATION:

Staff recommends that the Planning Commission declare 2108 Netherland Inn Road as surplus property.

May 18th, 2023

Sam Booher, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

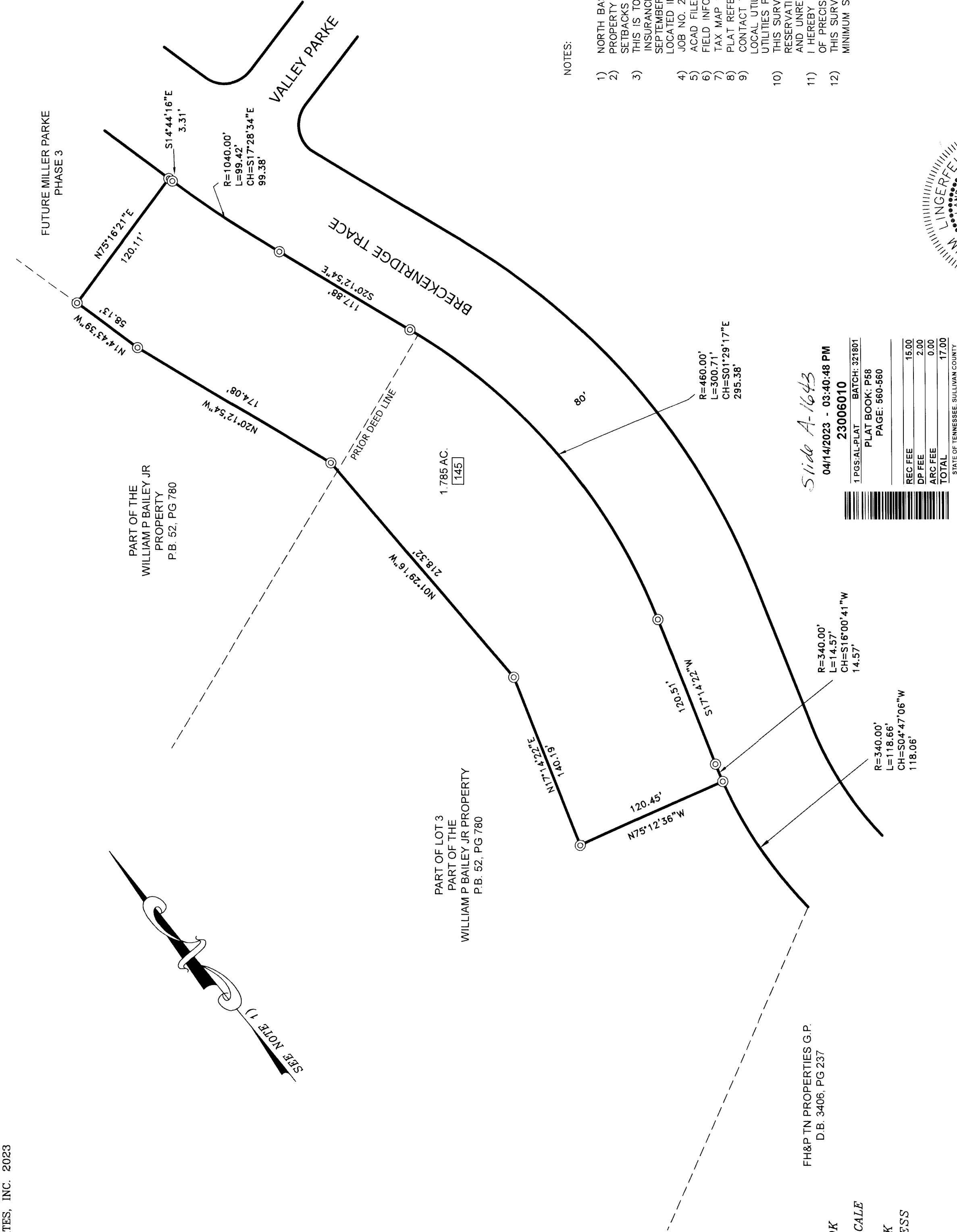
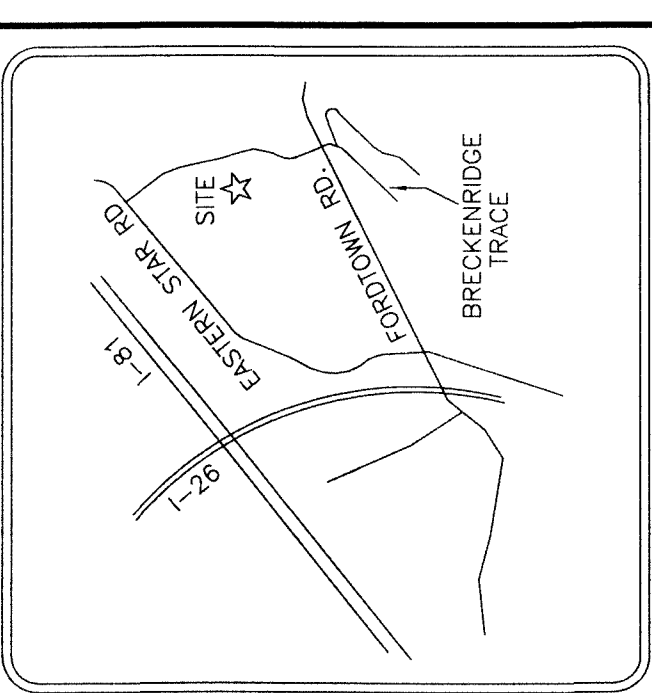
Chairman Booher:

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. Glen Avenue
2. Lehigh Street
3. Breckenridge Trace
4. Caymus Yard Phase 1
5. Silk Mill Place
6. 2040 Granby Road
7. Packing House Road
8. Clearview St.

Sincerely,

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

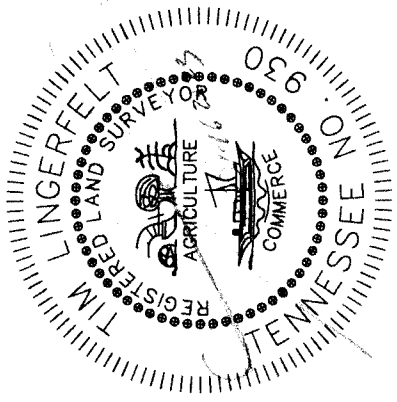


SEE NOTE 1

FH&P TN PROPERTIES GP.
D.B. 3406, PG 237

LEGEND
D.B. DEED BOOK
P.C. PAGE
N.T.S. NOT TO SCALE
AC. ACRES
P.B. PLAT BOOK
[723] 911 ADDRESS

Slide A-1643
04/14/2023 - 03:40:48 PM
23006010
1 PGS:AL-PLAT BATCH: 321801
PLAT BOOK: P88
PAGE: 560-560
REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00
STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR



ALLEY & ASSOCIATES, INC.
o SURVEYORS o
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8896
FAX : (423) 382-8898
E-Mail: ttingerfelt@alleyassociates.com

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM	CERTIFICATE OF ACCURACY
(I/WE) HEREBY CERTIFY THAT I/AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE (WE ARE) CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USES AS NOTED.	I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORTS POLICIES ON ROADWAY AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
OWNER: <u>William P. Bailey Jr.</u> DATE: <u>April 13, 2023</u>	CITY DIVISION DIRECTOR OF 911 ADDRESSING: <u>Caroline Gordon</u>	TRAFFIC ENGINEERING MANAGER: _____	REGISTERED SURVEYOR: <u>Sheena R. Tinsley</u>
MANTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS	CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAT. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAT. AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR MAINTENANCE OF THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAT. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR THIS SUBDIVISION, COMPLES WITH THE CITY OF KINGSPORTS POLICIES ON ROADWAY AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. (2) ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION MEETING, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAT. AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR MAINTENANCE OF THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAT. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.
OWNER: <u>William P. Bailey Jr.</u> DATE: <u>April 13, 2023</u>	CITY DIVISION DIRECTOR OF 911 ADDRESSING: <u>Caroline Gordon</u>	TRAFFIC ENGINEERING MANAGER: _____	REGISTERED SURVEYOR: <u>Sheena R. Tinsley</u>

DIVISION OF PART OF 34.79 ACRES WILLIAM P. BAILEY JR. PROPERTY AND LOT 3 MILLER PARKE
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 1.785 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER INTEGRITY BUILDING GROUP, LLC CIVIL DISTRICT 14th
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=60'

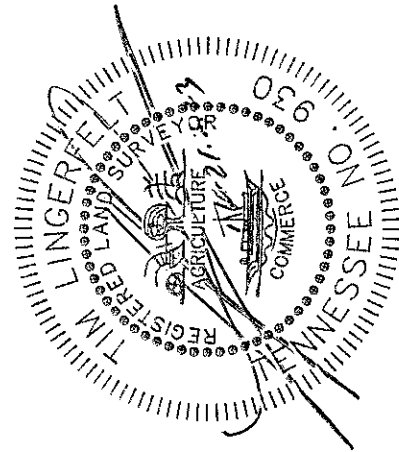


1PGSAL-SUB PLANT	
LAGONDA GATCH 160810	
05/01/2023 - 01:54:26 PM	
VALUE	0.00
MORTGAGE FAX	0.00
TRANSFER FAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

Map Cabinet 5
Envelope 22391

LOCATION MAP
N.T.S.

LEGEND



NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3

Z3006596
1 PGS:AL-PLAT BATCH: 322244
PLAT BOOK: P58
PAGE: 568-568

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

4) JOB NO. 23-12952
5) ACAD FILE 23-12952 ROBINETTE.DWG

6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
7) TAX MAP 22 PARCELS 71.18, 71.19, & 71.20

9) 5/8" IRON RODS WITH A&A CAP ALL CORNERS.

00) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.

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

RESUBDIVISION OF UNITS 18-20

RIVERWATCH SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.731 AC. TOTAL LOTS 2

ACRES NEW ROAD _____ 0 _____ MILES NEW ROAD _____ 0 _____

OWNER _____ ROBINETTE & DELEON _____ CIVIL DISTRICT _____ 7TH _____

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

SCALE 1"=30'

30 15 0 30 60

Item VII/1

04/26/2023 - 08:33:07 AM
00000500

1 PGS:AL-PLAT BATCH: 322244
PLAT BOOK: P58
PAGE: 568-568

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE
STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTER OF DEEDS
17.00

ALLEY & ASSOCIATES, INC.

◦ SURVEYORS ◦

422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660

TELEPHONE (423) 392-8896
E-MAIL: tlingerfelt@alleyassociates.com

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

CERTIFICATE OF APPROVAL OF STREET

HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,

THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT,
S ASSIGNED.

INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

4/21 23

DATE June 1964

CITY GIS DIVISION
DIRECTOR OF 911 ADDRESSING

TRAFFIC ENGINEERING MANAGER

DATE 20—

DATE _____
SECRETARY, KINGS

DATE _____
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

Instrument# 23002631 Page 1 of 1

43



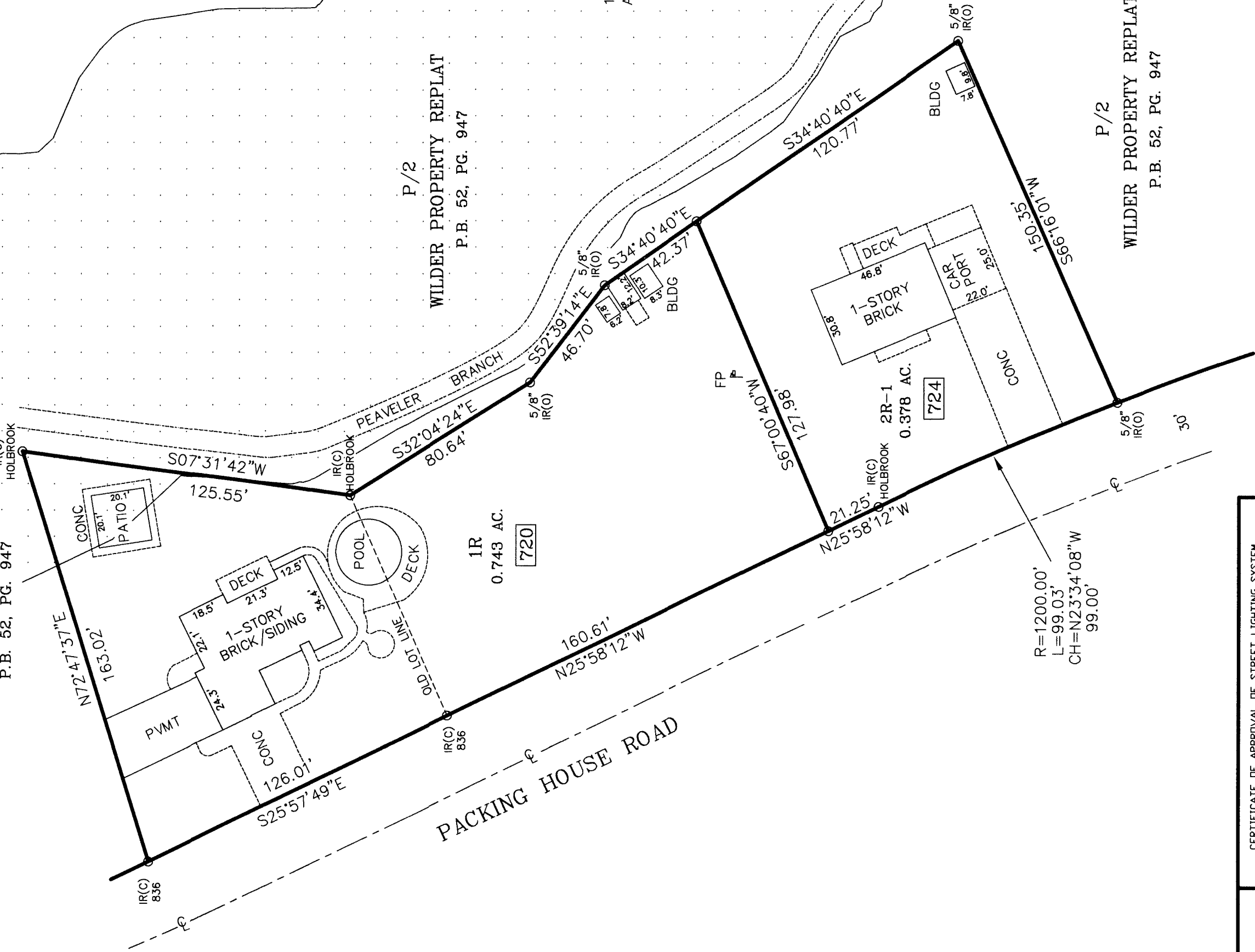
SEE NOTE 1)

NOTES:

- 1) NORTH BASED ON N25°58'12"E AS SHOWN ON PRIOR RECORDED PLAT.
- 2) PROPERTY IS ZONED R-3
FRONT: 25'
REAR: 20'
SIDE: 6'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716300050D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-12912
- 5) ACAD FILE: 23-12912 VILLAL.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) PRIOR PLAT REFERENCES: P.B. 52, PAGE 947 & P.B. 55, PAGE 552
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 10) 1/2" IRON RODS WITH ALLEY ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 11) TAX MAP 031M 'A', PARCELS 5.10 & 5.20

<p>CERTIFICATE OF OWNERSHIP AND DESIGNATION</p> <p>I, <u>Savaria V.</u> DATE <u>4-27-23</u></p> <p>OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE <u>4-21</u> 20 <u>23</u></p> <p>REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>4-21</u> 20 <u>23</u></p> <p>CITY ENGINEER</p>	<p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>4-21</u> 20 <u>23</u></p> <p>KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN COMPLETES WITH THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION MEETING HELD IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>4-21</u> 20 <u>23</u></p> <p>SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
--	--	--	--	---

P/2
WILDER PROPERTY REPLAT
P.B. 52, PG. 947



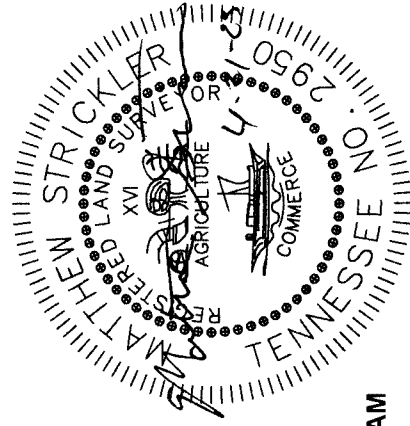
P/2
WILDER PROPERTY REPLAT
P.B. 52, PG. 947

P/2
WILDER PROPERTY REPLAT
P.B. 52, PG. 947

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8998
E-MAIL: mstrickler@alleyassociates.com

LEGEND

- IR(O) IRON ROD, OLD
- IR(C) IRON ROD, CAP
- P.B. PLAT BOOK
- P.C. PAGE
- N.T.S. NOT TO SCALE
- R= RADIUS
- CH= CHORD
- AC. ACRES
- CONC CONCRETE
- PVMT PAVEMENT
- BLDG BUILDING
- FP FLOODPLAIN
- 1/2" 1/2" IRON ROD
- ± CENTERLINE
- 123 911 ADDRESS



Slide A-1647
05/03/2023 - 08:53:03 AM
23007041

1 PGS AL PLAT BATCH: 322664
PLAT BOOK: P88
PAGE: 573-573

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENAN, T. H. SHELLEY
COUNTY CLERK

RESUBDIVISION OF
LOT 1, WILDER PROPERTY REPLAT & LOT 2R,
RESUBDIVISION OF LOT 2 WILDER PROPERTY REPLAT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.121 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER VILLAL RENTALS LLC CIVIL DISTRICT 10TH

SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 130.000

SCALE 1"=40' 40 20 0 40 80

REGISTER OF DEEDS

LOCATION MAP

TGRN

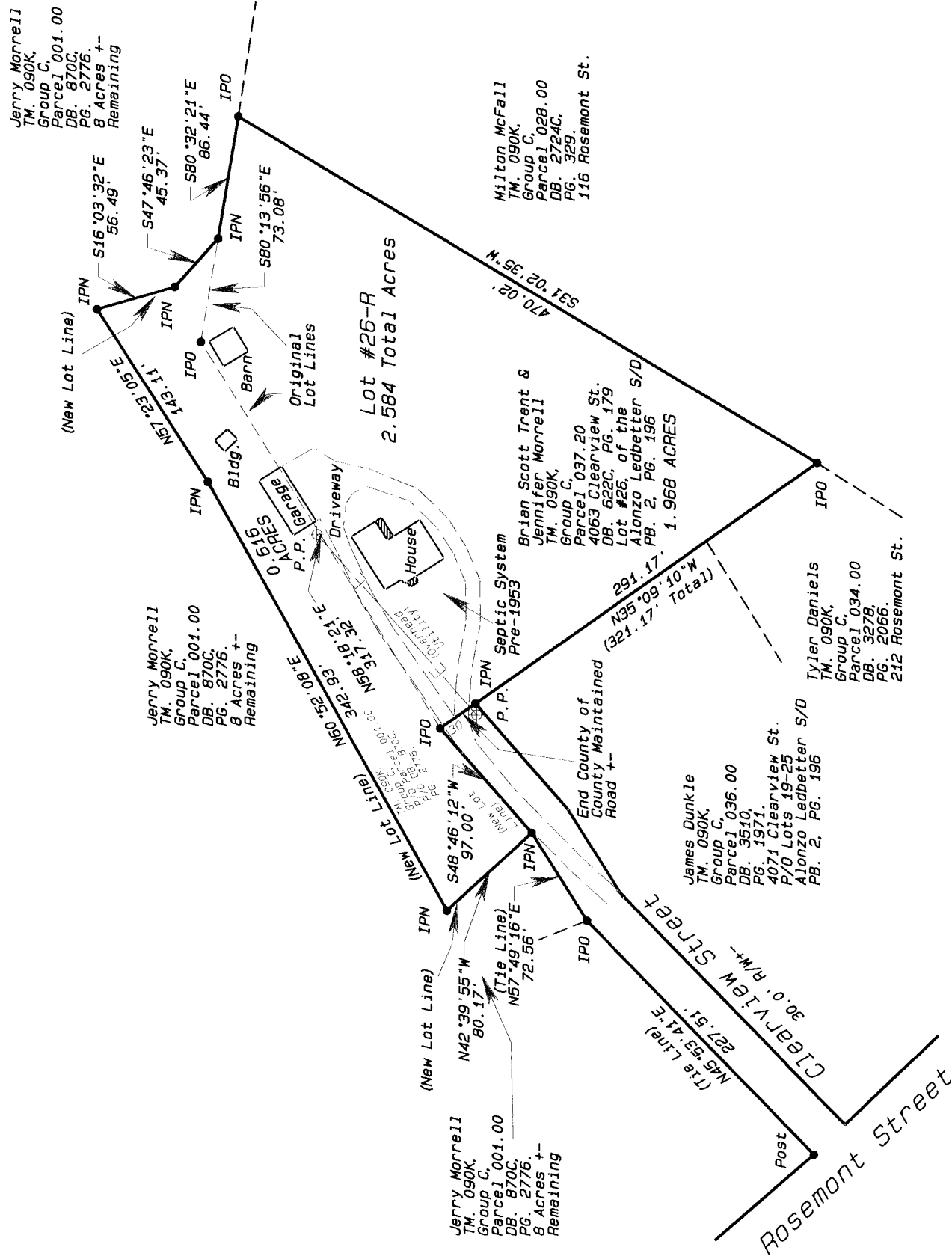
CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify that lot (a) 26a contains a septic system and that the septic tank, field lines and duplication within each lot.

DATE: 4/11/2023

OWNER: Nancy Quintabunt

PRINT NAME



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE), THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND I (WE) HAVE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF ELEVATED UTILITY CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: Nancy Quintabunt 4/11/2023

OWNER: _____ 2023

OWNER: _____ 2023

OWNER: _____ 2023

OWNER: _____ 2023

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I, HEREBY CERTIFY THAT THE ADDRESSES ASSIGNED TO THIS PLAT ARE

DATE: 4-20-23

BY: Jonathan Wayne Willis

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 date of this survey.
 - No title information was furnished to this surveyor.
 - This survey is subject to an actual title search.
 - The plat is subject to all laws, ordinances, rules, regulations and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 - There is hereby established an easement and a minimum for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such easement shall be subject to the provisions of the plat and the plat or non-structural stormwater easements as may be delineated by the licensed surveyor or civil engineer or that which may be approved by the Regional Planning Commission.
 - Current zoning (County) Regional Planning Commission.
 - All 810g setbacks shall conform to the applicable zoning requirements.
 - Deed Reference- Shown Above
 - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C02300 as Effective Date Sept. 29, 2006 Dept. of Transportation, before installing drains and driveways

Side A-1646

05/03/2023 - 08:47:17 AM

23007040

IPG/SAL-PLAT BATCH: 322653

PLAT BOOK: P58

PAGE: 572-572

REC FEE 15.00

DP FEE 2.00

ARC FEE 0.00

TOTAL 17.00

STATE OF TENNESSEE SULLIVAN COUNTY

REGISTER OF DEEDS

2-15-23

LEGEND

IPD- Iron Pin Old

IPN- Iron Pin New

PP- Power Pole

E- Overhead Utility

IPD- Iron Pin Old

IPN- Iron Pin New 1/2" Rebar #2365

PP- Power Pole

E- Overhead Utility

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

Jonathan Wayne Willis
(Land Surveyor #2365)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667

CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF THE WATER SYSTEMS	CERTIFICATE OF APPROVAL OF THE PUBLIC WATER UTILITY SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION EXCEPT FOR VARIANCES OF ANY, AND WITED IN THE MINUTES OF THE RECORDING COMMISSION OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURVEY FIND IN THE AMOUNT OF SEVERAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SITUATION AND THE REQUIREMENTS OF THE KINGSPOORT, TENNESSEE REGIONAL PLANNING COMMISSION. I HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS SHOWN AND DESCRIBED HEREIN FULLY MEET THE REQUIREMENTS OF THE KINGSPOORT, TENNESSEE REGIONAL PLANNING COMMISSION. I HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE SPECIFICATIONS OF THE KINGSPOORT, TENNESSEE REGIONAL PLANNING COMMISSION DOES NOT CONSTITUTE APPROVAL OF THIS TRACT OR THE EXISTING SYSTEM
DATE: <u>4/12/23</u>	DATE: <u>4-12-23</u>	DATE: <u>4-12-23</u>	DATE: <u>4-12-23</u>
SECRETARY: _____	TENNESSEE REGISTERED SURVEYOR: <u>Jonathan Willis</u> LICENSE NUMBER: <u>2365</u>	RECORD ON FILE AT TDEC OFFICE	TITLE: _____
		FILE: Not Located	AUTHORIZED SIGNATURE: _____
			DATE: _____
			SCALE: 1" = 100' DRAWN BY: <u>J.W.</u>

Replat of Lot #26 of the Alonzo Ledbetter S/D
KINGSPOORT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.584 TOTAL LOTS -4-
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER SURVEYOR JONATHAN W. WILLIS CIVIL DISTRICT 15th
CLOSURE ERROR 1: 10,000'
SCALE: 1" = 100' DRAWN BY: <u>J.W.</u>