



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, August 15, 2024 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the July 15, 2024 Work Session Minutes
2. Approval of the July 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. Cox Valley Performance Bond Release (RESDEV22-0226) The Commission is requested to release the performance bond. (Pyatte)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Old Fall Creek Road Sullivan County Rezoning (REZONE24-0150). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County PBD/SC zone to County R-1 zone. (McMurray)

- [2.](#) Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Final Plat (PD24-0114). The Commission is requested to grant final plat approval with a guarantee of improvements for the Saint Andrews Garth Phase 2 development. (Weems)
- [3.](#) Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Irrevocable Letter of Credit (PD24-0114). The Commission is requested to approve the Irrevocable Letter of Credit in the amount of \$70,834.50 as calculated by the City Engineering Division, to cover all remaining improvements. (Pyatte)
- [4.](#) Terry & Alice Malone Property & Division of Anderson/Page Property. (MINSUB24-0149) The Commission is requested to grant final subdivision approval along with an accompanying irregular lot shape variance. (Pyatte)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, July 15, 2024 at Noon

City Hall, 415 Broad Street, Conference Room: 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Tim Lorimer, James Phillips, Anne Greenfield, Sam Booher, Chip Millican, Jason Snapp

Members Absent: Sharon Duncan, Travis Patterson

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the June 17, 2024 Called Meeting Minutes
2. Approval of the June 17, 2024 Work Session Minutes
3. Approval of the June 20, 2024 Regular Meeting Minutes

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

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff presented the item to the Commission. Staff noted that a new change from last time the Commission reviewed the item is that now murals are proposed to be restricted to the City's eight business zones. Staff noted that the item still changed the definition of a mural to now allow lettering. Staff also noted that the proposal still removes mural approval from BMA authority to a staff level authority. No official action was taken.

VII. OTHER BUSINESS

1. Conduct Officer Elections for Chairman and Vice Chairman. Staff noted that nominations would be made from the floor in accordance with the Commission's by-laws during the regular meeting. No official action was taken.
2. Approved Subdivisions. The Commission reviewed the approved subdivisions. No official action was taken.

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, July 18, 2024 at 5:30.p.m

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, James Phillips, Anne Greenfield, Sam Booher, Jason Snapp

Members Absent: Travis Patterson, Chip Millican

Staff Present: Ken Weems, AICP, Jessica McMurray

Visitors: none

II. APPROVAL OF THE AGENDA

A motion was made by James Phillips, seconded by Sam Booher, to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the June 17, 2024 Called Meeting Minutes
2. Approval of the June 17, 2024 Work Session Minutes
3. Approval of the June 20, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of the June 17, 2024 called meeting minutes, the June 17, 2024 work session minutes, and the June 20, 2024 regular meeting minutes as presented. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA

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

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff presented the item to the Commission. Staff noted that a new change from last time the Commission reviewed the item is that now murals are proposed to be restricted to the City's eight business zones. Staff stated that the previous version of the text amendment allowed murals in all zoning districts. Staff noted that the item still changed the definition of a mural to now allow lettering. Staff also noted that the proposal still removes mural approval from BMA authority to a staff level authority. A motion was made by Tim Lorimer, seconded by Jason Snapp, to send a positive recommendation to the Board. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Conduct Officer Elections for Chairman and Vice Chairman. A motion was made by James Phillips, seconded by Tim Lorimer, to reelect Sharon Duncan as Chairman. The motion passed 5-0-1 with Chairman Duncan abstaining from the vote. A motion was made by Anne Greenfield, seconded by Sam Booher, to elect Tim Lorimer as Vice Chairman. The motion passed unanimously, 5-0-1, with Tim Lorimer abstaining from the vote.
2. Approved Subdivisions. The Commission reviewed the approved subdivisions.

VIII. PUBLIC COMMENT

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

IX. ADJOURN



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

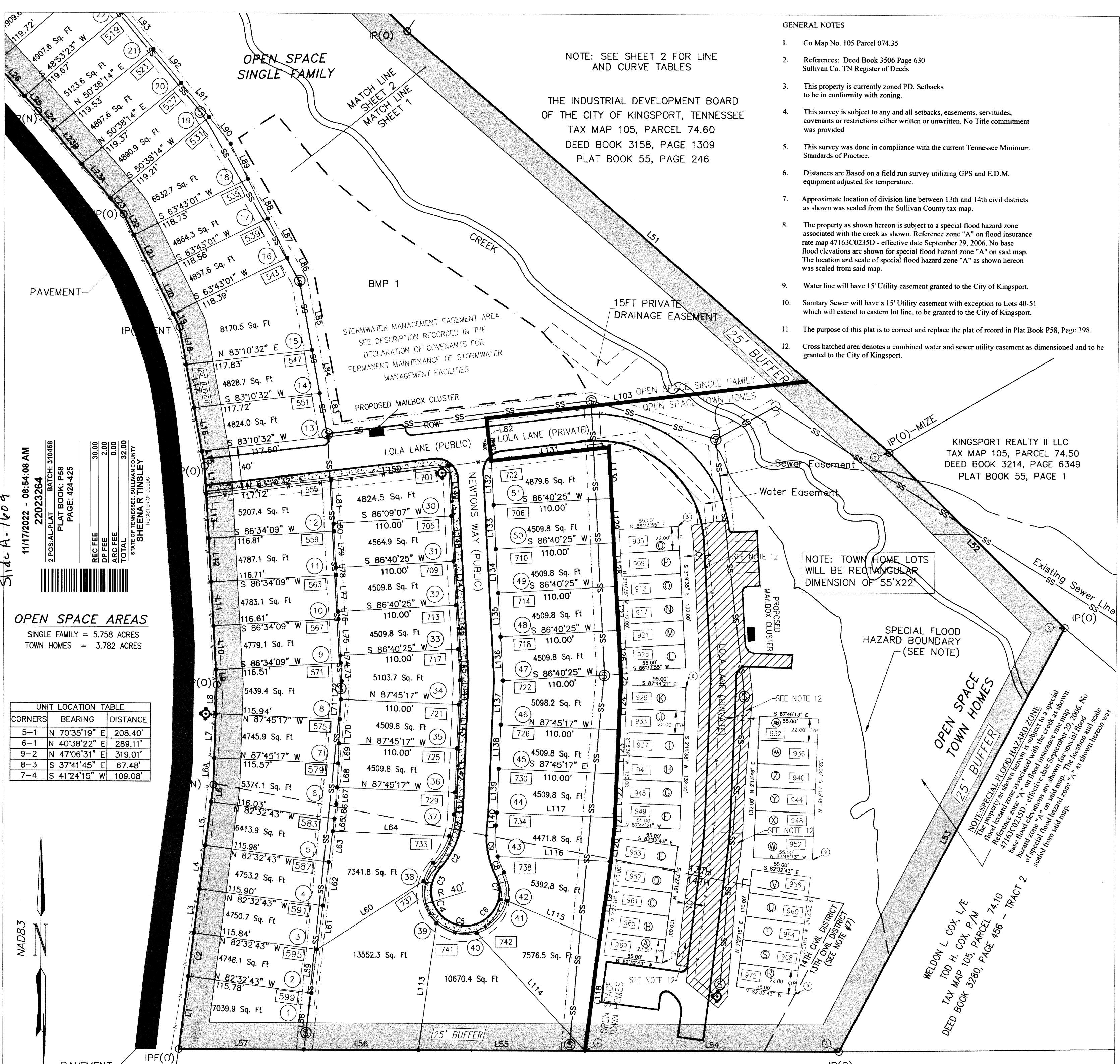
DATE: AUGUST 15, 2024

SUBJECT: PERFORMANCE BOND RELEASE FOR COX VALLEY

FILE NUMBER: RESDEV22-0226

The City currently holds a Performance Bond for the Cox Valley Development. The performance bond totals \$65,056.41. The final improvements of sidewalk, curb & gutter, and asphalt removal have been completed.

Staff recommends releasing this Performance Bond in the amount of \$65,065.41, as calculated by the City Engineering Division, since all remaining improvements have been made.



11/17/2022 - 08:54:08 AM
 22023254
 2 PGS. AL PLAT BATCH: 310488
 PLAT BOOK: P88
 PAGE: 424-425

REG FEE 30.00
 AC FEE 0.00
 TOTAL 30.00

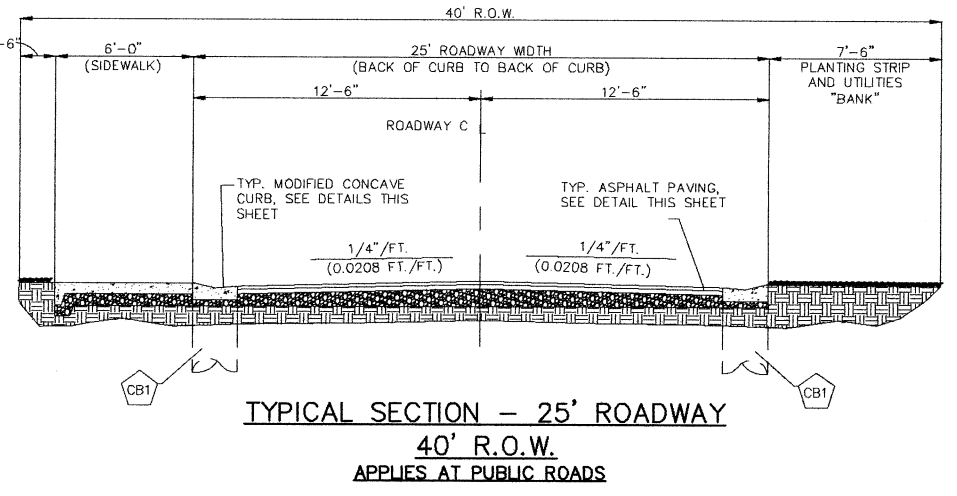
SHEENA R. TINSLEY
 REGISTERED SURVEYOR
 STATE OF TENNESSEE, SULLIVAN COUNTY

OPEN SPACE AREAS
 SINGLE FAMILY = 5.758 ACRES
 TOWN HOMES = 3.782 ACRES

CORNERS	BEARING	DISTANCE
5-1	N 70°35'19" E	208.40'
6-1	N 40°38'22" E	289.11'
9-2	N 47°06'31" E	319.01'
8-3	S 37°41'45" E	67.48'
7-4	S 41°24'15" W	109.08'

NAD83

WELDON L. COX, L/E
 TOD H. COX, R/M
 TAX MAP 105, PARCEL 74.10
 DEED BOOK 3280, PAGE 456 - TRACT 1



SEE SHEET 2 for:
 Maintenance of common open space.

Final Plat For Birdwell Place

Kingsport, TN
 13th and 14th Civil District, Sullivan Co., TN
 Date: 11-10-22 Scale: 1" = 60'
 By: Larry Culbertson RLS 883
 Culbertson Surveying
 PO Box 190
 Nickelsville VA 24271
 Ph. 276-479-3093



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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
 DATE: 11-15-22
 OWNER: [Signature]

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 DATE: 11-15-22
 REGISTERED SURVEYOR: [Signature]

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 NOTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$25,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 11/16/2022
 SECRETARY: [Signature]

CERTIFICATE OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
 DATE: 11/16/2022
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER: [Signature]

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 DATE: 11/16/22
 TENSSESEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT: [Signature]

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITH THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
 DATE: 11.16.2022
 TRADE ENGINEERING MANAGER: [Signature]

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM
 I HEREBY CERTIFY (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORMWATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS.
 I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.
 DATE: 11/16/22
 CITY STORMWATER MANAGER: [Signature]

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE SULLIVAN COUNTY WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
 DATE: 11/16/22
 AUTHORIZING AGENT: [Signature]

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: November 16, 2022
 CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

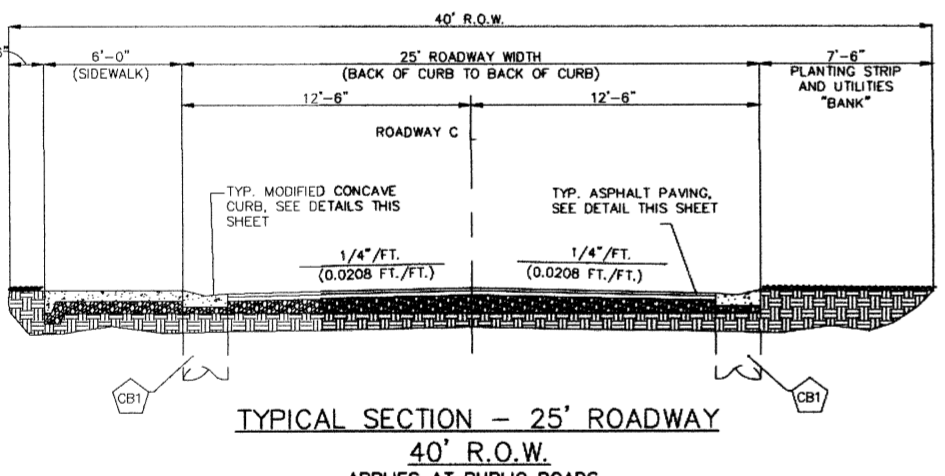
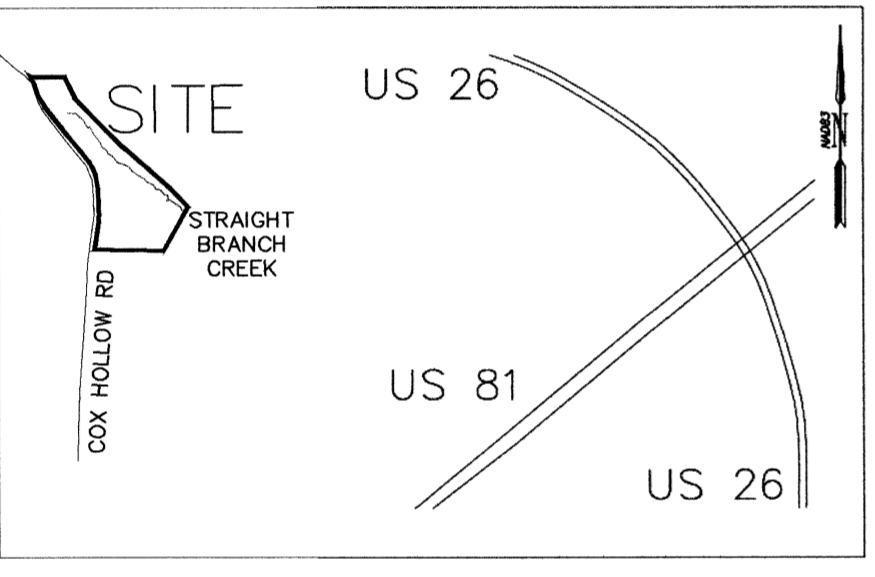
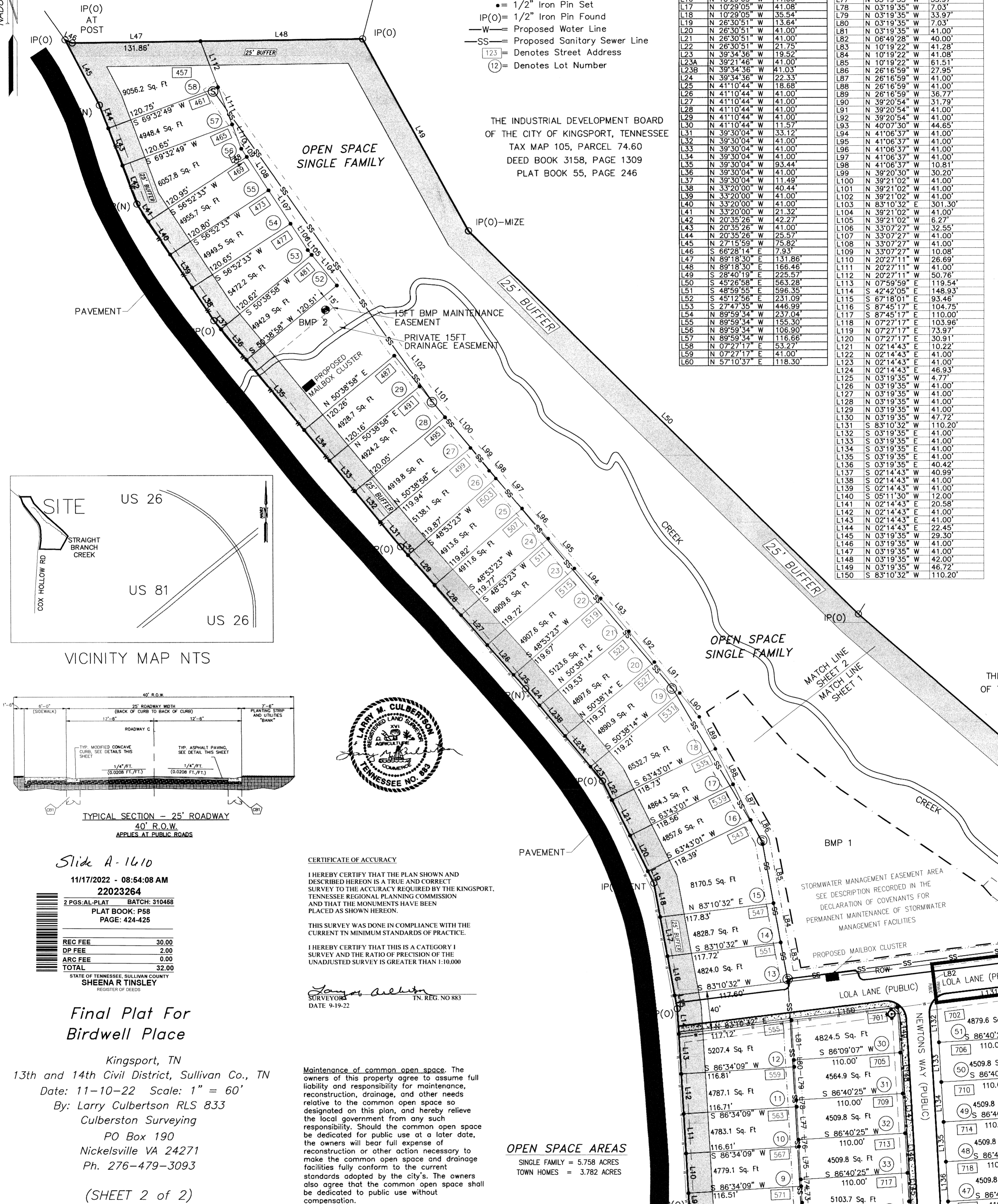
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.79	75.18	15°50'31"	S 12°02'40" W	20.72
C2	29.10	75.74	22°00'31"	S 30°38'26" W	28.92
C3	19.40	40.00	27°47'15"	S 27°51'44" W	19.21
C4	43.05	40.00	61°39'49"	S 16°51'48" E	41.00
C5	40.41	40.00	57°52'56"	S 76°38'11" E	38.71
C6	43.05	40.00	61°39'49"	N 43°35'26" E	41.00
C7	27.65	40.00	39°36'18"	N 07°02'38" W	27.10
C8	15.53	75.00	11°51'55"	N 20°54'50" W	15.50
C9	29.37	75.00	22°26'09"	N 03°45'48" W	29.18

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 07°22'02" E	68.39	L61	N 07°27'17" E	41.00
L2	N 07°22'02" E	41.00	L62	N 07°27'17" E	41.00
L3	N 07°22'02" E	41.00	L63	N 07°27'17" E	29.19
L4	N 07°22'02" E	41.00	L64	S 87°45'17" E	108.79
L5	N 07°22'02" E	41.00	L65	N 07°27'17" E	11.81
L6	N 03°57'08" E	41.17	L66	N 07°27'17" E	13.72
L7	N 01°43'18" E	41.00	L67	N 02°14'43" E	15.58
L8	N 01°43'18" E	26.98	L68	N 02°14'43" E	22.45
L9	N 03°27'45" W	14.06	L69	N 02°14'43" E	18.55
L10	N 03°27'45" W	41.00	L70	N 02°14'43" E	22.45
L11	N 03°27'45" W	41.00	L71	N 02°14'43" E	18.55
L12	N 03°27'45" W	41.00	L72	N 02°14'43" E	17.10
L13	N 03°27'45" W	41.09	L73	N 03°19'35" W	16.92
L14	N 03°27'45" W	26.16	L74	N 03°19'35" W	7.03
L15	N 10°29'05" W	13.91	L75	N 03°19'35" W	33.97
L16	N 10°29'05" W	41.08	L76	N 03°19'35" W	7.03
L17	N 10°29'05" W	41.08	L77	N 03°19'35" W	33.97
L18	N 10°29'05" W	35.54	L78	N 03°19'35" W	7.03
L19	N 26°30'51" W	13.64	L79	N 03°19'35" W	33.97
L20	N 26°30'51" W	41.00	L80	N 03°19'35" W	7.03
L21	N 26°30'51" W	41.00	L81	N 03°19'35" W	41.00
L22	N 26°30'51" W	21.75	L82	N 06°49'28" W	40.00
L23	N 39°34'36" W	13.52	L83	N 10°19'22" W	41.28
L23A	N 39°21'46" W	41.00	L84	N 10°19'22" W	41.08
L23B	N 39°34'36" W	41.03	L85	N 10°19'22" W	61.51
L24	N 39°34'36" W	22.33	L86	N 26°16'59" W	27.95
L25	N 41°10'44" W	18.68	L87	N 26°16'59" W	41.00
L26	N 41°10'44" W	41.00	L88	N 26°16'59" W	41.00
L27	N 41°10'44" W	41.00	L89	N 26°16'59" W	36.77
L28	N 41°10'44" W	41.00	L90	N 39°20'54" W	31.79
L29	N 41°10'44" W	41.00	L91	N 39°20'54" W	41.00
L30	N 41°10'44" W	11.57	L92	N 39°20'54" W	41.00
L31	N 39°30'04" W	33.12	L93	N 40°07'30" W	44.65
L32	N 39°30'04" W	41.00	L94	N 41°06'37" W	41.00
L33	N 39°30'04" W	41.00	L95	N 41°06'37" W	41.00
L34	N 39°30'04" W	41.00	L96	N 41°06'37" W	41.00
L35	N 39°30'04" W	93.44	L97	N 41°06'37" W	41.00
L36	N 39°30'04" W	41.00	L98	N 41°06'37" W	10.81
L37	N 39°30'04" W	11.49	L99	N 39°20'50" W	30.20
L38	N 33°20'00" W	40.44	L100	N 39°21'02" W	41.00
L39	N 33°20'00" W	41.00	L101	N 39°21'02" W	41.00
L40	N 33°20'00" W	41.00	L102	N 39°21'02" W	41.00
L41	N 33°20'00" W	21.32	L103	N 83°10'32" E	301.30
L42	N 20°35'26" W	42.27	L104	N 39°21'02" W	41.00
L43	N 20°35'26" W	41.00	L105	N 39°21'02" W	6.27
L44	N 20°35'26" W	25.57	L106	N 33°07'27" W	32.55
L45	N 27°15'59" W	75.82	L107	N 33°07'27" W	41.00
L46	S 66°28'14" E	7.93	L108	N 33°07'27" W	41.00
L47	N 89°18'30" E	131.86	L109	N 33°07'27" W	10.08
L48	N 89°18'30" E	166.46	L110	N 20°27'11" W	26.69
L49	S 28°40'19" E	225.57	L111	N 20°27'11" W	41.00
L50	S 45°26'58" E	563.28	L112	N 20°27'11" W	50.76
L51	S 48°59'55" E	596.35	L113	N 07°59'59" E	119.54
L52	S 45°12'56" E	231.09	L114	S 42°42'05" E	148.93
L53	S 27°47'35" W	446.99	L115	S 67°18'01" E	93.46
L54	N 89°59'34" W	237.04	L116	S 87°45'17" E	104.75
L55	N 89°59'34" W	155.30	L117	S 87°45'17" E	110.00
L56	N 89°59'34" W	106.90	L118	N 07°27'17" E	103.96
L57	N 89°59'34" W	116.66	L119	N 07°27'17" E	73.97
L58	N 07°27'17" E	41.00	L120	N 07°27'17" E	30.91
L59	N 07°27'17" E	41.00	L121	N 02°14'43" E	10.22
L60	N 57°10'37" E	118.30	L122	N 02°14'43" E	41.00
			L123	N 02°14'43" E	41.00
			L124	N 02°14'43" E	46.93
			L125	N 03°19'35" W	4.77
			L126	N 03°19'35" W	41.00
			L127	N 03°19'35" W	41.00
			L128	N 03°19'35" W	41.00
			L129	N 03°19'35" W	41.00
			L130	N 03°19'35" W	47.72
			L131	S 83°10'32" W	110.20
			L132	S 03°19'35" E	41.00
			L133	S 03°19'35" E	41.00
			L134	S 03°19'35" E	41.00
			L135	S 03°19'35" E	41.00
			L136	S 03°19'35" E	40.42
			L137	S 02°14'43" W	40.99
			L138	S 02°14'43" W	41.00
			L139	S 02°14'43" W	41.00
			L140	S 05°11'30" W	12.00
			L141	N 02°14'43" E	20.58
			L142	N 02°14'43" E	41.00
			L143	N 02°14'43" E	41.00
			L144	N 02°14'43" E	22.45
			L145	N 03°19'35" W	29.30
			L146	N 03°19'35" W	41.00
			L147	N 03°19'35" W	41.00
			L148	N 03°19'35" W	42.00
			L149	N 03°19'35" W	46.72
			L150	S 83°10'32" W	110.20

JASON DOUGLAS AND KIMBERLY LYNN
WHEELER
TAX MAP 105-K, PARCEL B-1.00
DEED BOOK 3191, PAGE 217

LEGEND
 ● = 1/2" Iron Pin Set
 IP(O) = 1/2" Iron Pin Found
 — W — Proposed Water Line
 — SS — Proposed Sanitary Sewer Line
 [123] = Denotes Street Address
 (12) = Denotes Lot Number

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF KINGSPORT, TENNESSEE
TAX MAP 105, PARCEL 74.60
DEED BOOK 3158, PAGE 1309
PLAT BOOK 55, PAGE 246



CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TN MINIMUM STANDARDS OF PRACTICE.
 I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
 Surveyor: *Larry M. Culbertson* TN REG. NO. 883
 DATE: 9-19-22

Slide A-1610
 11/17/2022 - 08:54:08 AM
 22023264
 2 PGS./AL-PLAT BATCH: 310468
 PLAT BOOK: P58
 PAGE: 424-425
 REC FEE 30.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 32.00
 STATE OF TENNESSEE, SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTER OF DEEDS

Final Plat For
Birdwell Place

Kingsport, TN
 13th and 14th Civil District, Sullivan Co., TN
 Date: 11-10-22 Scale: 1" = 60'
 By: Larry Culbertson RLS 833
 Culbertson Surveying
 PO Box 190
 Nickelsville VA 24271
 Ph. 276-479-3093
 (SHEET 2 of 2)

Maintenance of common open space. The owners of this property agree to assume full liability and responsibility for maintenance, reconstruction, drainage, and other needs relative to the common open space so designated on this plan, and hereby relieve the local government from any such responsibility. Should the common open space be dedicated for public use at a later date, the owners will bear full expense of reconstruction or other action necessary to make the common open space and drainage facilities fully conform to the current standards adopted by the city's. The owners also agree that the common open space shall be dedicated to public use without compensation.

OPEN SPACE AREAS
 SINGLE FAMILY = 5.758 ACRES
 TOWN HOMES = 3.782 ACRES



SUBDIVISION IMPROVEMENTS PERFORMANCE BOND



Bond No. 0825983
Initial Premium \$ 3,904.00
Subject to Renewal

KNOW ALL MEN BY THESE PRESENTS: That we, AEMS Development, LLC DBA All Phase Development as Principal, and Harco National Insurance Company, a corporation duly authorized under the laws of the State of Illinois to become surety on bonds and undertakings, as Surety, are held and firmly bound unto City of Kingsport, as Obligee in the full and just sum of Sixty Five Thousand, Fifty Six and 41/100 Dollars, (\$ 65,056.41) lawful money of the United States of America, to be paid to the said Obligee, successors or assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

Whereas, the Principal and Obligee have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated 9/20/2022, and identified as project Residential Subdivision Development - Cox Valley Rd, Kingsport, TN, is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

Now, Therefore, the condition of this obligation is such that if the above bounded Principal. its heirs executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Obligee, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As Part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by Obligee in successfully enforcing such obligation, all to be taxed as costs and included in any judgement rendered.

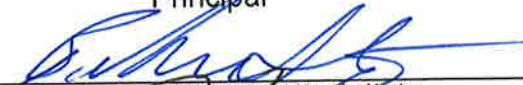
The surety hereby stipulates and agrees that no charge, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or the specifications.

IN WITNESS WHEREOF. the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-In Fact this 4th day of October,

20 22.

AEMS Development, LLC DBA All Phase Development

Principal

By: 
Brandon Stamper, Managing Member

Harco National Insurance Company

By: 
Jeremy Crawford /Attorney-in-Fact

**POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHAEL D. WILLAMS, JEREMY CRAWFORD

Golden Valley, MN

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

[Handwritten Signature]

Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

[Handwritten Signature]

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 04, 2022

[Handwritten Signature]

Irene Martins, Assistant Secretary

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0150

Old Fall Creek Road (County Rezoning)

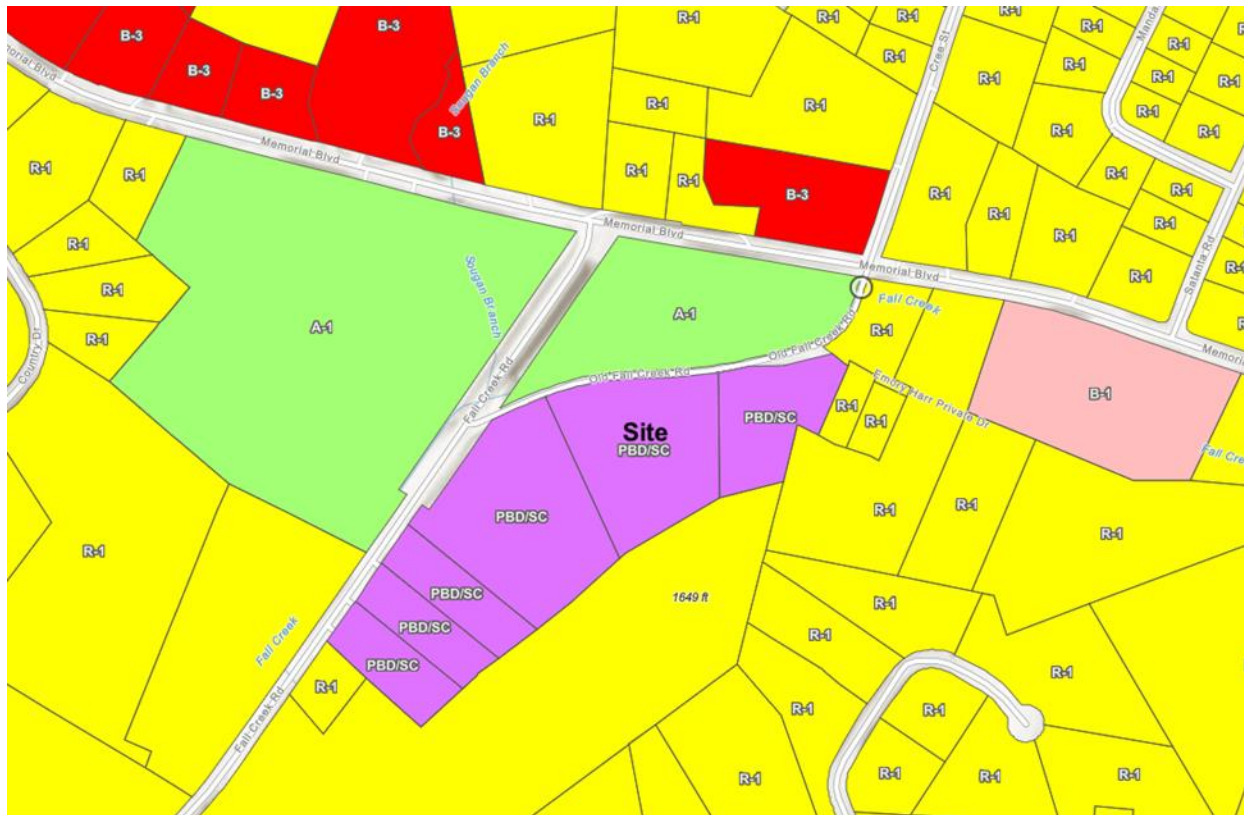
Property Information			
Address		Old Fall Creek Road, Blountville, TN 37617	
Tax Map, Group, Parcel		Map 048M, Group D, Parcel 005.00	
Civil District		7	
Overlay District		n/a	
Land Use Designation		Single-Family	
Acres		3.54+/-	
Existing Use		Existing Zoning	PBD/SC (County)
Proposed Use		Proposed Zoning	R-1 (County)
Owner /Applicant Information			
Name: Lloyd V. Baker & Connie D. Baker Address: 409 S. Valley View Circle City: Kingsport State: TN Zip Code: 37664 Phone:		Intent: <i>To rezone from PBD/SC to R-1 to construct a new single-family residence.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with the abutting single-family districts</i> • <i>The zoning change matches the city and county Land Use Plans.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is mostly wooded.</i> • <i>The zoning area consists of 1 parcel and approximately 3.54 +/- acres.</i> • <i>A rezoning to R-1, in staff's opinion, is the most appropriate use for the property.</i> 			
Planner:	Jessica McMurray	Date:	July 18, 2024
Planning Commission Action		Meeting Date:	August 22,2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	County Rezoning
ADDRESS	Old Fall Creek Road
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	PBD-SC (County)
PROPOSED ZONING	R-1 (County)
ACRES	3.54 +/-
EXISTING USE	Vacant
PROPOSED USE	Single-family

INTENT

To rezone from PBD/SC to R-1 to construct a new single-family residence.

Surrounding Zoning Map (Sullivan County Zoning)



Site Map

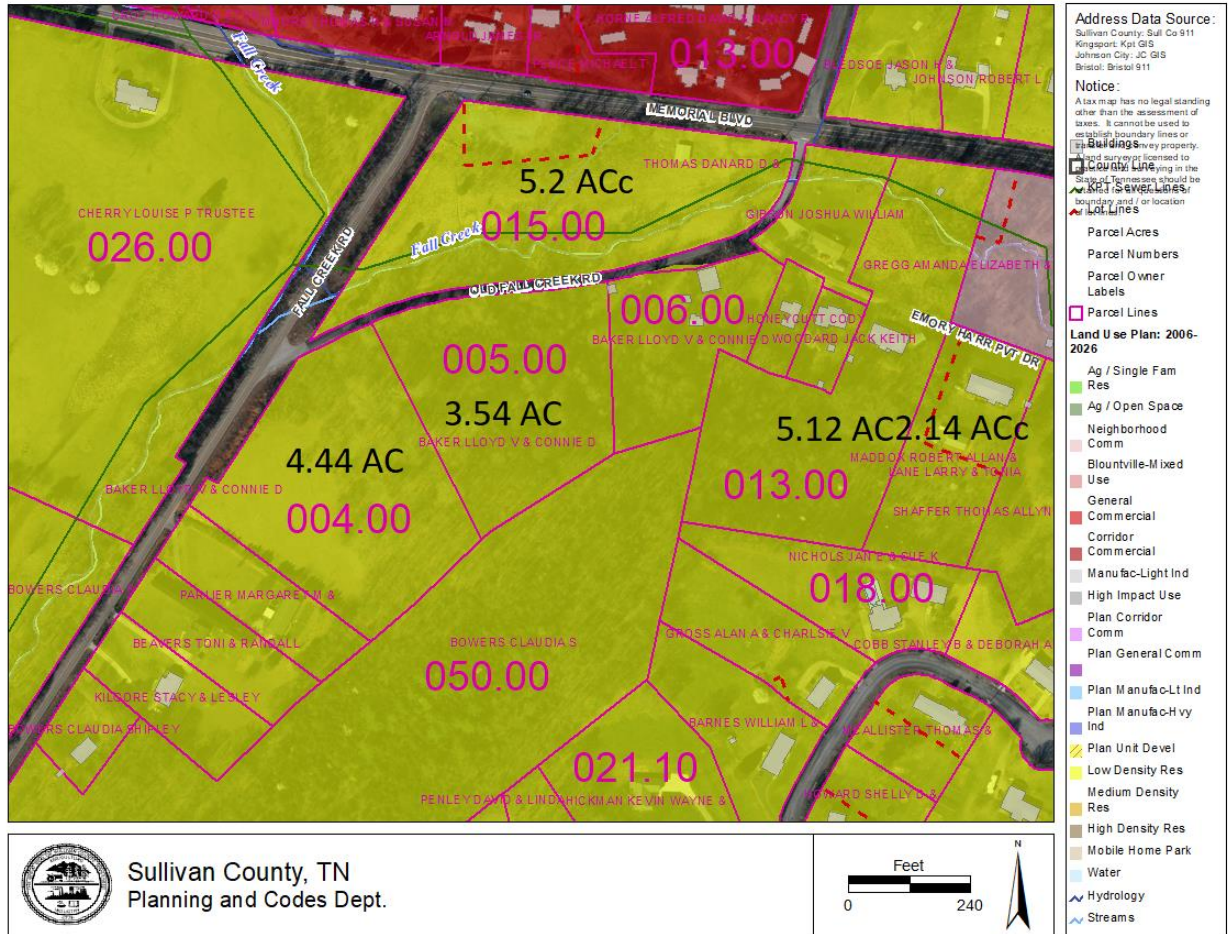


Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0150

Sullivan County Future Land Use – Low Density Residential

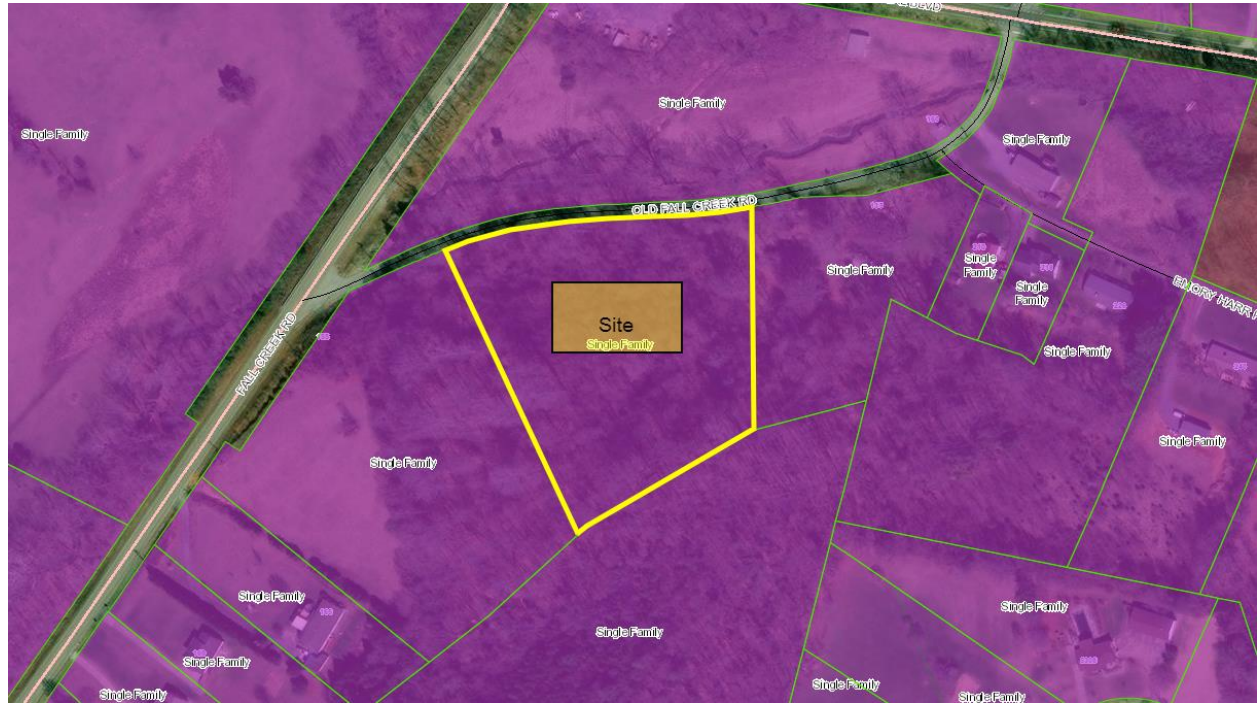


Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0150

City Future Land Use – Single-Family



Old Fall Creek Road (view facing Old Fall Road, North)



Old Fall Creek Road (East)



Old Fall Creek Road (South)



Old Fall Creek Road (West)



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0150

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal abuts current R-1 zoning and it will permit an appropriate use that is compatible with the city and county Future Land Use plan.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Abutting property is zoned county R-1, Residential District.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the city and county land use plans address the rezoning site as appropriate for Single-Family residential development.

Proposed use: R-1, Residential; Single-family

The Future Land Use Plan Map recommends county: low density residential; city: Single-family

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning, as the surrounding parcels are zoned county R-1, Residential and the city and county Future Land Use plans calls for single-family residential.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-1 zone will exist in harmony with the abutting/ existing R-1.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0150

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from PBD/SC to R-1. The rationale for this recommendation is based upon conformance with adjoining existing land uses and city and county Land Use Plans.

PROPERTY INFORMATION

Project	Saint Andrews Garth Ph 2 FINAL PLAT
DISTRICT, OVERLAY DISTRICT	Saint Andrews Drive 15th Civil District, Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	6.947
EXISTING USE	Vacant
PROPOSED USE	Single Family Residential

APPLICANT: Todd Stevens (applicant/owner/developer)

ADDRESS: 2323 Rock Springs Rd, Kingsport, TN 37664

REPRESENTATIVE: Todd Stevens

INTENT

The applicant is requesting final plat approval of the Saint Andrews Garth Ph. 2, Lots 11-18, 29-35 final plat. The site is located at the end (second half) of Saint Andrews Drive in the Rock Springs Community.

This final plat contains 15 single family lots along the extended public street of Saint Andrews Drive. A future phase 3 will be submitted for Planning Commission approval once lots 19-28 are needed.

The plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 32.3% of the phase. This qualifies the development for a single family density of up to 7 units per acre. The proposed density of both phase 2 and phase 3 combined is 3.6 units per acre.

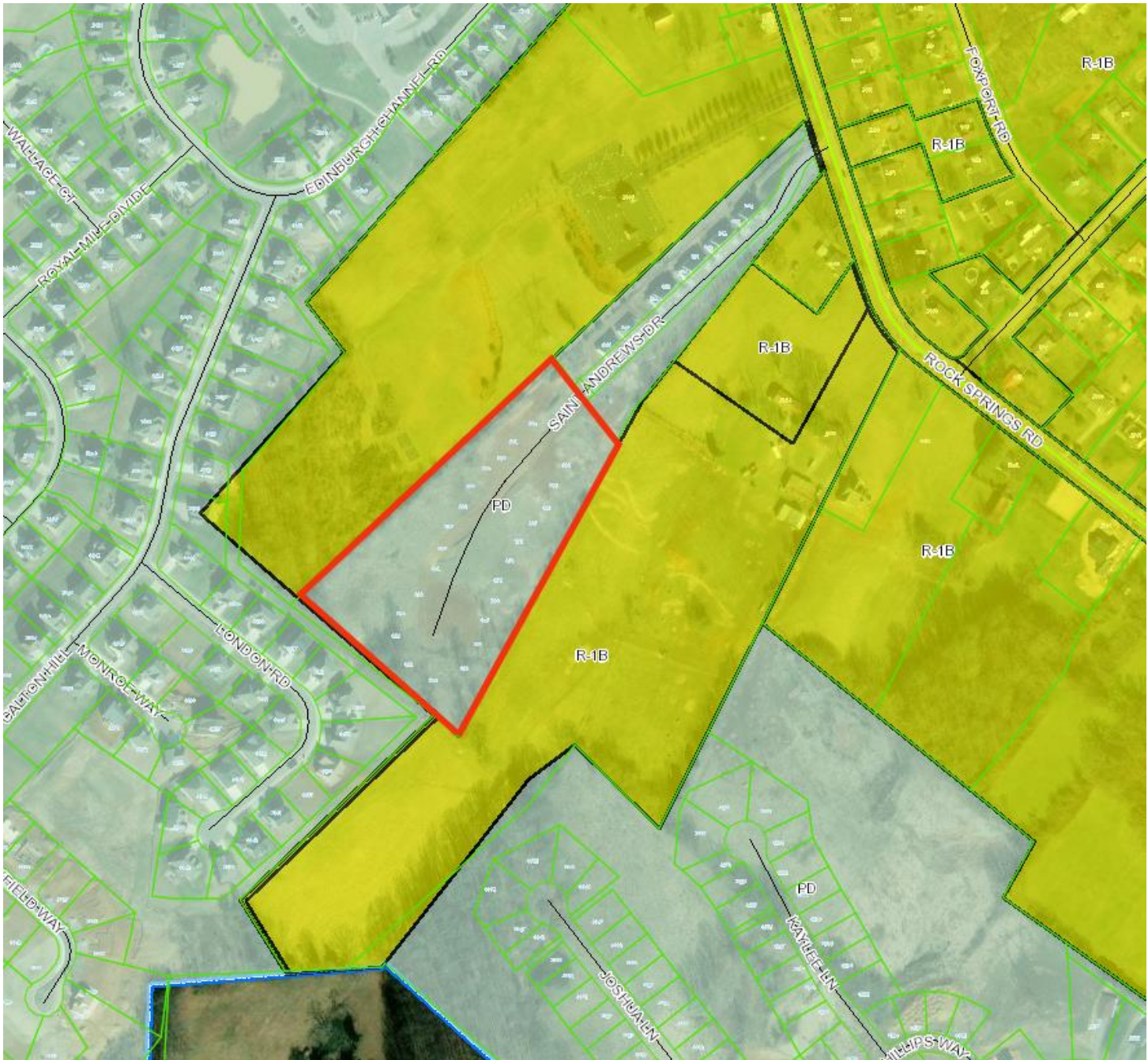
The owner/developer of the site has requested that the Planning Commission accept an irrevocable letter of credit for the remaining on-site improvement. The sole remaining on-site improvement is the sidewalk (to be constructed on one side of the road to adjoin with the existing sidewalk in Saint Andrews Garth) in the amount of \$70,834.50 for 3,990 sq ft of sidewalk.

Staff recommends granting final development plan approval contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

Vicinity Map



Zoning: PD, Planned Development



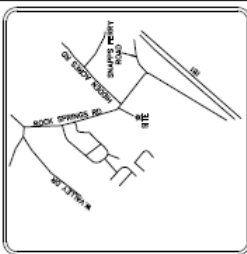
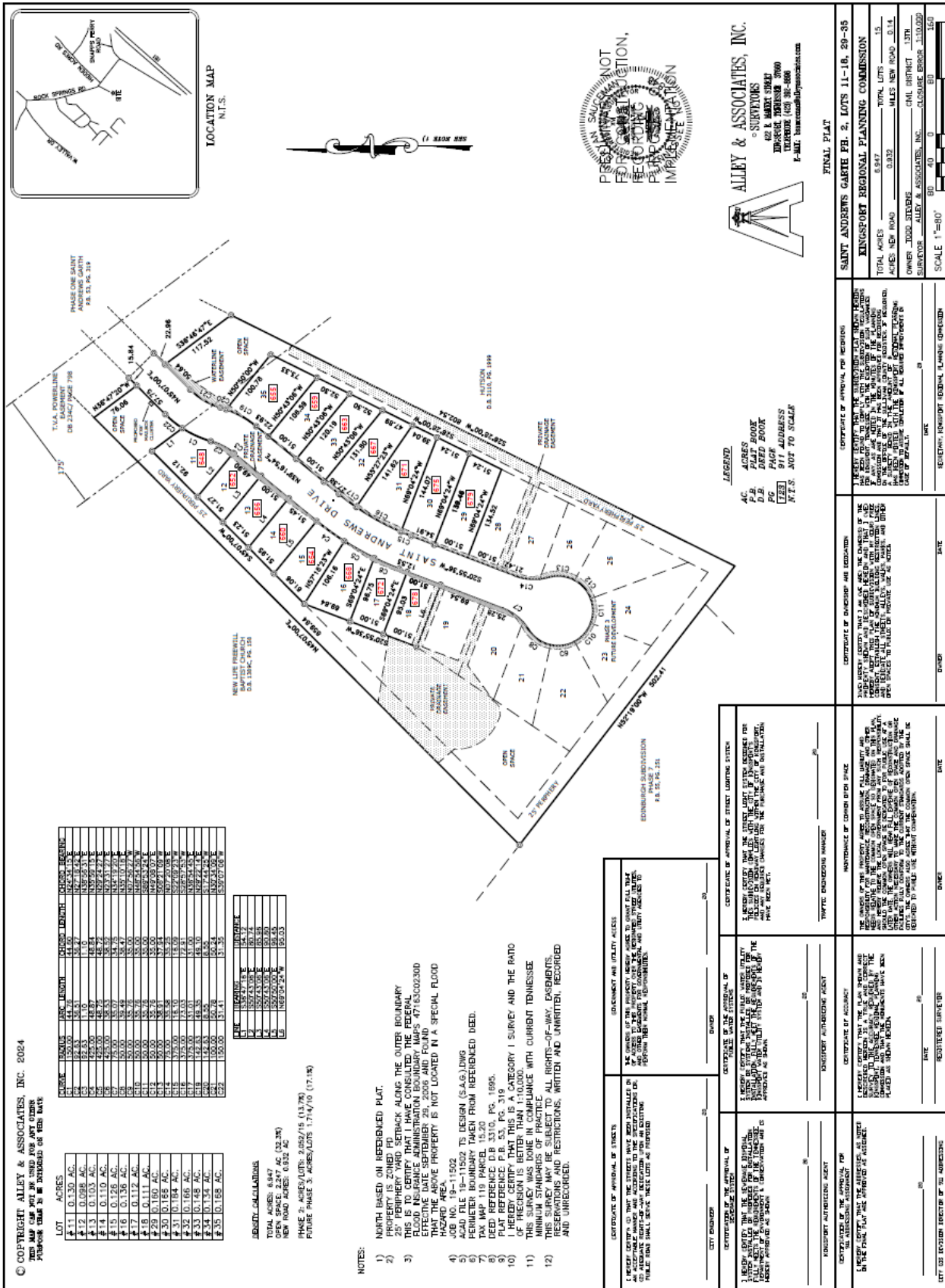
View toward end of the cul-de-sac for Saint Andrews Drive. Edinburgh homes can be seen in the background beyond the development site.



View Toward Rock Springs Rd with Existing Phase 1 Homes in Background
(photo taken from Saint Andrews Drive cul-de-sac)



Final Plat for Consideration



ALLEY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 1000 NEW ROAD, SUITE 100
 KINGSPORT, TENNESSEE 37603
 TELEPHONE (423) 381-8888
 FAX: (423) 381-8888
 E-MAIL: info@alleyandassociates.com

PHASE ONE SAINT ANDREWS GARTH P.L.B. 11-18, PL. 319

T.V.A. POWERLINE DB 2342/ PHASE 778

NEW LIFE POWERLINE DB 1384/ PL. 128

EDMONDSON SUBDIVISION PL. 07, PL. 211

33 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE

33 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE

33 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE

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33 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE, 35 HENRYWAY DRIVE

LOT	ACRES	DEED NUMBER	DATE OF RECORDING
1	0.130	141.00	02/24/2010
2	0.098	151.00	02/24/2010
3	0.103	152.00	02/24/2010
4	0.110	153.00	02/24/2010
5	0.126	154.00	02/24/2010
6	0.136	155.00	02/24/2010
7	0.117	156.00	02/24/2010
8	0.180	157.00	02/24/2010
9	0.165	158.00	02/24/2010
10	0.164	159.00	02/24/2010
11	0.145	160.00	02/24/2010
12	0.145	161.00	02/24/2010
13	0.145	162.00	02/24/2010
14	0.145	163.00	02/24/2010
15	0.145	164.00	02/24/2010
16	0.145	165.00	02/24/2010
17	0.145	166.00	02/24/2010
18	0.145	167.00	02/24/2010
19	0.145	168.00	02/24/2010
20	0.145	169.00	02/24/2010
21	0.145	170.00	02/24/2010
22	0.145	171.00	02/24/2010
23	0.145	172.00	02/24/2010
24	0.145	173.00	02/24/2010
25	0.145	174.00	02/24/2010
26	0.145	175.00	02/24/2010
27	0.145	176.00	02/24/2010
28	0.145	177.00	02/24/2010
29	0.145	178.00	02/24/2010
30	0.145	179.00	02/24/2010
31	0.145	180.00	02/24/2010
32	0.145	181.00	02/24/2010
33	0.145	182.00	02/24/2010
34	0.145	183.00	02/24/2010
35	0.145	184.00	02/24/2010

PHASE 2: ACRES/LOTS: 2.052/75 (13.7%)
 NEW ROAD ACRES: 0.321 AC

PHASE 3: ACRES/LOTS 1.714/10 (17.1%)

NOTES:

1) NORTH BASED ON REPERMISED PLAT.

2) 20' PERIMETER YARD SETBACK ALONG THE OUTER BOUNDARY

3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EROSION CONTROL ADMINISTRATION ENGINEERING MAPS 47163003000 AND 47163003000 AND DETERMINED THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

4) JOB NO. 194-15069 TO DESIGN (S.A.G.) D.W.G.

5) PERIMETER BOUNDARY TAKEN FROM REPERMISED DEED.

6) TAX MAP 119 PARCEL 15.20 PG. 1899S.

7) DEED REFERENCE D.B. 3310, PG. 319.

8) THIS SURVEY IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.

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

10) ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

LEGEND

- AC ACRES
- P.L.B. PLAT BOOK
- D.B. DEED BOOK
- PG. PAGE
- (230) 911 ADDRESS
- PL. PL. PLAT

COMPONENT OF APPROVAL FOR RECORDING

CERTIFICATE OF SURVEY AND RECORDATION

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

CERTIFICATE OF CONFORMANCE

CERTIFICATE OF CONFORMANCE

CERTIFICATE OF CONFORMANCE

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SAINT ANDREWS GARTH P.B. 2, LOTS 11-18, 29-35

KINGSPOINT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 5.947

ACRES NEW ROAD: 0.321

MILES NEW ROAD: 0.11

OWNER: JUDG. STODOLSKA

SURVEYOR: ALLEY & ASSOCIATES, INC.

SCALE: 1"=80'

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

Recommendation

Staff recommends granting final plat approval for Saint Andrews Garth Ph2 based upon conformance with the preliminary approval and the PD zone standards and contingent upon receiving the irrevocable letter of credit in a form acceptable to the City Attorney. *The proposed irrevocable letter of credit is the next item to be considered on the agenda.*



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: AUGUST 15, 2024

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR SAINT ANDREWS GARTH PHASE 2 LOTS 11-18, 29-35

FILE NUMBER: PD24-0114

The City Engineering Department has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Saint Andrews Garth Phase 2 Lots 11-18, 29-35. The estimate is for the amount of \$70,834.50. The remaining improvements is the completion of sidewalk construction. A letter of credit from the developer will be submitted to the City for the amount matching that estimate.

The Irrevocable Letter of Credit will state that the improvements will be completed on or before the Performance Date, which will be set to May 31st, 2025 and expiration date of August 31th, 2025.

Staff recommends approval of the Irrevocable Letter of Credit in the amount of \$70,834.50 as calculated by the City Engineering Division, to cover all remaining improvements for Saint Andrews Garth Phase 2 Lots 11-18, 29-35.

**BOND ESTIMATE
St. Andrews Garth Ph. 2**

Item VI.3.

FILE NO. 2021-D32

August 6, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
19	1,600	S.F.	6" Sidewalk, 5' Wide - Driveway Crossings w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 32,000.00
20	2,390	S.F.	4" Sidewalk, 5' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 29,875.00
				SUBTOTAL	\$ 61,875.00
CONTINGENCIES (6%)					\$ 3,712.50
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 5,247.00
				TOTAL	\$ 70,834.50

August 6, 2024

Date



**Garret Burton
Civil Engineer I
City of Kingsport**



© COPYRIGHT ALLEY & ASSOCIATES, INC. 2024

THIS MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS IN INTENDED ON THIS DATE

LOT	ACRES
# 11	0.130 AC.
# 12	0.098 AC.
# 13	0.103 AC.
# 14	0.110 AC.
# 15	0.126 AC.
# 16	0.136 AC.
# 17	0.112 AC.
# 18	0.111 AC.
# 29	0.160 AC.
# 30	0.166 AC.
# 31	0.184 AC.
# 32	0.166 AC.
# 33	0.148 AC.
# 34	0.134 AC.
# 35	0.168 AC.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00	44.76	44.60	N24°34'15"E
C2	92.63	36.51	36.27	N27°18'42"E
C3	92.63	1.10	1.10	N38°56'31"E
C4	425.00	48.87	48.84	N35°59'15"E
C5	425.00	48.75	48.72	N29°24'27"E
C6	425.00	38.53	38.52	N23°31'27"E
C7	75.00	35.07	34.75	N34°19'20"E
C8	50.00	39.49	38.47	N35°10'18"E
C9	50.00	35.76	35.00	N07°56'27"W
C10	50.00	35.76	35.00	N48°54'56"W
C11	50.00	35.76	35.00	S89°53'24"E
C12	50.00	35.76	35.00	N49°08'07"E
C13	50.00	38.91	37.94	S06°21'09"W
C14	75.00	35.58	35.25	N07°20'08"E
C15	375.00	16.10	16.09	S22°09'23"W
C16	375.00	73.03	72.91	S28°57'53"W
C17	375.00	31.01	31.00	N36°54'45"E
C19	142.63	49.35	49.10	N29°22'14"E
C20	142.63	8.55	8.55	S17°44'25"W
C21	100.00	50.78	50.24	N30°34'09"E
C22	150.00	31.41	31.35	S39°07'06"W

LINE	BEARING	DISTANCE
L1	S36°47'16"E	54.12
L2	S50°43'06"E	80.74
L3	S50°43'06"E	85.96
L4	S50°43'06"E	90.80
L5	S50°50'00"E	96.45
L6	N69°04'24"W	95.03

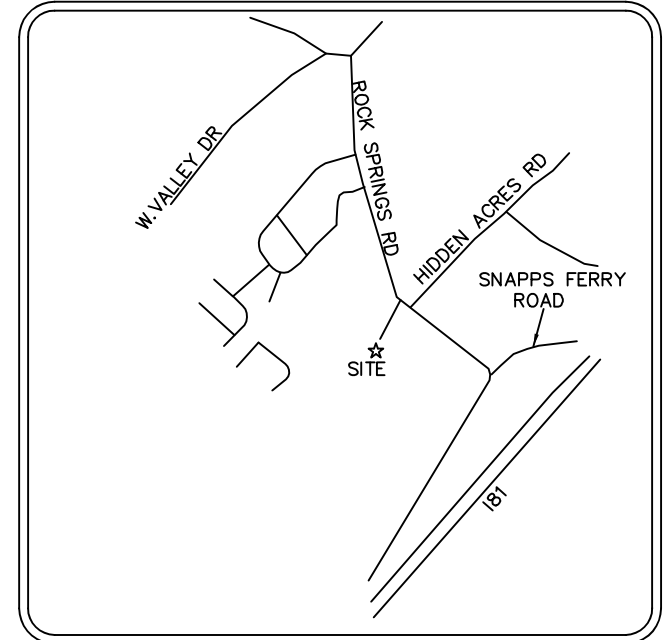
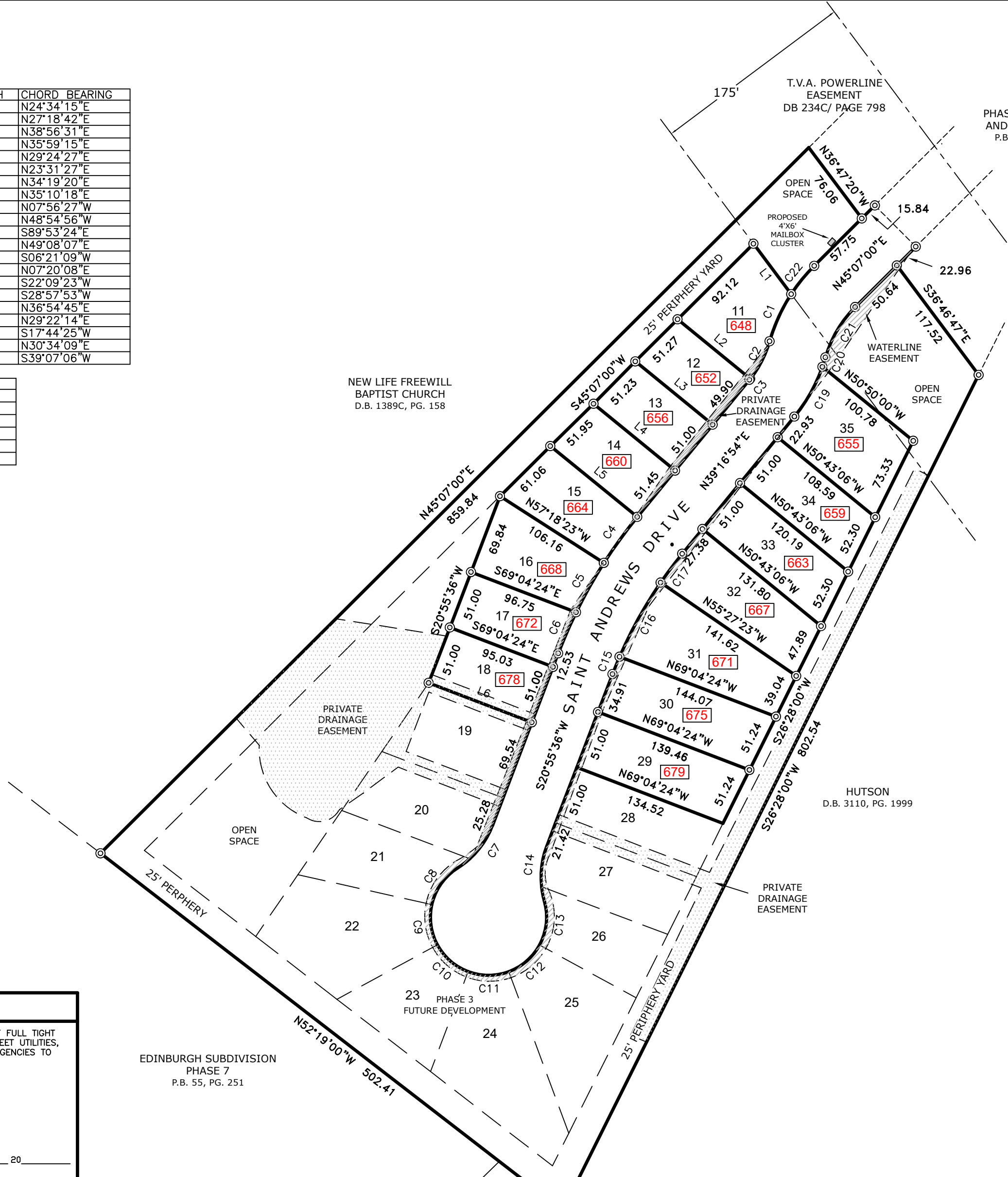
DENSITY CALCULATIONS

TOTAL ACRES: 6.947
 OPEN SPACE: 2.247 AC (32.3%)
 NEW ROAD ACRES: 0.932 AC

PHASE 2: ACRES/LOTS: 2.052/15 (13.7%)
 FUTURE PHASE 3: ACRES/LOTS 1.714/10 (17.1%)

NOTES:

- NORTH BASED ON REFERENCED PLAT.
- PROPERTY IS ZONED PD
- 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 19-11502
- ACAD FILE 19-11502 TS DESIGN (S.A.G.)DWG
- PERIMETER BOUNDARY TAKEN FROM REFERENCED DEED.
- TAX MAP 119 PARCEL 15.20
- DEED REFERENCE: D.B 3310, PG. 1695.
- PLAT REFERENCE: P.B. 53, PG. 319
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH 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.



LOCATION MAP
N.T.S.



<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY (G) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS DR. (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>_____, 20_____ CITY ENGINEER</p>	<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL TIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.</p> <p>_____, 20_____ OWNER</p>
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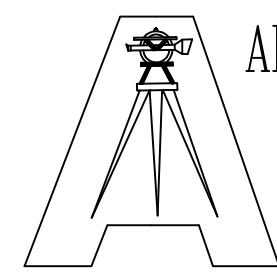
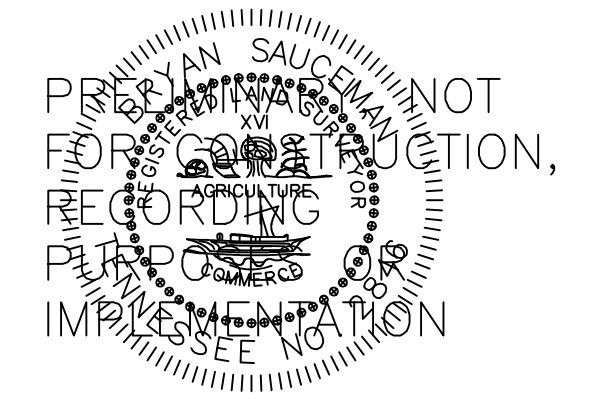
<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p>_____, 20_____ KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>_____, 20_____ KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>_____, 20_____ TRAFFIC ENGINEERING MANAGER</p>
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<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>_____, 20_____ CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>_____, 20_____ REGISTERED SURVEYOR</p>	<p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.</p> <p>_____, 20_____ OWNER</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>_____, 20_____ OWNER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>_____, 20_____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
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EDINBURGH SUBDIVISION
PHASE 7
P.B. 55, PG. 251

LEGEND

AC. ACRES
 P.B. PLAT BOOK
 D.B. DEED BOOK
 PG. PAGE
 123 911 ADDRESS
 N.T.S. NOT TO SCALE



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

FINAL PLAT

SAINT ANDREWS GARTH PH. 2, LOTS 11-18, 29-35	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES _____ 6.947	TOTAL LOTS _____ 15
ACRES NEW ROAD _____ 0.932	MILES NEW ROAD _____ 0.14
OWNER <u>TODD STEVENS</u>	CIVIL DISTRICT <u>13TH</u>
SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u>	CLOSURE ERROR <u>1:10,000</u>
SCALE 1"=80'	

IRREVOCABLE LETTER OF CREDIT

8/8/2024

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Saint Andrews Garth PH.2, Lots 11-18, 29-35
Letter of Credit

At the request of Todd Stevens, First Horizon Bank hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$70,834.50 to secure the Account Party's obligation to construct certain sidewalk improvements at Saint Andrews Garth PH.2, Lots 11-18, 29-35 subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before 5/31/2025 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. 8/31/2025, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before 5/31/2025, you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

First Horizon Bank

By: _____

A handwritten signature in black ink, appearing to read 'Artie Hall', written over a horizontal line.

Artie Hall
Banking Officer

Property Information		Resub. Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page Property	
Address		500 Canongate Rd.	
Tax Map, Group, Parcel		Tax Map:033 Parcel: 012.01 000	
Civil District		7th Civil District	
Overlay District		none	
Land Use Designation		Single Family Residential	
Acres		+/- 14.612	
Major or Minor / #lots		Minor/ 3 lots	Concept Plan
Two-lot sub			Prelim/Final Final
Owner /Applicant Information		Surveyor Information	
Name: Anderson & Page Address: 500 Canongate Rd City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: N/A		Name: Alley & Associates INC. Address: 243 E Market Street City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@alleyassociates.com Phone Number: 423-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • The plat meets the City’s minimum regulations for subdivisions. • One variance has been requested to allow an irregular lot shape. <p>Staff Field Notes and General Comments:</p> <p>The property lies along Rotherwood Drive and Canongate Road in Hawkins County. The owners are seeking a revised irregular lot shape variance.</p>			
Planning Technician:	Pyatte	Date:	August 7, 2024
Planning Commission Action		Meeting Date:	August 15th 2024

PROPERTY INFORMATION	Resub. Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page Property
ADDRESS	500 Canongate Rd.
DISTRICT, LAND LOT	7th Civil District, Tax Map: 033 Parcel: 012.01 000
OVERLAY DISTRICT	None
EXISTING ZONING	R-1A / A-1
PROPOSED ZONING	No Change
ACRES +/- 14.615 3 lots	
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER: Anderson & Page
ADDRESS: 500 Canongate Rd. Kingsport, TN
REPRESENTATIVE: Tim Lingerfelt, Alley & Associates INC.
PHONE: 423-392-8896

INTENT

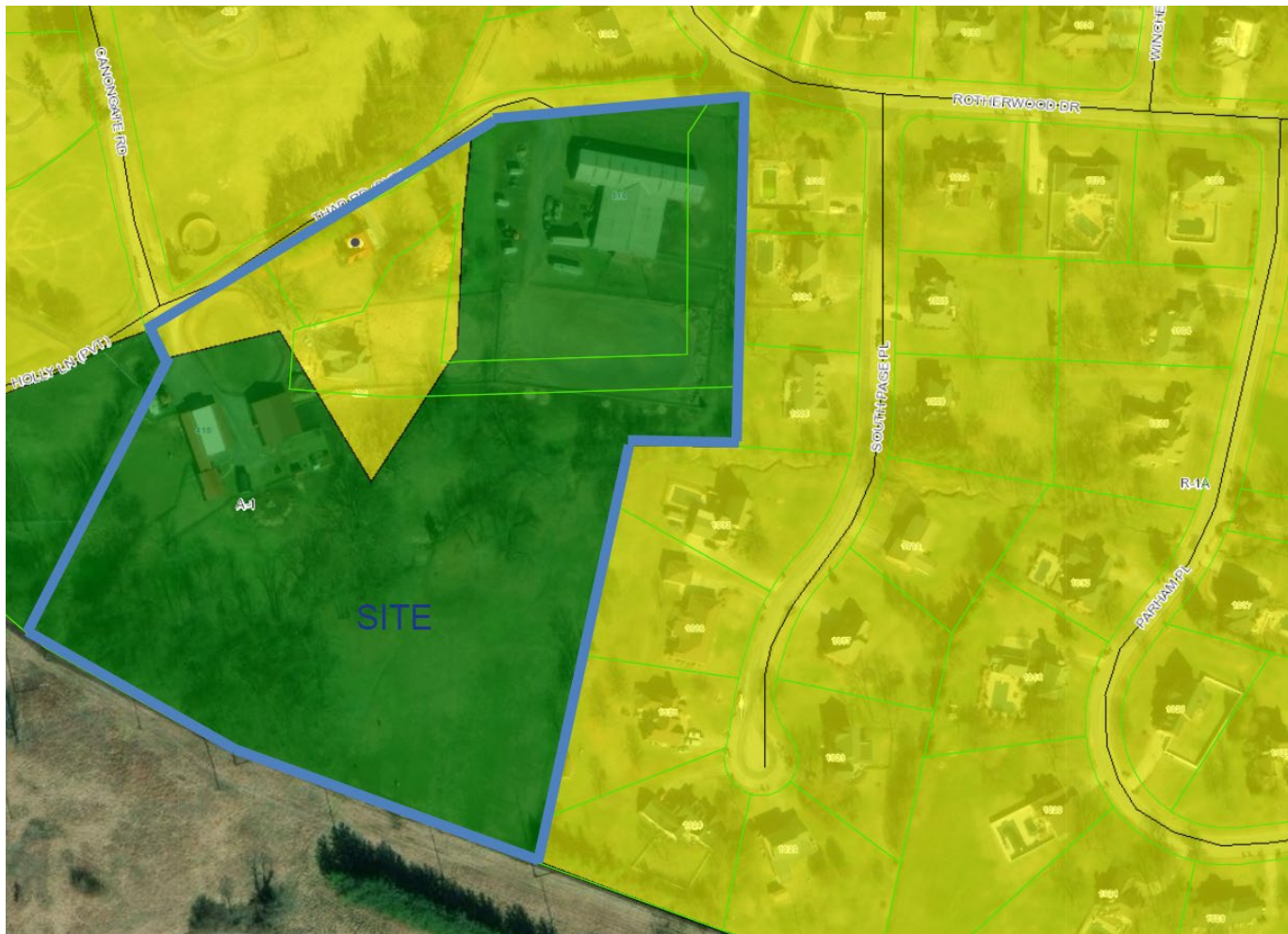
The applicant is requesting final plat approval for the re-subdivision of the property located in the 7th Civil District and more fully described as Tax Map Parcel: 033 012.01 000

The submitted plat would amend the property boundary lines of three existing lots and now creating it into three new lots.

To accommodate the irregular lot shape, the applicant is requesting a variance. The variance has been requested to Section 3.8 (Lot Shape) of the subdivision regulations. This section states that excessive depth in relation to width or very irregular shaped lots may not be permitted.

Staff recommends approval of the Resub. Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page Property. It is staff’s opinion that the requested variance will not impact adjacent property owners.

Zoning Map:

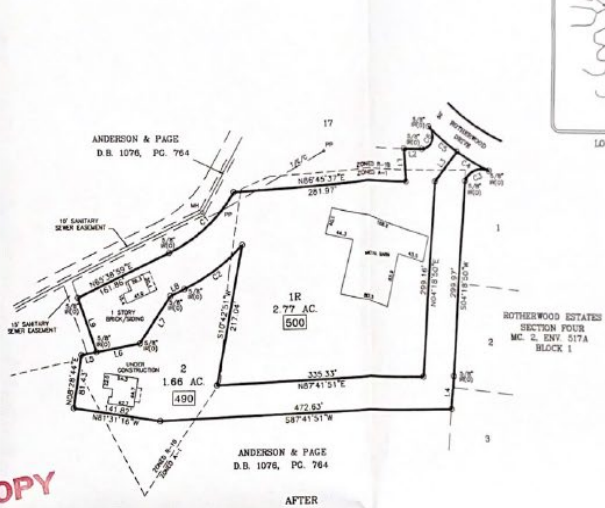
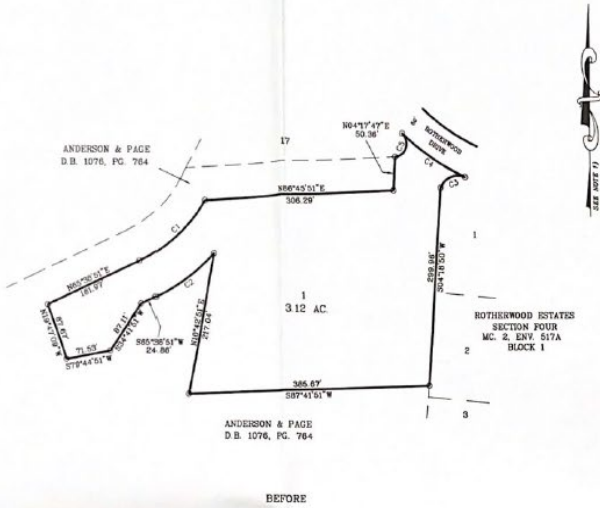


Future Land Use:



Previous Subdivision Plat: 2019

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2019



COPY

BEFORE

CURVE	RADIUS	LENGTH	CHORD
C1	234.11	142.27	148.20
C2	234.11	114.60	114.10
C3	30.00	48.17	43.14
C4	176.29	59.88	59.88
C5	20.00	47.03	47.03

AFTER

CURVE	RADIUS	LENGTH	CHORD
C1	234.11	142.27	148.20
C2	234.11	114.60	114.10
C3	30.00	48.17	43.14
C4	176.29	59.88	59.88
C5	20.00	47.03	47.03

LINE TABLE

LINE	BEARING	DISTANCE
1	N89°45'51"E	306.59
2	S89°45'51"W	306.59
3	N89°45'51"E	306.59
4	S89°45'51"W	306.59
5	N89°45'51"E	306.59
6	S89°45'51"W	306.59
7	N89°45'51"E	306.59
8	S89°45'51"W	306.59
9	N89°45'51"E	306.59
10	S89°45'51"W	306.59
11	N89°45'51"E	306.59
12	S89°45'51"W	306.59
13	N89°45'51"E	306.59
14	S89°45'51"W	306.59
15	N89°45'51"E	306.59
16	S89°45'51"W	306.59
17	N89°45'51"E	306.59
18	S89°45'51"W	306.59
19	N89°45'51"E	306.59
20	S89°45'51"W	306.59

- NOTES:
- 1) ALL SETBACK LINES TO CONFORM TO ZONING ORDINANCE.
 - 2) MAP CABINET 2, ENVELOPE 547B

- LEGEND
- IR(O) IRON ROD, OLD
 - D.B. DEED BOOK
 - PC PAGE
 - MC MAP CABINET
 - ENV ENVELOPE
 - AC ACRES
 - SP POWER POLE
 - T/E/C TELEPHONE/ELECTRIC/CABLE
 - MT MAILBOX
 - N.T.S. NOT TO SCALE
 - ESZ 911 ADDRESS

19000426

Map Cabinet 5
Envelope 1502

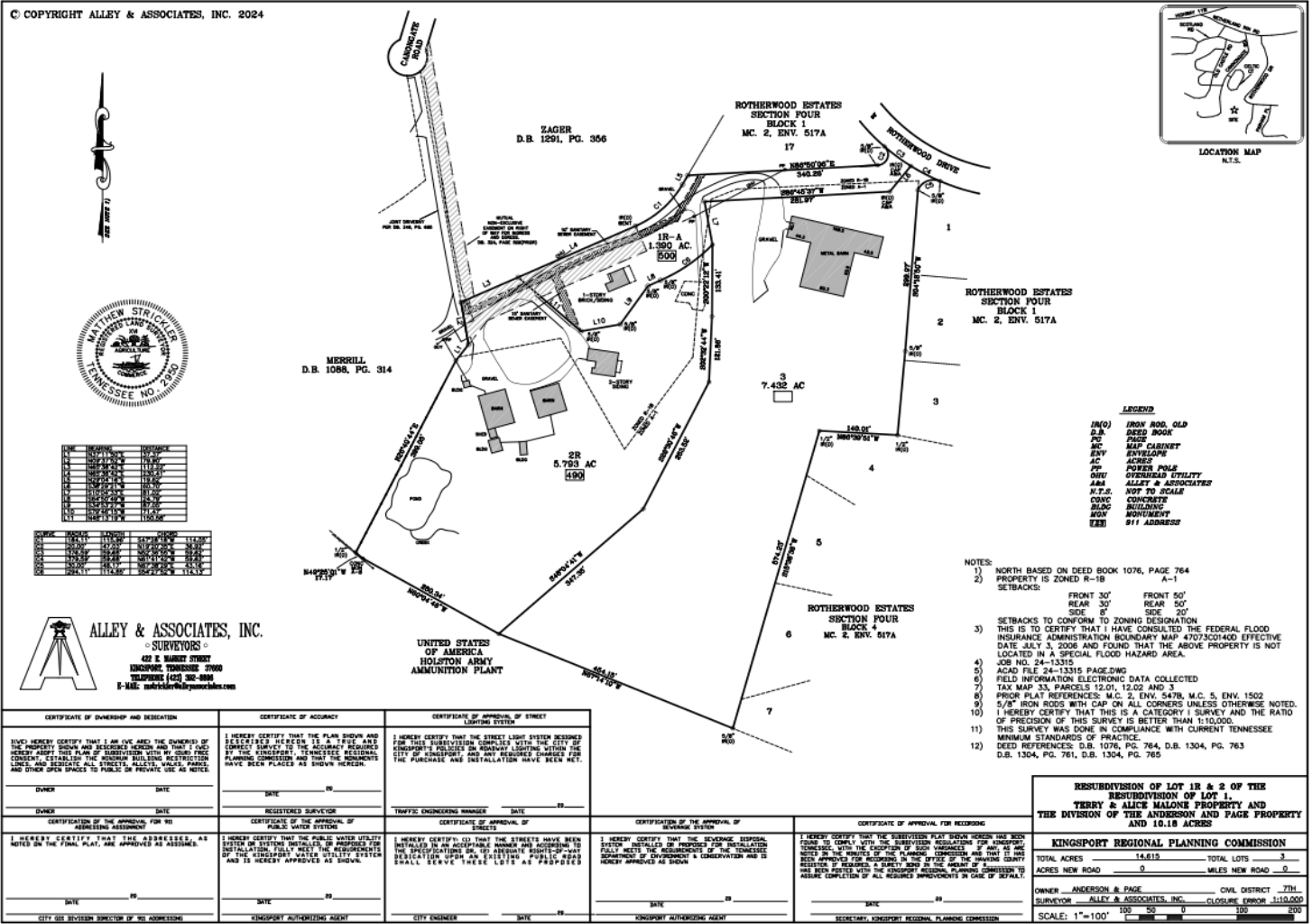
JUDY KIRKPATRICK

- NOTES:
- 1) NORTH BASED ON DEED BOOK 1076, PAGE 764
 - 2) PROPERTY IS ZONED R-18 A-1
SETBACKS: FRONT 30' REAR 30' SIDE 5' SIDE 20'
 - 3) SETBACKS TO CONFORM TO ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C01400 EFFECTIVE DATE JULY 3, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 18-1149
 - 5) ACAD FILE: 18-1149 ANDERSON.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 33, PARCEL 12.01 AND PART OF PARCEL 13
 - 8) PRIOR PLAT REFERENCES: MAP CABINET 2, ENVELOPE 547B
 - 9) 5/8" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 11) THIS SURVEY HAS BEEN DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 12) DEED REFERENCES: D.B. 1076, PG. 764, D.B. 356, PG. 711
 - 13) THERE ARE 110.1 ACRES REMAINING IN PARCEL 13.



<p>CERTIFICATE OF ENGINEER AND DESIGNATION</p> <p>I HEREBY CERTIFY THAT I AM THE ENGINEER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE REVIEWED THIS PLAN OF SUBDIVISION WITH MEASUREMENTS AND CALCULATIONS TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 1/18/19 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 1/18/19 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICE OR NIGHTMARE LIGHTING WITHIN THE CITY OF KINGSPORT AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 1/18/19 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE REGIONAL SYSTEM INSTALLED ON PROPOSED FOR INSTALLATION MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 1/18/19 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT FOR TENNESSEE, TENNESSEE, WITH THE EXCEPTION OF THE VARIANCES OF ANY AND ALL NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THE OFFICE OF THE KINGSPORT COUNTY REGISTER AS BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO ADOPT, COMPLETE, RECORD, AND SUBMIT TO THE OFFICE OF THE KINGSPORT COUNTY REGISTER FOR RECORD.</p> <p>DATE: 1/23/19 SIGNATURE: [Signature]</p>
<p>CERTIFICATE OF APPROVAL FOR NEW ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.</p> <p>DATE: January 22, 2019 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 1/18/19 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR AS APPROVED SUBJECTS OF NEW DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL REMAIN THERE.</p> <p>DATE: 1/18/19 SIGNATURE: [Signature]</p>	<p>CERTIFICATE OF APPROVAL OF RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT FOR TENNESSEE, TENNESSEE, WITH THE EXCEPTION OF THE VARIANCES OF ANY AND ALL NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED BY THE OFFICE OF THE KINGSPORT COUNTY REGISTER AS BEING IN ACCORDANCE WITH THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO ADOPT, COMPLETE, RECORD, AND SUBMIT TO THE OFFICE OF THE KINGSPORT COUNTY REGISTER FOR RECORD.</p> <p>DATE: 1/23/19 SIGNATURE: [Signature]</p>	<p>RESUBDIVISION OF LOT 1, TERRY & ALICE MALONE PROPERTY AND THE DIVISION OF THE ANDERSON AND PAGE PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 4.43 TOTAL LOTS: 2 ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>SURVEYOR: ALLEY & ASSOCIATES, INC. CIVIL DISTRICT: 224 SCALE: 1"=100' 100 50 0 100 200</p>

Requested New Subdivision Plat: 2024



CERTIFICATE OF OWNERSHIP AND DESIGNATION I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND ACCORDING HERETO AND THAT I HAVE CONSENTED TO THE SUBDIVISION AND THE CITY OF KINGSPORT HAS BEEN ADVISED OF THE SAME AND HAS APPROVED THE SAME AS SHOWN HEREON. OWNER: _____ DATE: _____ OWNER: _____ DATE: _____ CERTIFICATION OF THE APPROVAL FOR THE ADDRESSING ASSIGNMENT: _____ DATE: _____ CITY USE DIVISION DIRECTOR OF NO ADDRESSING: _____		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND BELIEVED TO BE CORRECT AND ACCURATE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT. REGISTERED SURVEYOR: _____ DATE: _____ CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM: _____ DATE: _____ I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN ON THIS PLAN IS OR ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT. DATE: _____ KINGSPORT AUTHORIZING AGENT: _____		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT. TRAFFIC ENGINEERING WITNESS: _____ DATE: _____ CERTIFICATION OF THE APPROVAL OF SUBJECTS: _____ DATE: _____ I HEREBY CERTIFY THAT THE SUBJECTS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT. DATE: _____ KINGSPORT AUTHORIZING AGENT: _____		CERTIFICATION OF THE APPROVAL OF RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSPORT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT. DATE: _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: _____	
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Aerial:



Google Earth Aerial View:



Rotherwood Road Views:



Canongate Road Views:



Barn/Stables View:



CONCLUSION

Staff recommends the approval of the resubdivision of the Lot 1R & 2 of the Resub of Lot 1, Terry & Alice Malone Property & Division of Anderson/Page property as well as the variance to the lot shape requirement based on the need to accommodate existing structure and the requested variance not having an impact on adjacent property.



August 5, 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. 1847 Topsail Court
2. 1949 Fort Robinson Drive
3. 888, 876, 864, 852 Bell Ridge Road
4. 214 Pactolus Road

Sincerely,

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

REPLAT OF THE LANDINGS AT ANCHOR POINTE, LOTS 11 & 12

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

7TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: AMERICAN DREAM BUILDING LLC

SURVEY COMPLETED: 06-07-2024

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 PLAT 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.

Rebecca Adair 7/1/24
Emily K. Beckett 7-1-24
OWNER(S) DATE

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.

J. K. Beckett 6-14-24
JOSHUA K BECKETT, PLS TN RLS# 3227 DATE

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

CITY ENGINEER OR ROAD COMMISSIONER DATE

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.

M. J. Beckett 9/20/24
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT DATE

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.

M. J. Beckett 9/20/24
AUTHORIZING AGENT DATE

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

John A. Giddell 7/1/24
CITY OF KINGSPORT 911 DIRECTOR DATE

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.

J. K. Beckett 7/1/24
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION DATE

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 47163C0065D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

DEED REFERENCE:
DEED BOOK 3594 PAGE 1366
PLAT BOOK 59 PAGE 179

ADJOINER INFORMATION:

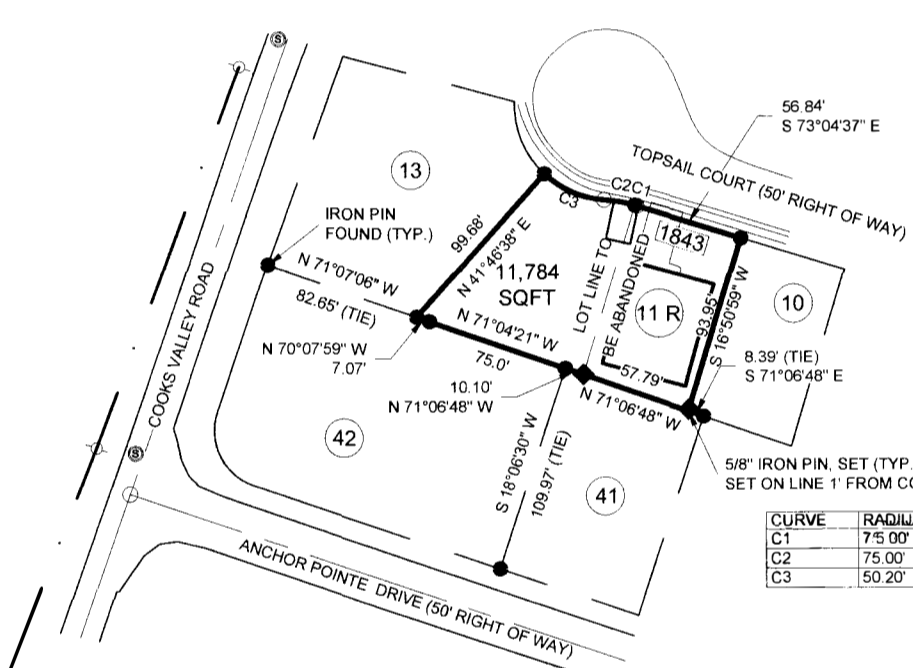
LOT 41
KEVIN AND PATRICIA WATKINS
TAX MAP 077F GROUP A PARCEL 041.10
DEED BOOK 3321 PAGE 1470

LOT 42
VINCENT AND MARY SALYER
TAX MAP 077F GROUP A PARCEL 42.00
DEED BOOK 3587 PAGE 885

LOT 10
SANDRA STANIFER
TAX MAP 077F GROUP A PARCEL 032.54
DEED BOOK 3567 PAGE 1527

LOT 13
STEPHANIE AND SHAWN CARR
TAX MAP 077F GROUP A PARCEL 032.48
DEED BOOK 3281 PAGE 2063

DIVISION OF GROUNDWATER PROTECTION



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	0.99	0.99	S 23°29'50" E	0°42'10"
C2	75.00	16.47	16.44	S 80°07'50" E	12°35'04"
C3	50.20	34.67	33.99	S 66°35'17" E	39°34'22"

REGISTER OF DEEDS

Slide A-1747
07/11/2024 - 08:12:12 AM
24011507
1 PGS:AL-PLAT BATCH: 369162
PLAT BOOK: P59
PAGE: 378-378

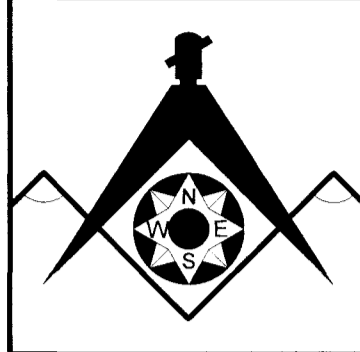
REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

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



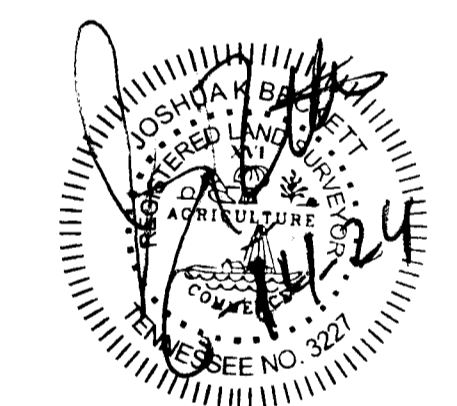
VICINITY MAP

SITE



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

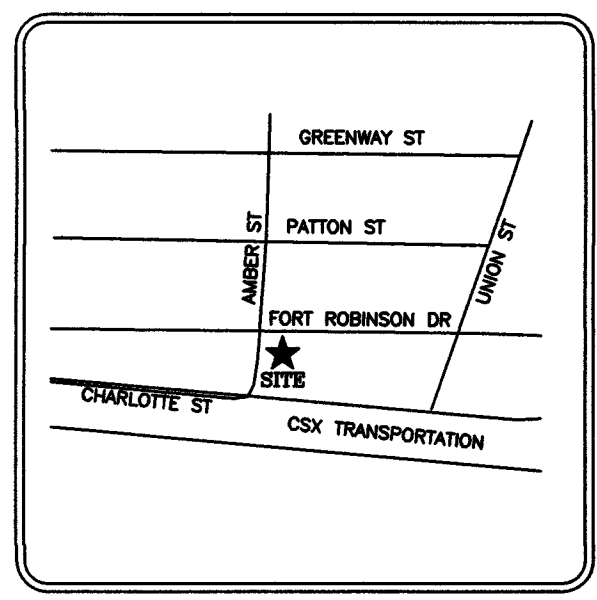
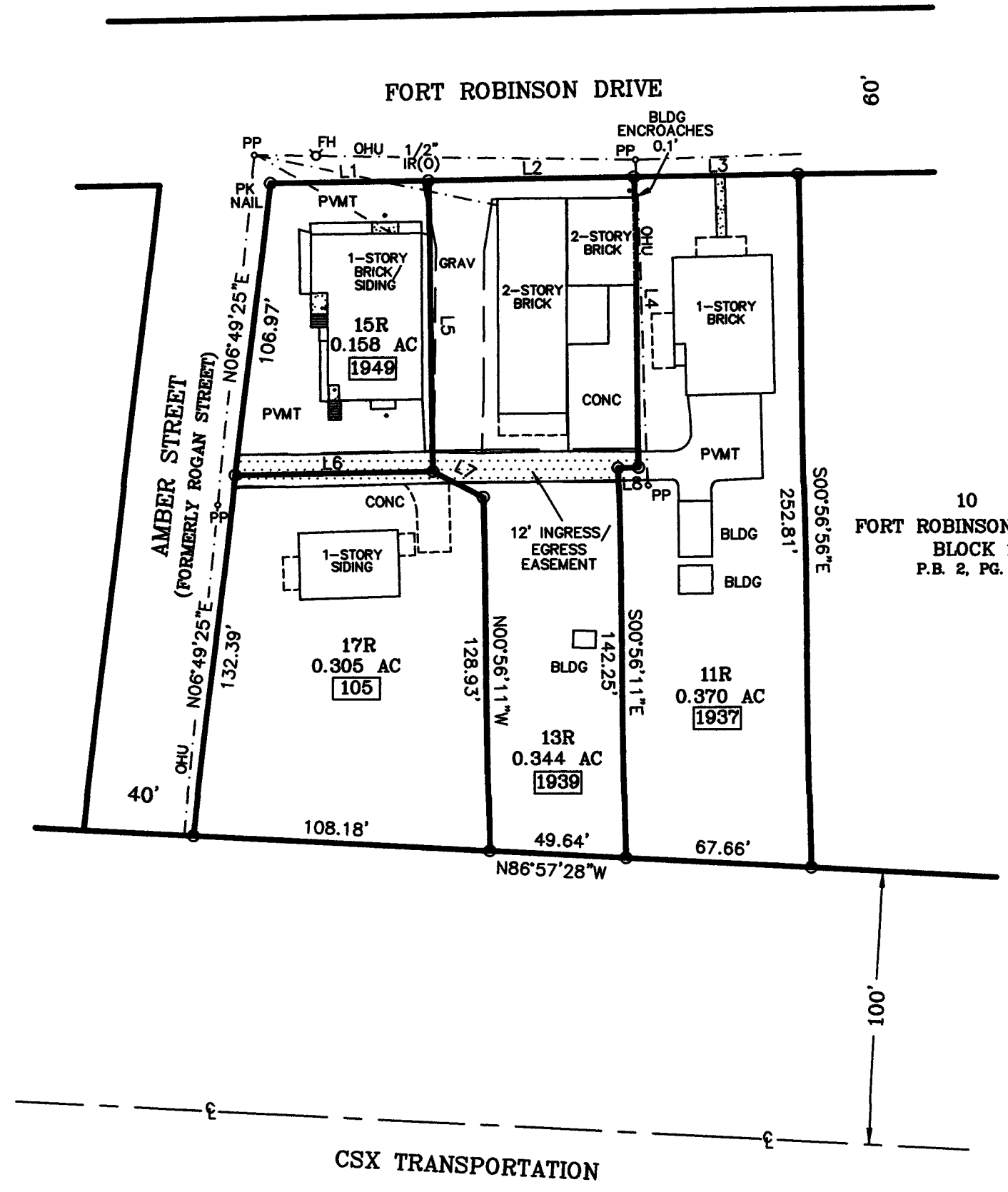
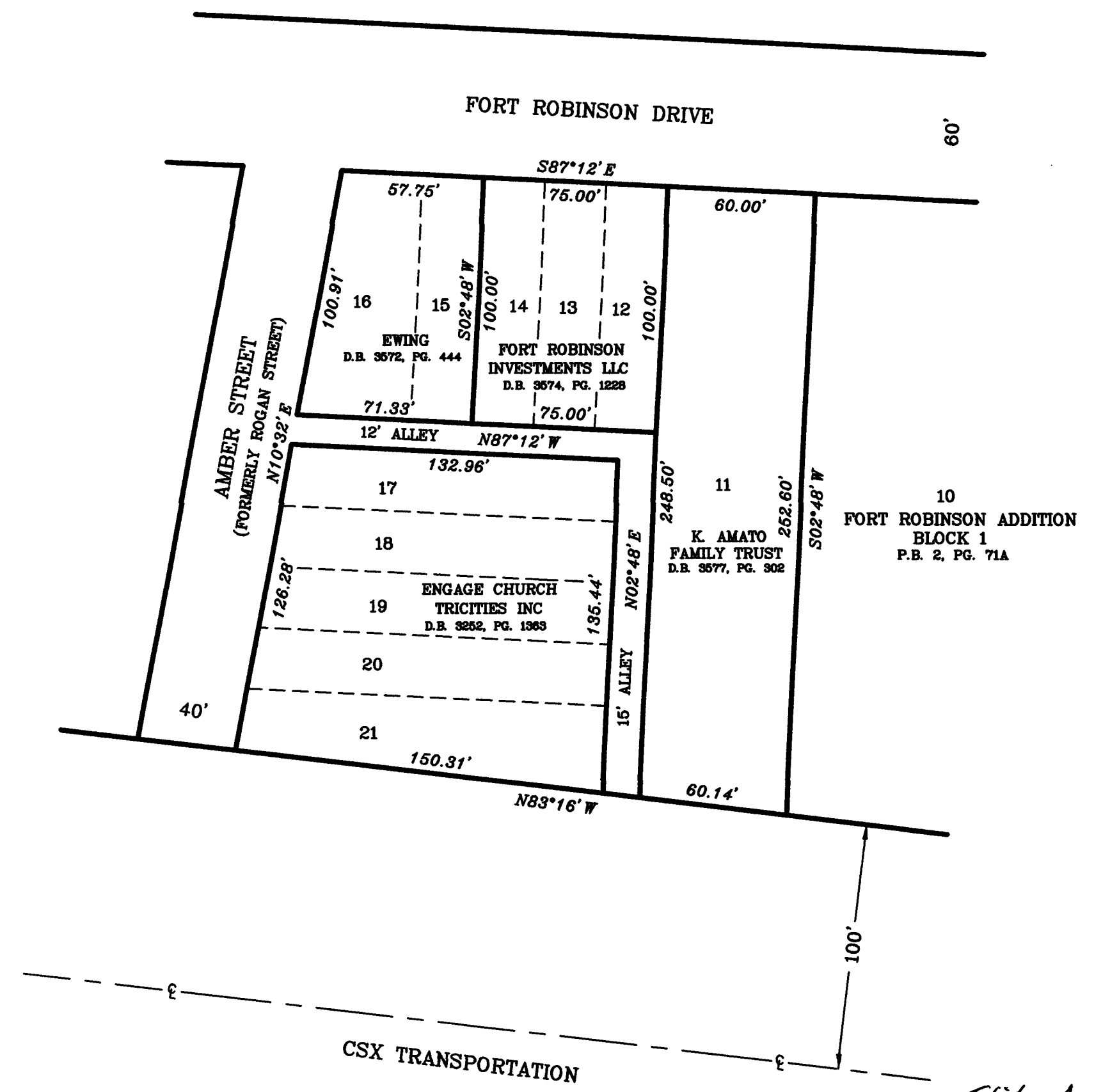
I CERTIFY THIS SURVEY AS A CATEGORY IV SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'



JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENEVILLE, TN 37743
(423) 278-6493
jbeckett@beckettsurveys.com

SCALE: 1"=100'
TAX MAP 077F GROUP A
PARCELS 032.50 & 032.52
ZONING CLASS: PD
COPYRIGHT

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LOCATION MAP
N.T.S.

- LEGEND**
- M(N) MAG NAIL, NEW
 - IR(O) IRON ROD, OLD
 - PK PARKER KRYLON
 - N.T.S. NOT TO SCALE
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - PG. PAGE
 - BLDG BUILDING
 - PVMT PAVEMENT
 - CONC CONCRETE
 - PP POWER POLE
 - OHU OVERHEAD UTILITY
 - FH FIRE HYDRANT
 - AS ACCESS
 - [123] 911 ADDRESS

LINE	BEARING	DISTANCE
L1	N89°03'50" E	57.71
L2	N89°03'50" E	74.92
L3	N89°03'50" E	59.94
L4	S00°56'11" E	105.86
L5	S00°57'00" E	105.92
L6	N89°00'47" E	72.18
L7	S62°08'55" E	20.39
L8	N89°00'47" E	7.50

NOTES:

- NORTH BASED ON PRIOR REFERENCED PLAT BOOK 2, PAGE 71A

Slide A-1747
07/11/2024 - 08:16:08 AM
24011508

1 PGS:AL-PLAT BATCH: 369163
PLAT BOOK: P59
PAGE: 379-379

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

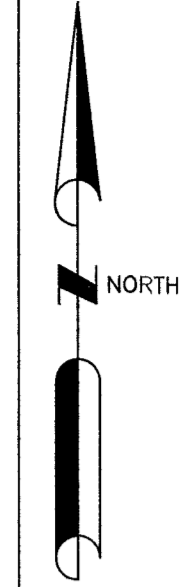
NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- SETBACKS TO CONFORM WITH CURRENT ZONING DESIGNATION.
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- JOB NO. 23-13163
- ACAD FILE: 23-13163 FORT ROBINSON INVESTMENTS.DWG
- FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- PRIOR PLAT REFERENCE: P.B. 2, PAGE 71A
- THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 1/2" IRON RODS WITH ALLEY ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.
- TAX MAP 045K "A" PARCELS 10.00, 11.00, 12.00, 13.00, 14.00
- DEED REFERENCES: D.B. 3577, PAGE 302, D.B. 3252, PG. 1363, D.B. 3574, PG. 1228, D.B. 3572, PG. 444
- THE 12' & 15' ALLEY WAS ABANDONED BY THE CITY OF KINGSPORT ON APRIL 27, 2024.



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

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: _____ DATE: _____</p> <p>OWNER: _____ DATE: _____</p> <p>OWNER: <i>Kathryn Amato</i> DATE: <i>7-8-2024</i></p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: _____ 20____</p> <p>REGISTERED SURVEYOR: _____</p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: _____ 20____</p> <p>TRAFFIC ENGINEERING MANAGER: _____</p>	
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: _____ 20____</p> <p>CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: _____</p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <i>7/11</i> 20 <i>24</i></p> <p>KINGSPORT AUTHORIZING AGENT: <i>Allye Dohin</i></p>		<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: _____ 20____</p> <p>CITY ENGINEER: _____</p>	
<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <i>7/11</i> 20 <i>24</i></p> <p>KINGSPORT AUTHORIZING AGENT: <i>Allye Dohin</i></p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <i>7/9</i> 20 <i>24</i></p> <p>SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: _____</p>		<p>RESUBDIVISION OF</p> <p>LOTS 11-21, BLOCK 1, FORT ROBINSON ADDITION</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: <u>1.177</u> TOTAL LOTS: <u>4</u></p> <p>ACRES NEW ROAD: <u>0</u> MILES NEW ROAD: <u>0</u></p> <p>OWNER: EWING, K. AMATO FAMILY TRUST CIVIL DISTRICT <u>11TH</u></p> <p>OWNER: ENGAGE CHURCH & FT ROBINSON INVEST. CIVIL DISTRICT <u>11TH</u></p> <p>SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE 1"=50' <u>50 25 0 50 100</u></p>	

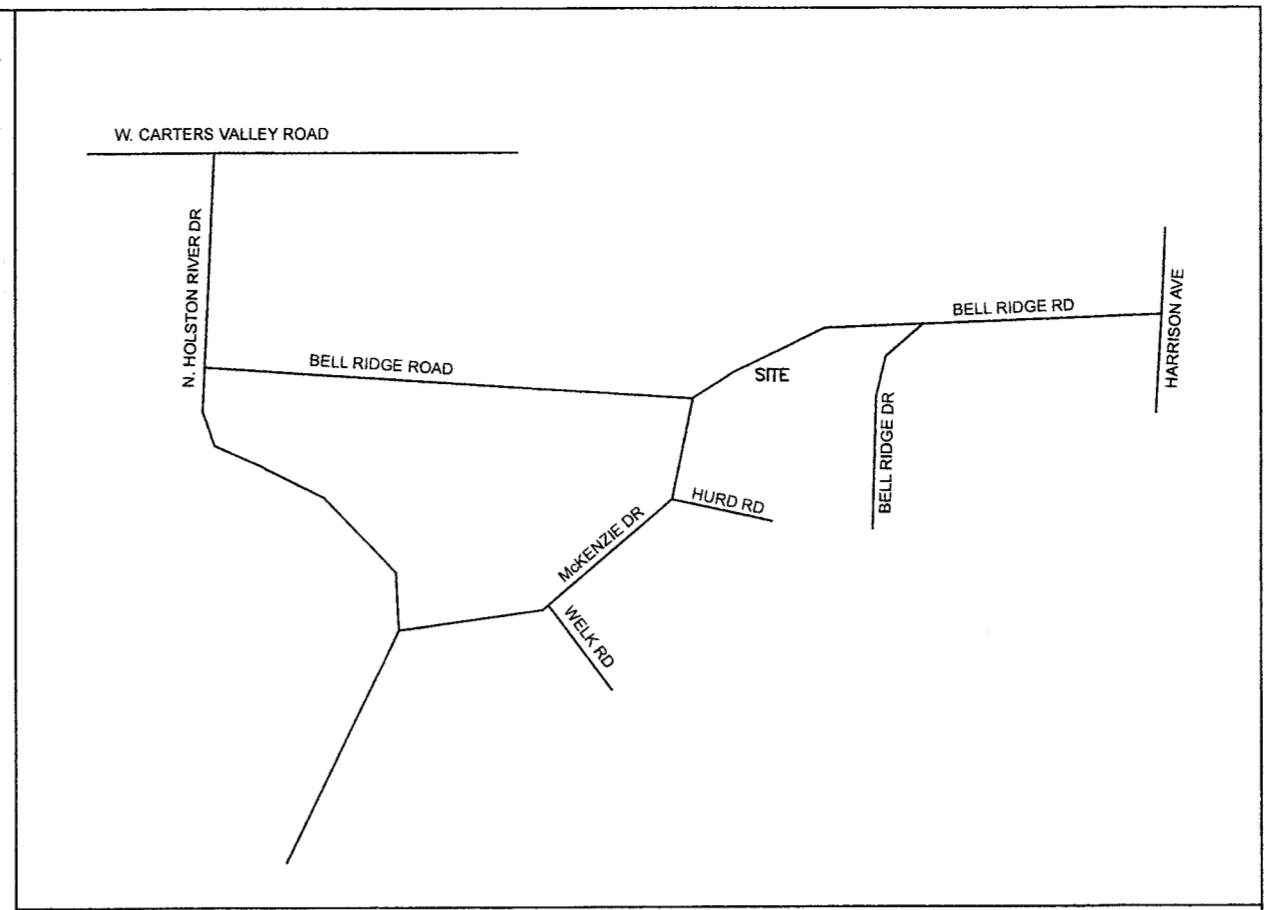


07/26/2024 - 01:13:53 PM
 24012505
 1 PGS:AL-PLAT BATCH: 359892
 PLAT BOOK: P59
 PAGE: 391-391

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

Side A-1750



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.62	58.28	36.20	N 89°11'41" E	123°57'18"
C2	135.79	98.88	86.71	N 82°41'27" E	41°24'09.37"

LINE	BEARING	DISTANCE
L1	N 77°25'25" E	54.70
L2	N 74°20'25" E	35.74
L3	N 77°55'18" E	37.72
L4	N 77°55'18" E	69.07
L5	N 78°25'55" E	34.08
L6	N 78°45'56" E	24.81
L7	N 79°13'41" E	74.57
L8	N 79°13'41" E	12.65
L9	N 80°07'51" E	70.50

FLOOD INSURANCE NOTE:
 By graphics plotting only,
 this property is in
 ZONE X of the Flood
 Insurance Rate Map,
 Community Panel Number
 47183C 0930D effective
 date of 9/28/2005. Exact
 designations can only be
 determined by an Elevation
 Certificate. Based on the
 above information, this
 property IS NOT in a
 Special Flood Hazard Area.

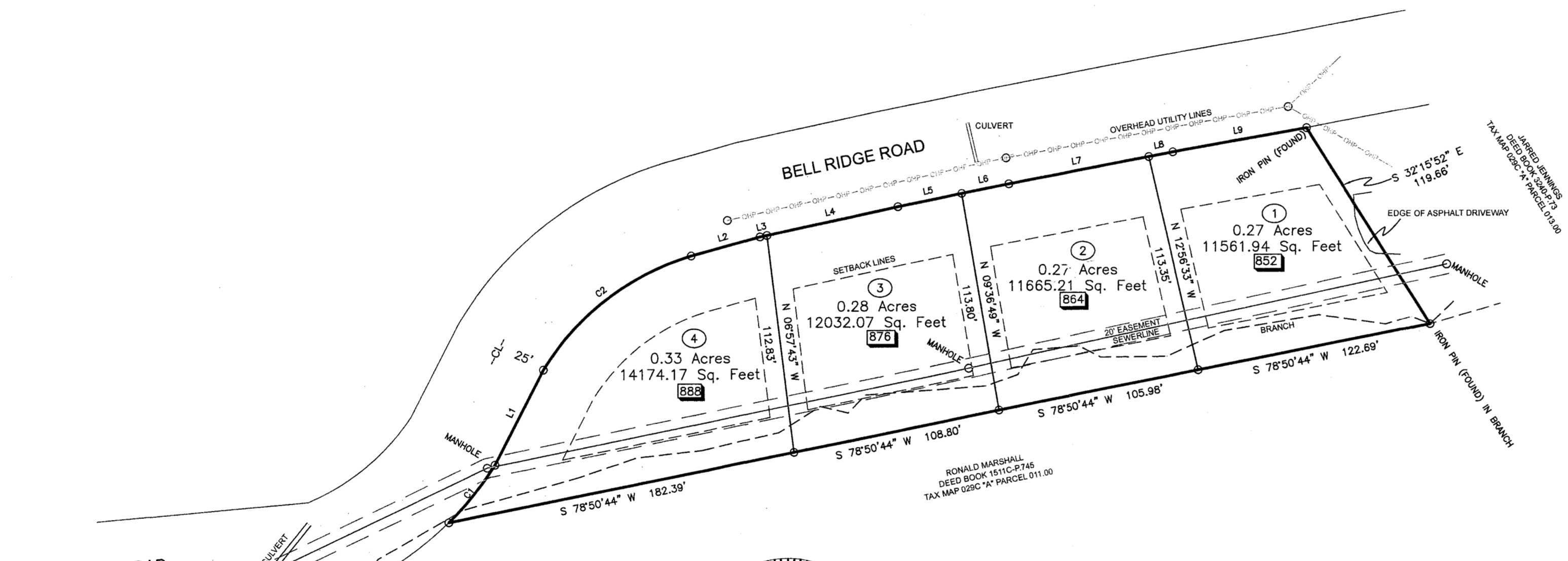
Legend
 IR(O) - Iron Rod Oldfound
 IP(SET) - 1/2" REBAR SET WITH WEEMS SURVEY CAP
 -x-x-x-x- = fence
 -cl- = centerline of road or highway
 IP(O) = Iron Pipe Oldfound
 TPOST = Metal Fence Post
 -E-E-E-E- = overhead utility lines

This survey is subject to any and all restrictions,
 covenants, right of ways, easements, easements either
 recorded or unrecorded labeled on this survey
 or not shown.

PROPERTY IS ZONED: R-2
 SETBACKS:
 FRONT - 30'
 SIDE - 10'
 REAR - 20'

THIS SURVEY WAS PREPARED WITHOUT BENEFIT
 OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD
 BE REFERRED TO AN ATTORNEY-AT-LAW.

IRON PINS ON ALL CORNERS UNLESS NOTED
 852 Means address.



I certify that this is a Category 1 survey and the ratio of precision survey is 1:10,000 as shown hereon; that the survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this Plat (or Map).

Gary Weems Land Surveyor
 Tennessee Reg No. 1845
 P.O. Box 274
 Rogersville, Tn 37857
 423-235-2221
 EMAIL: garyweems@hotmail.com



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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED.

DATE: 7-24-24
 SURVEYOR: Gary Weems
 OWNER: Darrell Shoemaker, Christy Shoemaker

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

DATE: 3-28-24
 SURVEYOR: Gary Weems
 TN REG NO: 1845

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 7-25-24
 TRAFFIC ENGINEERING MANAGER: Devin Decker

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

DATE: 7-24-24
 ADDRESSING OR HISHER AUTHORIZED REPRESENTATIVE: Lisa Murrell

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

DATE: 7-24-24
 CITY ENGINEER OR COUNTY PLANNING COMMISSIONER: Gary Weems

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

DATE: 7-25-24
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION: Devin Decker

CERTIFICATION OF THE APPROVAL OF 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 ARE HEREBY APPROVED AS SHOWN.

DATE: 7-25-24
 KINGSPORT AUTHORIZING AGENT: Devin Decker

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

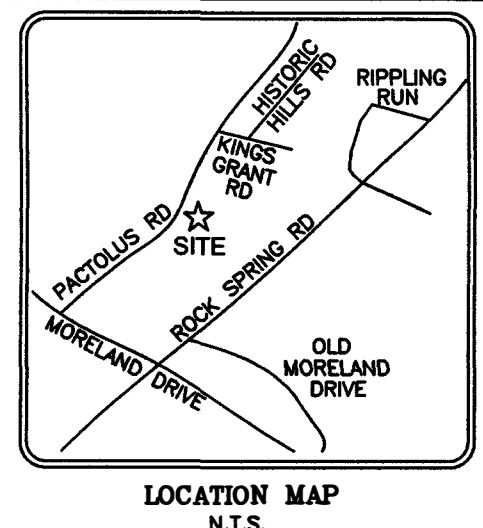
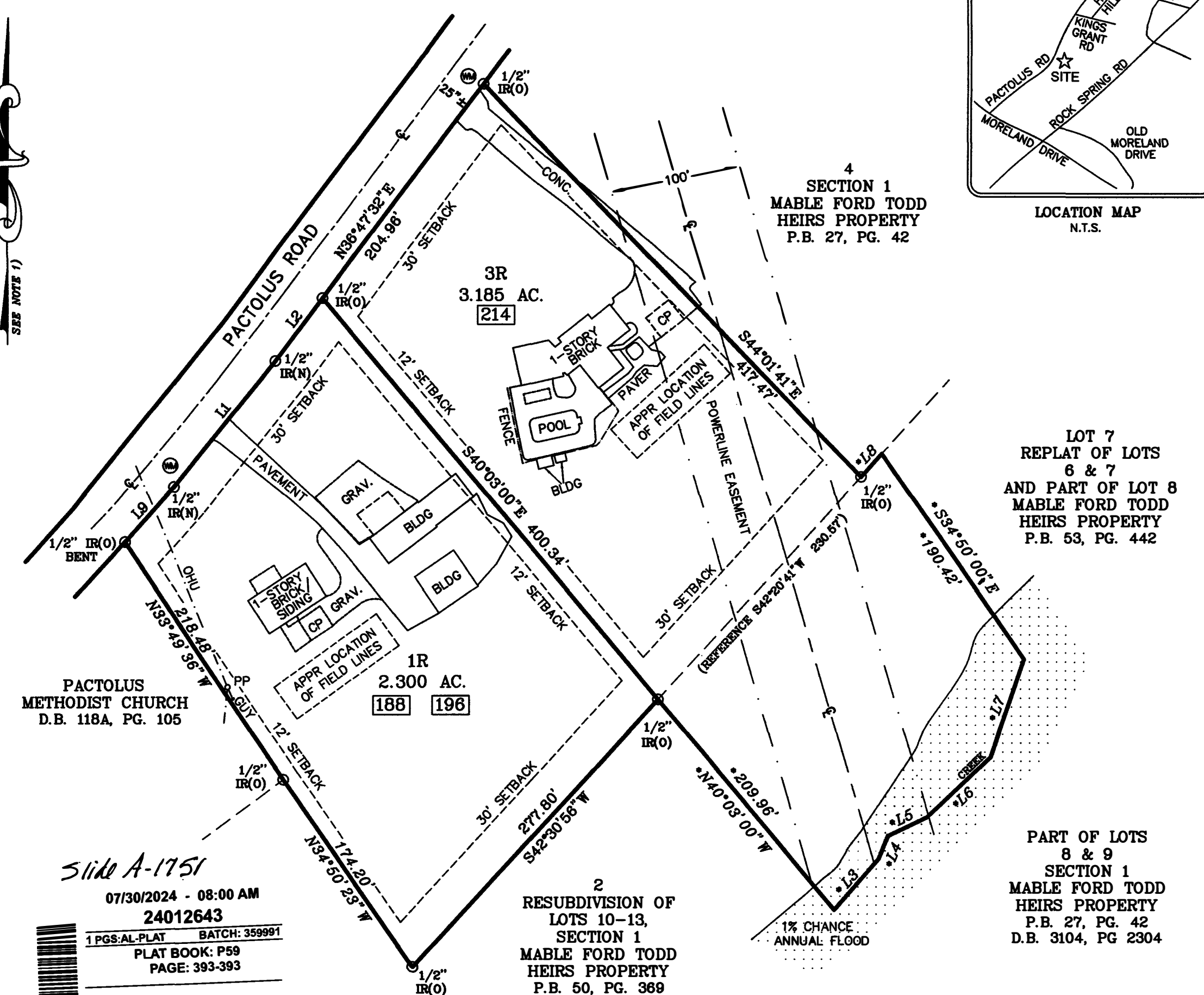
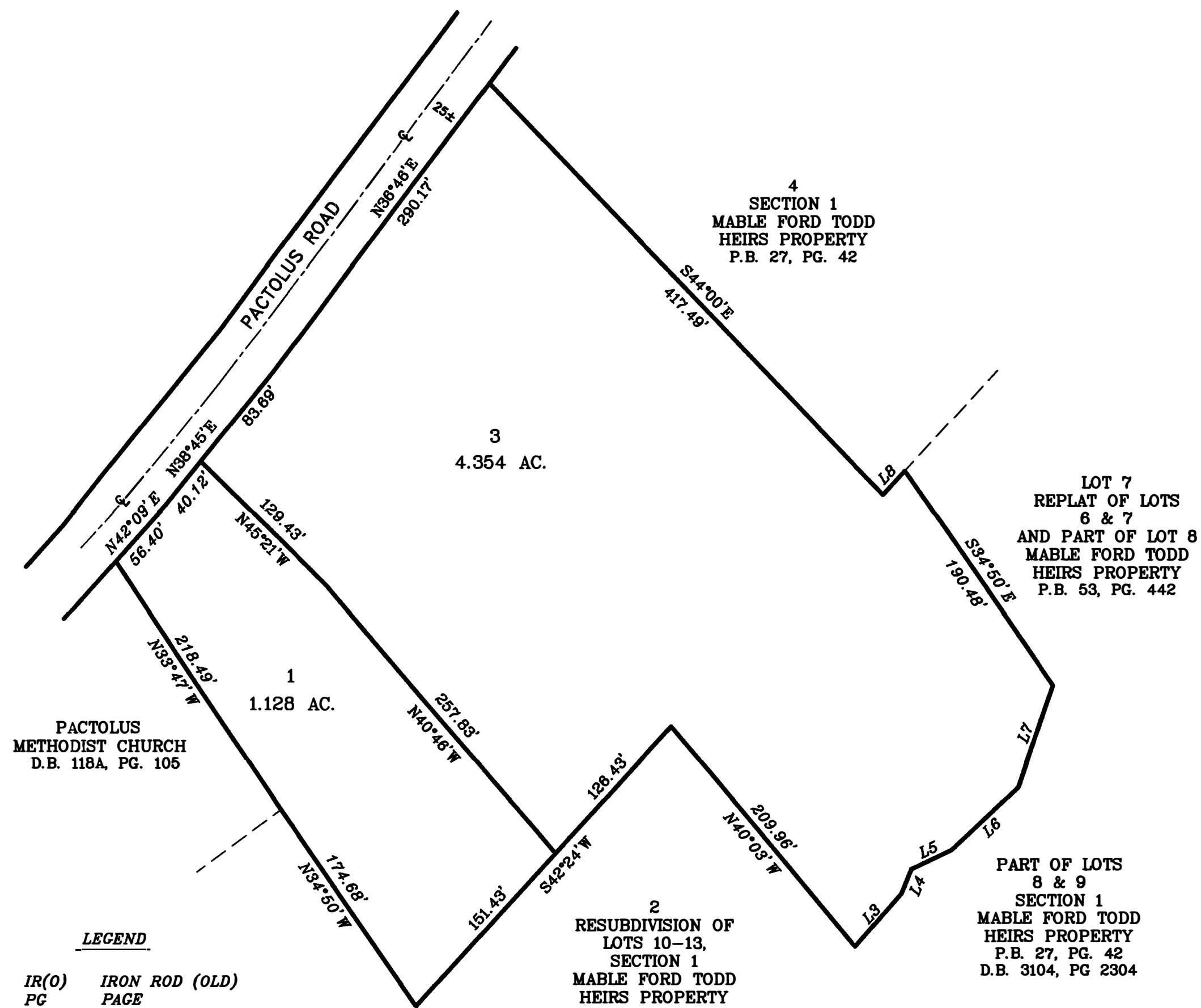
DATE: 7-26-24
 SECRETARY: [Signature]

KINGSPORT REGIONAL PLANNING COMMISSION
 DARRELL AND CHRISTY SHOEMAKER PROPERTY

12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TN
 DEED BOOK 3186 - PAGE 1378
 TAX MAP 029C "A" PARCEL 012.00
 TOTAL ACRES: 1.15
 TOTAL LOTS: 4
 DATE: 3/28/2024

OWNERS: DARRELL AND CHRISTY SHOEMAKER
 SURVEYOR: GARY WEEMS RLS 1845

SCALE: 1" = 50'
 0 50 100 150



- LEGEND**
- IR(O) IRON ROD (OLD)
 - PG PAGE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - AC. ACRES
 - N.T.S. NOT TO SCALE
 - CONC CONCRETE
 - CP CARPORT
 - BLDG BUILDING
 - GRAV GRAVEL
 - PP POWER POLE
 - APPR APPROXIMATE
 - OHU OVERHEAD UTILITY
 - WM WATER METER
 - CL CENTERLINE
 - 911 ADDRESS

BEFORE

AFTER

Slide A-1751
07/30/2024 - 08:00 AM
24012643
1 PGS:AL-PLAT BATCH: 359991
PLAT BOOK: P59
PAGE: 393-393

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

Certificate of Existing Septic System:

- I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.
- I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
- Name on TDEC Permit: FRED BROOKS Date of Permit: 08-31-1989
- Name on TDEC Permit: KATHY BROOKS Date of Permit: 05-14-2018
- Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s): 1989 & 2018

Owner(s) Signature: _____
Date: _____
Owner(s) Signature: _____
Date: _____

- NOTES:**
- 1) NORTH BASED ON S40°03'00"E PER REFERENCED PLAT.
 - 2) PROPERTY IS ZONED R-1 SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. FRONT 30' REAR 30' SIDE 12'
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. JOB NO. 24-13387
 - 4) ACAD FILE 24-13387 BROOKS.DWG
 - 5) TAX MAP 091D "A", PARCELS 001.04 & 001.10
 - 6) PRIOR PLAT REFERENCES: P.B. 53, PG. 369 & P.B. 54, PG. 133.
 - 7) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 10) * DENOTES BOUNDARY INFORMATION TAKEN FROM PRIOR REFERENCED PLAT

LINE	BEARING	DISTANCE
L1	N38°43'59"E	123.90'
L2	N36°47'32"E	60.00'
L3	S41°03'00"W	51.59'
L4	S21°47'00"W	19.24'
L5	S64°19'00"W	32.84'
L6	S46°32'00"W	67.14'
L7	S19°02'00"W	79.21'
L8	N42°24'00"E	23.90'
L9	N41°58'41"E	56.55'

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8896
EMAIL: mstrickler@alleyassociates.com



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 7/23/24 OWNER: Fred Brooks</p> <p>DATE: 7/23/24 OWNER: Kathy Brooks</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE: 7/23/24 TENNESSEE REGISTERED LAND SURVEYOR: Matthew Strickler</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 7/23/24 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>	
<p>CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: 7-19-24 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING: [Signature]</p>		<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7/29/24 KINGSPORT AUTHORIZING AGENT: [Signature]</p>		<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED OR (3) PLAT HAS BEEN APPROVED WITH A CURE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION.</p> <p>DATE: 7-19-24 COMMISSIONER OF HIGHWAYS AND/OR REPRESENTATIVE: [Signature]</p>	
<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>SEE ABOVE NOTE</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 7/29/24 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]</p>			

RESUBDIVISION OF LOT 1 MABLE FORD TODD HEIRS PROPERTY & LOT 3 OF THE DE-SUBDIVISION OF LOTS 2 & 3

MABLE FORD TODD HEIRS PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 5.485 TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: BROOKS CIVIL DISTRICT: 13TH

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

SCALE 1" = 80'