



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, August 17, 2023 at 5:30 PM

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) July 24, 2023 Work Session Minutes
- [2.](#) July 27, 2023 Regular Meeting Minutes

IV. CONSENT AGENDA

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

- [1.](#) Cherokee Bend Cash Bond Release (2021-103-0004). The Commission is requested to release the cash bond for the Cherokee Bend Development. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Shadowtown Road County Rezoning (REZONE23-0251) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the Sullivan County PBD-SC zone to the R-1 zone. (Garland)

- [2.](#) Pearl Fleenor Estate (MINSUB23-0201) The Commission is requested to approve the Pearl Fleenor Estate along with the accompanying water variance. (Garland)
- [3.](#) Tri-Cities Crossing Rezoning (REZONE23-0264). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the A-1 zone to the B-4P zone. (McMurray)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. ADJOURN

IX. 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.



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, July 24, 2023 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. APPROVAL OF THE AGENDA

II. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Sharon Duncan, Chip Milican, Jason Snapp, Tim Lorimer, Anne Greenfield, John Moody

Commission Members Absent: Travis Patterson, James Phillips

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

Visitors: none

III. APPROVAL OF MINUTES

1. July 24, 2023 Work Session Minutes
2. July 27, 2023 Regular Meeting Minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Lebanon Road Rezoning (REZONE23-0223). 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-1B zone to the PD zone. Staff presented the case to the Commission. Staff noted that the entrance to the development will be off of Lebanon Road. Staff stated that the rezoning would accommodate 14 new single family homes being built off of a proposed new residential lane. Staff stated that the proposed single family use conforms to the 2030 future land use plan designation of the site. No official action was taken.
2. Eastern Star Road Rezoning (REZONE23-0205). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 zone to the R-3 zone. Staff presented the case to the Commission. Staff describe the location of the site as being at the intersection of Eastern Star Road and Fordtown Road. Staff noted that the area has several different zones in close proximity to each other. Staff noted that the R-3 proposal at this site would provide the same uses as the adjacent Breckenridge Village apartments. Staff noted that the plan for the site shows two entrances and 87 new multifamily units. No official action was taken.
3. Fordtown Road Rezoning (REZONE23-0204). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 and M-1R zone to the R-3 zone. Staff presented the case to the Commission. Staff noted that this site is on the other side of Fordtown Road from the Eastern Star rezoning site. Staff stated that the proposed single access off of Fordtown Road would lead to an eventual total of 36 multifamily units. Staff noted that the area has several different zones in close proximity to each other. Staff noted that the R-3 proposal at this site would provide the same uses as the adjacent Breckenridge Village apartments. No official action was taken.
4. Multiple City-owned Parcels for Surplus Consideration (SURPLS23-0228). The Commission is requested to declare 12 City owned parcels as surplus property. Staff presented the case to the Commission. Staff stated that city staff as a whole evaluated the following properties and no longer have a need for them. The properties are: 721 Fairview Ave., 1200, 1204, 1206 Gibson Mill Rd., 925, 929, 933 Globe Ave., 2004 Louita Ave., 925 Maple St., 926 Poplar St., 185 Rock Springs Rd., and 1261 E Sullivan Ct. No official action was taken.
5. 2023 Sullivan County ZTA (ZTA23-0227). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County

Commission. Staff described the proposal to the Commission, which reverts a 50 foot front yard setback back to a 30 foot front yard setback for agricultural and residential zones along arterial streets. Staff note that no enhanced setback is triggered for such zones inside city limits and recommended approving the change. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2023 Officer Election - Receive recommendation from the nominating committee and conduct election. The nominating committee stated that they would produce their nominations during the regular meeting. 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 REGULAR MEETING MINUTES

**Thursday, July 27, 2023 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. APPROVAL OF THE AGENDA

A motion was made by Sharon Duncan, seconded by James Phillips to approve the agenda. The motion passed unanimously, 6-0.

II. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Sharon Duncan, James Phillips, Chip Milican, Jason Snapp, Tim Lorimer

Commission Members Absent: Travis Patterson, Anne Greenfield, John Moody

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

Visitors: Stephen Ellis, Stewart Taylor, Rick Droke, Paulette Droke, William Belle, Ike Spears, Brandon Thompson

III. APPROVAL OF MINUTES

1. July 24, 2023 Work Session Minutes
2. July 27, 2023 Regular Meeting Minutes

A motion was made by Sharon Duncan, seconded by James Phillips, to approve the minutes of the July 24, 2023 work session and the July 27, 2023 regular meeting. 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. Lebanon Road Rezoning (REZONE23-0223). 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-1B zone to the PD zone. Staff presented the case to the Commission. Staff noted that the entrance to the development will be off of Lebanon Road. Staff stated that the rezoning would accommodate 14 new single family homes being built off of a proposed new residential lane. Staff stated that the proposed single family use conforms to the 2030 future land use plan designation of the site. Mr. Rick Droke asked if a connection to the property in the vicinity of Droke Farm Pvt Dr would be made. Staff stated that this area had been considered for a connection, but it was not possible due to site distance problems. A motion was made by James Phillips, seconded by Chip Milican, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
2. Eastern Star Road Rezoning (REZONE23-0205). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 zone to the R-3 zone. Staff presented the case to the Commission. Staff describe the location of the site as being at the intersection of Eastern Star Road and Fordtown Road. Staff noted that the area has several different zones in close proximity to each other. Staff noted that the R-3 proposal at this site would provide the same uses as the adjacent Breckenridge Village apartments. Staff noted that the plan for the site shows two entrances and 87 new multifamily units. Stephen Ellis spoke in favor of the request, stating that the owner of the property has tried unsuccessfully for years to market the property to commercial entities. Mr. Ike Spears was supportive of the request, stating that he wants the development's stormwater to be managed properly. A motion was made by Sharon Duncan, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
3. Fordtown Road Rezoning (REZONE23-0204). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 and M-1R zone to the R-3 zone. Staff presented the case to the

Commission. Staff noted that this site is on the other side of Fordtown Road from the Eastern Star rezoning site. Staff stated that the proposed single access off of Fordtown Road would lead to an eventual total of 36 multifamily units. Staff noted that the area has several different zones in close proximity to each other. Staff noted that the R-3 proposal at this site would provide the same uses as the adjacent Breckenridge Village apartments. A motion was made by Chip Milican, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.

4. Multiple City-owned Parcels for Surplus Consideration (SURPLS23-0228). The Commission is requested to declare 12 City owned parcels as surplus property. Staff presented the case to the Commission. Staff stated that city staff as a whole evaluated the following properties and no longer have a need for them. The properties are: 721 Fairview Ave., 1200, 1204, 1206 Gibson Mill Rd., 925, 929, 933 Globe Ave., 2004 Louita Ave., 925 Maple St., 926 Poplar St., 185 Rock Springs Rd., and 1261 E Sullivan Ct. A motion was made by Sharon Duncan, seconded by Tim Lorimer, to declare the twelve properties as surplus property. The motion passed unanimously, 6-0.
5. 2023 Sullivan County ZTA (ZTA23-0227). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. Staff described the proposal to the Commission, which reverts a 50 foot front yard setback back to a 30 foot front yard setback for agricultural and residential zones along arterial streets. Staff note that no enhanced setback is triggered for such zones inside city limits and recommended approving the change. A motion was made by James Phillips, seconded by Jason Snapp, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2023 Officer Election - Receive recommendation from the nominating committee and conduct election. The nominating committee stated their recommendation in the form of a motion made by Sharon Duncan, seconded by James Phillips, to elect Sharon Duncan as Chairman and John Moody as Vice Chairman. The motion passed unanimously, 6-0.

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



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: AUGUST 17TH, 2023

SUBJECT: CASH BOND FOR CHEROKEE BEND PHASE II

FILE NUMBER: 2021-103-00004

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Cherokee Bend Phase II. The estimate is for the amount of \$819.00. A cash deposit from the developer has been made to the City for the amount matching that estimate. The remaining improvements have been completed and staff recommends releasing the bond.

All improvements have been satisfied and staff sees no need to keep this cash bond.

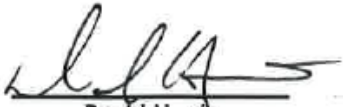
Staff recommends releasing the cash deposit in the amount of \$819.00, as calculated by the City Engineering Division, since all remaining improvements have been made.

**ENGINEERS ESTIMATE
Cherokee Bend Phase 2**

FILE NO. 2018-D17

August 4, 2023

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>Sidewalk</u> 1	20	LF	6" Concrete Sidewalk (5'-6" wide)	\$ 7.45	\$ 819.00
				TOTAL	\$ 819.00



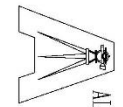
David Harris
Civil Engineer I
City of Kingsport

August 4, 2023
Date

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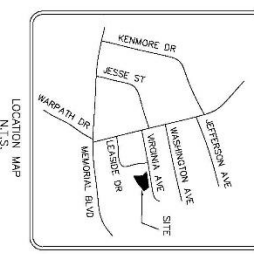
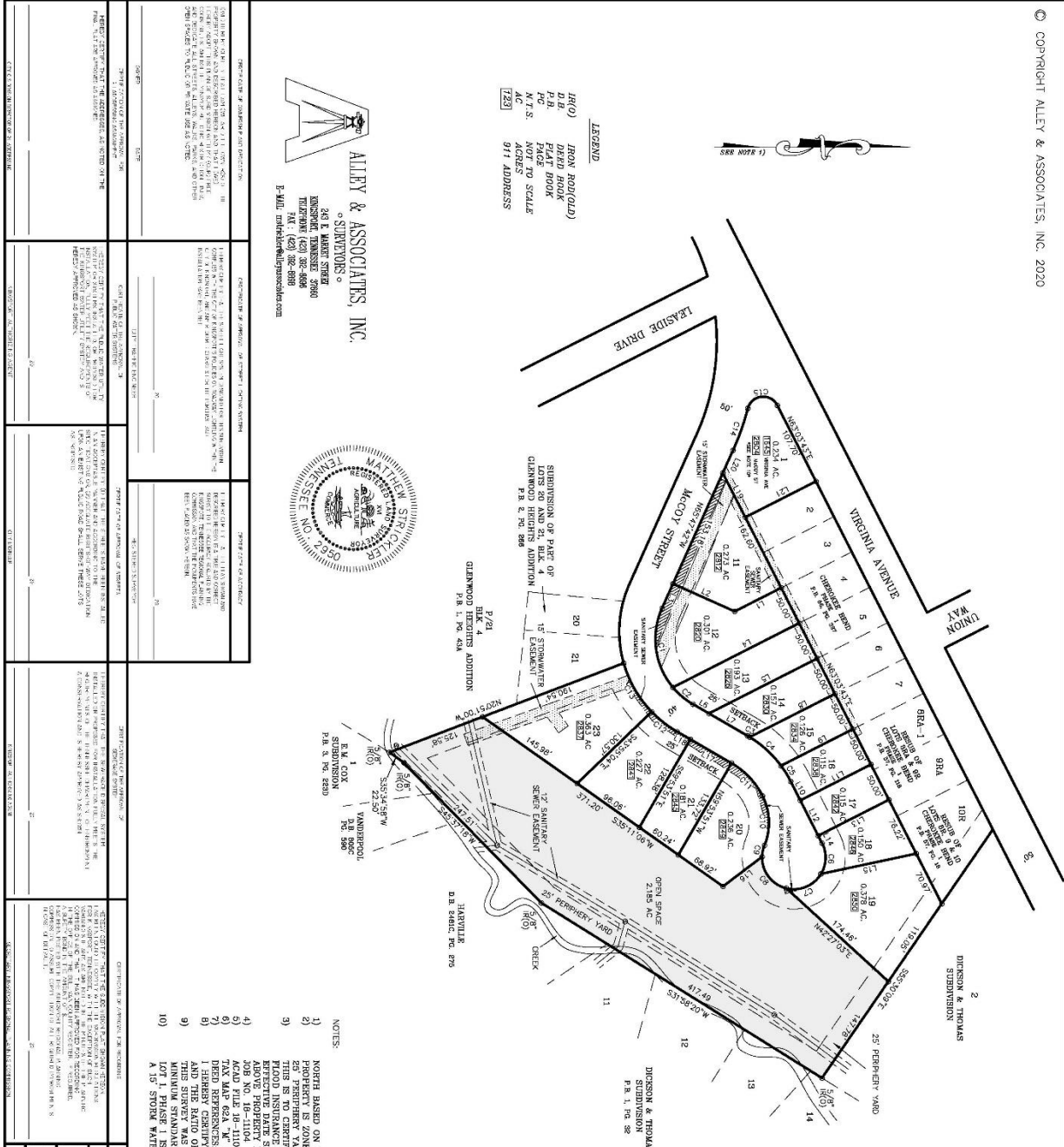
LEGEND
 (R/O) IRON ROD(GOLD)
 D.B. DEED BOOK
 P.P. PLAT BOOK
 N.T.S. NOT TO SCALE
 AC. ACRES
 [23] 911 ADDRESS



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 240 E. MARKET STREET
 KINGSPOBT, TENNESSEE 37080
 (615) 298-8888
 E-MAIL: info@alleyandassociates.com



STATE OF TENNESSEE
 SURVEYORS' ASSOCIATION
 REGISTERED PROFESSIONAL SURVEYOR
 No. 12345
 EXPIRES 12/31/2024



CHIRP TABLE

CHIRP	BEARING	LENGTH	CHIRP	BEARING	LENGTH
C1	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C2	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C3	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C4	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C5	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C6	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C7	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C8	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C9	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C10	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C11	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C12	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C13	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C14	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	
C15	S 89° 54' 10.28\"	1.0228	N 82° 07' 24.74\"	10.0387	

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 89° 54' 10.28\"	1.0228	L16	N 82° 07' 24.74\"	10.0387
L2	S 89° 54' 10.28\"	1.0228	L17	N 82° 07' 24.74\"	10.0387
L3	S 89° 54' 10.28\"	1.0228	L18	N 82° 07' 24.74\"	10.0387
L4	S 89° 54' 10.28\"	1.0228	L19	N 82° 07' 24.74\"	10.0387
L5	S 89° 54' 10.28\"	1.0228	L20	N 82° 07' 24.74\"	10.0387
L6	S 89° 54' 10.28\"	1.0228	L21	N 82° 07' 24.74\"	10.0387
L7	S 89° 54' 10.28\"	1.0228	L22	N 82° 07' 24.74\"	10.0387
L8	S 89° 54' 10.28\"	1.0228	L23	N 82° 07' 24.74\"	10.0387
L9	S 89° 54' 10.28\"	1.0228	L24	N 82° 07' 24.74\"	10.0387
L10	S 89° 54' 10.28\"	1.0228	L25	N 82° 07' 24.74\"	10.0387
L11	S 89° 54' 10.28\"	1.0228	L26	N 82° 07' 24.74\"	10.0387
L12	S 89° 54' 10.28\"	1.0228	L27	N 82° 07' 24.74\"	10.0387
L13	S 89° 54' 10.28\"	1.0228	L28	N 82° 07' 24.74\"	10.0387
L14	S 89° 54' 10.28\"	1.0228	L29	N 82° 07' 24.74\"	10.0387
L15	S 89° 54' 10.28\"	1.0228	L30	N 82° 07' 24.74\"	10.0387

NOTES:

- 1) NORTH BASED ON SURVEY 2017 AS SHOWN IN PLAT BOOK 39, PAGE 18.
- 2) ZONING IS ZONED PD.
- 3) 25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY.
- 4) THIS IS TO CERTIFY THAT I HAVE CONDUCTED THE FORESAYED SURVEY AND THAT THE RESULTS THEREOF ARE CORRECT AND ACCURATE.
- 5) EFFECTIVE DATE SEPTEMBER 29, 2020 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 6) JOB NO. 19-0104-BELEVING.
- 7) DEED REFERENCES: D.B. 2396C, PG. 708.
- 8) HERBERT GEORGE PLATT THIS IS A CANTONMENT SURVEY.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) LOT 1 PHASE 1 IS ADDED TO THIS PLAT TO KENNAMORE AS 25' STRIP WITH EASEMENT NO. 10.

CHEROKEE BEND PHASE 2
 KINGSPOBT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 5.234 TOTAL LOTS 14
 ACRES NEW ROAD 3.002 MILES NEW ROAD 0.036
 OWNER SCHOOL DISTRICT, LLC et al CIVIL DISTRICT 11TH
 SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
 SCALE 1"=80'

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0251

Shadowntown Road. (County Rezoning)

Property Information			
Address		517 Shadowntown Road	
Tax Map, Group, Parcel		Map 064, Parcel 047.00	
Civil District		7	
Overlay District		n/a	
Land Use Designation		Residential	
Acres		.75+/-	
Existing Use		Existing Zoning	PBD-SC (County)
Proposed Use		Proposed Zoning	R-1(County)
Owner /Applicant Information			
Name: Leighton B. & Gladys Marie Roberts Address: 517 Shadowntown Rd City: Blountville State: TN Zip Code: 37617 Phone: (423) 323-9389		Intent: <i>To rezone from PBD-SC to R-1 to sell the parcel as residential.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:			
<ul style="list-style-type: none"> • <i>The zoning change is compatible with the surrounding residential zoning</i> • <i>The zoning change will appropriately match the existing use.</i> 			
Staff Field Notes and General Comments:			
<p><i>The zoning area consists of 1 parcel and approximately .75 acres. A rezoning to R-1, in staff's opinion, is the most appropriate use for the property.</i></p>			
Planner:	Savannah Garland	Date:	August 1, 2023
Planning Commission Action		Meeting Date:	August 17, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

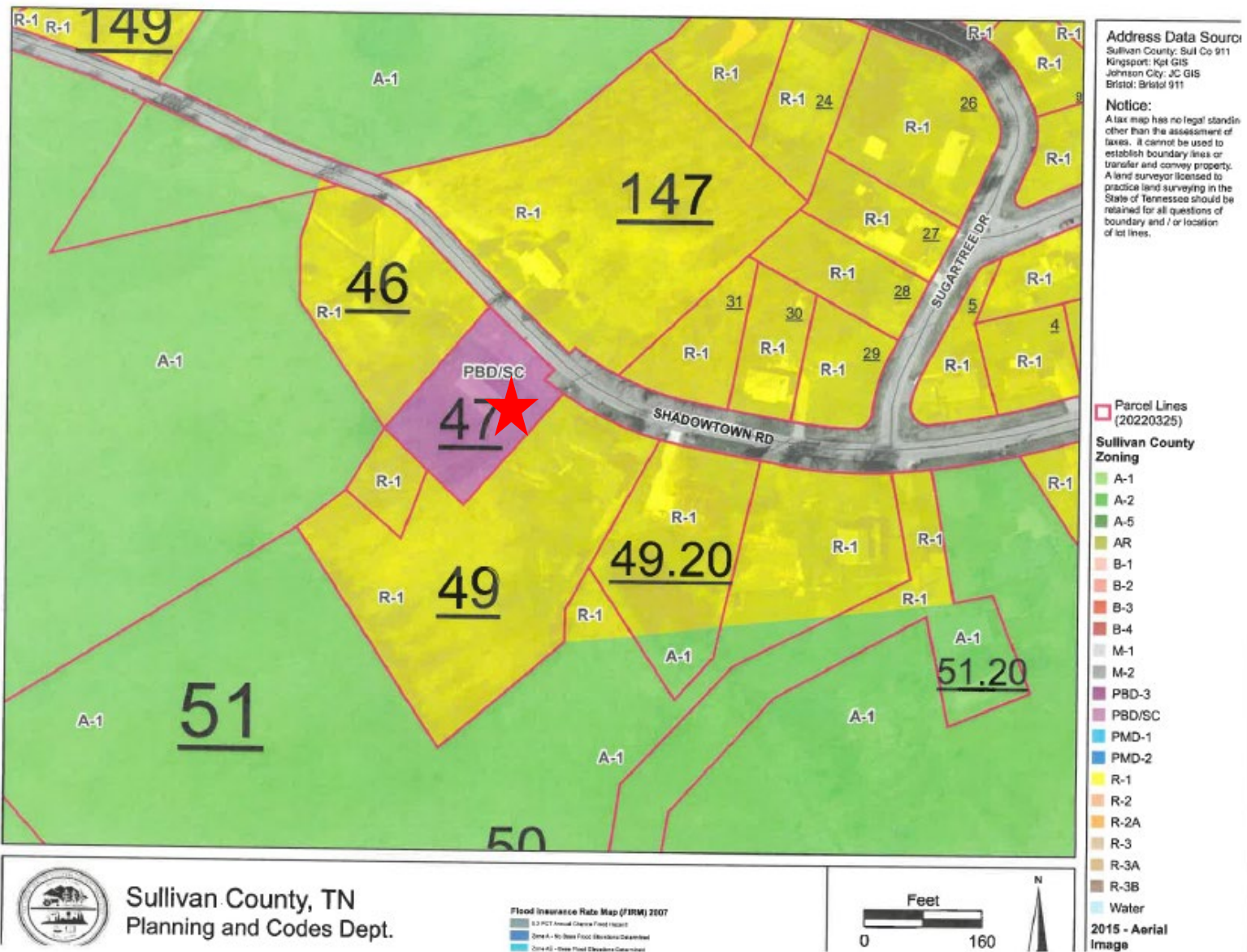
File Number REZONE23-0251

PROPERTY INFORMATION		County Rezoning
ADDRESS		517 Shadowtown Road
DISTRICT		7
OVERLAY DISTRICT		n/a
EXISTING ZONING		PBD-SC (County)
PROPOSED ZONING		R-1 (County)
ACRES	.75 +/-	
EXISTING USE	Residential	
PROPOSED USE	Residential	

INTENT

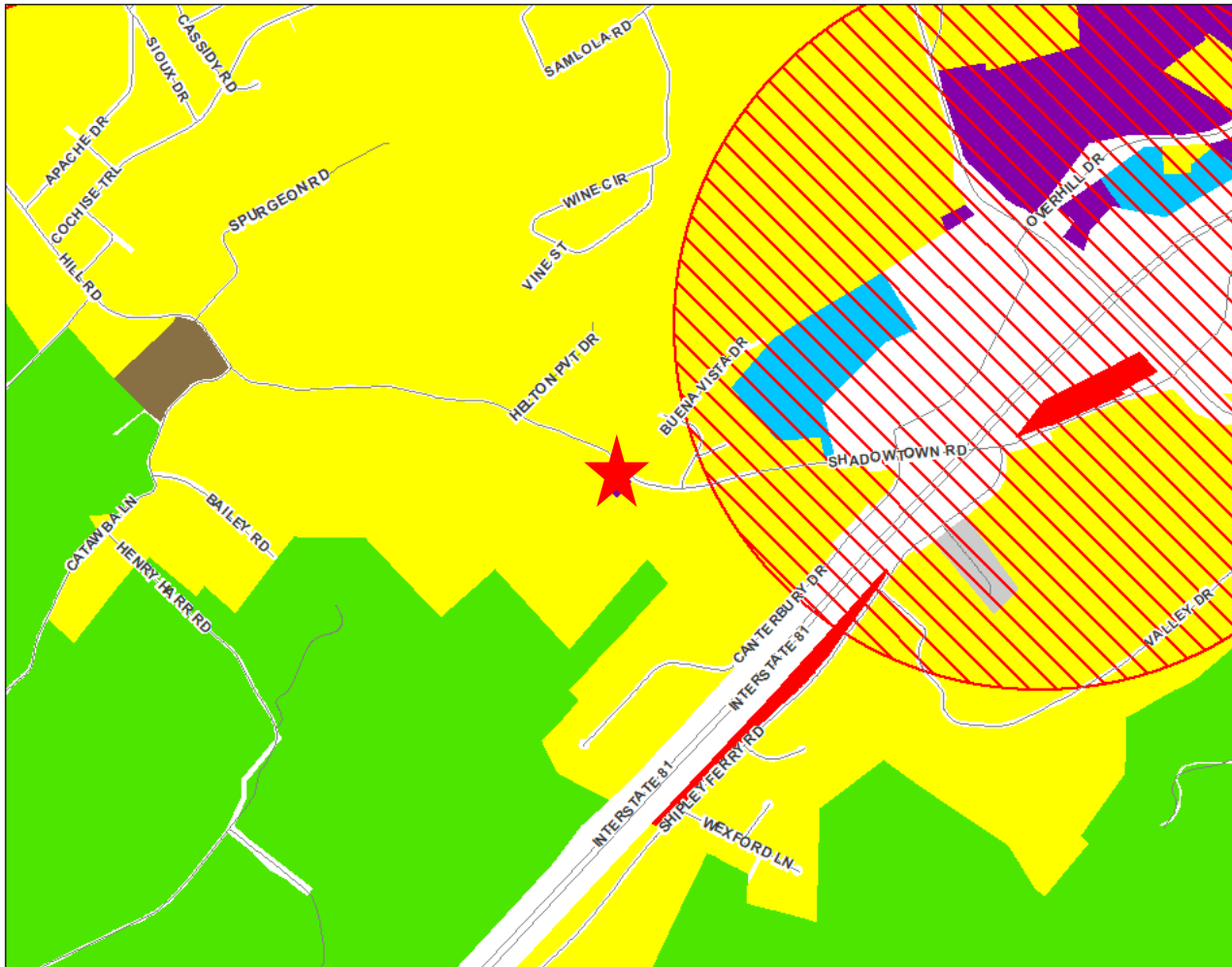
To rezone from PBD-SC to R-1 for the purpose of selling the parcel as residential.

Surrounding Zoning Map (Sullivan County Zoning)



Sullivan County, TN
Planning and Codes Dept.

Sullivan County Future Land Use – PBD/SC



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

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

Future Growth Areas

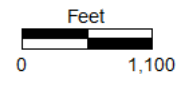
- Commercial
- Comm. / Industrial

Land Use Plan: 2006-2026

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



Sullivan County, TN
 Planning and Codes Dept.



City Future Land Use – Residential
Future Land Use



8/1/2023, 9:52:02 AM

Sullivan County Parcels Jan 2023

Parcels
Kpt 911 Address

Future Land Use

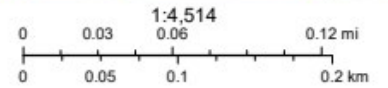
- Industrial
- Agri/Vacant
- Retail/Commercial
- Single Family
- Multi-Family
- Public
- Utilities

Urban Growth Boundary

Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street



Web AppBuilder for ArcGIS

517 Shadowtown Road



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0251

Standards of Review

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

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

Proposed use: R-1 (Residential District)

The Future Land Use Plan Map recommends county: PBD/SC; city: residential

*PBD/SC – Planned Business and/or Shopping Center District

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for residential use.
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 zone.

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 adjacent existing land uses and the proposal following the Future Land Use Plans.

Property Information		Pearl Fleenor Estate	
Address		679 Fall Creek Road	
Tax Map, Group, Parcel		TM 063 Parcel 094.00	
Civil District		7th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 6.8370	
Major or Minor / #lots		Minor	Concept Plan
Two-lot sub		3	Prelim/Final Final
Owner /Applicant Information		Surveyor Information	
Name: Ruby Gentry Address: 379 Fall Creek Rd City: Blountville State: TN Zip Code: 37617 Email: N/A Phone Number: N/A		Name: Jonathan Willis Address: 170 Lakeview Lane City: Gray State: TN Zip Code: 37615 Email: willissurvey@embarqmail.com Phone Number: 423-202-8667	
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"> • One variance is requested to the public water requirement. • With approval of variance, the plat meets the Minimum Subdivision Regulations. <p>Staff Field Notes and General Comments:</p> <p>The property lies within the Urban Grown Boundary for the City of Kingsport along Fall Creek Road. The Kingsport Subdivision Regulations require that all new lots have a public water supply. The closest water line is 350 +/- feet away and the cost to extend public water to this property exceeds \$50,000. The owners have requested a variance to allow the plat to be recorded with no public water. A functional well currently serves the property.</p> <p>Staff recommends approval of the final plat for the Pearl Fleenor Estate Property and the variance to the public water requirement to meet minimum Subdivision Regulations.</p>			
Planner:	Garland	Date: 8/8/2023	
Planning Commission Action		Meeting Date:	August 17, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Pearl Fleenor Estate
ADDRESS	Fall Creek Road
DISTRICT, LAND LOT	7th Civil District, TM 063 Parcel 094.00
OVERLAY DISTRICT	N/A
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change
ACRES +/-	-6.8370
EXISTING USE	Vacant
PROPOSED USE	Vacant

PETITIONER: Ruby Gentry
ADDRESS: 379 Fall Creek Road, Blountville, TN 37617

REPRESENTATIVE: Jonathan Willis
PHONE: 423-202-8667

INTENT

The applicant is requesting final plat approval for the subdivision of the property located in the 7th Civil District and more fully described as Tax Map 063 Parcel 094.00.

The property is within the Kingsport Urban Grown Boundary along Fall Creek Rd. The division of the property into three tracts to include the mobile home inthat is presently there and predates 1988.

No public water is available to the property. Estimates from the Water/Sewer Division state that the cost to extend water to this property could exceed \$50,000. The closest water line is 350+/- feet away. The owners are requesting a variance to these regulations to allow them to subdivide the lot without public water.

While extending the waterline is possible, the City does not have the resources to do an extensive extension through the area, which has been identified as mainly rock. A functional well currently serves the property.

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

To who it may concern

Our plot of land at 659 Fall creek Rd has a working well on it. The well was put in many years ago before water lines came up Fall creek Rd. The well still works fine. Water lines don't come up to this property yet, its on both sides of us but not by our property yet.

Thank you

Rudy Gentry
679 Fall creek Rd
Blountville, Tenn. 37617
423-817-3605

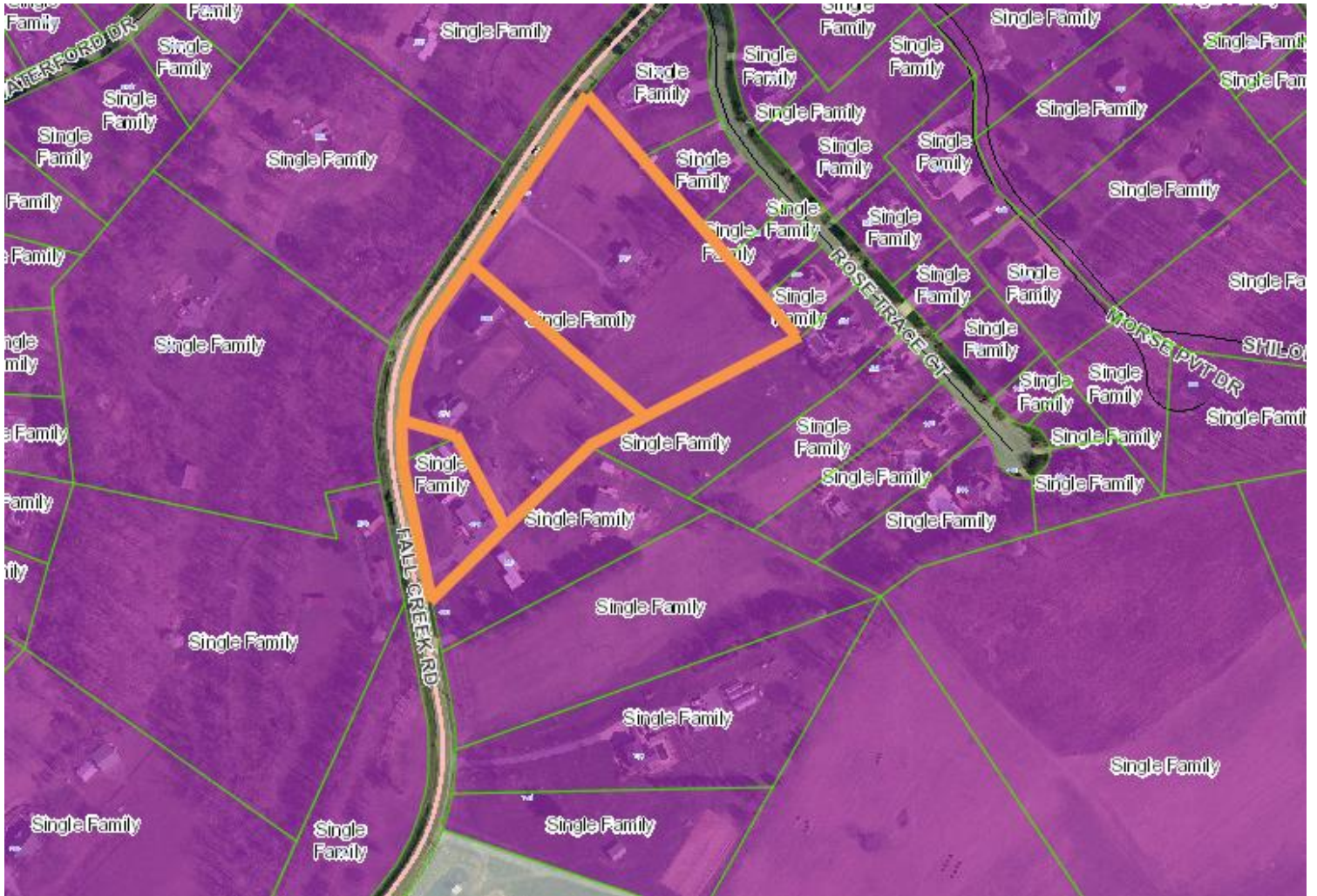
County R-1
Zoning



Utilities



Future Land Use



679 Fall Creek Road Overview







CONCLUSION

Staff recommends approval of the final plat for the Pearl Fleenor Estate and the variance to the public water requirement to meet minimum Subdivision Regulations.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0264

PROPERTY INFORMATION

ADDRESS	Portion of Parcel 188.00
DISTRICT	14
OVERLAY DISTRICT	Gateway District
EXISTING ZONING	A-1 (Agricultural District)
PROPOSED ZONING	B-4P (Planned Business District)
ACRES	6.70 +/-
EXISTING USE	vacant land
PROPOSED USE	retail/commercial development

PETITIONER

ADDRESS 465 Rock Springs Drive, Kingsport, TN

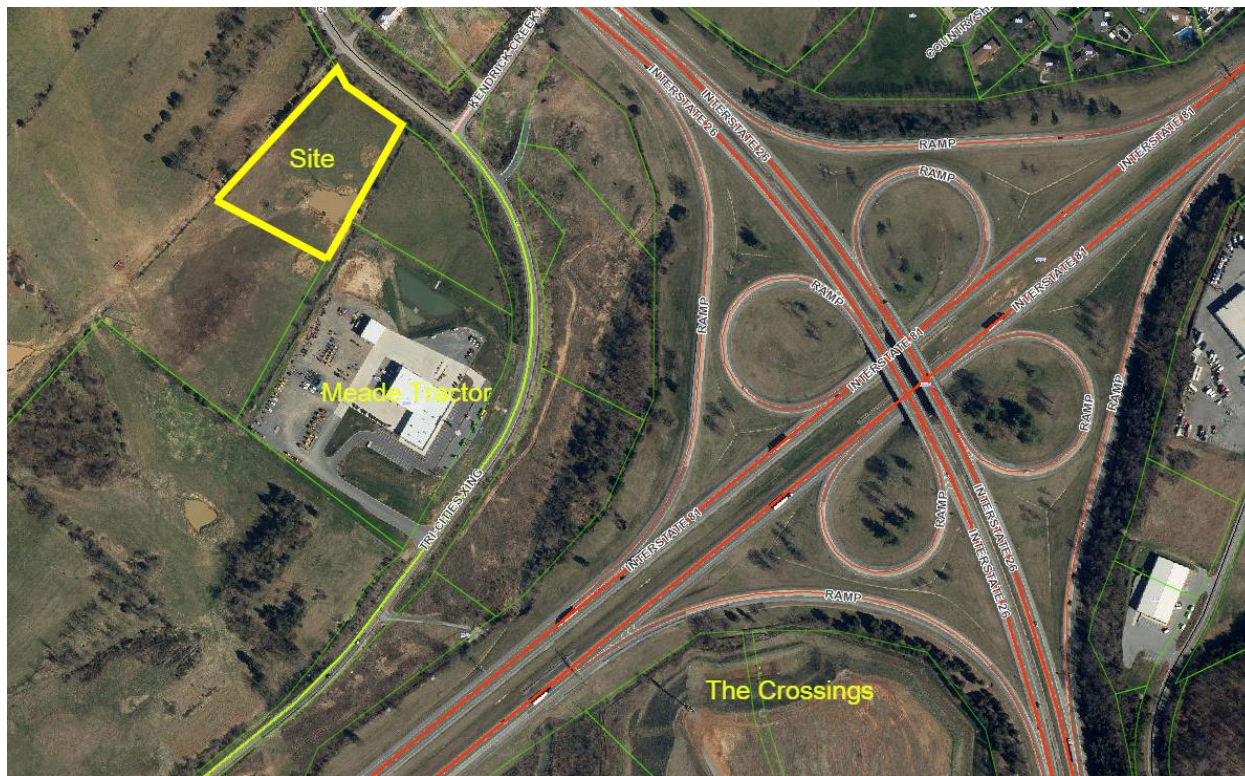
REPRESENTATIVE

PHONE (423) 292-2971

INTENT

To rezone from A-1 (Agricultural District) to B-4P (Planned Business District) to accommodate future retail/commercial development.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Tri-Cities Crossing (South)



View from Tri-Cities Crossing & Kendrick Creek Rd (East)



View from Tri-Cities Crossing (North, Google Earth Image)



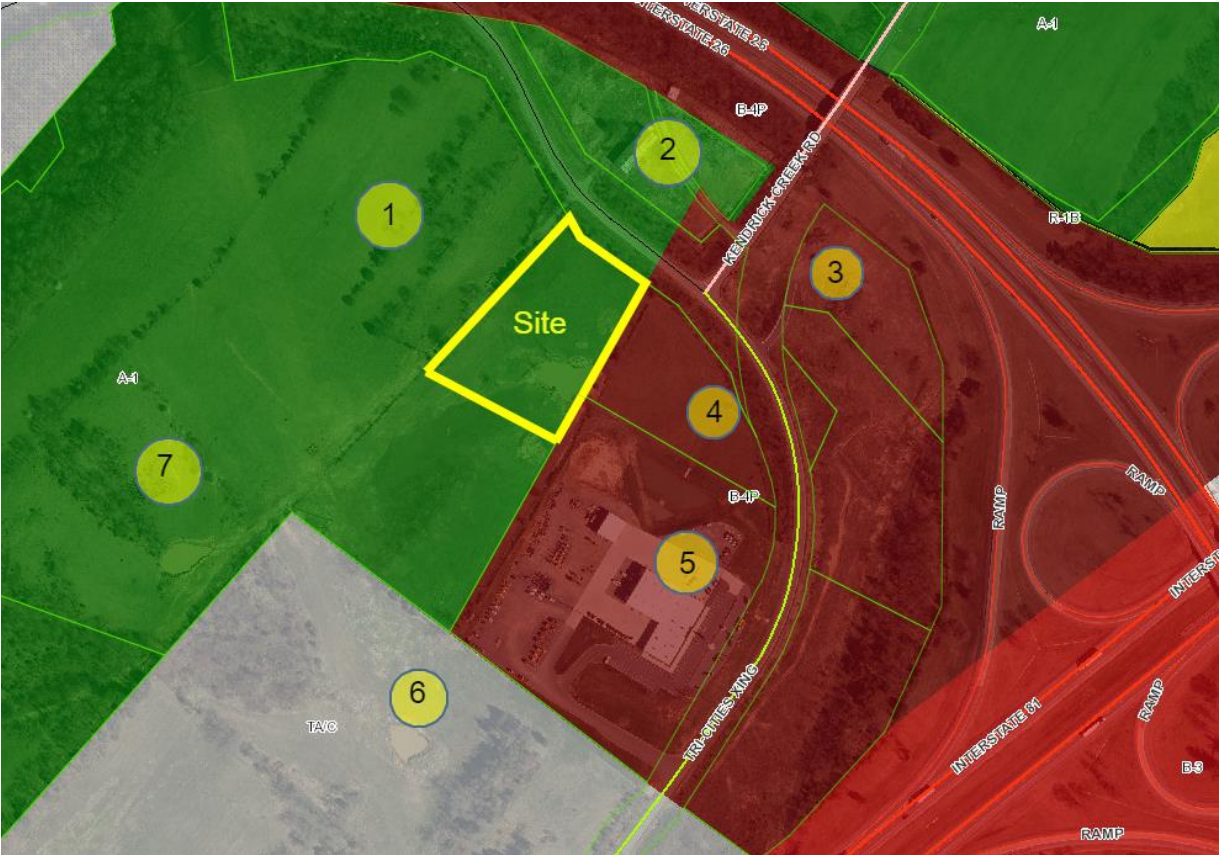
View from Tri-Cities Crossing (East, Google Earth Image)



Aerial View (Google Earth Image)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0264

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City A-1</u> Use: vacant	
East	2	<u>Zone: City A-1</u> Use: agricultural/barn	
Southeast	3	<u>Zone: City B-4P</u> Use: vacant	
South	4	<u>Zone: City B-4P</u> Use: vacant	
Southwest	5	<u>Zone: City B-4P</u> Use: retail/commercial (Meade Tractor)	
West	6	<u>Zone: City TA/C</u> Use: vacant	
Northwest	7	<u>Zone: City A-1</u> Use: vacant	

Standards of Review

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

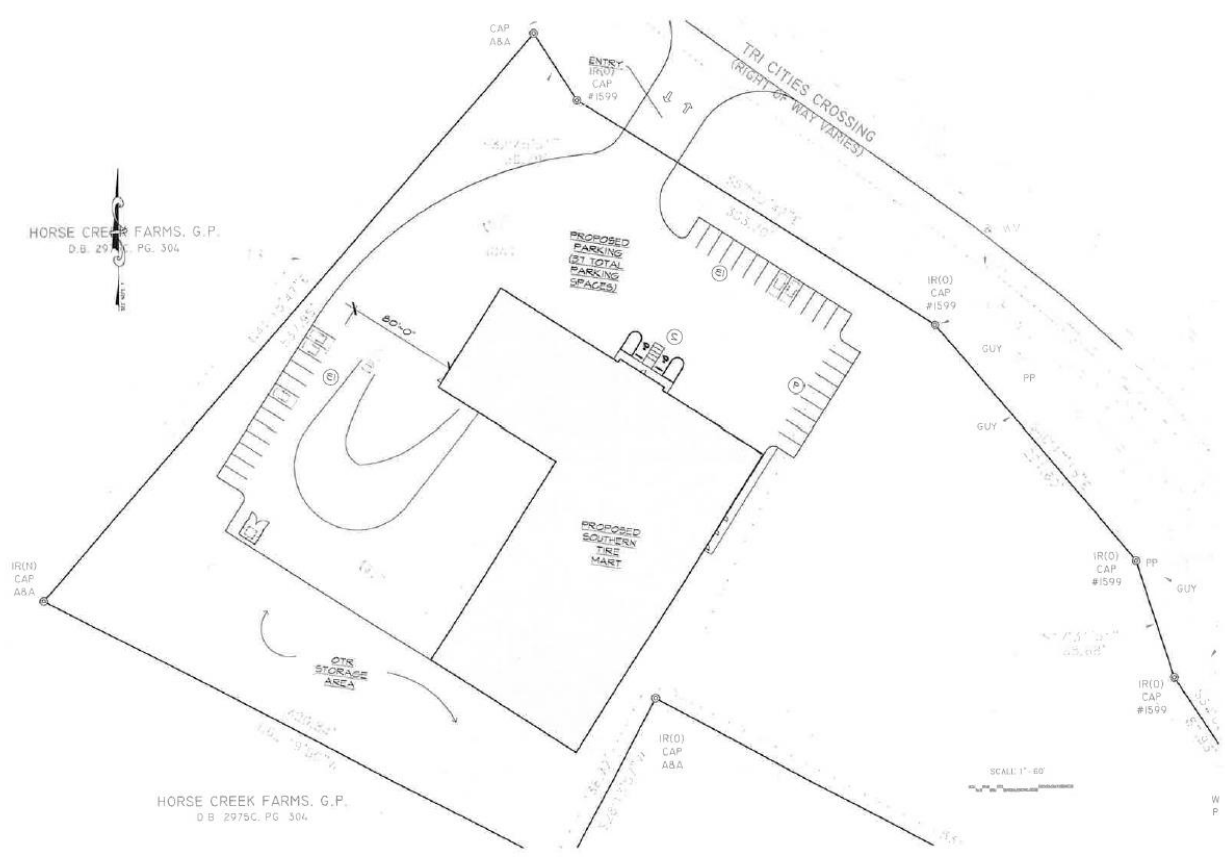
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal is already surrounded by B-4P zoning to the east, south and west. Rezoning will permit an appropriate use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Abutting property is zoned City B-4P, Planned Business District.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a reasonable economic use as currently zoned. There is also a reasonable economic use for the proposed zone.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The B-4P rezoning proposal does conform to the 2030 Land Use Plan as an appropriate use.

Proposed use: Retail/Commercial

The Future Land Use Plan Map recommends retail/commercial.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning, as the majority of surrounding parcels are zoned B-4P, Planned Business District.
6. **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 rezoning site is surrounded by an existing B-4P, Planned Business District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the B-4P zone.

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



CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from A-1 to B-4P based upon conformance to the Future Land Use Plan and Policy.



August 17th, 2023

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

Chairman Duncan:

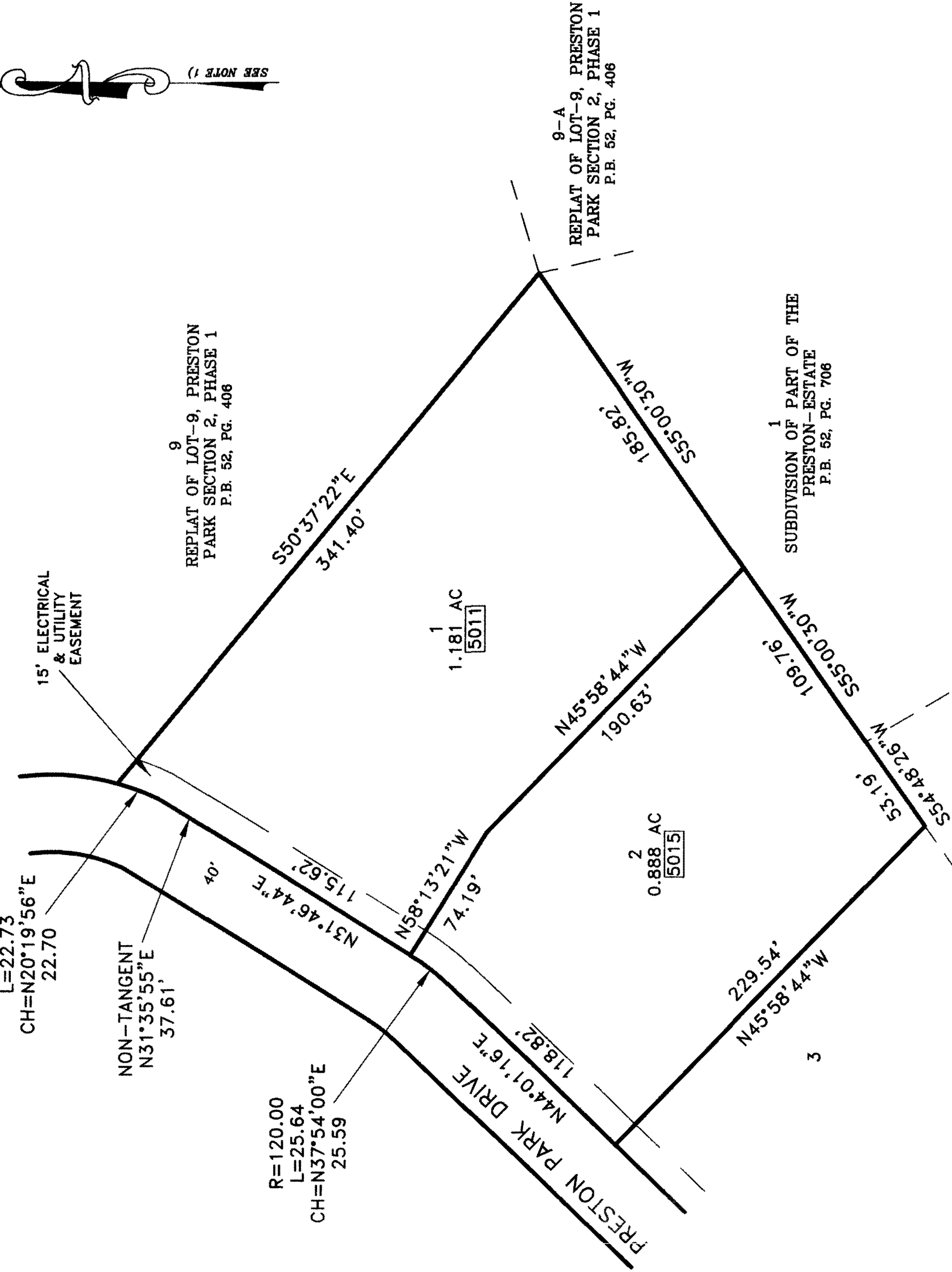
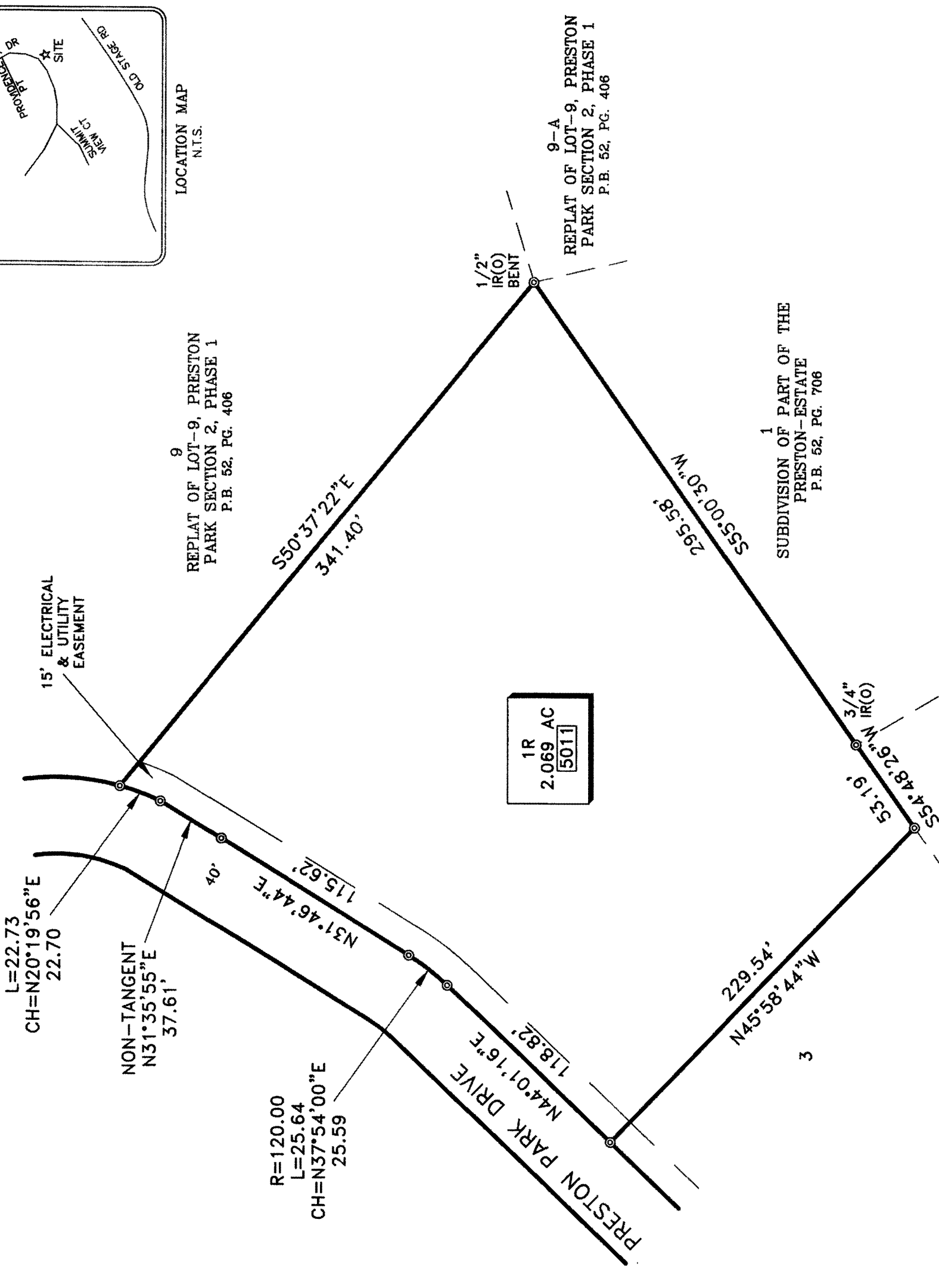
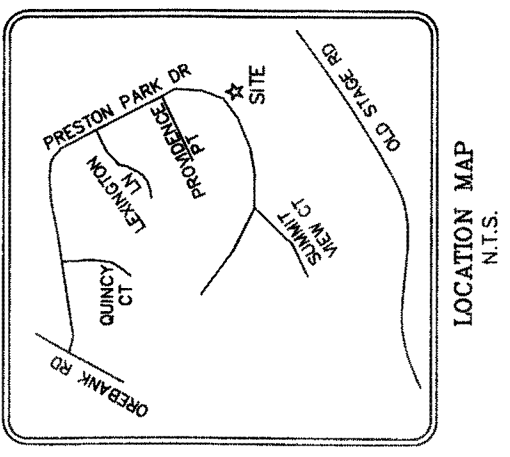
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. Thomas Street
2. Rustic Way
3. Preston Park Drive
4. Fort Henry Drive

Sincerely,

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

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SEE NOTE 1

LEGEND

IR(O) IRON ROD (OLD)
 P.B. PLAT BOOK
 D.B. DEED BOOK
 P.C. PAGE
 N.T.S. NOT TO SCALE
 R= RADIUS
 L= LENGTH
 CH= CHORD
 AC. ACRES
 [971] 917 ADDRESS

1 PGSAL-PLAT BATCH: 328853
 23012090
 PLAT BOOK: P69
 PAGE: 47-47

REG FEE 16.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

STATE OF TENNESSEE WILSON COUNTY
 SHEET NO. 110
 DATE: 08/23/2023

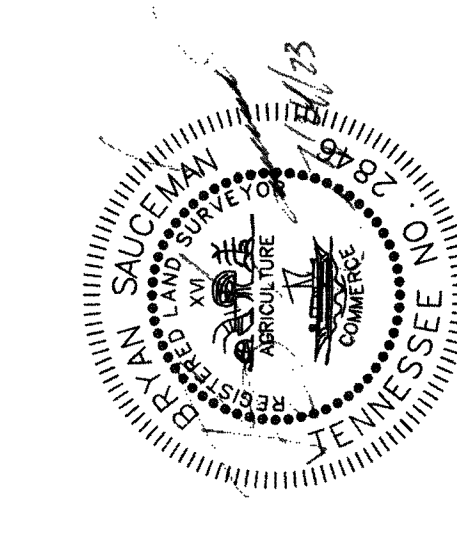
AFTER

NORTH BASED ON REFERENCED PLAT.
 PROPERTY IS ZONED R-1A
 SETBACKS: FRONT 40'
 REAR 30'
 SIDE 10'

SETBACKS TO CONFORM TO ZONING DESIGNATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
 INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D
 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE
 PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ACAD FILE 23-13061 LEEDWG
 FIELD INFORMATION ELECTRONIC DATA COLLECTED
 TAX MAP 47M "D" PARCEL 026.00 & 027.00
 DEED REFERENCE: D.B. 3487, PAGE 1852
 PLAT REFERENCE: P.B. 54, PAGE 484-486
 IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS
 OTHERWISE NOTED.

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
 TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO
 OF PRECISION IS BETTER THAN 1:10,000.



<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 ASSIGN TO THE SUBDIVISION WITH ACCORDING PLANNING AND ESTABLISHMENT OF BOUNDARIES, EASEMENTS, AND ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 7-19-2023 [Signature] OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT I (WE) HEREBY CERTIFY THAT THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 7/24/2023 [Signature] 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 COMPLES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT. ANY CHANGES TO THE POLICES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: _____ 20____</p> <p>TRAFFIC ENGINEERING MANAGER SEWERAGE SYSTEM</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 THE PLANNING COMMISSION AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILSON COUNTY REGISTER. TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 7/24/2023 [Signature] SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7/21/2023 [Signature] KINGSPORT AUTHORIZING AGENT</p>	<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 CITY OF KINGSPORT SEWERAGE SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7/21/2023 [Signature] KINGSPORT AUTHORIZING AGENT</p>
<p>CERTIFICATION OF THE APPROVAL FOR 917 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: 7/24/2023 [Signature] DIRECTOR OF 917 ADDRESSING</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S POLICES AND (2) ADEQUATE RIGHT-OF-WAY DEDICATION FOR AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: 7/24/2023 [Signature] CITY ENGINEER</p>	<p>CERTIFICATION 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 THE PLANNING COMMISSION AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILSON COUNTY REGISTER. TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 7/24/2023 [Signature] SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION</p>

<p>DESUBDIVISION OF LOTS 2 & 3</p> <p>THE SUMMIT AT PRESTON PARK</p>		<p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 2.069 TOTAL LOTS 1</p> <p>ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER LEE</p> <p>SURVEYOR ALLEY & ASSOCIATES, INC. CIVIL DISTRICT 11TH</p> <p>CLOSURE ERROR 110.000</p> <p>SCALE 1"=60' 60 30 0 60 120</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 THE PLANNING COMMISSION AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE WILSON COUNTY REGISTER. TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 7/24/2023 [Signature] SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 7/21/2023 [Signature] KINGSPORT AUTHORIZING AGENT</p>	

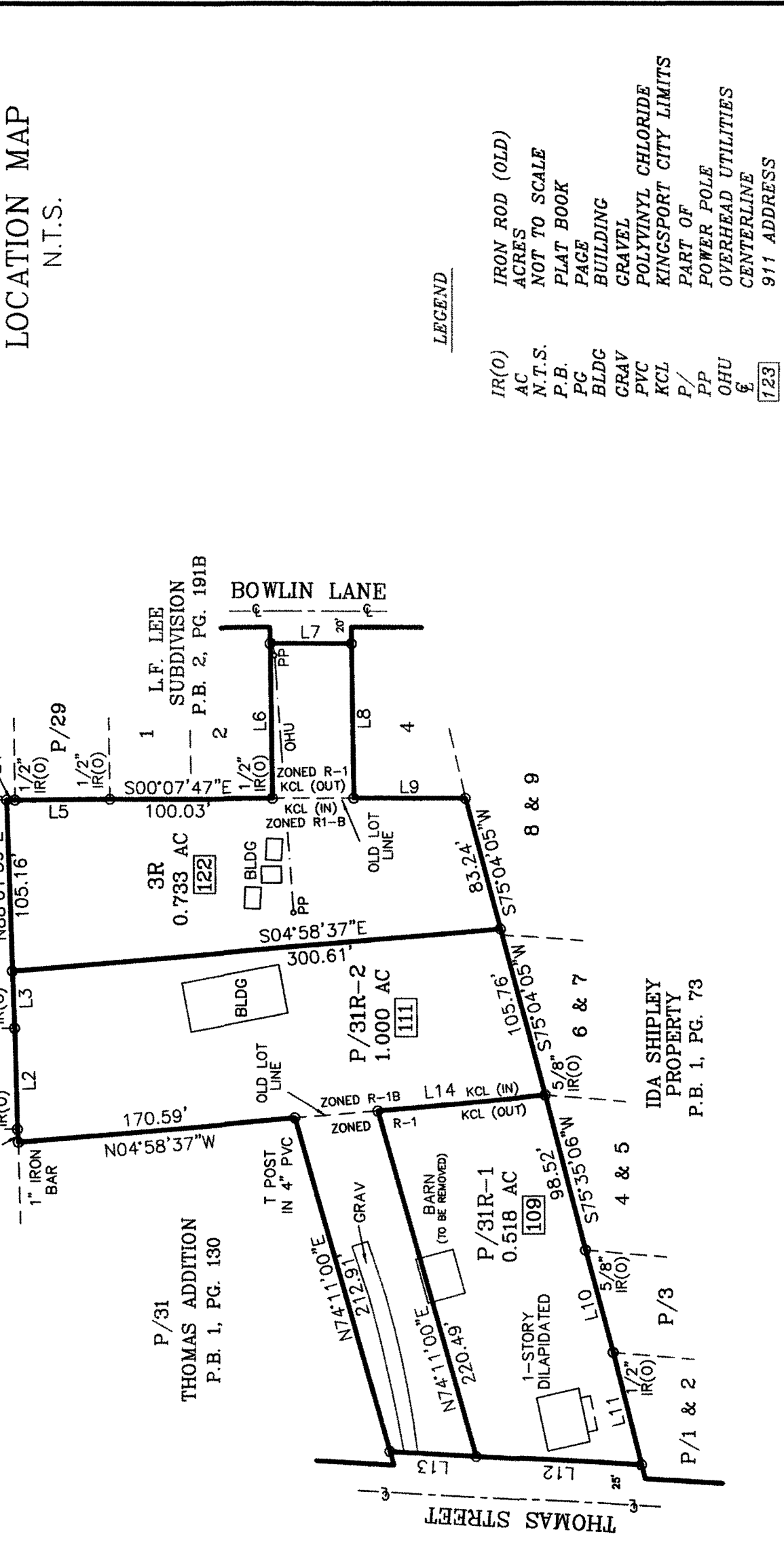
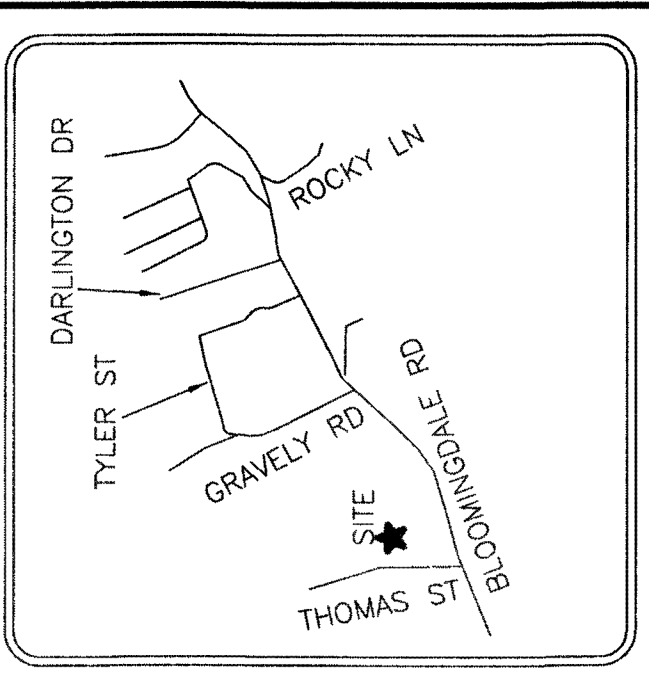
© COPYRIGHT ALLEY & ASSOCIATES, INC. 2023

Approval is hereby granted for lots P/31, Thomas Addition & Resubdivision Lot 3, L.F. Lee Subdivision (Thomas Street) in Sullivan County, Tennessee, as being suitable for subsurface-sewage disposal with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval.

The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

- A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
B.) Lots P/31R-2 & 3R have adequate suitable soil to install and duplicate a 1 (One) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.
C.) Lot P/31R-1 has been evaluated pursuant to this evaluation and is not approved for a conventional subsurface sewage disposal (SSD) system.
D.) Lots P/31R-2 & 3R have specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
E.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.



LEGEND
IR(O) IRON ROD (OLD)
AC ACRES
N.T.S. NOT TO SCALE
P.B. PLAT BOOK
PAGE PAGE
BLDG BUILDING
GRAY GRAY
KCL VOLUNTARY CHLORIDE
KCL/KINGSPORT CITY LIMITS
P/P PART OF
OP OPERABLE UTILITIES
& CENTERLINE
[723] 911 ADDRESS

NOTES:
1) NORTH BASED ON N74°11'00"E PER REFERENCED DEED.
2) PROPERTY IS ZONED R-1B FRONT 30' REAR 30' SETBACKS.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C003D EFFECTIVE 12/19/2019 AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Table with 2 columns: REG FEE, DP FEE, ARC FEE, TOTAL. Values: 18.00, 3.00, 0.00, 21.00.

Table with 2 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L14 with their respective bearings and distances.

ALLEY & ASSOCIATES, INC. SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8866
E-MAIL: mstrickler@alleyassociates.com

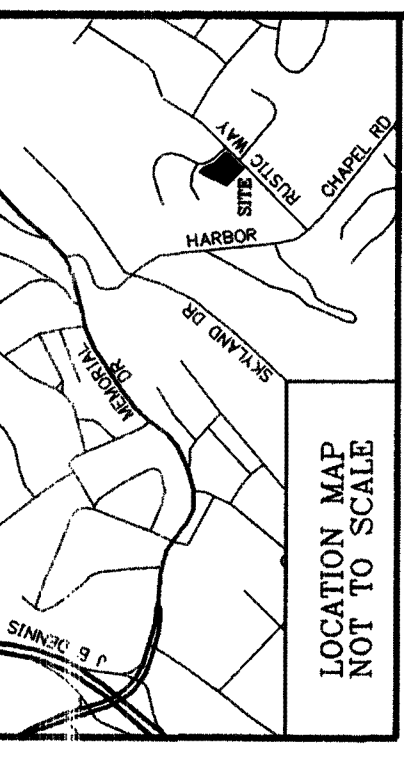
CERTIFICATE OF OWNERSHIP AND DEDICATION
I, SHEENAR TINSLEY, OWNER, hereby certify that I am the owner of the property shown and described herein and that I have hereby assigned the plan of subdivision, resubdivision, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted.

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT I AM AN ANNUALLY LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I HAVE CONDUCTED A RECONSTRUCTION SURVEY TO THE ACCURACY REQUIRED BY THE TENSASURVEY ACT AND THAT THE INDICATED BEARINGS AND DISTANCES HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATION OF THE SUBDIVISION REGULATIONS.

CERTIFICATE OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM IN THIS SUBDIVISION HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.

RESUBDIVISION OF LOT P/31, THOMAS ADDITION & RESUBDIVISION LOT 3, L.F. LEE SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES: 2.251
TOTAL LOTS: 3
ACRES NEW ROAD: 0
MILES NEW ROAD: 0
OWNER: SALVER
CIVIL DISTRICT: 11TH
SURVEYOR: ALLEY & ASSOCIATES, INC.
CLOSURE ERROR: 1:10,000
SCALE: 1"=80'



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	125.47'	S 33° 18' 07" E	81.36'
C2	53.45'	S 42° 35' 05" E	33.84'
C3	187.13'	S 1° 42' 55" E	117.44'
C4	20.00'	S 1° 42' 55" E	31.42'

TN Grid North NAD 83 (2011)



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

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND THIS SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 DATE 7-17-23
 REGISTERED SURVEYOR

RYAN HORN - LAND SURVEYOR
 PO BOX 234, EDWIN, TN 37050
 PHONE: (615) 848-3459

NOTES:
 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, LOCATION, OR CONDITION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
 4 CITY OF KINGSFORT ZONING: R-1B
 5 MINIMUM REQUIREMENTS: LOT AREA - 7,500 SQ.FT. FRONT YARD - 30' SIDE YARD - 30' REAR YARD - 30'
 6 FIELD SURVEY CONDUCTED ON DATE: 7-12-23
 7 CAD FILE: 23070-R
 8 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2008
 9 SUBJECT PROPERTY OWNER(S): JASON AND KIMBERLY PRATT
 DEED REFERENCE: 3152-2074
 SURVEY REQUESTED BY: JASON PRATT

062F E 006.65
 R. TRAVIS PENN AND
 LINDSEY S. WETHEROLT-18
 DEED REFERENCE: 2577C-18
 4408 MORNINGSTAR CT

062F E 006.64
 MINNIE L. AND
 MICHAEL K. MCGRIFFIN
 DEED REFERENCE: 3458-768
 4414 MORNINGSTAR CT

23011890
 07/21/2023 - 08:47:57 AM

PLAT	BATCH	PAGE
23011890	BATCH 329708	PAGE 46-48

REC FEE	DP FEE	ARC FEE	TOTAL
15.00	2.00	0.00	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R. HINDLEY
 COUNTY ROAD COMMISSIONER

LEGEND
 ● IRON REBAR SET (NEW)
 ○ IRON REBAR FOUND (OLD)
 ✕ UNMARKED POINT
 ○ UTILITY POLE
 ● SEWER MANHOLE
 ● DRAINAGE MANHOLE
 ● WATER VALVE
 ● GAS METER
 ● ELECTRIC METER
 ○ TELEPHONE PEDESTAL
 ⑨ LOT NUMBER FROM PLAT REFERENCE 45-74
 MORNINGSTAR SUBDIVISION, DATED: 9-24-96
 --- DRAINAGE EASEMENT LINE
 --- FENCE LINE
 --- OVERHEAD UTILITY LINES
 --- ADJOINING PROPERTY LINE
 --- ADJOINING PROPERTY LINE

CERTIFICATE 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 AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
 DATE 7/19/23
 DATE 20-23
 SHEENA R. HINDLEY
 COUNTY ROAD COMMISSIONER
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND I HEREBY AGREE TO ACCEPT THIS PLAN OF SUBDIVISION WITH ANY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 OWNER Ryan Pratt
 DATE 7-17-23
 OWNER Kimberly M. Pratt
 DATE 7-17-23

CERTIFICATE 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 SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.
 DATE 7/19/23
 DATE 20-23
 SHEENA R. HINDLEY
 COUNTY ROAD COMMISSIONER
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.
 DATE 7/19/23
 DATE 20-23
 SHEENA R. HINDLEY
 COUNTY ROAD COMMISSIONER
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS
 I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION HAS BEEN MADE TO THE PUBLIC AND (3) PUBLIC RIGHTS IN THESE LOTS AS PROPOSED ON THIS PLAN OF SUBDIVISION HAVE BEEN APPROVED WITH PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER
 DATE 20-23

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE CITY OF KINGSFORT PLANNING COMMISSION HAS BEEN ADVISED OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE 7/20/23
 DATE 20-23
 SHEENA R. HINDLEY
 COUNTY ROAD COMMISSIONER
 KINGSFORT PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND THIS SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 DATE 7-17-23
 REGISTERED SURVEYOR

**MORNINGSTAR SUBDIVISION
 LOTS 1 AND 9 RECOMBINATION
 KINGSFORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 1.082 TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 OWNERS JASON AND KIMBERLY PRATT CIVIL DISTRICT 111H
 SURVEYOR RYAN HORN CLOSURE ERROR 1:10,000
 SCALE 1"=30' 30 15 0 30 60