



## REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, February 15, 2024 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

- [1.](#) Approval of the January 16, 2024 Work Session Minutes
- [2.](#) Approval of the January 18, 2024 Regular Meeting Minutes

### IV. CONSENT AGENDA

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

- [1.](#) Hunt's Crossing ILOC Extension (PLNCOM22-0031). The Commission is requested to approve a one year extension of the ILOC for Hunt's Crossing. (Garland)
- [2.](#) Riverbend Sewer Line Easement Abandonment (VACATE24-0017) . The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a Riverbend sewer line easement (Garland)

### V. UNFINISHED BUSINESS

### VI. NEW BUSINESS

- [1.](#) 100 Block of Broad Street Historic Overlay (HISTR24-0212). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of a Historic Overlay District applied to the 100 Block of Broad Street. (Garland)
- [2.](#) Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. (Garland)
- [3.](#) 2024 Sullivan County ZTA (ZTA24-0020). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. (McMurray)
- [4.](#) Demolition by Neglect Zoning Text Amendment (ZTA24-0026). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment (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

Tuesday, January 16, 2024 at Noon  
City Hall, 415 Broad Street, Conference Room 226

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, James Phillips, Tim Lorimer

Members Absent: John Moody, Jason Snapp, Sam Booher, Anne Greenfield, Chip Millican, Travis Patterson

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

Visitors: none

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

1. Approval of the December 18, 2023 Work Session Minutes
2. Approval of the December 21, 2023 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. N Eastman Road Rezoning (REZONE23-0379). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1C zone to the P-1 zone. Staff identified the location of the request along N Eastman Rd. Staff stated that the location is .55 acres in size and proposed for a P-1, Professional Offices zone. Staff noted that the owner of the property ultimately wants to construct a cell tower on the property. Staff stated that before a cell tower could receive zoning approval, the P-1 zone would need to be effective and also the Kingsport Board of Zoning Appeals would have to approve a special exception for the cell tower use on the property. Staff noted that there is an existing P-1 zone that contains an insurance office and abuts the southern side of the rezoning site along N Eastman Rd. Staff stated that the steep topography of the site lends itself to a development with a relatively small footprint. Staff noted that no comments have been received on the item. No official action was taken.

## VII. OTHER BUSINESS

1. Receive the December 2023 - January 2024 approved subdivisions
2. Discussion of amending the 2024 meeting schedule to move the April 2024 regular meeting from April 18, 2024 to April 25, 2024.

## 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

With no further business, the meeting adjourned at 12:25 p.m.





## REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, January 18, 2024 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, John Moody, James Phillips, Tim Lorimer, Travis Patterson, Jason Snapp, Sam Booher

Members Absent: Anne Greenfield, Chip Millican

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

Visitors: Ben Herrick, Jonathan Pierce, Darrell Duncan

### II. APPROVAL OF THE AGENDA

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

### III. APPROVAL OF MINUTES

1. Approval of the December 18, 2023 Work Session Minutes
2. Approval of the December 21, 2023 Regular Meeting Minutes

The Commission reviewed the minutes. Without any corrections identified, Tim Lorimer made a motion, seconded by Sam Booher, to approve the minutes of the December 18, 2023 Work Session and the December 21, 2023 regular meeting as presented. 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. N Eastman Road Rezoning (REZONE23-0379). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1C zone to the P-1 zone. Staff identified the location of the request along N Eastman Rd. Staff stated that the location is .55 acres in size and proposed for a P-1, Professional Offices zone. Staff noted that the owner of the property ultimately wants to construct a cell tower on the property. Staff stated that before a cell tower could receive zoning approval, the P-1 zone would need to be effective and also the Kingsport Board of Zoning Appeals would have to approve a special exception for the cell tower use on the property. Staff noted that there is an existing P-1 zone that contains an insurance office and abuts the rezoning site on its south side. Staff stated that the steep topography of the site lends itself to a development with a relatively small footprint. Travis Patterson inquired about how much grading would need to be performed. Staff noted that this type of detail would be included in the forthcoming construction plans. The Chair opened the public hearing. Jonathan Pierce stated that a cell tower should not be located close to the adjacent restaurants or the local high school and that he is opposed to the project. Staff reiterated that this evening the Commission is forwarding a recommendation to the Board as to whether or not a P-1 zone is appropriate for the parcel. Acknowledging the proposed cell tower aspect of the rezoning, staff reiterated that the final zoning approval for the tower would be the responsibility of the Board of Zoning Appeals since the zoning code requires a special exception to be granted for a communications facility in a P-1 zone. A motion was made by James Phillips, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed unanimously, 7-0.

#### VII. OTHER BUSINESS

1. Receive the December 2023 - January 2024 approved subdivisions
2. Discussion of amending the 2024 meeting schedule to move the April 2024 regular meeting from April 18, 2024 to April 25, 2024. A motion was made by Sam Booher, seconded by Tim

Lorimer, to amend the 2024 meeting agenda to change the April regular meeting date from April 18, 2024 to April 25, 2024. The motion passed unanimously, 7-0.

### **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**

With no further business, the meeting adjourned at 5:56 p.m.



**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAVANNAH GARLAND, PLANNER**

**DATE: FEBRUARY 15<sup>TH</sup>, 2024**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR HUNT'S CROSSING PH 1**

**FILE NUMBER: PLNCOM22-0031**

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The City currently holds an Irrevocable Letter of Credit in the amount of \$160,033.05 for Hunt's Crossing Phase 1. The City Engineering Division has recalculated the estimate for the extension and the estimate has decreased. The estimate is now \$122,655.62 to cover the costs of the remaining improvements to meet the Minimum Subdivision Regulations. An irrevocable letter of credit has been submitted to the City for the amount matching that estimate.

The new Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to December 8<sup>th</sup>, 2024 and expiration date of March 8<sup>th</sup>, 2025.

Staff recommends approval the Irrevocable Letter of Credit in the amount of \$122,655.62, as calculated by the City Engineering Division, to cover all remaining improvements for Hunt's Crossing.

**ENGINEERS ESTIMATE**  
**Roadways and Utilities - Hunts Crossing Development**

FILE NO. 2021-D7

January 26, 2024

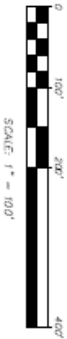
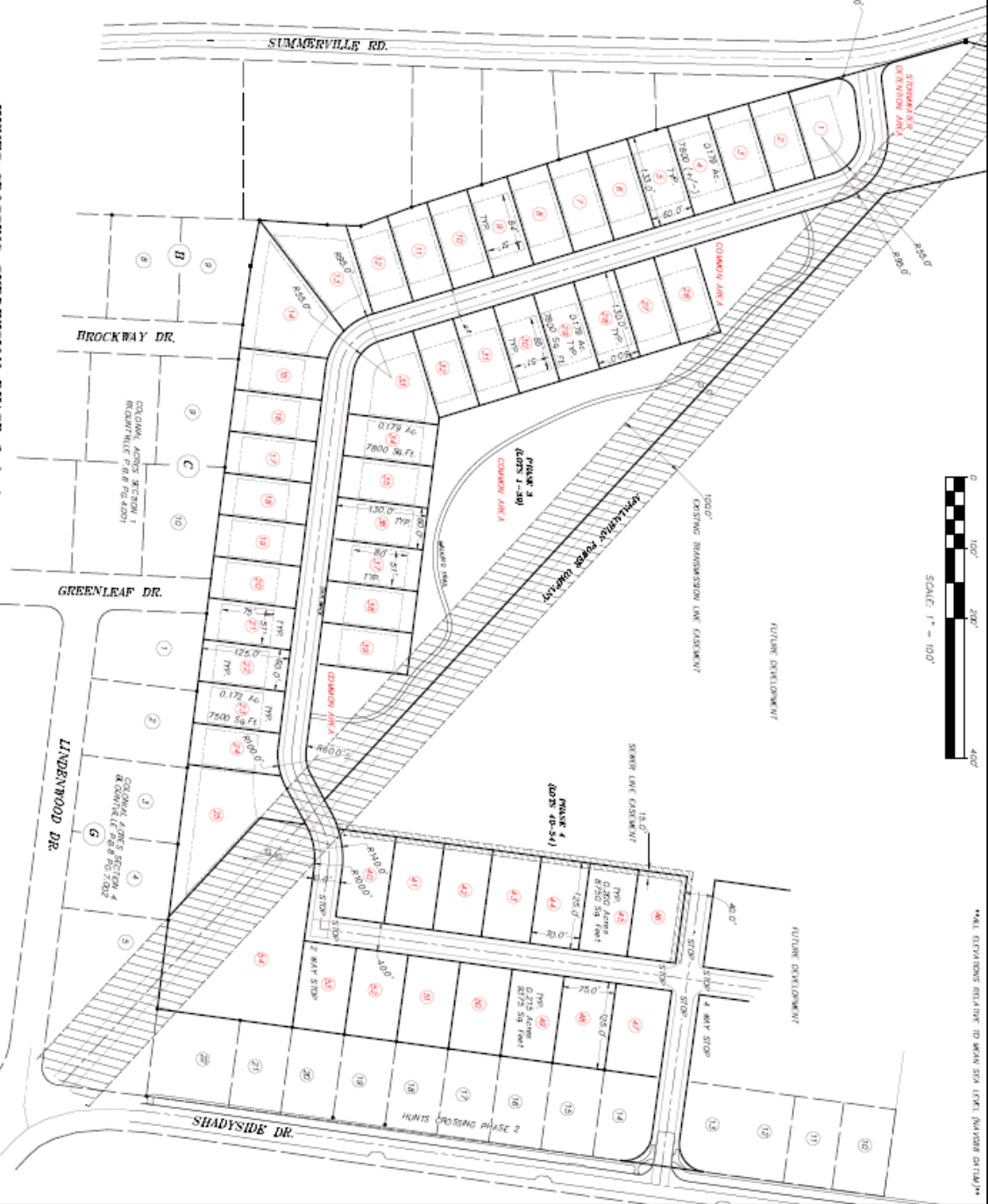
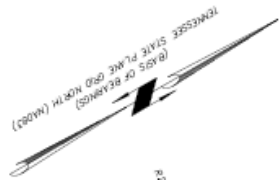
ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST	
<b>General Items</b>						
1	1	LS	Mobilization	\$ 38,684.90	\$ 38,684.90	
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 15,000.00	\$ 15,000.00	
<b>Paving</b>						
2	145	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$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

  
**David Harris**  
 Civil Engineer I  
 City of Kingsport

January 26, 2024  
 Date



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



\*\*\*ALL DIMENSIONS RELATIVE TO MARK STA LEVEL (MARKED DATED)\*\*

<b>DATE:</b> _____
<b>PROJECT NAME:</b> _____
<b>CITY:</b> _____
<b>COUNTY:</b> _____
<b>STATE:</b> _____
<b>OWNER:</b> _____
<b>PREPARED BY:</b> _____
<b>CHECKED BY:</b> _____
<b>DATE:</b> _____

<b>DESCRIPTION OF WORK:</b>	_____
<b>DATE:</b>	_____
<b>PROJECT NAME:</b>	_____
<b>CITY:</b>	_____
<b>COUNTY:</b>	_____
<b>STATE:</b>	_____
<b>OWNER:</b>	_____
<b>PREPARED BY:</b>	_____
<b>CHECKED BY:</b>	_____
<b>DATE:</b>	_____

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

<b>DESCRIPTION OF WORK:</b>	_____
<b>DATE:</b>	_____
<b>PROJECT NAME:</b>	_____
<b>CITY:</b>	_____
<b>COUNTY:</b>	_____
<b>STATE:</b>	_____
<b>OWNER:</b>	_____
<b>PREPARED BY:</b>	_____
<b>CHECKED BY:</b>	_____
<b>DATE:</b>	_____

<b>DESCRIPTION OF WORK:</b>	_____
<b>DATE:</b>	_____
<b>PROJECT NAME:</b>	_____
<b>CITY:</b>	_____
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<b>DESCRIPTION OF WORK:</b>	_____
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<b>STATE:</b>	_____
<b>OWNER:</b>	_____
<b>PREPARED BY:</b>	_____
<b>CHECKED BY:</b>	_____
<b>DATE:</b>	_____

<b>DESCRIPTION OF WORK:</b>	_____
<b>DATE:</b>	_____
<b>PROJECT NAME:</b>	_____
<b>CITY:</b>	_____
<b>COUNTY:</b>	_____
<b>STATE:</b>	_____
<b>OWNER:</b>	_____
<b>PREPARED BY:</b>	_____
<b>CHECKED BY:</b>	_____
<b>DATE:</b>	_____

<b>Property Information</b>	Sewer line Easement Abandonment		
<b>Address</b>	1125 Riverbend Drive		
<b>Tax Map, Group, Parcel</b>	077H, C, 002.30		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	NA		
<b>Land Use Designation</b>	Single Family		
<b>Acres</b>	+/-		
<b>Applicant 1 Information</b>		<b>Intent</b>	
<b>Name:</b> George Smith <b>Address:</b> 367 Hog Hollow Road <b>City:</b> Gray <b>State:</b> TN <b>Zip Code:</b> 37615 <b>Phone Number:</b> 276-393-4440		<b>Intent:</b> To abandon the existing sewer line easement.	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends abandoning the sewer line easement located along Riverbend Drive.</b></p> <ul style="list-style-type: none"> <li>Request reviewed by all city departments</li> <li>Easement no longer needed or used.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The sewer line easement area is a 15 foot wide sewer line crossing the rear property lines.</p>			
<b>Planner:</b>	Garland	<b>Date:</b> 1/30/24	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>Feb. 15<sup>th</sup>, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	



**PROPERTY INFORMATION**

**Sewer line Easement Abandonment**

<b>ADDRESS</b>	<b>1125 Riverbend Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b> <b>11<sup>th</sup> Civil District, Parcel 002.30</b>
<b>OVERLAY DISTRICT</b>	<b>NA</b>
<b>CURRENT ZONING</b>	<b>PD – Planned Development</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/-</b>	
<b>EXISTING USE</b>	<b>Residential</b>
<b>PROPOSED USE</b>	

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

**INTENT**

The owner of the parcels has asked the City of Kingsport abandon the 15-ft wide sewer line utility easement.

City Departments, as well as local utility providers, have taken a look at the request to abandon the utility easement. It has come to a conclusion that the sewer line easement is no longer needed and City staff no longer see any future use for this easement.

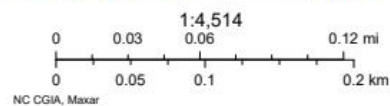
Site Map



2/8/2024, 9:42:29 AM

Sullivan County Parcels Jan 2023 Streets

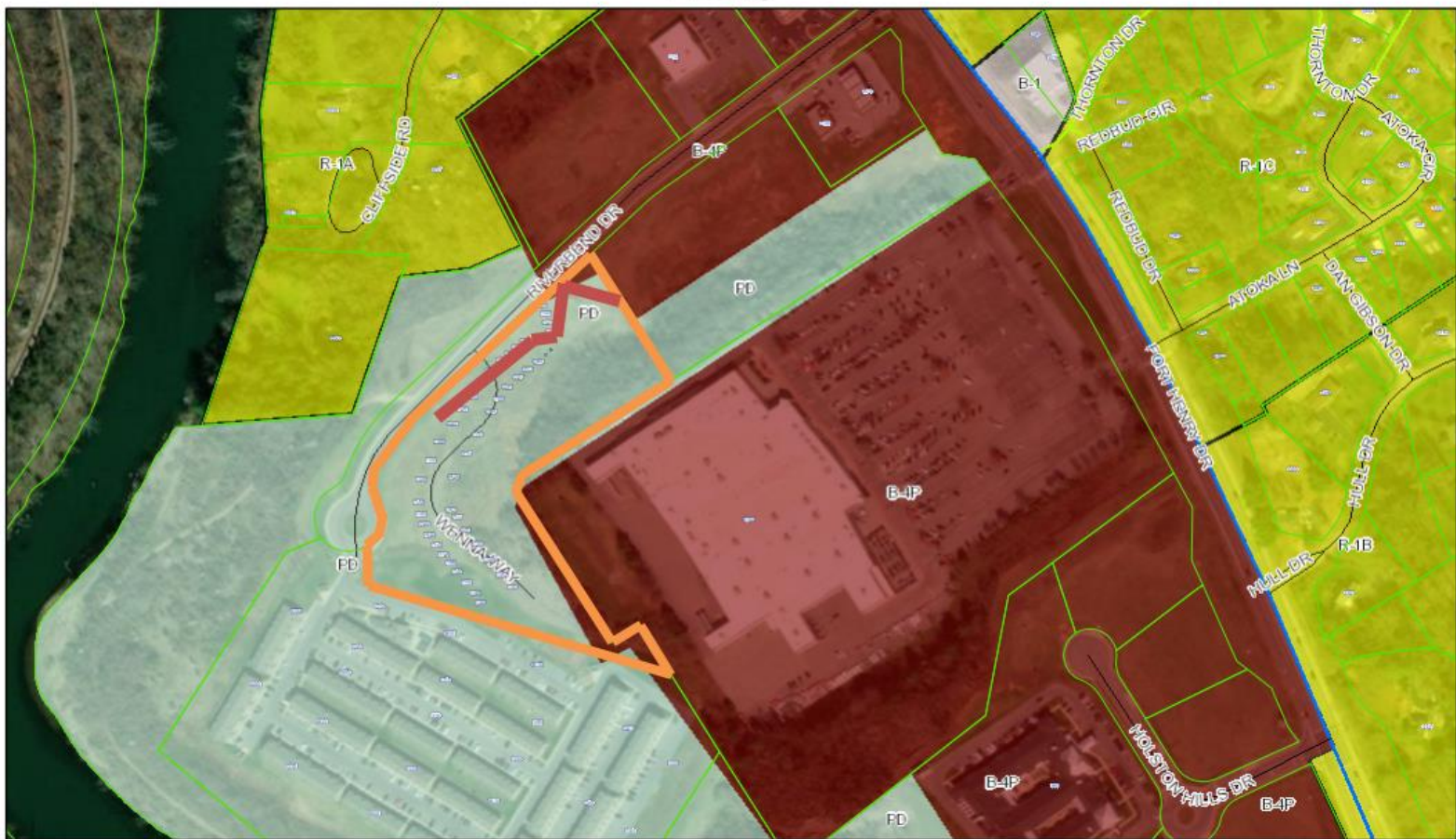
- Parcels
- Kpt 911 Address
- Urban Growth Boundary
- Interstate
- Expressway
- Major Arterial
- Collector Street
- Local Street
- Minor Arterial
- Private Street
- Ramp



Web AppBuilder for ArcGIS



Zoning

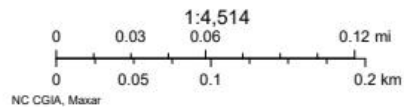


2/8/2024, 9:46:58 AM

Sullivan County Parcels Jan 2023

Parcels  
 \* Kpt 911 Address  
 City Zoning  
 <Null>

T/A/C	A-1	B-2	B-4P	M-1	P-1	PD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD



Web AppBuilder for ArcGIS



Utilities

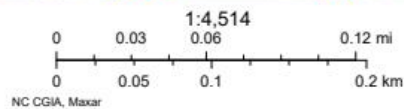


2/8/2024, 9:48:26 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

- Water Lines
- Urban Growth Boundary
- Streets
  - Expressway
  - Major Arterial
  - Minor Arterial
  - Interstate
  - Local Street
  - Private Street
  - Ramp
  - Collector Street



Web AppBuilder for ArcGIS

## Legal Description

### Sewer Line 1

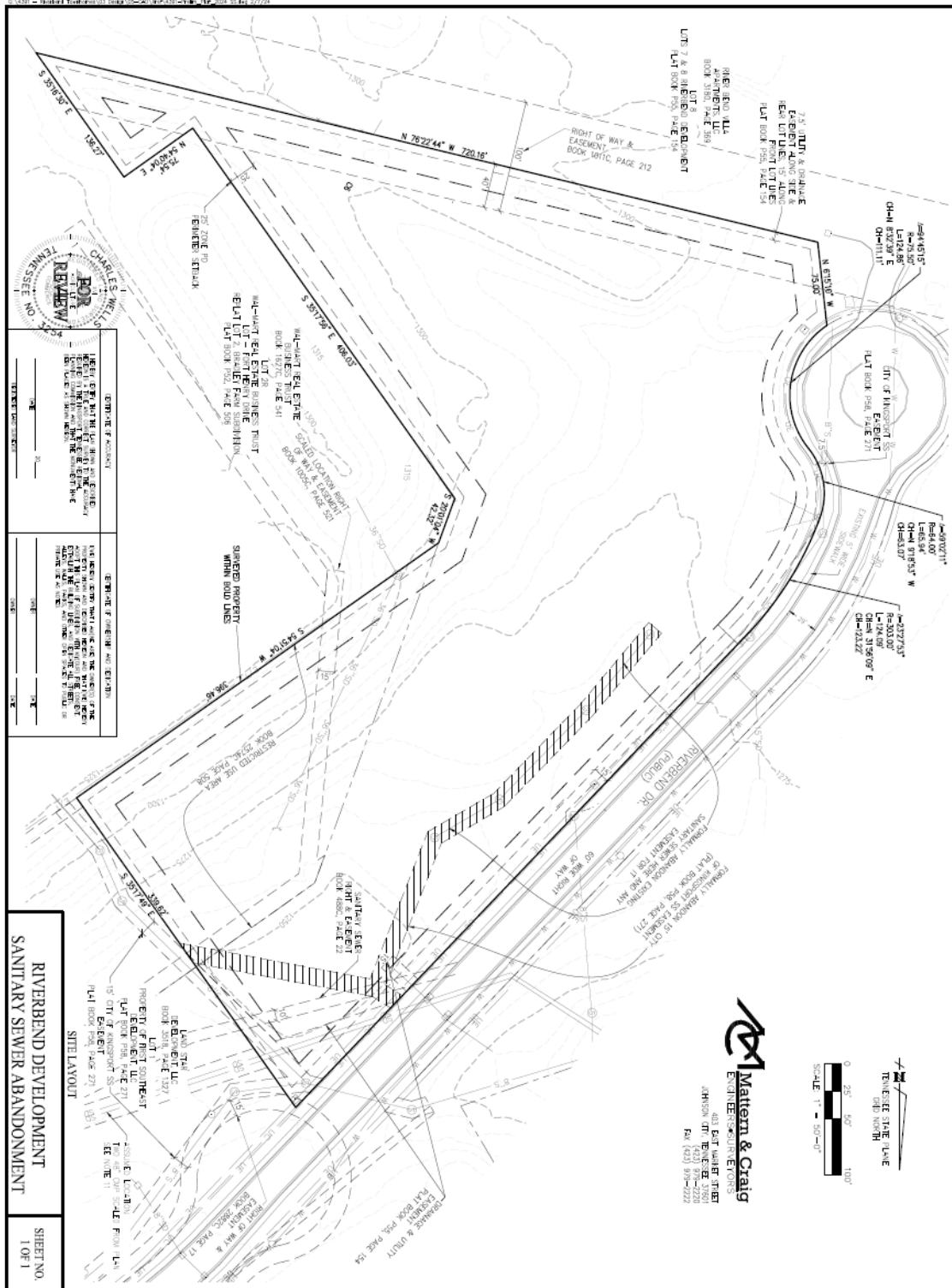
Located in the 11<sup>th</sup> Civil District of Sullivan County, Tennessee and being more particularly described as follows:

To find the point of beginning, **Commence** on an iron rod found in the southeastern right of way line of Riverbend Drive, common corner of Lot 1 and Lot 7, "Property of First Southeast Development, LLC." (Plat Book P58, Page 271); thence with said right of way line S 43°40'06" W 130.73' to a point, the **Point of Beginning**; thence five calls through said Lot 7, (1) S 57°41'08" E 22.47' to a point on a now or formerly existing manhole, (2) S 21°26'26" W 145.16' to a point on a manhole, (3) S 59°50'48" W 66.65' to a point on a manhole, (4) S 44°10'59" W 112.08' to a point on a now or formerly existing manhole, (5) S 39°55'54" W, crossing a manhole at 88.67', a total distance of 96.17' to the **Ending Point**, said ending point bears S 43°40'06" W 585.19' and then S 85°50'02" E 82.47' from the point of commencement. The bearings herein are referenced to Tennessee State Plane Grid North (NAD83(2011)).

### Sewer Line 2

Located in the 11<sup>th</sup> Civil District of Sullivan County, Tennessee and being more particularly described as follows:

To find the point of beginning, **Commence** on an iron rod found in the southeastern right of way line of Riverbend Drive, common corner of Lot 1 and Lot 7, "Property of First Southeast Development, LLC." (Plat Book P58, Page 271); thence with said right of way line S 43°40'06" W 130.73' to a point; thence through said Lot 7, S 57°41'08" E 22.47' to a point on a now or formerly existing manhole, the **Point of Beginning**; thence through said Lot 7, S 79°23'06" E 172.13' to a point in the common line of said Lots 1 and 7, the **Ending Point**, said ending point bears S 35°17'49" E 169.43' along said common line from the point of commencement. The bearings herein are referenced to Tennessee State Plane Grid North (NAD83(2011)).



**RECOMMENDATION:**

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the sewer line easement abandonment along 1125 Riverbend Drive.

Prepared by Kingsport Planning Department for the  
 Kingsport Regional Planning Commission Meeting on February 15<sup>th</sup>, 2024

Kingsport Regional Planning Commission

Rezoning Report

File Number HISTC24-0012

New Historic District Overlay (H-20)

<b>Property Information</b>			
<b>Address</b>		100 Block of Broad Street	
<b>Tax Map, Group, Parcel</b>		See attached	
<b>Civil District</b>		11 <sup>th</sup>	
<b>Overlay District</b>		Proposed H-20	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		+/- 3.24	
<b>Existing Use</b>		<b>Existing Zoning</b>	B-2
<b>Proposed Use</b>		<b>Proposed Zoning</b>	H-20 (Overlay)
<b>Owner /Applicant Information</b>			
<b>Name:</b> KPT Downtown Association <b>Address:</b> 400 Clinchfield St <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone:</b> (423) 392-8822		<b>Intent:</b> <i>To create a new Historic District Overlay zone applied to the 100 Block of Broad Street.</i>	
<b>Planning Department Recommendation</b>			
The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to Board Mayor and Alderman to apply the Historic Overlay District to the 100 Block of Broad Street.			
<b>Staff Field Notes and General Comments:</b>			
<p><i>The zoning area for the proposed historic overlay consists of 16 parcels and approximately 3.24 +/- acres. The Overlay Historic District is in addition to the existing base zone, which is B-2, Central Business District. The Kingsport Design Review Guidelines cover both residential and commercial properties. The guidelines do no mandate investments or improvements in structures and only apply to exterior modifications. Staff held an informational meeting with impacted property owners about the proposed new historic overlay at the Kingsport Chamber on December 11, 2023.</i></p>			
<b>Planner:</b>	Savannah Garland	<b>Date:</b>	January 22 <sup>nd</sup> , 2024
		<b>Meeting Date:</b>	<b>Feb. 15<sup>th</sup>, 2024</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Historic District Overlay Zone</b>
<b>ADDRESS</b>	100 Block of Broad Street
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	Proposed H-20
<b>EXISTING ZONING</b>	B-2
<b>PROPOSED ZONING</b>	H-20 (overlay district)
<b>ACRES</b>	3.24 +/-
<b>EXISTING USE</b>	retail/commercial
<b>PROPOSED USE</b>	retail/commercial

**INTENT & RATIONALE**

To create a new Historic Overlay Zone on the 100 Block of Broad Street. *The Intent of the Historic District Overlay is to protect and preserve historical architectural values, provide protection from uses that would lessen the significance of the surrounding uses, create an aesthetic atmosphere, strengthen the economy and promote education and knowledge of heritage of the present and future citizens of the community. If passed by the Kingsport Regional Planning Commission meeting, the Kingsport Board Mayor and Alderman will consider this request during their regular meeting scheduled for February 20<sup>th</sup>, 2024. The applicant is requesting the 100 block of Broad Street because some buildings are at risk of demolition due to neglect. The local historic regulations include a provision to prevent “demolition by neglect”, a condition in which the city can step in, if necessary, to stabilize the structure and place a lien on the property to offset the expense.*

*From staff’s perspective, the 100 block of Broad Street contains the oldest structures (predominantly early 1920’s) along Broad Street. Staff is supportive of this request, believing that these historic structures will benefit from the designation as time goes on. Staff views Broad Street as the spinal cord of downtown and recognizes the benefit that a historic overlay would bring to this section of downtown.*



HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name	Downtown KPT Association	First	M.I.	Date	11-7-2023
Street Address	400 Clinchfield St.			Apartment/Unit #	
City	Kingsport	State	TN	ZIP	37660
Phone	423-392-8822		E-mail Address	rcleary@downtownkingsport.org	

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	Please see attached			Apartment/Unit #
Name of Historic Zone	Broad Street District			
Current Use				

REPRESENTATIVE INFORMATION:

Last Name	Same as applicant	First	M.I.	Date
Street Address				Apartment/Unit #
City		State		ZIP
Phone			E-mail Address	

REQUESTED ACTION:

To create a new H-20 overlay district (Broad St.)

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: Dora M. Crand

Date: 11/13/23

Signed before me on this 17th day of Nov, 2023  
a notary public for the State of Tennessee  
County of Sullivan

Notary Lori P. Lane  
My Commission Expires Nov. 21 2026



## Kingsport Regional Planning Commission

## Rezoning Report

File Number HISTC24-0012

PARCEL	TAXYR	ADDRESS
21.1	C	MARKET ST W 109
22	C	BROAD ST & 156 152
23	C	BROAD ST 144
24	C	BROAD ST 140
15	C	BROAD ST 155
25	C	BROAD ST & 134 130
13	C	BROAD ST 147
27	C	BROAD ST & 128 126
28	C	BROAD ST 122
12	C	BROAD ST 139
29	C	BROAD ST 120
30	C	BROAD ST 116
11	C	BROAD ST 137
10	C	BROAD ST 133
9	C	BROAD ST 125
8	C	BROAD ST 117

Kingsport Regional Planning Commission

Rezoning Report

File Number HISTC24-0012



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on February 15<sup>th</sup>, 2024



Zoning Map



1/29/2024, 10:16:44 AM

Demolition Liens

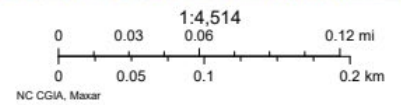
Demolition

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

City Zoning	GC	AR	B-3	BC	M-2	PBD-3	PMD-2
<Null>	B-2E	B-1	B-4	GC	MX	PBD*	PUD
T/A/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1



Web AppBuilder for ArcGIS



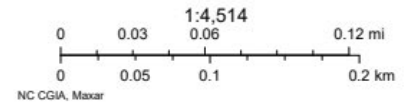


100 Block of Broad with HZ



1/29/2024, 10:23:23 AM

- Demolition Liens
- Demolition
- Sullivan County Parcels Jan 2023
- Parcels
- Kpt 911 Address
- Historic Districts
- Urban Growth Boundary
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street



Web AppBuilder for ArcGIS

**CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Board Mayor and Alderman to apply and Historic Overlay District on the 100 Block of Broad Street.

<b>Property Information</b>	Polo Fields Phase 2 – Section A		
<b>Address</b>	Downing Place		
<b>Tax Map, Group, Parcel</b>	TM 91E, Group A, Parcel 005.00		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Single Family Residential		
<b>Acres</b>	+/- 2.52		
<b>Major or Minor / #lots</b>	Major - 16	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Jack McMurray <b>Address:</b> P.O. Box 5536 <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> N/A <b>Phone Number:</b> 423-967-5510		<b>Name:</b> Miller Land Surveying <b>Address:</b> 116 Robindale Court <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> <a href="mailto:jeff@millersurveys.com">jeff@millersurveys.com</a> <b>Phone Number:</b> 423-552-5300	
<b>Planning Department Recommendation</b>			
<p><b>(Approve, Deny, or Defer)</b></p> <p><b>The Kingsport Planning Division recommends final plat approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>This is the final part of Polo Fields that is being converted into individual lots instead of common ownership.</b></li> <li>• <b>Plat meets the minimum subdivision regulations</b></li> </ul> <p>A request for final division of lots 1-16 for property zoned Planned Development inside the City Limits has been received. The property is located off of Downing Place.</p> <p>The submitted plat divides the 2.52+/- acres into sixteen lots. This is phase two section A of the Polo Fields. All lots are zoned PD. Polo Fields final development plan was recorded in 2009, Polo Fields Phase 1 lots 1-8 was recorded in 2012, Polo Fields Phase 3 was recorded in 2012, and Polo Fields Phase 2 units 30-47 was recorded in 2009. The last Polo Fields Final was approved at the June 2023 PC and recorded in June 2023. There is +/-10.296 acres of open space noted on Phase three. A sidewalk/pedestrian mobility path is also noted on the phase one recorded plat. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p><b>Staff recommends final plat approval of the Polo Fields Phase two based upon conformance to the Minimum Subdivision Regulations and the PD District standards.</b></p>			
<b>Planner:</b>	Garland	<b>Date:</b> 1/23/2024	
		<b>Meeting Date:</b>	<b>Feb. 15<sup>th</sup>, 2024</b>



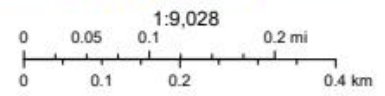
Site Map



5/31/2023, 8:48:58 AM

Sullivan County Parcels Jan 2023  
 Parcels  
 Urban Growth Boundary

- |                |                  |               |
|----------------|------------------|---------------|
| Streets        | Minor Arterial   | Ramp          |
| Interstate     | Collector Street | 2948821.tif   |
| Expressway     | Local Street     | Red: Band_1   |
| Major Arterial | Private Street   | Green: Band_2 |



Web AppBuilder for ArcGIS



Zoning

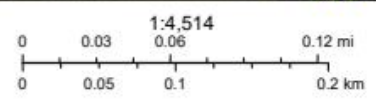


5/31/2023, 8:58:37 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- City Zoning
- <Null>

TA/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A
B-2E	B-1	B-4	GC	MX	PBD*	PUD	R-1B



Web AppBuilder for ArcGIS



### Future Land Use



5/31/2023, 8:59:57 AM

Sullivan County Parcels Jan 2023

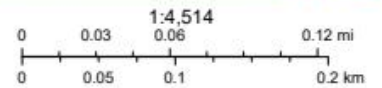
Parcels  
Kpt 911 Address

Future Land Use  
Agri/Vacant

Single Family  
Multi-Family  
Industrial  
Retail/Commercial

Public  
Utilities  
Urban Growth Boundary

Streets  
Interstate  
Expressway  
Major Arterial  
Minor Arterial  
Collector Street  
Local Street  
Private Street



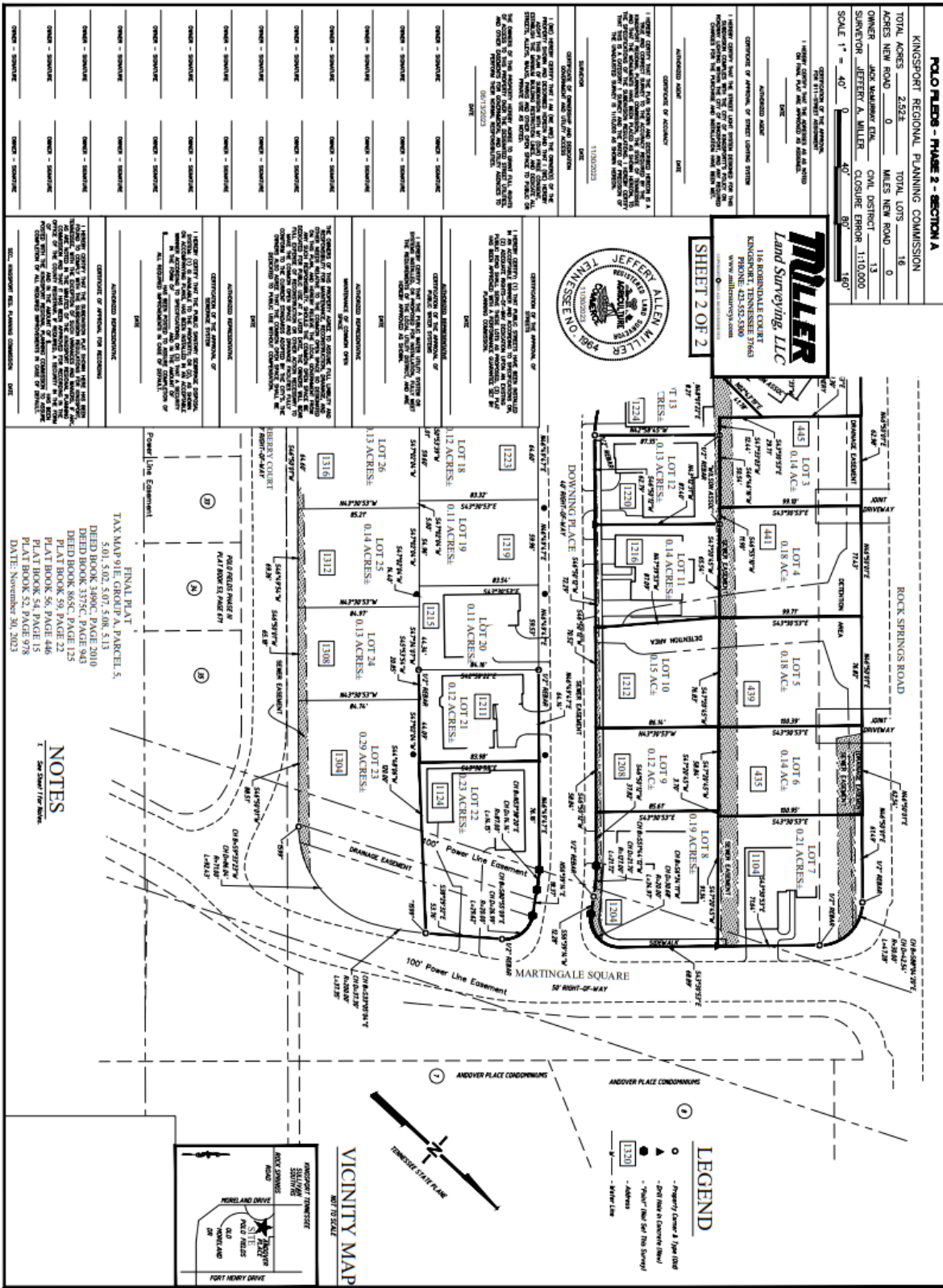
Web AppBuilder for ArcGIS











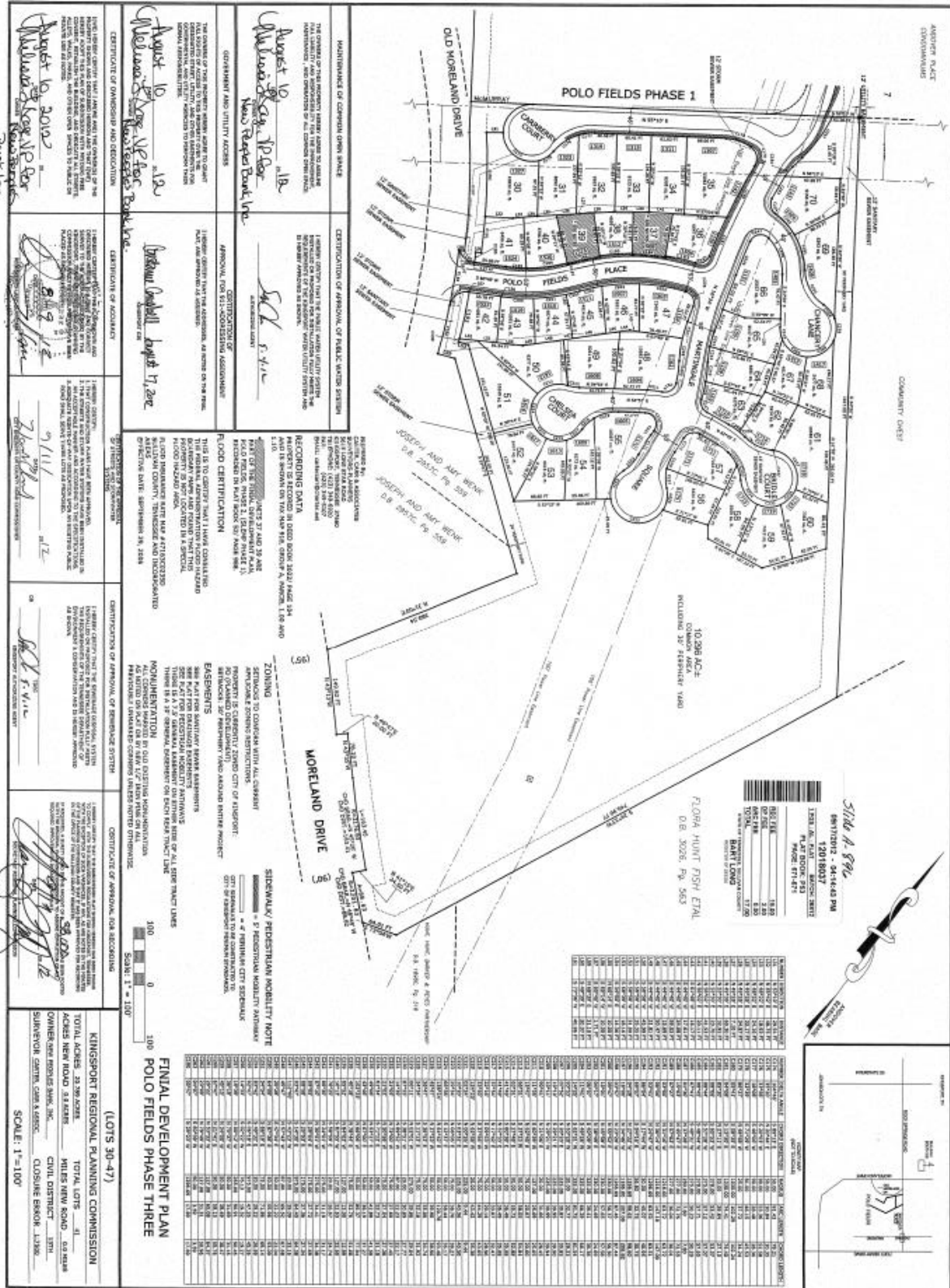
#1588/1588 Resubdivision.dwg







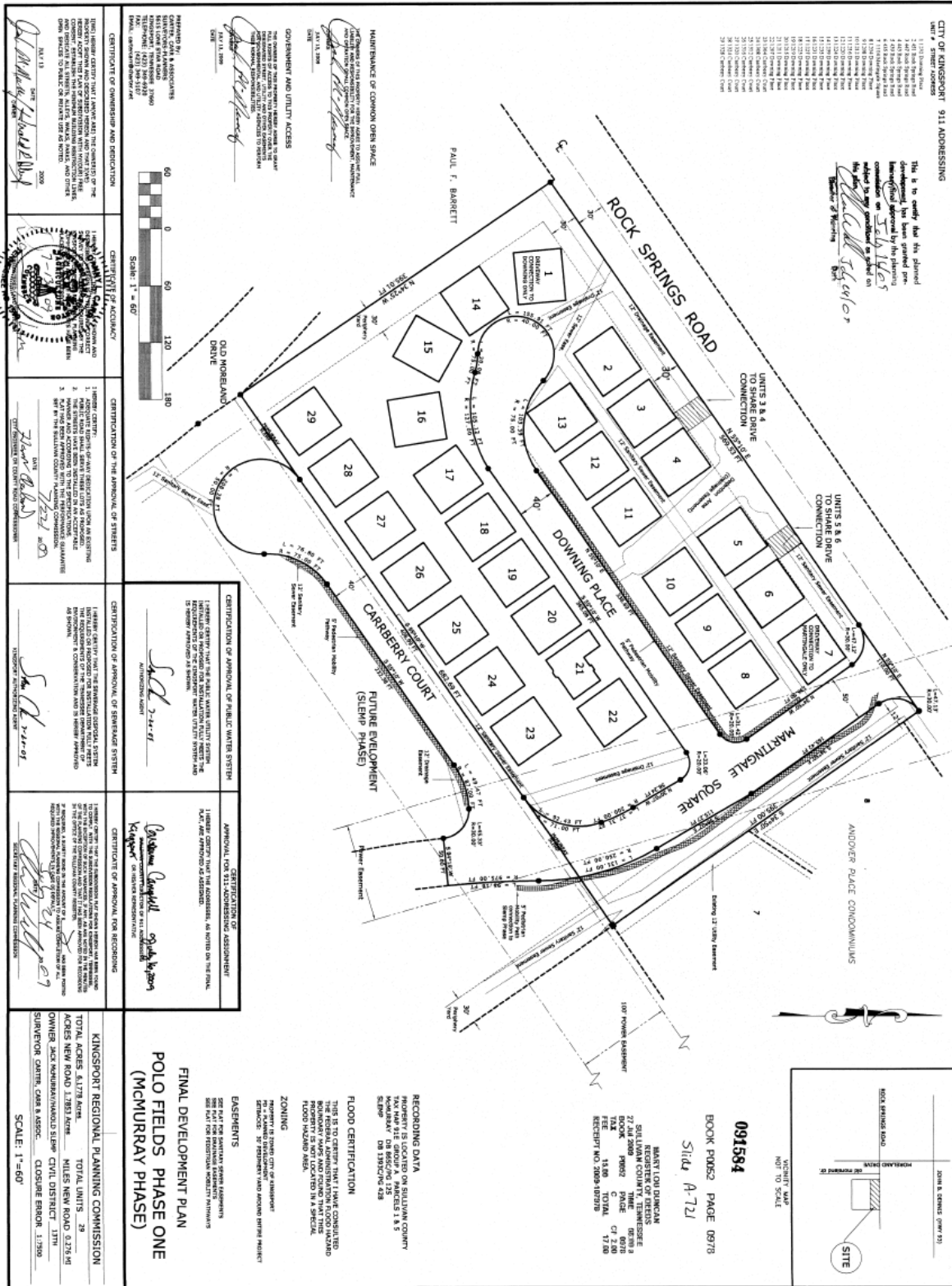
**Polo Fields Phase 3; 2012**



Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on February 15<sup>th</sup>, 2024



**Polo Fields Phase 1; 2009**



**Polo Fields Ph 2 units 30-47; 2009**

**CITY OF KINGSPORT 911 ADDRESSING**  
UNIT # STREET ADDRESS

This is to certify that the proposed development has been granted preliminary approval by the Planning Commission on [DATE] and is subject to any conditions as noted on the plan.

DATE: 2/15/2009

BY: [Signature]

**RECORDING DATA**  
PROPERTY IS LOCATED IN SULLIVAN COUNTY  
TAX MAP REFERENCE: PARCELS 1 & 5  
SUBDIVISION: PD 23-0372  
DATE: 1/28/2009

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL AGENCY FROM FLOOD HAZARD INFORMATION AND THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

**ZONING**  
PROPERTY IS ZONED CITY OF KINGSPORT R-1 - SINGLE RESIDENTIAL  
THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.

**EASEMENTS**  
SEE PLAN FOR EXISTING EASEMENTS  
THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH ALL APPLICABLE EASEMENTS.

**FINAL DEVELOPMENT PLAN**  
POLO FIELDS PHASE TWO  
(SLEMP PHASE ONE)

(UNITS 30-47)

KINGSPORT REGIONAL PLANNING COMMISSION  
TOTAL ACRES: 2.534 ACRES  
TOTAL UNITS: 18  
OWNER: NEW ROAD, LLC  
CIVIL DISTRICT: 13TH  
SILVERTON: GANTER, COAK & ASSOC. CLOSURE ERROR: 11/23/09  
SCALE: 1" = 60'

**CERTIFICATION OF OWNERSHIP AND OBLIGATION**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT I AM NOT PROVIDING ANY INFORMATION HEREON FOR THE PURPOSE OF OBTAINING A SUBDIVISION MAP FROM THE KINGSPORT REGIONAL PLANNING COMMISSION UNLESS I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN.

DATE: 2/15/2009  
BY: [Signature]

**CERTIFICATION OF THE APPROVAL OF STREETS**  
I HEREBY CERTIFY THAT THE STREETS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION'S STREET DESIGN STANDARDS AND SPECIFICATIONS AND THAT THE STREETS SHOWN ON THIS PLAN ARE NOT SUBJECT TO ANY OTHER PLANNING COMMISSION'S STREET DESIGN STANDARDS AND SPECIFICATIONS.

DATE: 2/15/2009  
BY: [Signature]

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM**  
I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION'S PUBLIC WATER SYSTEM DESIGN STANDARDS AND SPECIFICATIONS AND THAT THE PUBLIC WATER SYSTEM SHOWN ON THIS PLAN IS NOT SUBJECT TO ANY OTHER PLANNING COMMISSION'S PUBLIC WATER SYSTEM DESIGN STANDARDS AND SPECIFICATIONS.

DATE: 2/15/2009  
BY: [Signature]

**CERTIFICATION OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY INFORMATION HEREON FOR THE PURPOSE OF OBTAINING A SUBDIVISION MAP FROM THE KINGSPORT REGIONAL PLANNING COMMISSION UNLESS I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN.

DATE: 2/15/2009  
BY: [Signature]



**Downing St. facing Rock Springs Road**



Facing Cranberry Court





**Conclusion**

Staff recommends final plat approval of the Polo Fields Phase 2 Final based upon conformance to the Minimum Subdivision Regulations and the PD District Standards.







Presentation:

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

1. Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage - This change will delete Table 3-103C entirely and use a 5% coverage of detached residential accessory structures (total of all structures if more than one) per the total land area.

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

The City of Kingsport utilizes [Sec. 114-133\(2\)](#) of the city Municipal Code for accessory building location and height which states the floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet.

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

Recommendation:

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

1. Minimum Width or Depth - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
2. Permitted Structures in Yards and Customary Residential Accessory Structures - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
  - a. In Any Yard:
    - ◆ Arbors and trellises not attached to the principal structure or accessory structure.
    - ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
    - ◆ Flagpoles having only one structural ground member.
    - ◆ Fountains.
    - ◆ Mailboxes.
    - ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
    - ◆ Pet enclosures less than one hundred (100) square feet.
    - ◆ Sculpture or other similar objects of art, which do not advertise any business or service.
    - ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
    - ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
    - ◆ Vents necessary for use of fallout shelters constructed below grade of such yards but excluding all other parts of such shelters.
    - ◆ Privacy walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building. (*amended 09.15.2022*)
  - b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for all detached accessory structures including those that do not require a building permit such as:
    - ◆ Clothes Poles or clotheslines.
    - ◆ Private playground sets, swings/Recreational equipment.
    - ◆ Small sheds or dog kennels
  - c. Customary Residential Accessory Structures provided such structures comply with the following criteria:
    - i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
    - ii. Structures placed in the side yard, (to the side of the residence) shall meet the minimum principal building setback requirements for that particular zone in order to avoid any utility and drainage easements and to allow proper separation between neighboring structures.
    - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
    - iv. The total maximum area coverage of all residential accessory structures cannot exceed five (5%) percent of the total parcel (lot/tract) acreage. ~~or exceed the maximum total building footprint area of structure(s) by zoning district. (See Table 3-103C herein); whichever is less.~~
    - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
    - vi. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above (*amended on 12/19/2011 to comply with the 2006 IRC*).
    - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.
    - viii. For Planned Developments such as: patio homes, condominium, townhouse, mobile home park, apartment complexes, campgrounds and cabin developments, see Supplemental Regulations by district.

**From:** [Ambre Torbett](#)  
**To:** [Cherith Young](#); [Heather Moore \(hmoore@bristoltn.org\)](#); [Weems, Ken](#); [McMurray, Jessica](#)  
**Cc:** [Luke Meade](#)  
**Subject:** EXTERNAL: Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage  
**Date:** Wednesday, January 31, 2024 11:12:27 AM  
**Attachments:** [Amendment to the Sullivan County Zoning Resolution on Residential Accessory Structures - 3-103 - 5% of acreage.pdf](#)

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

Good morning fellow planners,

The Sullivan County Board of County Commissioners has requested staff to study the zoning regulations regarding the total square footage allowance for residential accessory structures. Several commissioners wanted to see more flexibility and square footage for larger tracts.

The Sullivan County Regional Planning Commission met last night (rescheduled meeting due to snow day on January 16<sup>th</sup>) and unanimously approved this minor text amendment to the Zoning Resolution regarding residential accessory structure regulations. This will thus delete the table entirely and use a 5% coverage of detached residential accessory structures (total of all structures if more than one) per the total land area.

For example: a 20,000 square foot lot (minimum lot on septic per TDEC) which is the minimum in R-1 and higher would allow a total square footage of 1,000

For a typical one acre lot (43,560 sq. ft) that would equate to 2178 square feet.

For a 5-acre tract this would allow up to a total of 10,000 square feet. Keep in mind, such a large tract might include a guest house, garage, carport, pool house, storage building.

However, most of our undeveloped parcels are much larger tracts. This amendment will not override the supplemental regulations for planned developments such as condos, townhouses, apartments, mobile home parks and campground/cabin developments. This regulation serves only single family residential.

Table 3-103C was added in 2020 and updated in 2022. Prior to Table 3-103C, the standard was a maximum of 2,000 square feet total for all parcels regardless of zoning district. The "one size fits all" had not met the needs of our rural residents. The Table was included to break it down by zoning district. The flaw in the table is that most of the county is zoned A-1 with varying lot sizes. This resulted in many requests for rezonings.

The county is experiencing "growing pains" with folks wanting larger tracts and to have more options to build garages and such. In the 1980s when zoning was adopted, the need for storing boats and RVs was not common. Post COVID, more folks have boats and RVs now and traditional two-bay garages are not enough. The county has approved many RV storage facilities in the last 5 years, more than ever before, to address these issues.

Please add this amendment to your upcoming Planning Commission meetings for PC review and

hopefully recommendation.

Thank you so very much,

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development  
Stormwater Administrator*

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440





Introduction:

In an effort to streamline the demolition by neglect process, staff has identified two changes to the demolition by neglect ordinance that will better serve City needs. Staff proposes the following two changes to the demolition by neglect ordinance:

1. Removal of the historic landmark designation requirement to qualify for demolition by neglect.
2. Changing the membership of the demolition by neglect review committee to replace the Building Official with a member of the building department inspection team.

With increased recent interest in the City's demolition by neglect ordinance, staff reviewed the subject ordinance for compliance with state law and the City's needs. The current version of the demolition by neglect ordinance requires that a property receive a historic landmark designation by the Historic Zoning Commission prior to being considered for demolition by neglect review. The current version of the demolition by neglect ordinance contains a process for designation of historic landmarks both with and without property owner consent. Staff, after review with the City Attorney, cannot find a reason or mandate for designation of historic landmarks in the demolition by neglect process. Subsequently, removal of the historic landmark designation and associated processes is proposed as an amendment to the demolition by neglect ordinance.

The current version of the demolition by neglect ordinance contains a requirement for a review committee to investigate demolition by neglect complaints. The review committee must currently be comprised of the building official, a member of the historic zoning commission, and a licensed engineer familiar with structural engineering (if such individual is reasonably available). It is a concern of the City's Building Official, that serving as both the hearing officer for a demolition by neglect case and being a member of the demolition by neglect review committee at the same time could be considered a conflict of interest. Therefore, staff proposes replacing the building official membership requirement with a member of the building department inspection team.

A redlined version of *Article VIII. – Demolition by Neglect* that supports the proposed changes in detail will be found on the following pages of this report.

PART II - CODE OF ORDINANCES  
 Chapter 114 - ZONING  
 ARTICLE III. - DISTRICTS  
 DIVISION 4. HISTORIC DISTRICT OVERLAY (H-20)

## *DIVISION 4. HISTORIC DISTRICT OVERLAY (H-20)<sup>1</sup>*

### **Sec. 114-238. Intent.**

Within the H-20, Historic District Overlay, as shown on the zoning map, it is the intent to preserve and protect historic sites and structures. The requirements of the district are designed to protect and preserve historical and architectural values, provide protection from uses that would lessen the significance of the surrounding uses, create an aesthetic atmosphere, strengthen the economy and promote education and knowledge of heritage of the present and future citizens of the community.

(Code 1981, app. A, art. VI, § 1; Code 1998, § 114-281)

### **Sec. 114-239. Underlying district requirements apply.**

The H-20, Historic District Overlay is superimposed as an overlay on any other zoning district, and the use, dimensional and other requirements of such other district shall apply.

(Code 1981, app. A, art. VI, § 2; Code 1998, § 114-282)

### **Sec. 114-240. Historic zoning commission.**

(a) *Appointment, membership, compensation.* The board of mayor and aldermen shall create a seven-member historic zoning commission which shall consist of:

- (1) A representative of a local patriotic or historic organization;
- (2) An architect, if available; a member of the planning commission at the time of the appointment; and
- (3) The remaining members shall be appointed from the community in general.

Members shall be appointed by the mayor, subject to confirmation by the board of mayor and aldermen. Appointment shall be arranged so that the term of one member shall expire each year, and his successor shall be appointed in like manner for a term of five years. All members shall serve without compensation.

(b) *Organization and meetings.* The commission shall elect a chairperson and any other officers desired. Meetings shall be held at the call of the chairperson or by a majority of the members. Minutes shall be kept of all meetings, and all meetings and records shall be open to the public. A quorum shall consist of four members, and official actions may be carried by a majority vote in the presence of a quorum.

(c) *Powers and duties.* The historic zoning commission shall:

- (1) Make recommendations to the planning commission, the board of mayor and aldermen or others in regard to all matters relating to the:

---

<sup>1</sup>State law reference(s)—Historic zoning, T.C.A. § 13-7-401 et seq.



- a. Preservation and enhancement of structures, premises and areas of substantial historical or architectural significance;
  - b. Establishment of historic districts and regulations to be enforced thereunder; and
- (2) Have any other powers and duties as provided in this chapter.

(Code 1981, app. A, art. VI, § 3; Code 1998, § 114-283)

### **Sec. 114-241. Procedures for establishing district.**

The procedure for establishing an historic district shall involve the historic zoning commission, the planning commission and the board of mayor and aldermen. Consideration for designating a site, structure or area as an historic district shall be considered first by the historic zoning commission. Any person, group or agency desiring such a designation shall submit an application to the historic zoning commission containing any relevant information as may be desired by the historic zoning commission, and the historic zoning commission shall inform the occupants and owners of the property involved of the consideration that is being given for designating the property as an historic district. After appropriate review, the historic zoning commission shall forward its report and recommendation to the planning commission. The planning commission and board of mayor and aldermen shall then follow the procedure established for designating any zoning district or for amendment to this chapter.

(Code 1981, app. A, art. VI, § 4; Code 1998, § 114-284)

### **Sec. 114-242. Building permits.**

In an historic district, any building permit issued shall be in conformance with the following:

- (1) *Permit required.* No alteration, moving, demolition, addition or new construction shall take place in an historic district until an application for a certificate of appropriateness has been filed with the zoning administrator and an approved permit obtained for the proposed work. In addition, an application shall be made in the same manner for any work, including but not limited to alterations, additions, demolition, removal or new construction which alters or contributes to the exterior appearance of existing structures, including but not limited to exterior painting or finishing of structures and their roofs, guttering, siding, trim and foundations, or their environment, including but not limited to isolated features such as chimneys, walls, trees, streams, foundations, roadbeds and general grading, and an approved building permit shall be obtained before work can begin.
- (2) *Application for certificate of appropriateness.* An application for a certificate of appropriateness shall be referred directly by the zoning administrator to the historic zoning commission. In applying to the zoning administrator for a certificate of appropriateness, the applicant shall submit a dimensional scale plan indicating the shape, size and location of the lot to be built upon and the shape, size, height and location of all buildings to be erected, altered or moved and of any building already on the lot. The applicant shall also state the existing and intended use of all such buildings and shall provide preliminary exterior elevations indicating material, color, architectural features, signs and such other information as may be required by the zoning administrator or the historic zoning commission for determining whether this chapter is being observed.
- (3) *Historic zoning commission action.* Upon receiving the application, the historic commission shall, within 30 days following the availability of sufficient data, issue to the office of the zoning administrator a letter stating its approval, with or without attached conditions, or disapproval with the grounds for disapproval stated in writing.

- 
- a. *Commission review.* In its review of material submitted, the historic zoning commission shall give consideration to:
1. The historic and architectural value of the present structure;
  2. The relationship of exterior architectural features of such structure to the rest of the structures of the surrounding area;
  3. The general compatibility of exterior design, arrangement, texture and materials proposed to be used; and
  4. Any other factor, including aesthetics, which is deemed pertinent.
- b. *Disapproval.* If disapproval is being considered, the historic zoning commission shall describe to the applicant, if possible, the types of changes in the application that would be necessary for the historic zoning commission to consider approval.
- c. *Limitations on historic zoning commission.* The historic zoning commission shall not consider or make any requirements pertaining exclusively to the interior of a structure, shall not grant variances from the terms of this chapter and shall not make any requirement except for the purpose of preventing developments obviously incongruous to the historic aspects of the district.
- d. *Minor improvements.* The historic zoning commission chairman in conjunction with the zoning administrator, or designee, shall be responsible for reviewing an application that substantially conforms to the district guidelines and is minor. Minor improvements will not alter the appearance or integrity of the structure, (for example, minor improvements include things such as roof shingles, paint color, or any cosmetic repairs) provided chairman and zoning administrator, or designee, agree the minor improvement substantially conforms to the guidelines for that historic district, the chairman is authorized to approve the minor improvement. Upon such approval a copy will be included as an item on the agenda of the next available historic zoning commission meeting to serve as additional notice of the action taken.

(Code 1981, app. A, art. VI, § 5; Code 1998, § 114-285; Ord. No. 6544, § I, 2-16-2016; Ord. No. 6730, § X, 6-19-2018)

### **Sec. 114-243. Appeal.**

Anyone who may be aggrieved by any final order or judgment of the historic zoning commission under this division may have the order or judgment reviewed by the courts by the procedure of statutory certiorari as provided for in state law.

(Code 1981, app. A, art. VI, § 6; Code 1998, § 114-286)

### **Secs. 114-244—114-250. Reserved.**

PART II - CODE OF ORDINANCES  
Chapter 114 - ZONING  
ARTICLE VIII. DEMOLITION BY NEGLECT

## **ARTICLE VIII. DEMOLITION BY NEGLECT**

### **Sec. 114-650. Definitions.**

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

*Building* means any occupied or vacant walled or roofed structure or part thereof used for human occupation or intended to be so used and includes any garages, outbuildings, and appurtenances belonging thereto or usually enjoyed therewith.

*Commission* means the historic zoning commission established pursuant to section 114-240.

*Demolition by neglect* means neglect in maintaining, repairing, or securing ~~an historic landmark in an a structure in an established~~ historic district that results in deterioration of an exterior feature of the ~~landmark building~~, or the loss of the structural integrity of the ~~landmarkbuilding~~, including the existence of any defect listed in section 114-654. The term "demolition by neglect" also includes any act or process which destroys, in part or in whole, any historic ~~landmarkbuilding in an established historic district~~.

~~*Historic designation* means the formal recognition as an historic landmark.~~

~~*Historic landmark* means any structure in an historic district of this city, at least 50 years old, either publicly or privately owned, including buildings, homes, replicas, structures, objects, properties, cultural landscapes or sites that have importance in the history, architecture, archaeology, or culture of this city, state or nation, as determined by the commission and having received an historic designation.~~

*Maintenance and repair* means any work, for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any architecturally significant part thereof and to restore or replace, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

*Owner* means any person who, alone or jointly or severally with others, shall have legal or equitable title to any premises in fee simple and every mortgagee of record.

*Parties in interest* means all individuals, associations, or corporations who have interests of record in a building, or parcel of land or who have actual possession thereof.

*Premises* means a lot, plot, or parcel of land, including any buildings thereon.

*Preservation* means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic ~~landmarkbuilding~~.



*Undue economic hardship* means the inability of the owner and parties in interest to obtain a reasonable return or a reasonably beneficial use from the historic ~~landmark~~ building that is the subject of demolition by neglect, or the inability of the owner and parties in interest to finance the required repairs to the historic ~~landmark~~ building.

(Ord. No. 5298, § I(114-700), 5-17-2005)

### **Sec. 114-651. Declaration of findings, policy and purpose.**

- (a) The board of mayor and aldermen find that some buildings in the historic districts in the city are or may be allowed to be essentially demolished by neglecting repair to such buildings and that such neglect is detrimental to the protection, preservation, and enhancement of historic sites and buildings in such districts, to property values in the districts, and to the health, safety and welfare of the city and its residents. It is further found that, to prevent such demolition by neglect, T.C.A. § 13-7-407(b) authorizes the governing body of a municipality to enact an ordinance governing demolition by neglect of any building within an established historic district. The board further finds that population growth and development may result in the destruction, impairment or drastic alteration of the buildings, structures and areas important to the city's cultural, historic and architectural heritage. It is further found that the prevention of needless destruction and impairment and the attendant preservation of the city's cultural, historic and architectural heritage are essential to the public health, safety and welfare. The intent of this article is to create a reasonable balance between private property rights and the public interest in preserving the city's historic character and culture. It is also the intent of this chapter not to preserve every old building in the city, but rather to prevent the destruction of historic and architecturally significant sites, buildings, and structures in established historic districts.
- (b) The purpose of this article is to promote the public health, safety and welfare through:
- (1) The protection, enhancement, perpetuation and use of buildings, structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or that provide significant examples of architectural styles of the past, or that are unique and irreplaceable assets to the city and its neighborhoods, or that provide for this and future generations examples of the physical surroundings in which past generations lived;
  - (2) The development and maintenance of appropriate settings and environments for such buildings and structures, and in such sites and areas;
  - (3) The enhancement of property values, the stabilization of neighborhoods in historic districts, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of tourist trade and interest;
  - (4) The preservation and enhancement of varied architectural styles, reflecting the distinct phases of the city's history; and
  - (5) The provision of educational opportunities and to increase the appreciation of the city's history.

(Ord. No. 5298, § I(114-701), 5-17-2005)

### **Sec. 114-652. Enforcing official.**

The building official is designated as the public officer who shall exercise the powers prescribed in this article, except as otherwise provided in this article.

(Ord. No. 5298, § I(114-702), 5-17-2005; Ord. No. 5596, § I, 9-4-2007)

### Sec. 114-653. Powers of building official.

The building official is authorized to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and requirements of this article, including the following powers, in addition to others granted in this article:

- (1) Investigate conditions in the historic districts of the city in order to determine which buildings are subject to demolition by neglect, except as otherwise provided in this article.
- (2) Administer oaths and affirmations, examine witnesses, and receive evidence.
- (3) Enter upon premises for the purposes of making examinations, provided that such entries shall be made in such manner as to cause the least possible inconvenience to persons in possession.

(Ord. No. 5298, § I(114-703), 5-17-2005; Ord. No. 5596, § II, 9-4-2007)

### Sec. 114-654. Prevention of demolition by neglect.

(a) The exterior features of any historic ~~landmark~~ building located in any historic district shall be preserved against decay and deterioration, and kept free from structural defects by the owner thereof or parties in interest and shall not be permitted to suffer demolition by neglect. It shall be unlawful and an offense for owners or parties in interest of historic ~~landmarks~~ buildings, in established historic districts, to allow any of the following defects to exist and the owner or parties in interest shall repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration, including but not limited to the following defects:

- (1) Deterioration of exterior walls or other vertical supports rendering such components incapable of carrying imposed load, or that causes leaning, sagging, splitting, listing or buckling.
- (2) Deterioration of roofs, roof supports, joists or other horizontal components rendering such components incapable of carrying imposed loads, or that causes leaning, sagging, splitting, listing or buckling.
- (3) Deterioration, leaning or settling of chimneys.
- (4) Deterioration or crumbling of exterior stucco, mortar or masonry surfaces.
- (5) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- (6) Ineffective waterproofing of exterior walls, roofs or foundations, including broken windows or doors.
- (7) Defective protection or lack of weather protection for exterior wall and roof coverings, with apparent evidence of deterioration.
- (8) Rotting, holes, and other forms of decay.
- (9) Unsafe electrical or mechanical conditions constituting a fire or safety hazard.
- (10) Deterioration of any component so as to create a hazardous condition that could lead to a claim that demolition is necessary for public safety.
- (11) Deterioration of any exterior features so as to create or permit the creation of any hazardous or unsafe condition to life, health, or other property.

- (b) The preventive measures outlined in subsection (a) of this section are for structural conditions leading to dilapidation of the structure only. This shall not be construed to include cosmetic repair or maintenance.

(Ord. No. 5298, § I(114-704), 5-17-2005)

### **Sec. 114-655. Institution of action and notification of hearing.**

- (a) (a) Whenever a writing is filed with the building official by either the historic zoning commission, by at least five residents of the city, or by a city building inspector charging that an historic **landmark building** in any historic district is threatened with demolition by neglect as set out in section 114-654, or whenever it appears to the building official that any historic **landmark-building, in an established historic district**, is threatened by demolition by neglect such charge shall be referred to the review committee. The review committee shall make a preliminary investigation of the charge applying the standards set forth in section 114-654. If such preliminary investigation discloses a basis for the charge, the review committee shall issue and cause to be served upon the owner and parties in interest of such historic **landmarkbuilding**, as the same may be determined by reasonable diligence, a complaint stating the charges the committee finds have a basis for demolition by neglect and a notice that a hearing will be held before the building official at a time and place therein fixed. The review committee shall consist of **the building official a member of the building department inspection team** and two individuals appointed by the mayor and approved by the board of mayor and aldermen for a term of not more than three years, one of whom shall be a member of the historic zoning commission and the other of whom shall be a licensed engineer familiar with structural engineering, if such individual is reasonable available.
- (b) The complaint shall contain a notice that a hearing will be held before the building official at a time and place therein fixed, not less than ten days or more than 30 days after the service of the complaint. The notice shall also state that the owner and parties in interest shall have the right to file an answer to the complaint, appear in person, or otherwise, and to give testimony at the time and place fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the building official.

(Ord. No. 5298, § I(114-705), 5-17-2005; Ord. No. 5596, § III, 9-4-2007)

### **Sec. 114-656. Hearing procedure.**

- (a) A record of the entire hearing shall be made by tape recording or by other means of permanent recording determined appropriate by the building official. A recording of the proceedings shall be made available to all parties upon request and upon payment of a fee established by the board of mayor and aldermen.
- (b) Oral evidence shall be taken only on oath or affirmation.
- (c) Hearsay evidence is admissible and may be used to support a finding.
- (d) Any relevant evidence shall be admitted if it is the type of evidence upon which responsible persons are accustomed to rely on in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction of this state.
- (e) Irrelevant and unduly repetitious evidence shall be excluded.
- (f) Each party shall have the following rights, among others:

- (1) To call and examine witnesses on any matter relevant to the issues of the hearing;
- (2) To introduce documentary and physical evidence;
- (3) To cross examine opposing witnesses on any matter relevant to the issue of the hearing;
- (4) To refute the evidence against the party; and
- (5) To representation by counsel.

(Ord. No. 5298, § I(114-706), 5-17-2005)

### **Sec. 114-657. Determination of and further notice by building official.**

- (a) If, after such notice and hearing as provided for in section 114-655, the building official determines that the historic landmark-building in question has suffered demolition by neglect, the building official shall state in writing findings of fact in support of such determination and shall issue and cause to be served upon the owner, and/or parties in interest, an order requiring repairs, improvements, and/or correction of defects, within the time specified, of those elements of the historic landmark-building that are deteriorating, contributing to deterioration, or deteriorated. Any repairs, improvements, and/or correction of defects instituted in compliance with this section shall be made in conformance with the zoning and building codes.
- (b) In the event the owner, and/or other parties in interest desire to petition for a claim of undue economic hardship, the order of the building official shall be stayed until after a determination in accordance with the procedures of section 114-658.

(Ord. No. 5298, § I(114-707), 5-17-2005)

### **Sec. 114-658. Undue economic hardship.**

- (a) The building official may exempt an historic landmark-building from a demolition by neglect order if the building official finds that the owner and parties in interest have proven the order to repair creates undue economic hardship on the owner and parties in interest. An application for a determination of undue economic hardship by the owner and parties at interest shall be made, on a form prepared by the building official, not more than 30 days after delivery of the order finding demolition by neglect. The application must include photographs of the building, information pertaining to the historic significance of the site, if any, and all information required by the building official. All owners and parties in interest must submit the application under oath. The burden of proof of the undue economic hardship is on the owner and parties in interest.
- (b) The application shall include the information specified in subsection (a) of this section, and the building official may require that an owner and parties in interest furnish such additional information the building official deems relevant to a determination of undue economic hardship.
- (c) In the event any of the required information is not reasonably available to the owner and parties in interest, and cannot be readily obtained, the owner and parties in interest shall describe the reasons why such information cannot be obtained.
- (d) The building official shall hold a hearing on the application within 30 days of the timely receipt of such application. Notice will be given and hearing procedures followed in the same manner as set forth in sections 114-655(b) and 114-656. The owner and parties in interest may submit such relevant information they deem appropriate to prove undue economic hardship, but at a minimum shall submit to the building official for his review at least the following information:
  - (1) Nature of ownership, legal possession, custody, and control;

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- (2) Financial resources of the owner and parties in interest;
  - (3) Cost of the repair or correction with supporting documentation from licensed contractors;
  - (4) Valuation of the land and improvements;
  - (5) Real property taxes for each of the previous two years and the appraised value of the property for those years established by the property assessor for property tax purposes;
  - (6) Amount paid for the property, date of purchase, and party from whom purchased, including a description of any relationship between the grantor and grantee, or other means of acquisition of title, such as by gift or inheritance;
  - (7) Annual debt service on the property, if any, for previous two years;
  - (8) The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and price asked and offers received, if any, within the previous two years. This should include testimony and relevant documents regarding:
    - a. Any real estate broker or firm engaged to sell or lease the property;
    - b. Reasonableness of the price or rent sought by the applicant; and
    - c. Any advertisements placed for the sale or lease of the property;
  - (9) If the property is commercial or income producing property, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years as claimed as deductions on United States tax returns; and debt service, if any on the property, if not including as an operating or maintenance expense;
  - (10) Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed;
  - (11) All appraisals obtained within the previous two years by the owner or parties in interest or others in connection with the purchase, financing, attempted sale, or ownership of the property;
  - (12) Any federal income tax returns on or relating to the property for the previous two years; and
  - (13) Any other information the building official deems relevant to the determination of undue economic hardship.
- (e) Undue economic hardship does not include self-created hardships, willful or negligent acts of the owner or parties in interest, purchase of the property for substantially more than the market value, failure to perform normal maintenance and repairs, failure to diligently solicit and retain tenants, or failure to provide normal tenant improvements.
- (f) Within 30 days of the hearing on the application, the building official shall make a written finding of whether undue economic hardship exists, and shall enter the reasons for such finding into the record. In the event of a finding of no undue economic hardship, the building official shall issue an order for repair, improvements, or correction of defects within the time specified. In the event of a finding of undue economic hardship, the finding shall be accompanied by a recommended plan to relieve the economic hardship. This plan may include, but not be limited to loans or grants from the city, county, state, or other public, private, or non-profit sources, acquisition by purchase or eminent domain, changes in applicable zoning regulations, or relaxation of the provisions of this article sufficient to mitigate the undue economic hardship.

(Ord. No. 5298, § I(114-708), 5-17-2005)

**Sec. 114-659. Service of complaints or orders.**

Complaints or orders issued by the building official under this article shall be served upon persons, either personally or by certified mail, return receipt requested, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the building official in the exercise of reasonable diligence, and the building official shall make an affidavit to that effect, then the serving of such complaints or orders upon such persons may be made by publishing the same once each week for two consecutive weeks in a newspaper printed and published in the city. A copy of such complaints or orders shall be posted in a conspicuous place on the premises affected by the complaint or order. In addition, a copy of such complaints or orders shall also be filed for record in the register's office of the county in which the building is located, and such filing shall have the same force and effect as other lis pendens notices provided by law.

(Ord. No. 5298, § I(114-709), 5-17-2005)

**Sec. 114-660. Remedies.**

If the owner, and/or parties in interest, fail or refuse to comply with the order of the building official within the time specified, the city may apply for appropriate equitable remedies to enforce the provisions of this article, including an order directing that improvements or repairs be made, or that other action be taken that is necessary to bring the property in compliance with this article, and if the city shall make the repairs it shall have a lien as set out in section 114-661.

(Ord. No. 5298, § I(114-710), 5-17-2005)

**Sec. 114-661. Creation of lien and payment into court.**

The amount of the cost of such repairs or corrections ordered by the court and made or procured by the building official shall upon the filing of the notice with the office of the register of deeds of the county in which the property lies, be a lien in favor of the city against the real property on which such cost was incurred, second only to liens of the state, county and city for taxes; any lien of the city for special assessments; and any valid lien, right or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. The city tax collector shall collect these costs at the same time and in the same manner as property taxes are collected and shall include penalties and interest calculated as if it were overdue property taxes. However, nothing in this section shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise.

(Ord. No. 5298, § I(114-711), 5-17-2005)

**Sec. 114-662. Appeals from decision of building official.**

- (a) The aggrieved party, against whom the decision of the building official is made, may have a review of the decision by petition for a common law writ of certiorari, addressed to either the city law court or chancery court. Such petition shall be filed within 60 days from the date the decision or order of the building official is made and written notice thereof given the aggrieved party.
- (b) Immediately upon the grant of the common law writ of certiorari and service thereof, the building official shall cause to be made, certified, and forwarded to such court a complete transcript of the proceedings in the cause by the building official.

- (c) The action may be reviewed by the court in which the petition for certiorari is filed and shall be heard solely upon the transcript of the proceedings before the building official, and neither party shall be entitled to introduce new evidence in such court.
- (d) Any party dissatisfied with the decree of the court hearing the cause may, upon giving bond as required by law, take an appeal, as is made and provided by law, where the case shall be heard upon the transcript of the record from the court in which the cause is heard.

(Ord. No. 5298, § I(114-712), 5-17-2005)

**Sec. 114-663. Procedures for designation of historic landmarks with the owner's consent.**

- (a) Any completed application for designation filed by the owner with the planning department, once reviewed by the planning manager or designee, shall be promptly referred to the commission. The commission shall hold a public hearing on the application not less than 30 days, or more than 60 days after the filing of the application to consider the approval of the historic designation. In determining whether to approve the designation the commission shall consider the criteria contained in section 114-665, and must find the application meets at least one of the criteria listed therein.
- (b) A notice of the hearing shall be served as provided in section 114-659 by the planning manager or designee. The notice shall include the date, time, and place of the hearing and a brief summary of the proposed action.
- (c) The planning manager or designee shall review the proposed designation with respect to its relationship to the land use plan; the effect of the designation on the surrounding neighborhood; and such other planning considerations as may be relevant to the proposed designation. The planning manager or designee shall provide written comments and recommendations regarding the proposed designation to the commission no less than seven days before the hearing.
- (d) The hearing shall be conducted using the procedure set out in section 114-656.

(Ord. No. 5298, § I(114-713), 5-17-2005)

**Sec. 114-664. Procedures for designation of historic landmarks without the owner's consent.**

- (a) Any completed application for designation is filed by one other than the owner with the planning department, once reviewed by the planning manager or designee, shall be promptly referred to the commission and if the owner or owners of the property nominated for designation does not consent to the designation the commission shall hold a public hearing on the application not less than 30 days, nor more than 60 days after the filing of the application to consider the approval of the historic designation, unless the commission grants a continuance in the matter. In determining whether to approve the designation the commission shall consider the criteria contained in section 114-665 and must find the application meets at least three of the criteria listed therein.
- (b) A notice of the hearing shall be served as provided in section 114-659 by the planning manager or designee. The notice shall include the date, time, and place of the hearing and a brief summary of the proposed action.
- (c) The planning manager or designee shall review the proposed designation with respect to its relationship to the land use plan; the effect of the designation on the surrounding neighborhood; and such other planning considerations as may be relevant to the proposed designation. The planning manager or designee shall provide written comments and recommendations regarding the proposed designation to the commission at the hearing.
- (d) The hearing shall be conducted using the procedure set out in section 114-656.



- (e) ~~At least four of seven members of the commission must be present at the hearing in order to establish a quorum. In the event of vacancies on the commission, then two-thirds of commission members shall constitute a quorum. If a quorum is missing then the chairperson of the commission may set a new date for a special hearing or the matter may be heard on the next regularly scheduled meeting date of the commission.~~
- (f) ~~The decision of the commission shall be made by a majority roll call vote after the commission has heard all interested parties and relevant evidence. The board may continue the hearing from time to time as necessary to gather all relevant evidence to make its recommendation. The board shall consider the conformance or lack of conformance of the proposed designation with the purposes, standards and criteria of this article. The commission board shall either approve or disapprove the proposed designation after considering the criteria set forth in section 114-665.~~

(Ord. No. 5298, § 1(114-714), 5-17-2005)

### **Sec. 114-665. Criteria for designation.**

~~To be eligible for designation as an historic landmark a structure shall be located in an historic district, shall be at least 50 years old and possess architectural, social, or geographical/environmental importance by meeting one or more of the following:~~

- ~~(1) Exemplifies specific elements of an architectural style or period;~~
- ~~(2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;~~
- ~~(3) Demonstrates superior craftsmanship or high artistic value;~~
- ~~(4) Represents an innovation in construction, materials or design;~~
- ~~(5) Represents a style particularly associated with the historic district or the city;~~
- ~~(6) Represents a pattern or grouping of elements representing at least one of the above criteria;~~
- ~~(7) Has undergone significant historic remodel;~~
- ~~(8) Is the site of historic event that had an effect upon society;~~
- ~~(9) Exemplifies cultural, political, economic or social heritage of the community;~~
- ~~(10) Represents an association with a notable person or the work of a notable person;~~
- ~~(11) Represents a typical example/association with a particular ethnic group;~~
- ~~(12) Represents a unique example of an event in the city's history;~~
- ~~(13) Enhances sense of identity of the community;~~
- ~~(14) Is an established and familiar natural setting or visual feature of the community;~~
- ~~(15) Is listed on the National Register of Historic Places or is designated by the state historic preservation office as an historic designation or landmark.~~

(Ord. No. 5298, § 1(114-715), 5-17-2005)



**Sec. 114-666. Appeal from decision of the commission.**

- (a) The aggrieved party, against whom the decision of the commission is made, may have a review of the decision by petition for a common law writ of certiorari, addressed to either the city law court or chancery court. Such petition shall be filed within 60 days from the date the decision of the commission is made.
- (b) Immediately upon the grant of the common law writ of certiorari and service thereof, the commission shall cause to be made, certified, and forwarded to such court a complete transcript of the proceedings in the cause by the commission.
- (c) The action may be reviewed by the court in which the petition for certiorari is filed and shall be heard solely upon the transcript of the proceedings before the commission, and neither party shall be entitled to introduce new evidence in such court.
- (d) Any party dissatisfied with the decree of the court hearing the cause may, upon giving bond as required by law, take an appeal, as is made and provided by law, where the case shall be heard upon the transcript of the record from the court in which the cause is heard.

(Ord. No. 5298, § I(114-716), 5-17-2005)

**Sec. 114-667. Procedure for nomination of historic landmarks.**

- (a) The commission, board of mayor and aldermen or owners may nominate a property or structure for designation as an historic landmark.
- (b) Upon inquiry for nomination, the planning manager or designee and at least one member of the commission shall contact the owner or owners of the property outlining the reasons and effects of designation as an historic property and, if possible, shall secure the consent of the owner or owners to such designation before the nomination is accepted as complete for review.
- (c) If the property is found to have a potential for designation, an application shall be filed with the planning manager or designee on forms prescribed by the commission, and shall include the names of all owners of property included in the proposed designation, and shall be accompanied by all data required by the commission. The planning manager or designee shall transmit copies of the application to relevant city departments. The planning manager or designee shall in all cases notify, in writing, all owners of property included in the proposed designation, other than applicants, that the designation proceedings have been initiated.
- (d) Each such nomination shall include a description of the characteristics of the proposed historic landmark which justify its designation, a description of the particular features that should be preserved, and shall include a legal description of the location and boundaries of the property.

(Ord. No. 5298, § I(114-717), 5-17-2005)

**Sec. 114-668. Legal protection for nominated properties.**

For a property which has been nominated but not yet designated as an historic landmark, permits to alter or remodel the exterior of the property or properties to build, relocate, or raze shall not be issued during the 90-day period following the date nomination is received by the planning manager or designee.

(Ord. No. 5298, § I(114-718), 5-17-2005)

**Sec. 114-669. Resubmission for approval of designation as an historic landmark.**

Whenever the commission denies the approval of a proposed designation, no person shall submit an application that is the same or substantially the same for at least one year from the effective date of the final action on the original proposal.

(Ord. No. 5298, § I(114-719), 5-17-2005)

**Sec. 114-670. Rules.**

The board of mayor and aldermen may make rules and regulations necessary for the administration and enforcement of this article.

(Ord. No. 5298, § I(114-720), 5-17-2005)

**Sec. 114-671. Penalty and enforcement.**

Any person violating any section of this article shall be guilty of an offense and upon conviction shall be penalized not less than \$1.00 and not more than \$50.00 for each offense. Each day a violation continues shall constitute a separate offense. The imposition of a penalty under this section shall be supplemental to any other action or penalty and shall not prevent the revocation of any permit or license, the taking of any remedial or injunctive action, or seeking any other legal or equitable relief or enforcement.

(Ord. No. 5298, § I(114-721), 5-17-2005)

**Sec. 114-672. Powers conferred are supplemental.**

Nothing in this article shall be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its Charter or any other ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this article shall be in addition and supplemental to the powers conferred by the Charter and other laws. Nothing contained within this article shall diminish the power of the city to declare a building unsafe or a violation of any building or housing code of the city.

(Ord. No. 5298, § I(114-722), 5-17-2005)



February 15<sup>th</sup>, 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. Hood Road West
2. Brookside Drive
3. North Holston River Drive

Sincerely,

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





LOT 1 CONTAINS A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM AND EVALUATION TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO THE PERFORMANCE OF THE EXISTING SEPTIC SYSTEM OR A DUPLICATION AREA. ANY PURCHASER OF THE LOTS IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY SHALL BE SUBJECT TO THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM.

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

1-9 DATE 20 24  
 OWNER *Donna Renee Estep*  
 PRINT NAME

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	212.10'	32.87'	32.84'	N88°03'52"E
C2	1439.04'	106.87'	106.85'	N81°29'53"E
C3	20.00'	32.17'	28.81'	S54°30'46"E
C4	363.11'	43.94'	43.91'	S11°53'38"E

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I 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 OF THE PROPERTY AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

1-9 DATE 20 24  
 OWNER *Donna Renee Estep*

CERTIFICATE OF ACCURACY  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS RECORDED IN THE PUBLIC RECORDS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

1-9 DATE 20 24  
 TENNESSEE REGISTERED LAND SURVEYOR

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

1-9 DATE 20 24  
 KINGSPORT AUTHORIZING AGENT

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

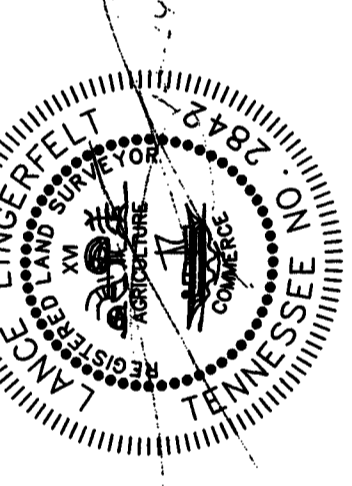
1-9 DATE 20 24  
 COMMISSIONER OF HIGHWAYS

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM  
 LOT 1 HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT FOR SEWERAGE SYSTEMS. APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM.

RECORD ON FILE AT TREC OFFICE  
 FILE: \_\_\_\_\_ DATE: \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE PUBLIC RECORDS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE AMOUNT OF THE SURVEY IS AS SHOWN IN THE AMOUNT REGISTERED. IF REQUIRED, A SURETY BOND IN THE AMOUNT REGISTERED SHALL BE FILED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION PRIOR TO THE COMPLETION OF THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

1-9 DATE 20 24  
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION



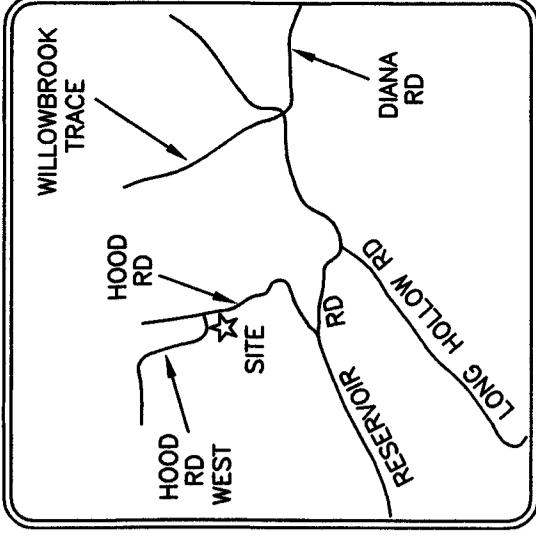
**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 422 E. MARKET STREET  
 KINGSPORT, TENNESSEE 37660  
 TELEPHONE (423) 382-8806  
 EMAIL: [ling@alleysurvey.com](mailto:ling@alleysurvey.com)

NOTES:  
 1) NORTH BASED ON TENNESSEE GRID NORTH (NAD83). ESTABLISHED BY BASE AND ROVER RTK-GPS MEASUREMENTS. BASE POSITION ESTABLISHED BY RAPID STATIC OCCUPATION AND PROCESSED BY OPUS USING GEIOD1B. PROPERTY IS ZONED R-1  
 SETBACKS:  
 FRONT 30'  
 REAR 30'  
 SIDE 12'

2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 23-13193 ESTEPP.DWG  
 ACAD FILE 23-13193  
 TAX MAP 075, PARCEL 044.01 & PART OF PARCEL 044.00.  
 REFERENCE: D.B. 172A, PG. 523

3) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.  
 THERE IS APPROXIMATELY 34± ACRES REMAINING IN PARCEL 044.00.

4) 5) 6) 7) 8) 9) 10) 11)



LOCATION MAP  
 N.T.S.

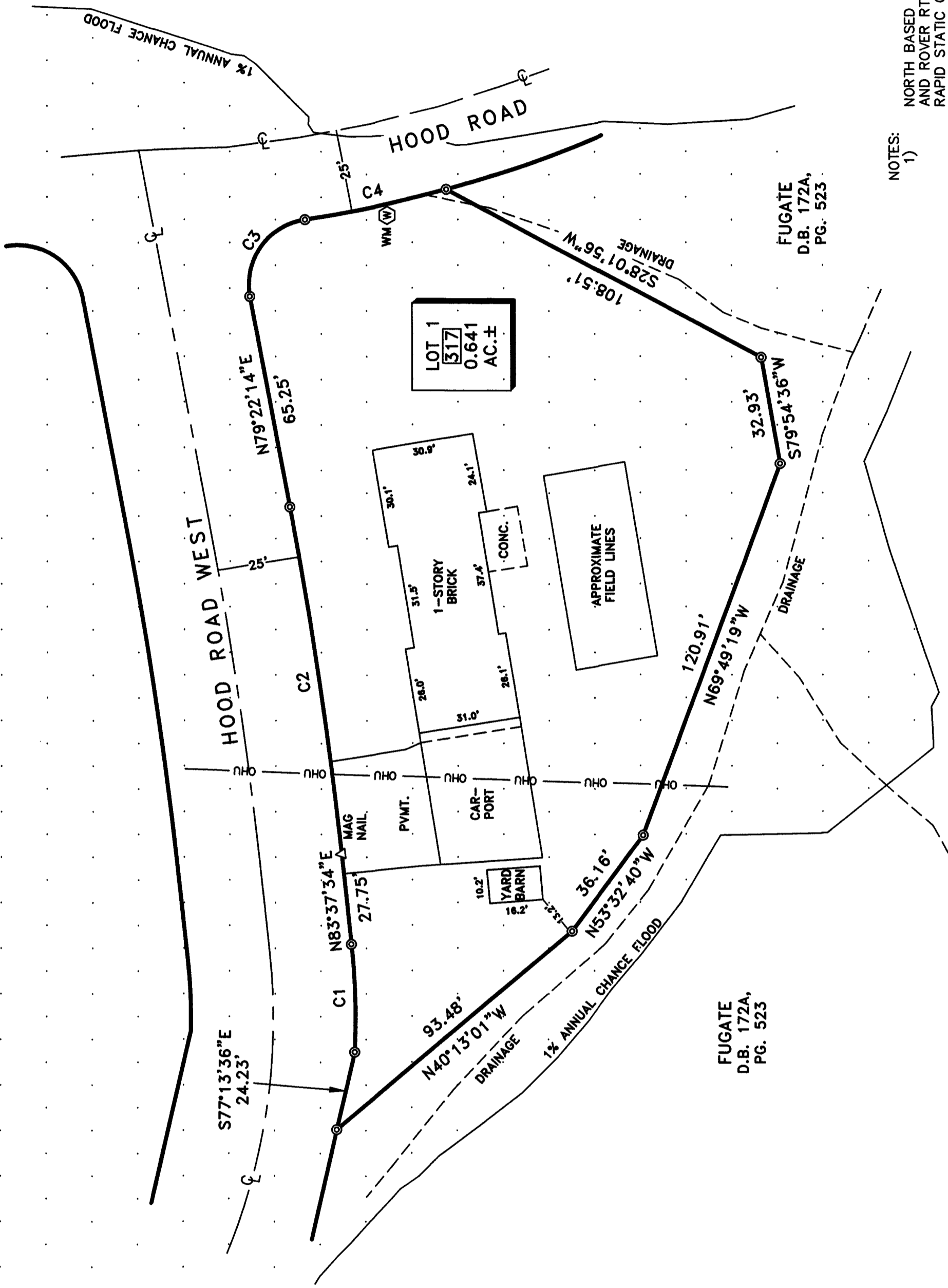
Slide A-1707  
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 24000649

1 PGS:AL-PLAT BATCH: 344230  
 PLAT BOOK: P69  
 PAGE: 217-217

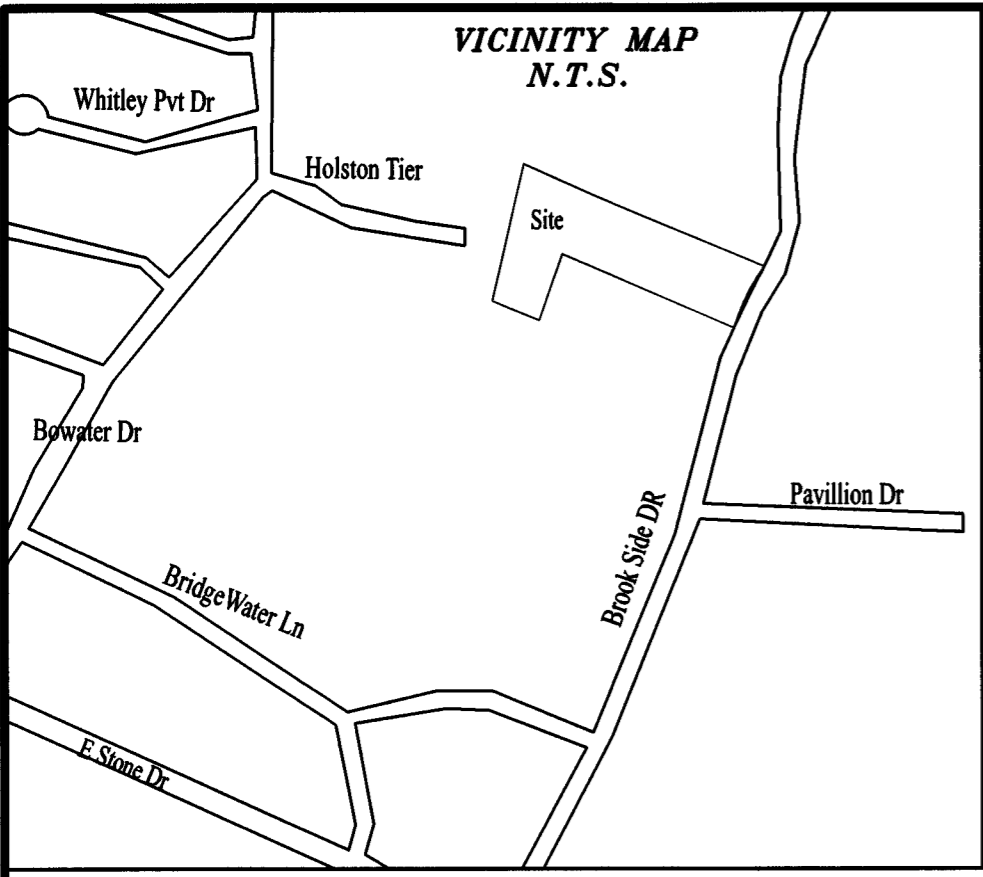
REG FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY  
 SHEENA R TINSLEY  
 REGISTER OF DEEDS

LEGEND  
 D.B. DEED BOOK  
 P.C. PAGE  
 P.V.M.T. PAVEMENT  
 AC ACRES  
 CONC CONCRETE  
 N.T.S. NOT TO SCALE  
 -OHU- OVERHEAD UTILITY  
 WM WATER METER  
 & CENTERLINE  
 911 ADDRESS  
 1/2" IRON ROD NEW  
 WITH A&A CAP  
 [23] ©







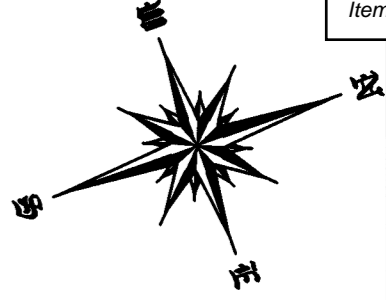
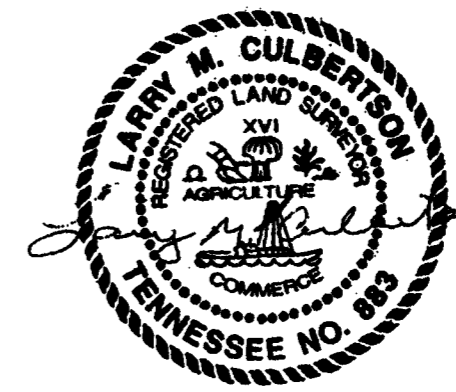
- Legend**
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - ▲ denotes Railroad Spike
  - ⊕ denotes Water Meter

**Notes**  
 1. Deed Reference: DB 3550 - PG 2089 / DB 312 A - PG 570  
 2. TAX MAP: 047H - A - 001.00 / 047 H - A - 001.25

**FLOOD CERTIFICATION**

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

**FIRM MAP #: 47163C0035D  
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
 EFFECTIVE DATE: 09-29-2006**



TN State Plane

Slide A-1709  
 02/02/2024 - 08:38:07 AM  
 24001600

1 PGS:AL-PLAT	BATCH: 346066
PLAT BOOK: P69	
PAGE: 227-227	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
<b>TOTAL</b>	<b>17.00</b>

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

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

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

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

DATE 1/31 2024

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
 OR  
*Shaina Dumbay*  
 Kingsport Authorizing Agent

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

DATE 1/30/2024  
*David Silberger*  
 OWNER  
*Sunny Hills Development, Inc. by Joe J. P. ...*  
 OWNER

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

DATE 1/31 2024

*Shaina Dumbay*  
 AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE 1/31 2024  
*Shaina Dumbay*  
 CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING  
 OR HIS/HER AUTHORIZED REPRESENTATIVE

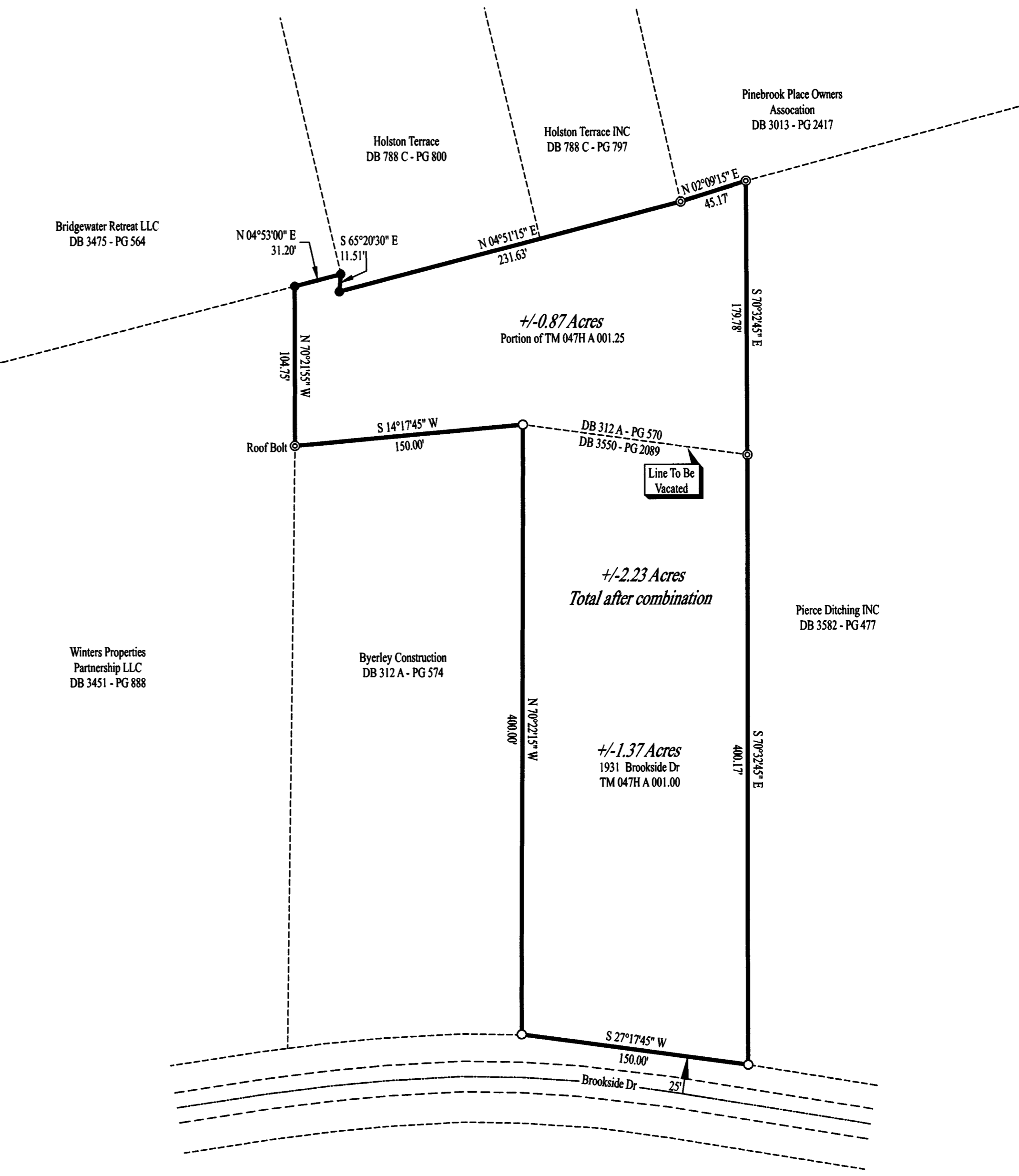
**CERTIFICATE OF APPROVAL FOR RECORDING**  
 CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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 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 \_\_\_\_\_ 20\_\_\_\_

CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY OF THE CITY OF KINGSPORT \_\_\_\_\_



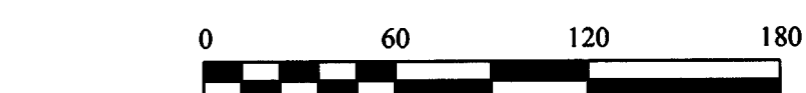
**CERTIFICATE OF ACCURACY**

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

DATE 01-29 2024  
*Larry M. Culbertson*  
 SURVEYOR

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

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



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**SURVEY FOR:**  
**Kingsport Regional Planning Commission**  
**SUNNY HILLS DEVELOPMENT**

Date 12-08-2023	File:sunny-hills2.DWG Drawn By: SWS	Scale: 1" = 60'
Eleventh (11th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8199

# SUBDIVISION OF THE EVA CHAMBERS JOHNSON PROPERTY ESTATE, LOTS 1-3

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: SUSAN MULLINS, EXECUTRIX OF THE EVA CHAMBERS JOHNSON ESTATE

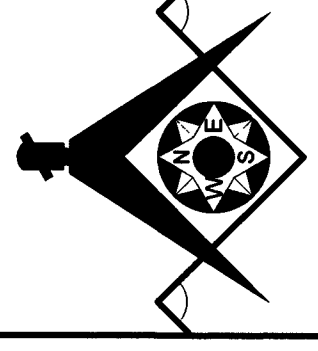
SURVEY COMPLETED: 04-28-2022

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

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0030D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)

CERTIFICATION 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.

JOSHUA K BECKETT, PLS TN RLS# 3227  
 DATE 1/29/24

CERTIFICATION OF THE APPROVAL OF STREETS  
 I HEREBY CERTIFY:  
 (1) THAT THE CONSTRUCTION PLANS HAVE BEEN APPROVED;  
 (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS;  
 (3) ADEQUATE RIGHT OF WAY DEDICATION UPON A PUBLIC ROAD SHALL SERVE THESE LOTS AS PURPOSED

DATE 1-20-24  
 CITY ENGINEER OR ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF SANITARY SEWER SYSTEM  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE 2/23/24  
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT

CERTIFICATION OF 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 ARE HEREBY APPROVED AS SHOWN.

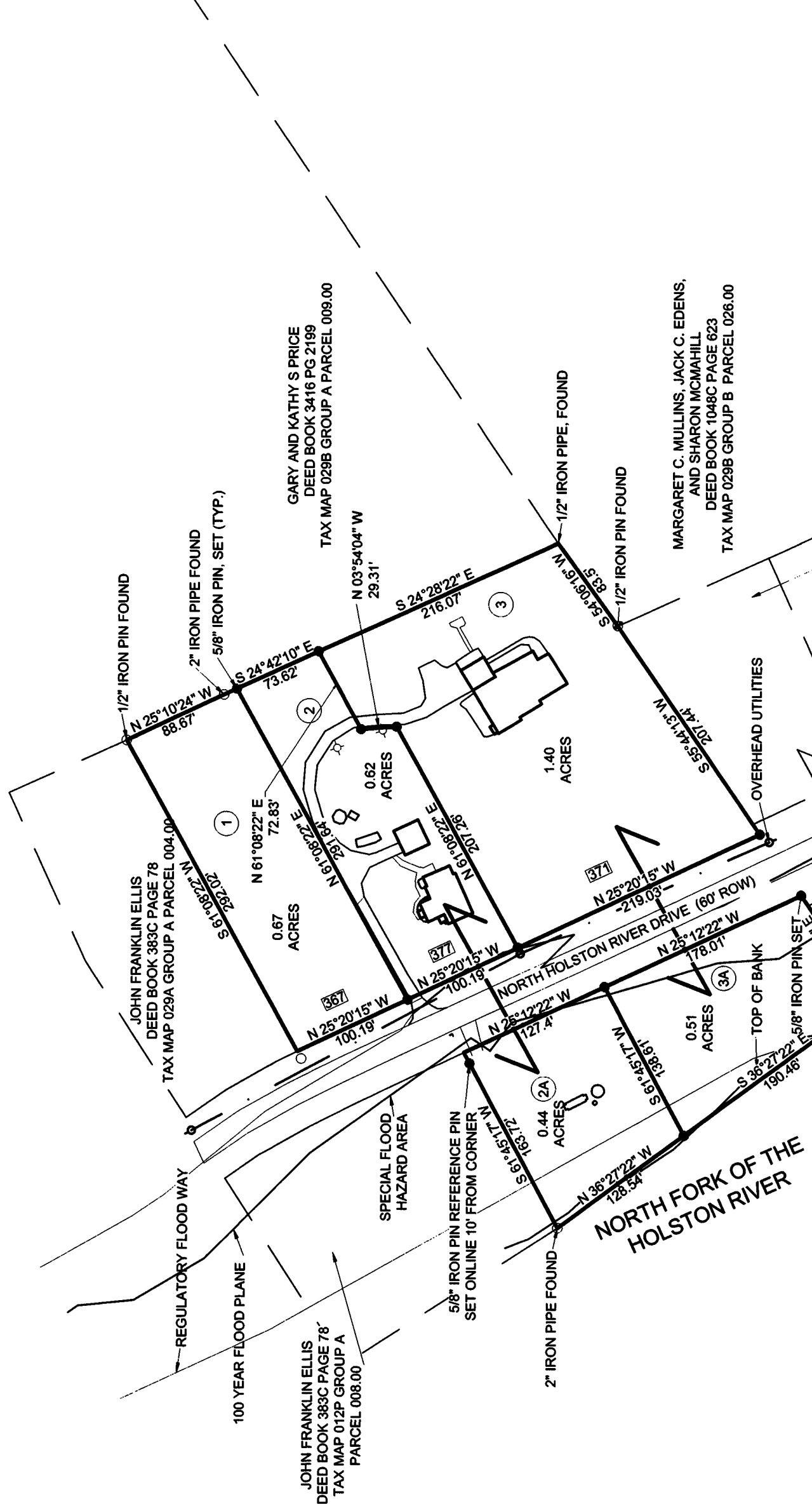
DATE 2/29/24  
 AUTHORIZING AGENT

APPROVAL FOR 911 ADDRESSING ASSIGNMENT  
 I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAN IS(ARE) APPROVED AS ASSIGNED.

DATE 1/29/24  
 SULLIVAN COUNTY 911 DIRECTOR

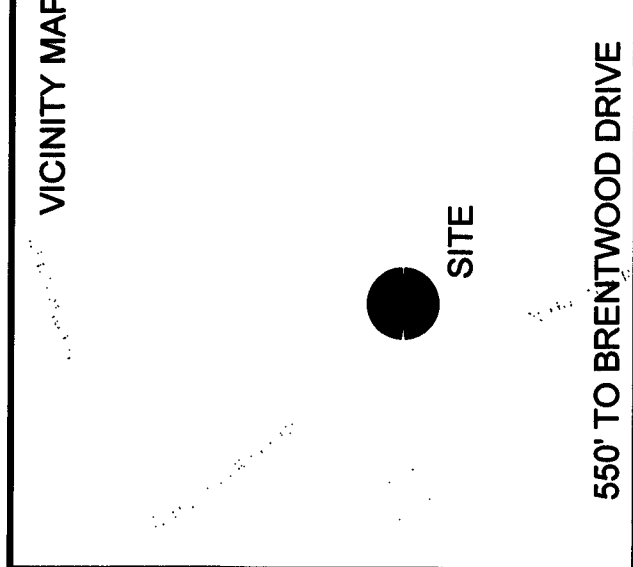
CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN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

DATE 1/29/24  
 KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

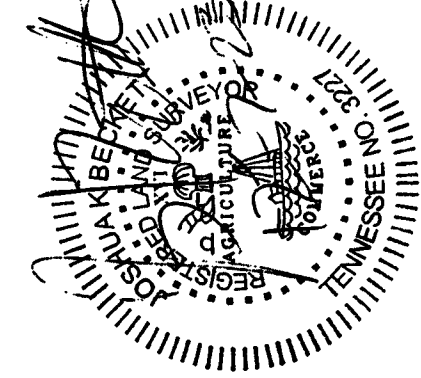


DIVISION OF GROUNDWATER PROTECTION

LOTS 2A AND 3A ARE INTENDED TO BE CONVEYED WITH LOTS 2 AND 3, RESPECTIVELY, FOR THE PURPOSE OF RIVER ACCESS AND ARE NOT INTENDED TO BE DEVELOPED INTO RESIDENTIAL LOTS INDIVIDUALLY.



550' TO BRENTWOOD DRIVE  
 GNSS SURVEY STYLE: RTK  
 GNSS ROVER: CARLSON BRX7  
 RTK CORRECTIONS: ON-SITE BASE  
 GNSS BASE: CARLSON BRX7  
 DATUM: TENNESSEE SPC (NAD 83)  
 GEOID MODEL: 18  
 DATUM ADJUSTMENT FACTOR: N/A  
 OBSERVATION LENGTHS: SIDE SHOTS: 3 SECONDS  
 CONTROL POINTS: 3X 5 MINUTES, AVERAGED  
 I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



JOSHUA K BECKETT, PLS  
 TN REGISTRATION # 3227  
 758 WHISPERS RD  
 GREENEVILLE, TN 37743  
 (423) 278-6493  
 jbeckett@beckettsurveys.com  
 SCALE: 1"=100'  
 TAX MAP 029B GROUP A PARCEL 001.00  
 ZONING CLASS: R-1  
 COPYRIGHT

REGISTER OF DEEDS  
 Side A-1710  
 02/08/2024 - 08:36:13 AM  
 24001697  
 1 PGS.-AL-PLAT BATCH: 346032  
 PLAT BOOK: P59  
 PAGE: 228-228

REC FEE	16.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

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

