



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, November 21, 2024 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 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 October 14, 2024 Work Session Minutes
- [2.](#) Approval of the October 17, 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Summerville/Kendrick Creek Road Rezoning (REZONE24-0237). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from A-1 to R-1C. (McMurray)
- [2.](#) Lebanon Meadows Final Planned Development Plat (PD24-0238). The Commission is requested to grant final planned development plat approval for Lebanon Meadows. (Weems)

3. Lebanon Meadows Irrevocable Letter of Credit (PD24-0238). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of the Lebanon Meadows development site. (Weems)
4. 2405 Memorial Boulevard New Outdoor Display Area Preliminary ZDP (COMDEV24-0252). The Commission is requested to grant preliminary zoning development plan approval for a new outdoor display area at the site of a new Rural King store. (Weems)
5. Division of a Part of the Phyllis Moore Property 1600 Childress Ferry Road (MINSUB24-0244): The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. (Pyatte)
6. 108 Barton Street, Preliminary Zoning Development Plan (MUD24-0254). The Commission is requested to grant preliminary zoning development plan approval for 108 Barton Street. (Weems)
7. 2024 Sullivan County ZTA For Temporary RV Dwelling (ZTA24-0277). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. (McMurray)

Added-
11/19/24

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, October 14, 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: Sharon Duncan, Tim Lorimer, James Phillips, Anne Greenfield, Jason Snapp, Candice Hilton

Members Absent: Travis Patterson, Chip Millican, Sam Booher

Visitors: none

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the September 16, 2024 Work Session Minutes
2. Approval of the September 19, 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. 2024 Sullivan County Fee Changes ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that this text amendment from Sullivan County is proposing a raise to their fees. Staff noted that the Sullivan County Planning Director stated that they had to raise their fees since their fees had not been updated in a long time. Staff further stated that fees for the City of Kingsport are not contained within the zoning code and therefore do not require a zoning text amendment to be updated. Staff also stated that the new fees being proposed by the County are comparable to what the City of Kingsport charges. No further action was taken.
2. 2024 Sullivan County ZTA for Stormwater Pollution Prevention (ZTA24-0221). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that this action is a TDEC update to the Sullivan County stormwater regulations. Staff stated that the same update took place for Kingsport in August of this year, but that the water services department had received the update since these particular stormwater regulations are not contained within the City's zoning code. No official action was taken.
3. 2024 Sullivan County ZTA for Temporary RV Dwelling (ZTA24-0223). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff described the request to the Commission. Staff stated that the County has found a need to allow RV use as a temporary dwelling for an owner on a parcel while a permanent residence is being constructed. Staff stated that the City does not allow this to take place. Staff stated that this allowance would work better in the County due to less density of housing as compared to the City. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions
The Commission reviewed the subdivision approvals that have taken place since the September 2024 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 MEETING MINUTES

Thursday, October 17, 2024 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Travis Patterson, Chip Millican, Candice Hilton

Visitors: none

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

II. APPROVAL OF THE AGENDA

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

III. APPROVAL OF MINUTES

1. Approval of the September 16, 2024 Work Session Minutes
2. Approval of the September 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. No changes were identified. A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the minutes of the September 16, 2024 work session and the September 19, 2024 regular meeting minutes. 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. 2024 Sullivan County Fee Changes ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that this text amendment from Sullivan County is proposing a raise to their fees. Staff noted that the Sullivan County Planning Director stated that they had to raise their fees since their fees had not been updated in a long time. Staff further stated that fees for the City of Kingsport are not contained within the zoning code and therefore do not require a zoning text amendment to be updated. Staff also stated that the new fees being proposed by the County are comparable to what the City of Kingsport charges. A motion was made by Anne Greenfield, seconded by James Phillips, to send a positive recommendation to the Sullivan County Commission in support of approving the text amendment. The motion passed unanimously, 6-0.
2. 2024 Sullivan County ZTA for Stormwater Pollution Prevention (ZTA24-0221). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that this action is a TDEC update to the Sullivan County stormwater regulations. Staff stated that the same update took place for Kingsport in August of this year, but that the water services department had received the update since these particular stormwater regulations are not contained within the City's zoning code. A motion was made by Jason Snapp, seconded by Tim Lorimer, to send a positive recommendation to the Sullivan County Commission in support of approving the text amendment. The motion passed unanimously, 6-0.
3. 2024 Sullivan County ZTA for Temporary RV Dwelling (ZTA24-0223). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff described the request to the Commission. Staff stated that the County has found a need to allow RV use as a temporary dwelling for an owner on a parcel while a permanent residence is being constructed. Staff stated that the City does not allow this to take place. Staff stated that this allowance would work better in the County due to less density of housing as compared to the City. A motion

was made by James Phillips, seconded by Anne Greenfield, to send a positive recommendation to the Sullivan County Commission in support of approving the text amendment. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the subdivision approvals that have taken place since the September 2024 regular meeting.

VIII. PUBLIC COMMENT

No public comment was received

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

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0237

Summerville/Kendrick Creek Road Rezoning

Property Information			
Address		Summerville Road	
Tax Map, Group, Parcel		Tax Map 105 Parcel 193.00 & Parcel 194.00	
Civil District		14	
Overlay District		Gateway	
Land Use Designation		Single-Family	
Acres		Rezone Site 106.2 acres +/-	
Existing Use		Existing Zoning	A-1
Proposed Use		Proposed Zoning	R-1C
Owner /Applicant Information			
Name: Horse Creek Farms Address: 465 Rocks Springs Rd. City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)292-2971		Intent: <i>To rezone from A-1 (Agricultural District) to R-1C (Residential District) to accommodate new single-family development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <i>The zoning change is compatible with neighboring residential zoning districts.</i> <i>The zoning change is consistent with the future land use plan.</i> <i>The zoning change will appropriately match the proposed use.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The parcels are located at the corner of Summerville Road and Kendrick’s Creek Road.</i> <i>There is currently a vacant home and barn located on parcel 193.00; parcel 194.00 is vacant.</i> <i>Water and sewer are available. Sewer will need to be extended across Kendrick Creek Rd by developer.</i> <i>The rezoning site will house 166 new single-family homes.</i> <i>The development review staff are supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	October 17, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0237

PROPERTY INFORMATION

ADDRESS	Tax Map 105 Parcel 193.00 & Parcel 194.00
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	A-1 (Agricultural District)
PROPOSED ZONING	R-1C (Residential District)
ACRES	Rezone Site 106.2 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New single-family development

PETITIONER

ADDRESS 465 Rocks Springs Road, Kingsport, TN 37660

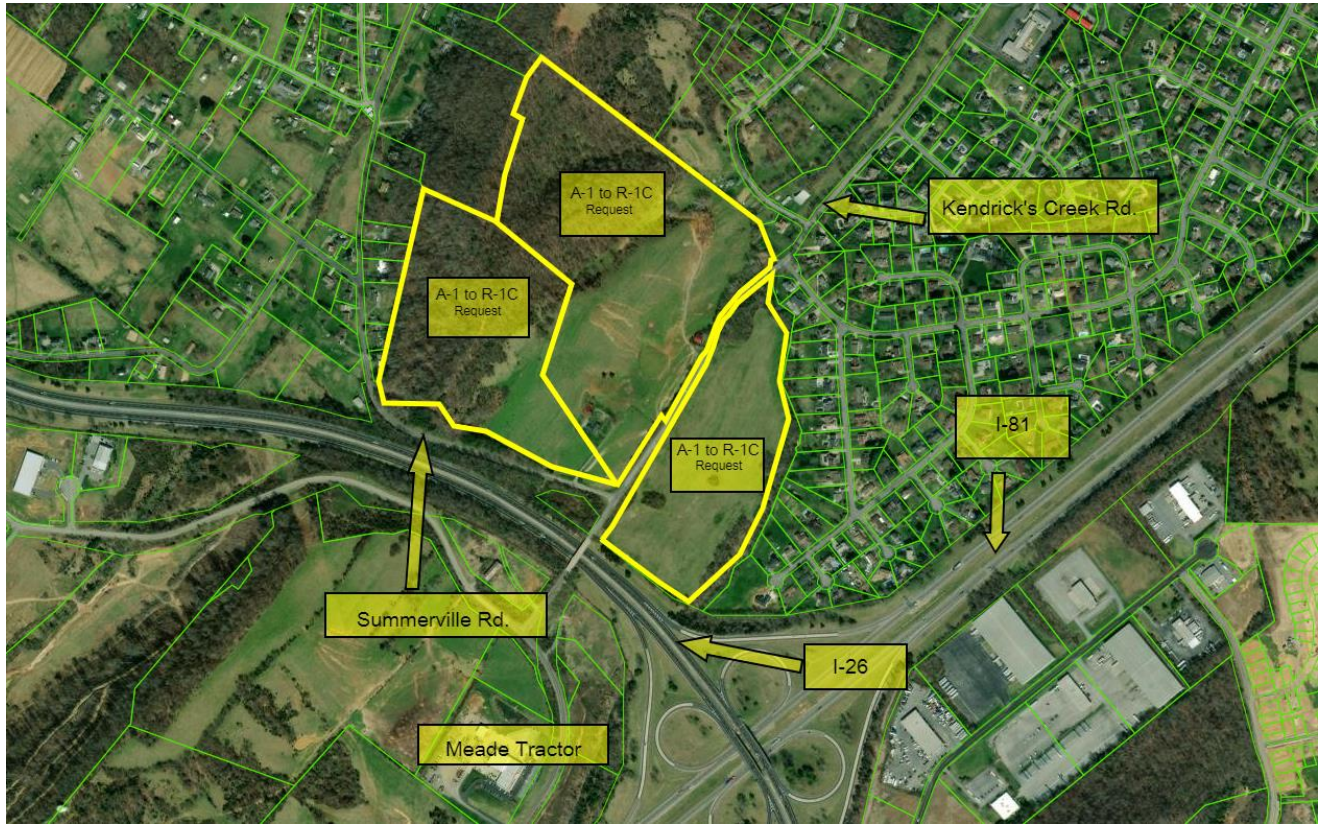
REPRESENTATIVE

PHONE (423) 292-2971

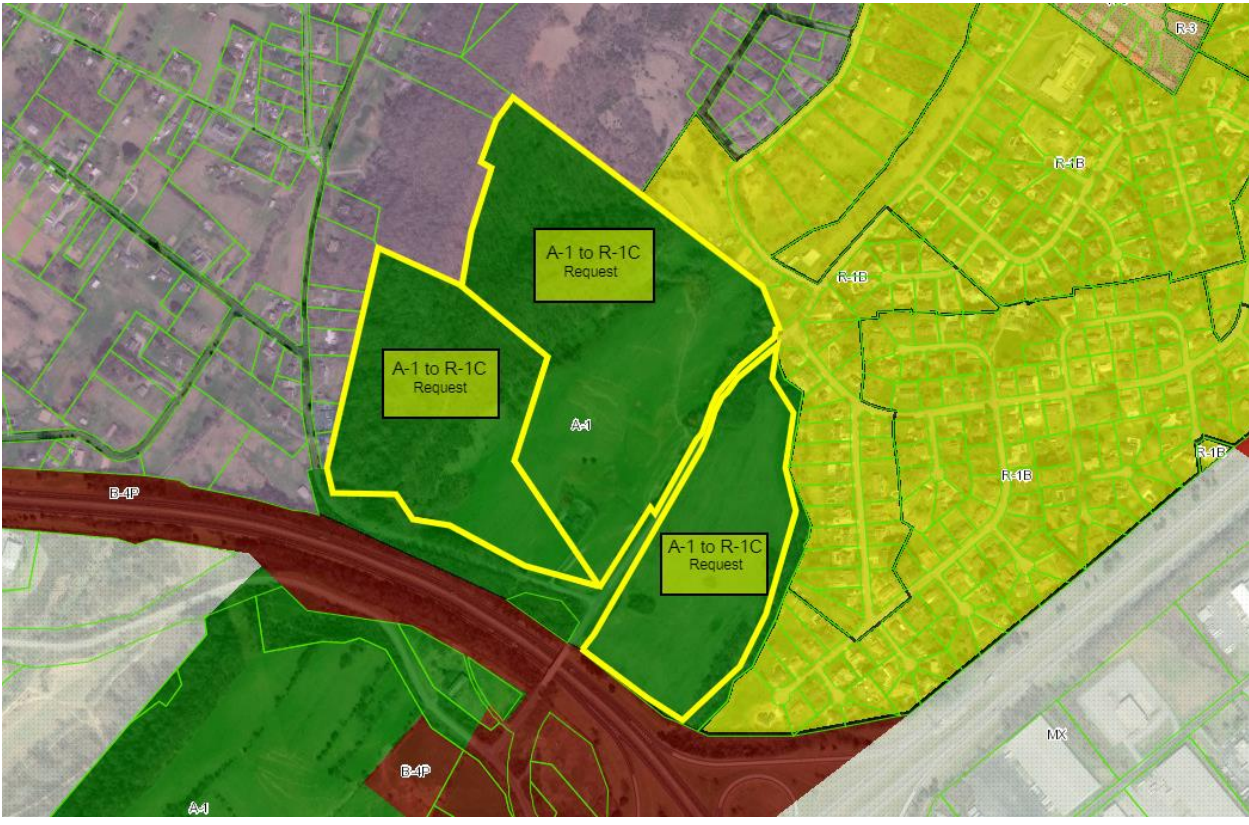
INTENT

To rezone from A-1 (Agricultural District) to R-1C (Residential District) to accommodate new single-family development.

Vicinity Map



Surrounding City Zoning Map



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0237

Future Land Use Plan 2030



Aerial



View from Kendrick Creek Road Facing South



View from Kendrick Creek Road Facing West



View from Kendrick Creek Road Facing Northwest



View from Kendrick Creek Road Facing North



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0237

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: single family	
Northeast	2	<u>Zone: City R-1B</u> Use: single family	
East	3	<u>Zone: City R-1B</u> Use: single family	
Southeast	4	<u>Zone: City MX</u> Use: manufacturing/retail/single-family/multifamily	
South	5	<u>Zone: B-4P</u> Use: retail/commercial	
Southwest	6	<u>Zone: City R-1A</u> Use: single family	
West	7	<u>Zone: City MX</u> Use: manufacturing/retail/single-family/multifamily	
Northwest	8	<u>Zone: B-4P</u> Use: retail/commercial	

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.

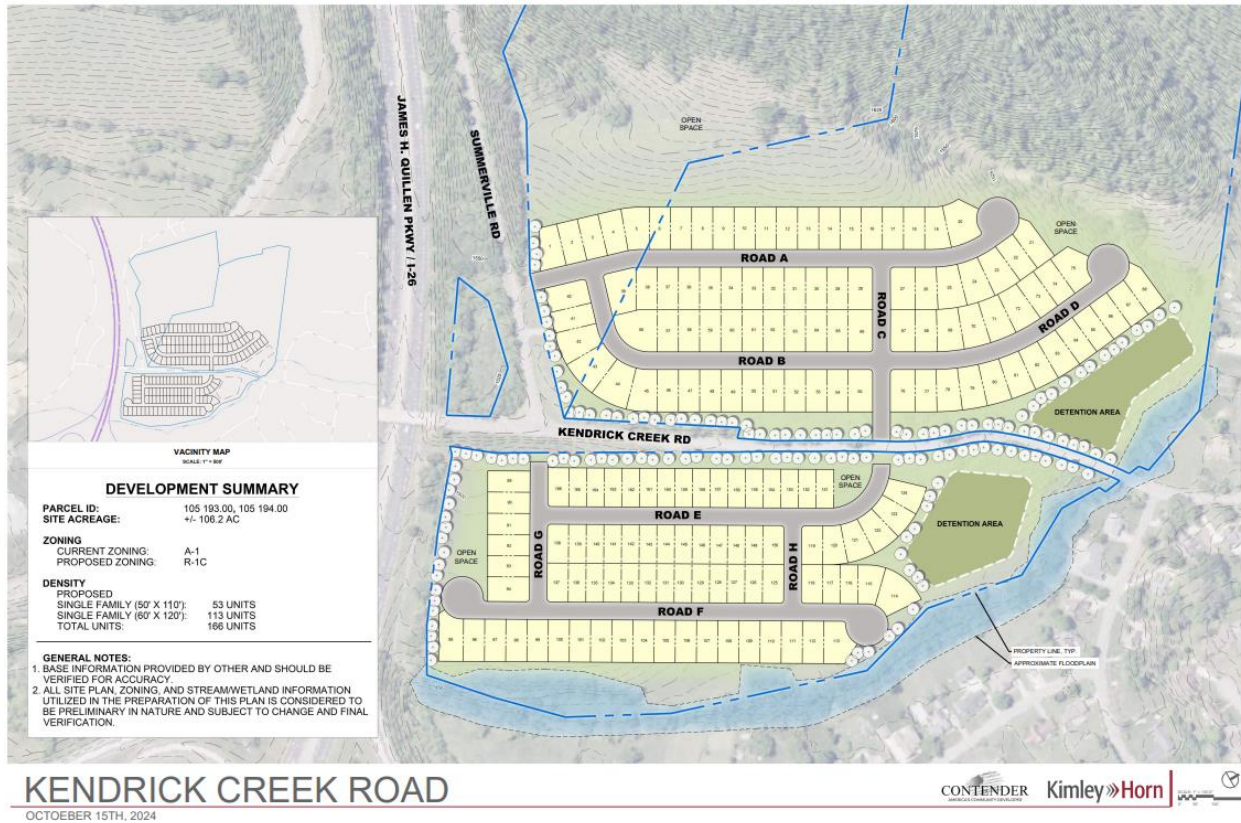
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal allows for a use that aligns with the surrounding residential zoning districts and is in harmony with the future land use plan.
2. **Whether or not the 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.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning and it would also have a reasonable economic use under the proposed zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The R-1C rezoning proposal aligns with the 2030 Land Use Plan, and the site is expected to serve the area effectively.

Proposed use: New single-family development

The Future Land Use Plan Map recommends single-family.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The current conditions strongly support the approval of the proposed rezoning. The location of the parcel in question exhibits a harmonious compatibility with adjacent residential zoning districts and aligns well with the future land use plan.
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 borders existing residential districts, and the vacant land is adequately sized for a new development that will comply with R-1C zoning requirements.

Zoning Development Plan



CONCLUSION

Staff recommends sending a positive recommendation to rezone from A-1 to R-1C, citing the site's compatibility with neighboring residential zoning districts and its alignment with the future land use plan.

PROPERTY INFORMATION	Lebanon Meadows Final PD
ADDRESS	Lebanon Road
DISTRICT, LAND LOT OVERLAY DISTRICT	14th Civil District, TM 106 & 0920, Group E, Parcel 001.00 & 043.00 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	N/A
ACRES	+/-3.91
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Begley Development, LLC
ADDRESS: 104 Dillow Circle Kingsport, TN 37660

REPRESENTATIVE: Highland Engineering
PHONE: 423-926-2007

INTENT

The applicant is requesting final Planned Development plat approval for the Lebanon Meadows located off of Lebanon Road.

The proposal consists of 14 new units located on +/-3.91 acres with 4.04 acres.

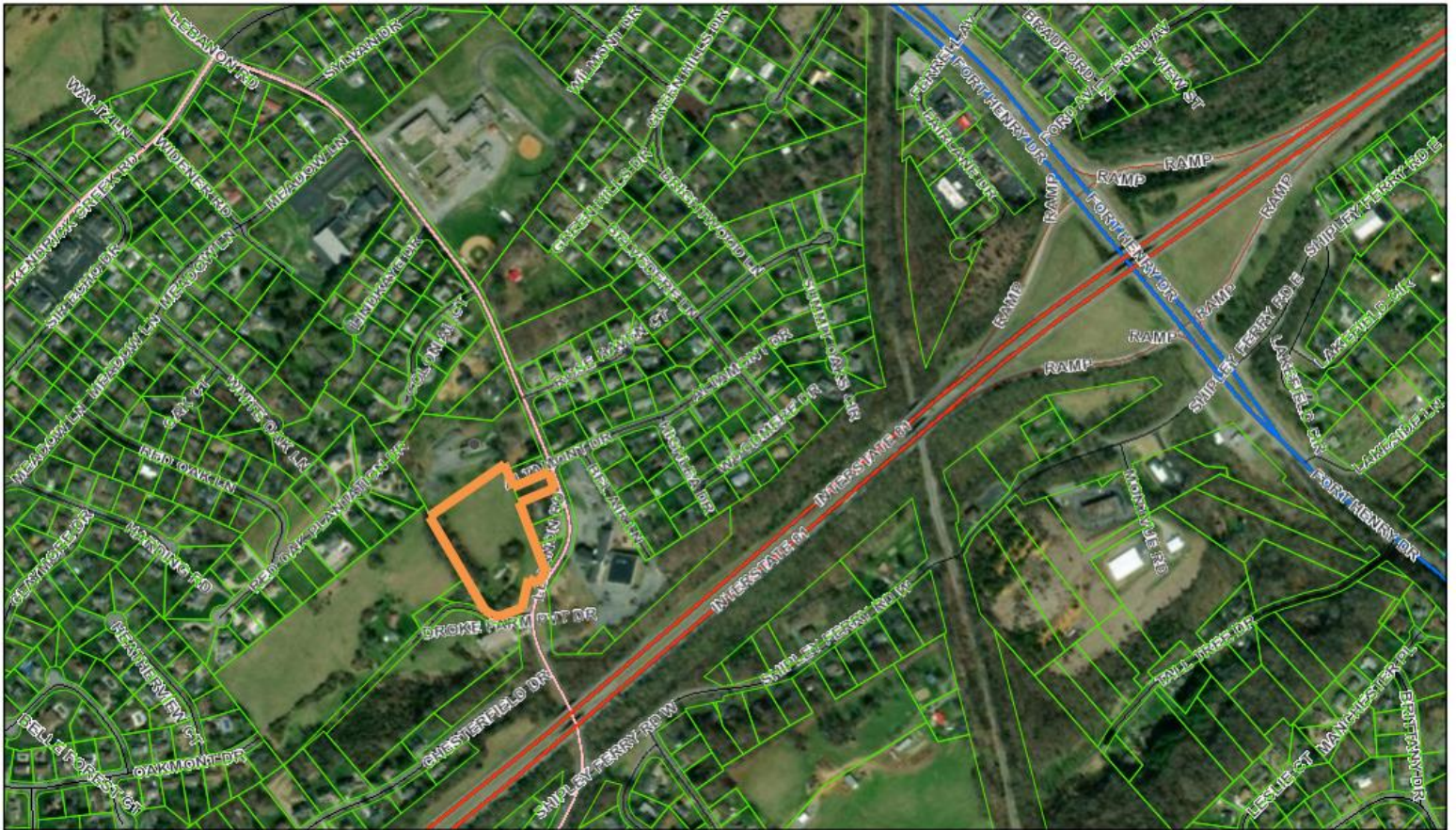
The plan shows 25' periphery setback as well as the areas designated for open space. Required open space for 4 units/acre is 15%. The open space provided is 3.2 units per acre with 28.5% open space. There are 14 total units.

The overall length in street is 795.0' and the cul-de-sac meets the minimum subdivision requirements.

This final version matches the preliminary submittal. All lots served by a new residential lane called Ty's Place.

Staff recommends granting final Planned Development plat approval for the Lebanon Meadows PD development along with an irrevocable letter of credit for the remaining improvements. The final remaining improvement bond estimates amounts to \$12,026.52.

Site Map



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Sullivan County Parcels Jan 2023 Streets

Parcels

Urban Growth Boundary

Interstate

Expressway

Major Arterial

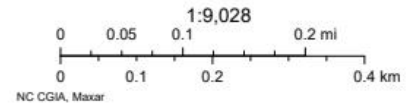
Minor Arterial

Collector Street

Local Street

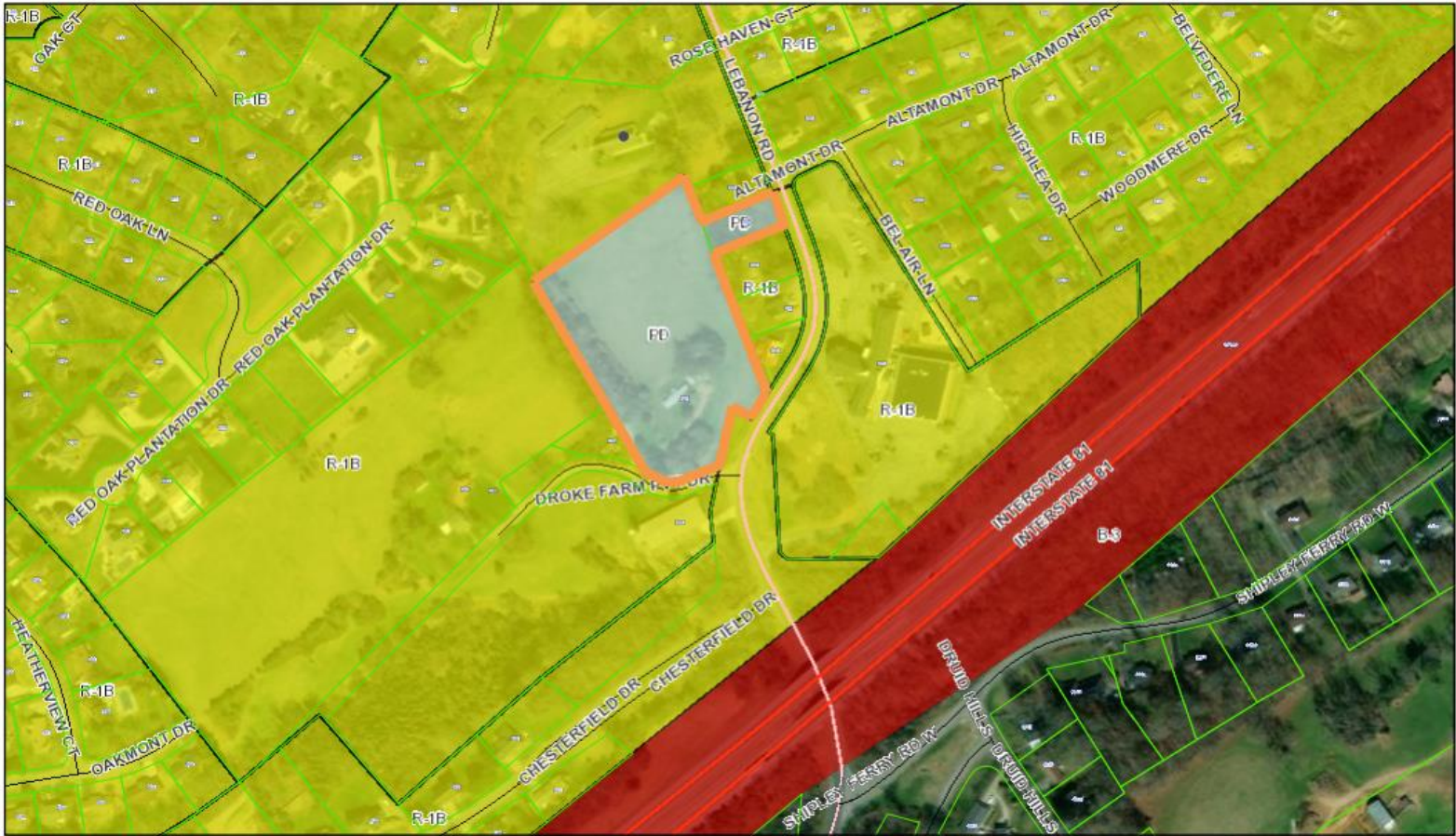
Private Street

Ramp



Web AppBuilder for ArcGIS

Zoning

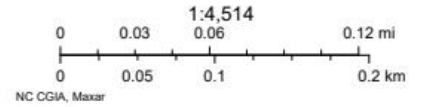


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Sullivan County Parcels Jan 2023

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

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



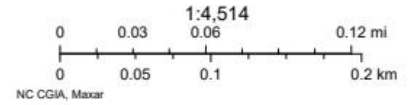
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Future Land Use



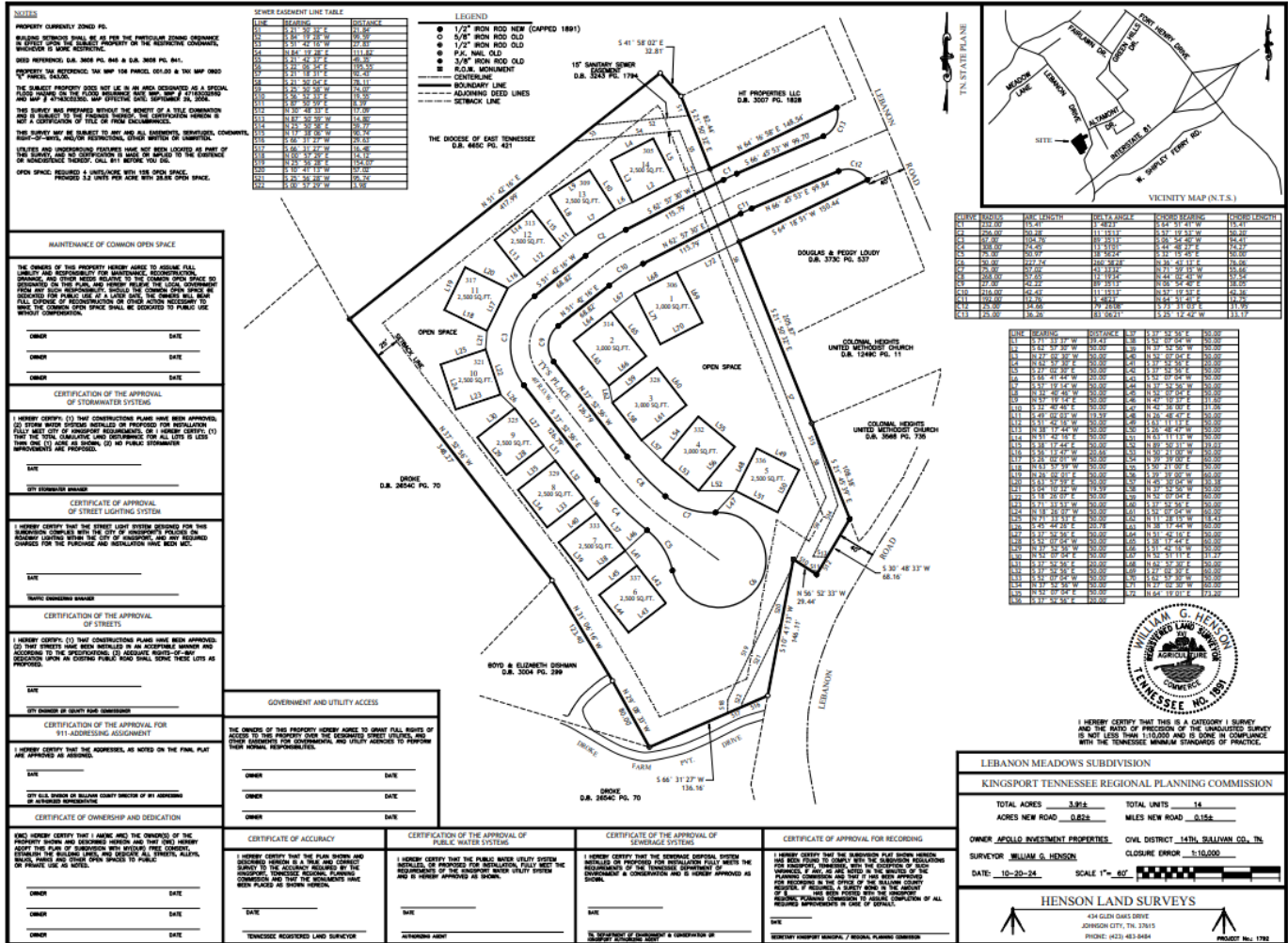
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- | | | | | |
|----------------------------------|-----------------|-------------------|-----------------------|------------------|
| Sullivan County Parcels Jan 2023 | Future Land Use | Industrial | Urban Growth Boundary | Major Arterial |
| Parcels | Agri/Vacant | Retail/Commercial | Streets | Minor Arterial |
| Kpt 911 Address | Single Family | Public | Interstate | Collector Street |
| | Multi-Family | Utilities | Expressway | Local Street |

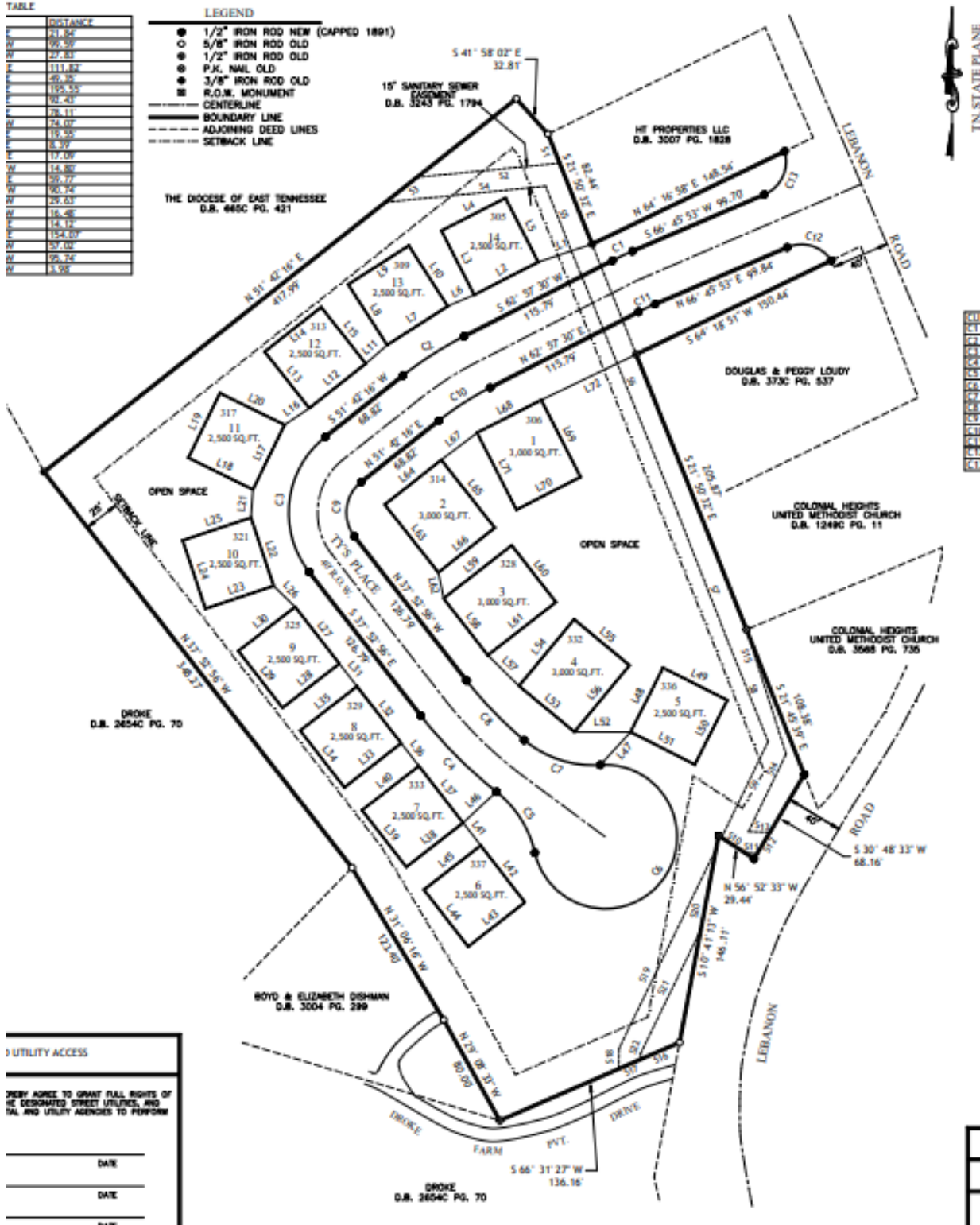


Web AppBuilder for ArcGIS

Final PD Plat



Expanded Partial View



Entrance View off Lebanon Road in Background



New Cul-de-sac View



Northern View from the Development



Conclusion

Staff recommends granting final PD plat approval for the Lebanon Meadows Development contingent receiving an irrevocable letter of credit for the remaining improvements.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: KEN WEEMS, PLANNING MANAGER

DATE: NOVEMBER 13, 2024

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR LEBANON MEADOWS

FILE NUMBER: PD24-0238

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 Planned Development Plat for Lebanon Meadows. The estimate is for the amount of \$12,026.52. The remaining improvements are the completion of as-builts, curb repair, and pavement markings.

Staff recommends a one year review period for the irrevocable letter of credit where a status update and amount review will be conducted in September of 2025 if the project has not been completed by then.

BOND ESTIMATE
Lebanon Meadows

Item VI.3.

FILE NO. 2023-D28

November 12, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	As-Builts (See Note Below)	\$ 10,000.00	\$ 10,000.00
Curbing					
2	10	LF	6" Kingsport Curb (Repairs)	\$ 36.40	\$ 364.00
Signs and Pavement Markings					
3	1	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 141.35
				SUBTOTAL	\$ 10,505.35
CONTINGENCIES (6%)					\$ 630.32
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 890.85
				TOTAL	\$ 12,026.52

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.

November 12, 2024

Date

Garret Burton
Civil Engineer I
City of Kingsport

2405 Memorial Blvd, Zoning Development Plan/B-4P

Property Information			
Address		2405 Memorial Blvd	
Tax Map, Group, Parcel		Tax Map 061E Group H, Parcel 193.20	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/ Commercial	
Acres		+/- 10.54 acres	
Existing Use		Existing Zoning	B-4P
Proposed Use		Proposed Zoning	Same
Owner /Applicant Information			
Name: RK Holdings, LLP Address: 4216 Dewitt Ave City: Mattoon State: IL		Zip Code: 61938 Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new outdoor display area.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <p>The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for an outdoor display area in a B-4P zone has been approved by the City’s landscaping specialist.</p> <p>Open-air businesses in the B-4P zone require a special exception granted by the Kingsport Board of Zoning Appeals (scheduled for November 14, 2024).</p> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> This B-4P District parcel is the former site of JC Penney at the Fort Henry Mall. Construction internal to mall to accommodate Rural King has started. 			
Planner:	Ken Weems	Date:	October 28, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

PROPERTY INFORMATION

ADDRESS: 2405 Memorial Blvd

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 10.54

EXISTING USE: former JC Penney and associated portion of the parking lot

PROPOSED USE: new Rural King store

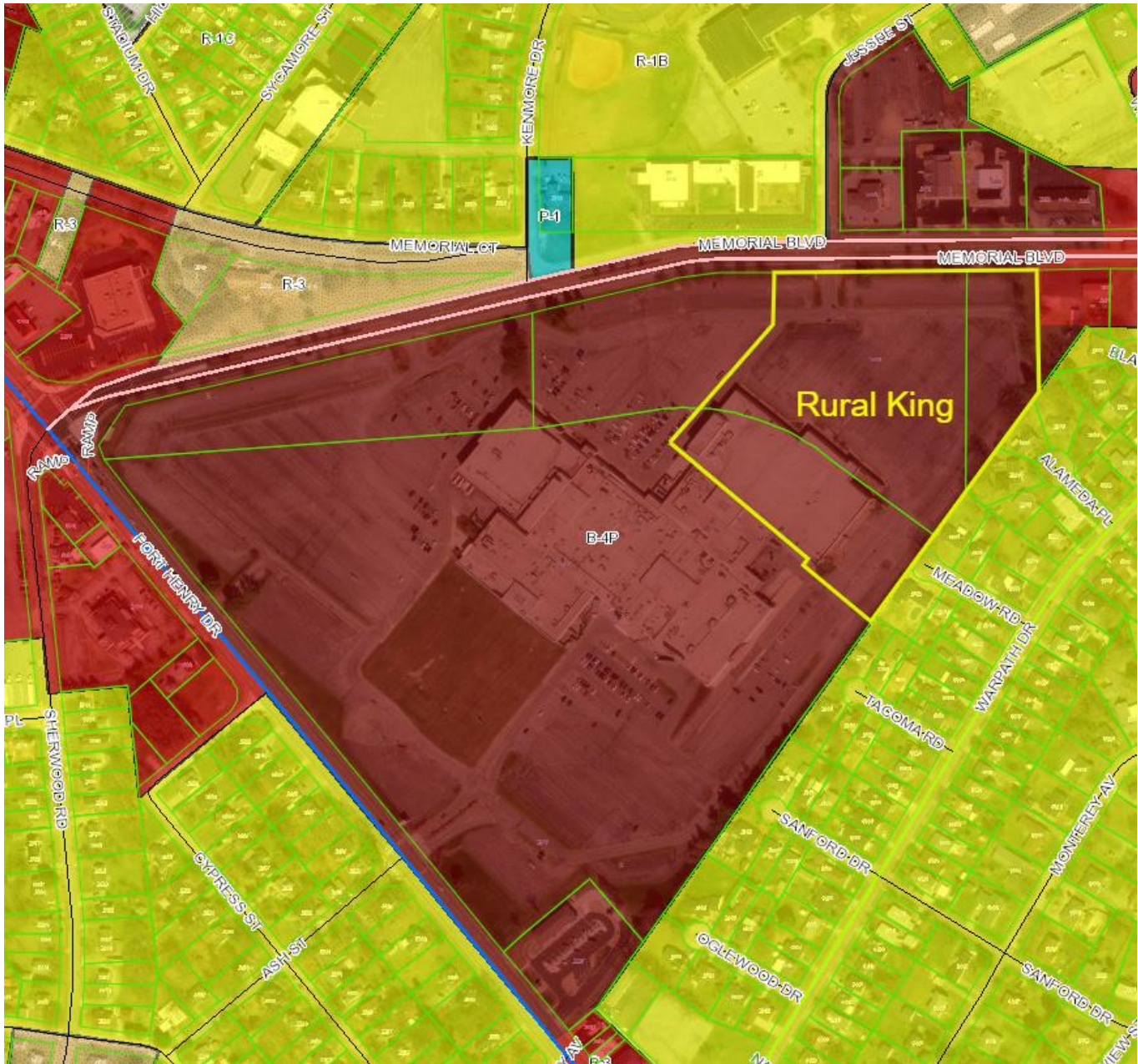
INTENT

To receive preliminary zoning development plan approval in a B-4P zone for the outdoor display area for a new Rural King.

LOCATION MAP



ZONING MAP (B-4P, Planned Business District)



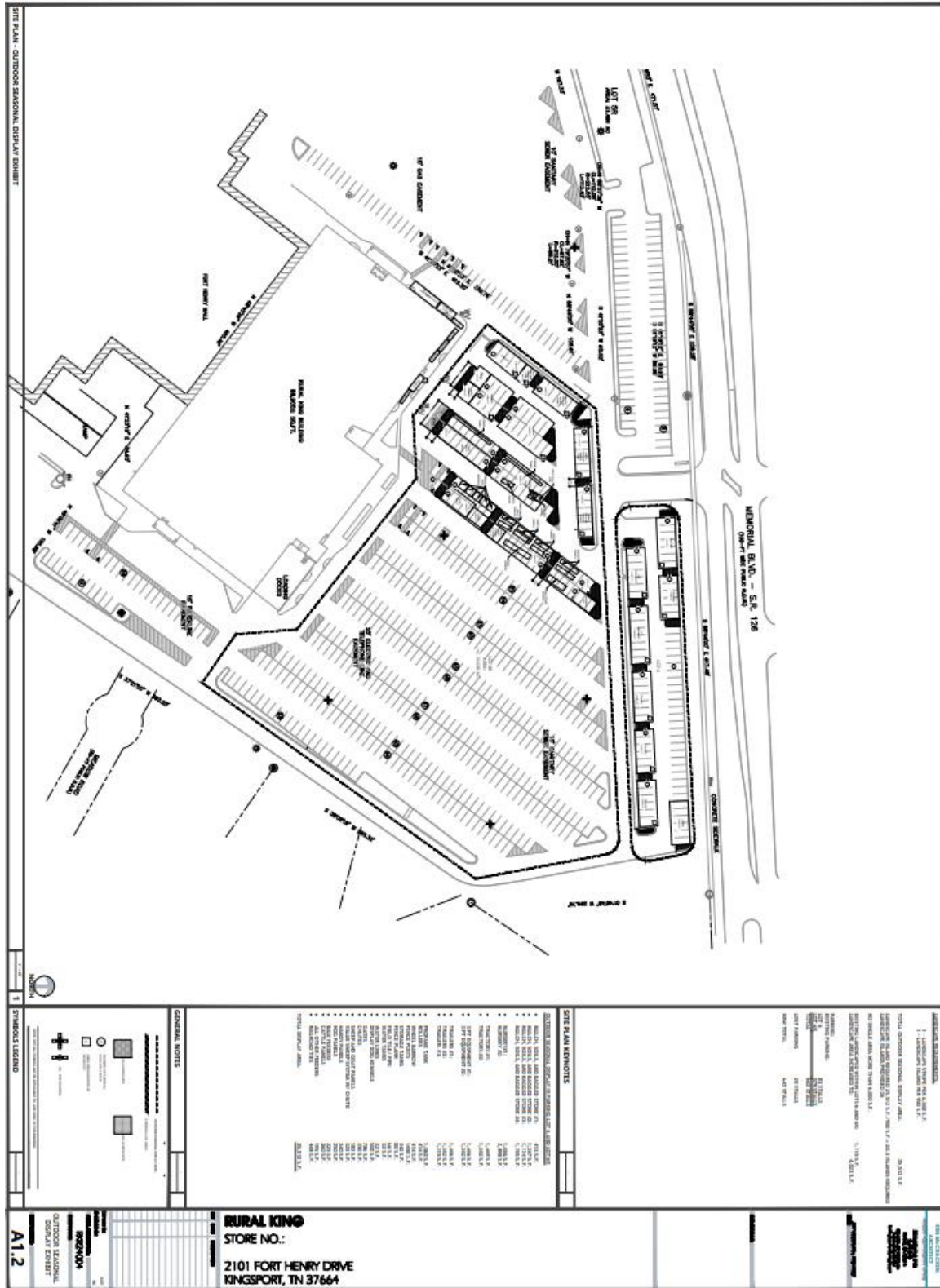
AERIAL



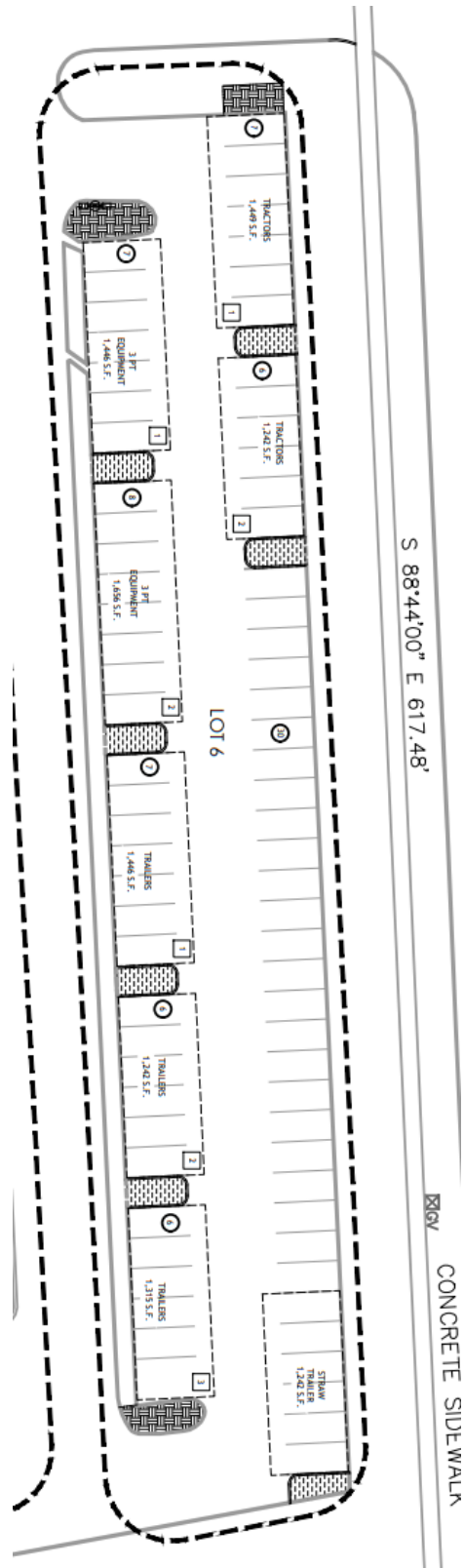
Existing Conditions

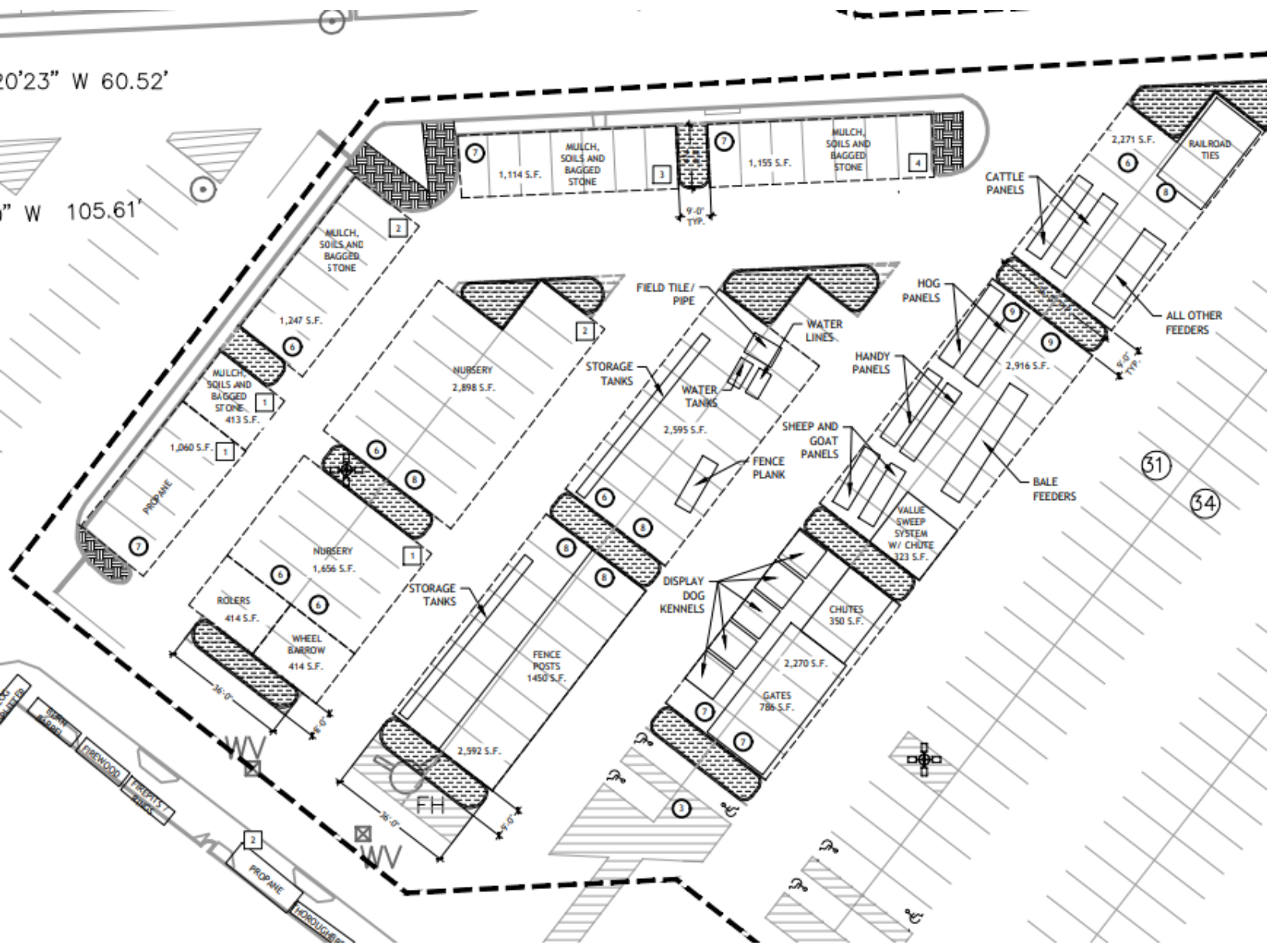


Outdoor Display Area Proposal (Expanded Views Follow)



Expanded Views





PRELIMINARY ZDP ANALYSIS (OUTDOOR DISPLAY AREA STANDARD)

(j) *Outdoor display areas.* Include outdoor display of automobiles, boats, manufactured homes, mobile homes, RVs, motorcycles, ATVs, and other similar products. All outdoor product display areas shall be considered parking areas but shall not be considered when calculating parking space requirements. Outdoor product display areas shall be divided into subareas by a ten-foot landscape strip for each 6,000 square feet of paved area, plus a landscape island for each 900 square feet of paved area.

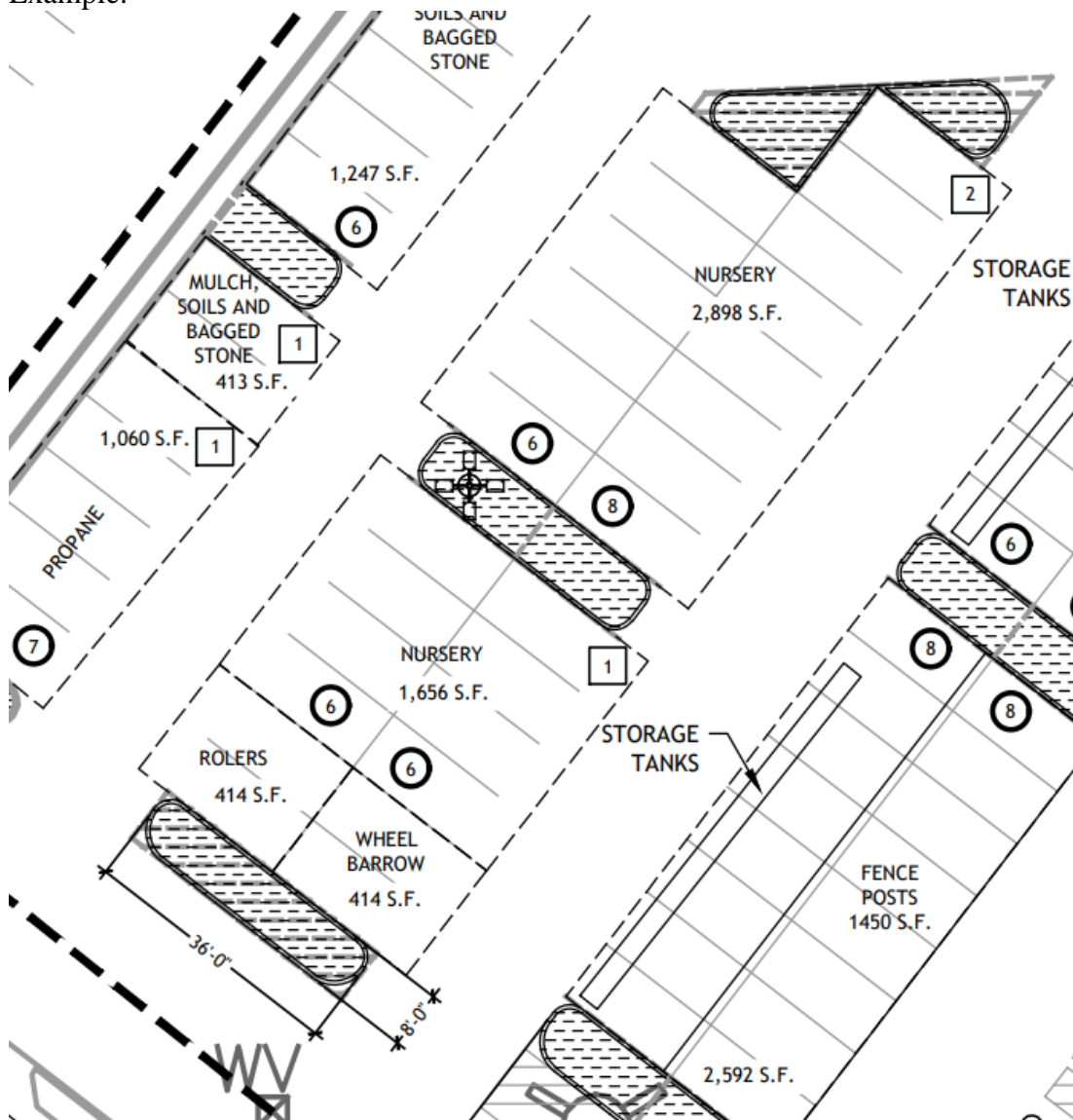
Staff Analysis: The total display area is 25,512 sq ft in size.

Total landscape islands required: 28

Total landscape islands proposed: 28

Ten-foot landscape strips utilized to break the display area into subgroups

Example:



Picture examples from Rural King’s State College, PA store:



CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district standards for outdoor display areas.

Property Information	Lot 2, Division of A Part of the Phyllis Moore Property		
Address	1600 Childress Ferry Road		
Tax Map, Group, Parcel	TM 078 Parcel 24		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 3.195		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Deena Moore Address: 1600 Childress Ferry Road City: Blountville State: TN Zip Code: 37667 Email: N/A Phone Number: N/A		Name: Alley & Associates, INC. (Matthew Strickler) Address: 422 E. Market Street City: Kingsport State: TN Zip Code: 37660 Email: Phone Number: (423)-392-8896	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • A variance has been requested regarding the public water requirement. • With the approval of this variance, the proposed plat complies with the Minimum Subdivision Regulations <p>Staff Field Notes and General Comments:</p> <p>The property is located within the Urban Growth Boundary of Kingsport along Childress Ferry Road. According to the Kingsport Subdivision Regulations, all new lots must have access to a public water supply. However, the cost to extend public water to this property exceeds \$80,000. The owners have requested a variance to allow the plat to be recorded without public water.</p>			
Planning Technician:	Lori Pyatte	Date:	October 24, 2024
Planning Commission Action		Meeting Date:	November 21st, 2024
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Lot 2, Division of A Part of the Phyllis Moore Property
ADDRESS	1600 Childress Ferry Road
DISTRICT	7st Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	County A-1
PROPOSED ZONING	No Change
ACRES +/-	3.195
EXISTING USE	County A-1
PROPOSED USE	

PETITIONER: Deena Moore
ADDRESS: 1600 Childress Ferry Road Blountville, TN 37660

REPRESENTATIVE: Alley & Associates, INC. (Matthew Strickler)
PHONE: (423)-392-8896

INTENT

The applicant is seeking final plat approval for the subdivision of property located in the 7th Civil District, specifically identified as Tax Map 78 Parcel 24.

This property is situated within the Kingsport Urban Growth Boundary along Childress Ferry Road, near the intersection with Warrior Falls Drive. The proposed plat would create one new lot with access from Childress Ferry Road. Currently, no public sewer services are available; the existing home is served by a subsurface sewage disposal system.

Additionally, there is no public water supply accessible to the property. Homeowner is being served by a well at this time. According to the City's Water Services Department, extending water services could cost upwards of \$80,000, as the nearest usable water line is approximately 550 feet from Buttermilk Road. The Kingsport Subdivision Regulations require that all new lots have access to a public water supply. Consequently, the owners are requesting a variance from these regulations to allow for the subdivision without public water.

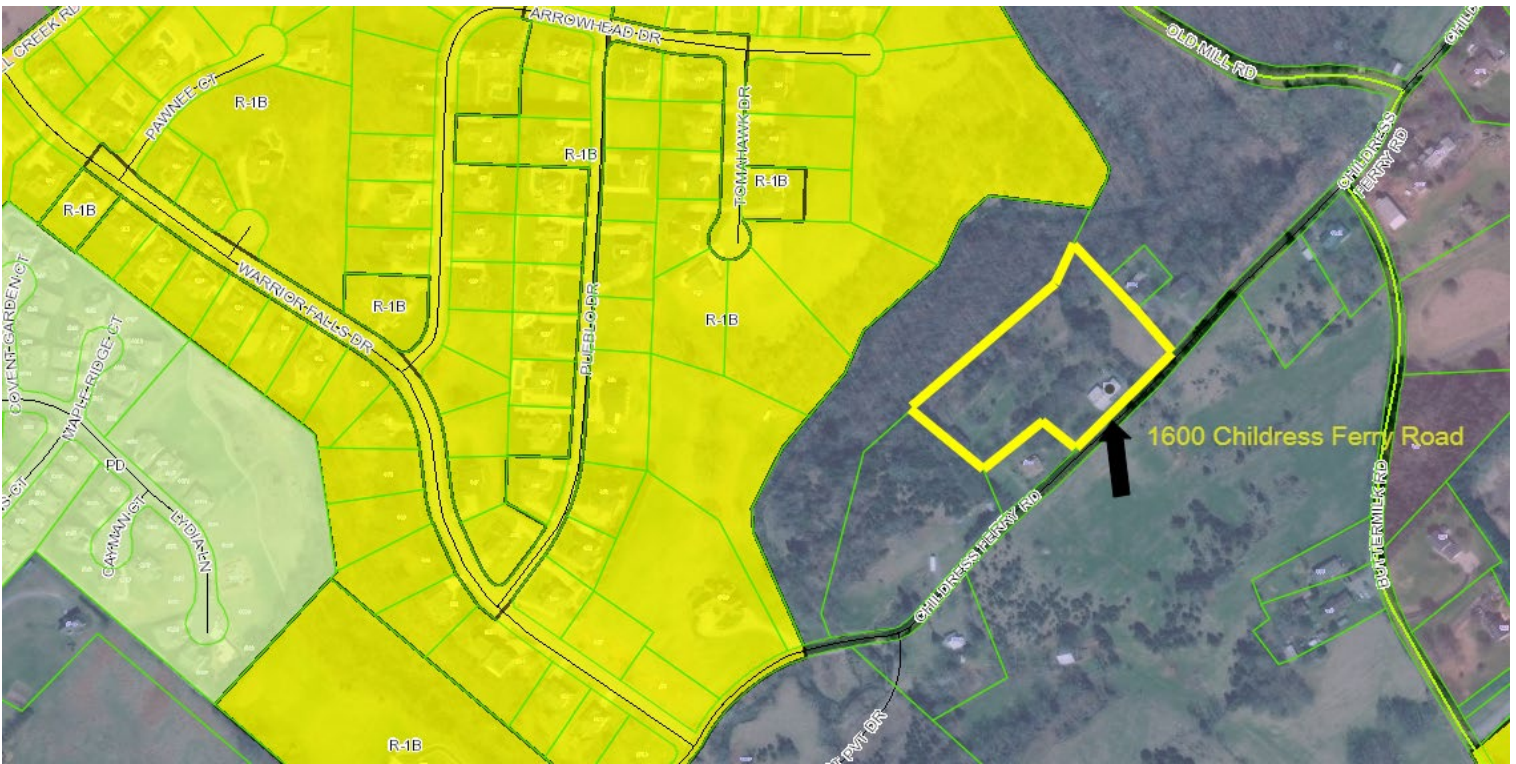
While extending the water line is technically feasible, it would require ongoing maintenance from city staff, including regular flushing, due to its location at the end of the line.

In light of these considerations, staff recommends approval of the final plat for Lot 2, Division of a Part of the Phyllis Moore Property, as well as approval of the variance request concerning the public water requirement.

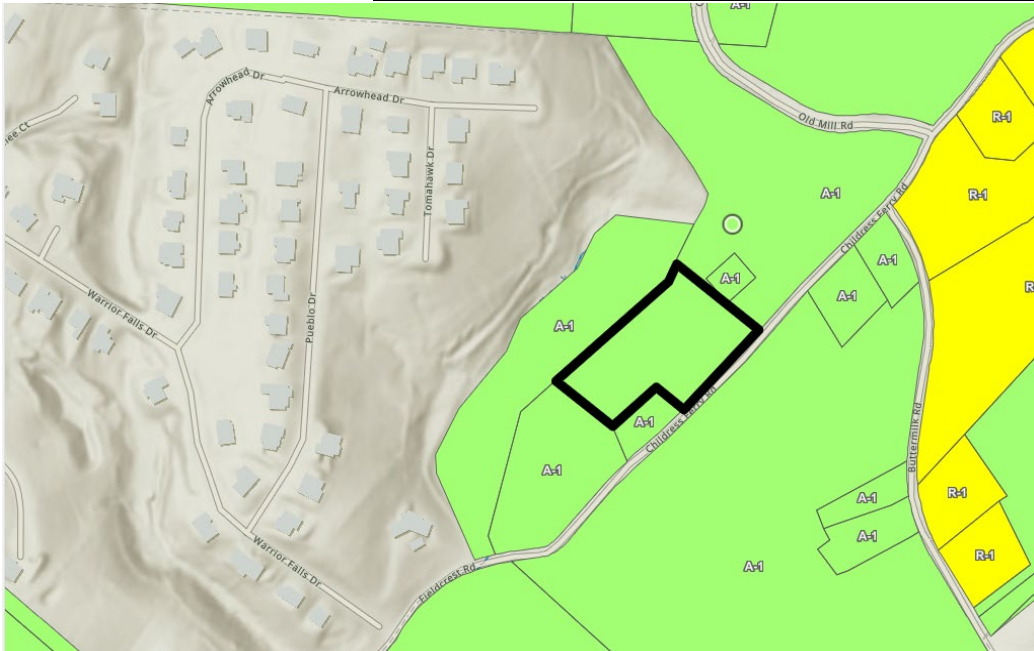
Aerial Perspective:



Aerial Perspective with Zoning (City GIS):



Aerial Perspective with Zoning (Sullivan County GIS):



Legend

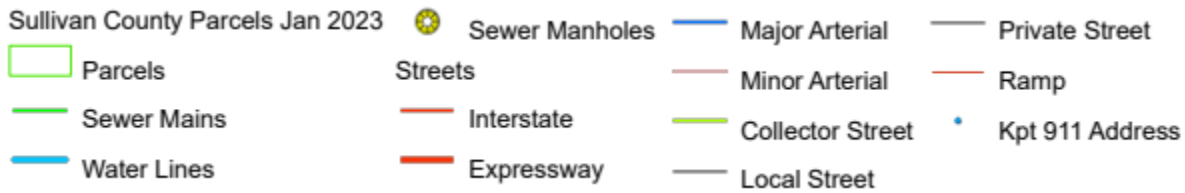
Sullivan County Zoning - Labels & Lines (zoom in to view)

Sullivan County Zoning

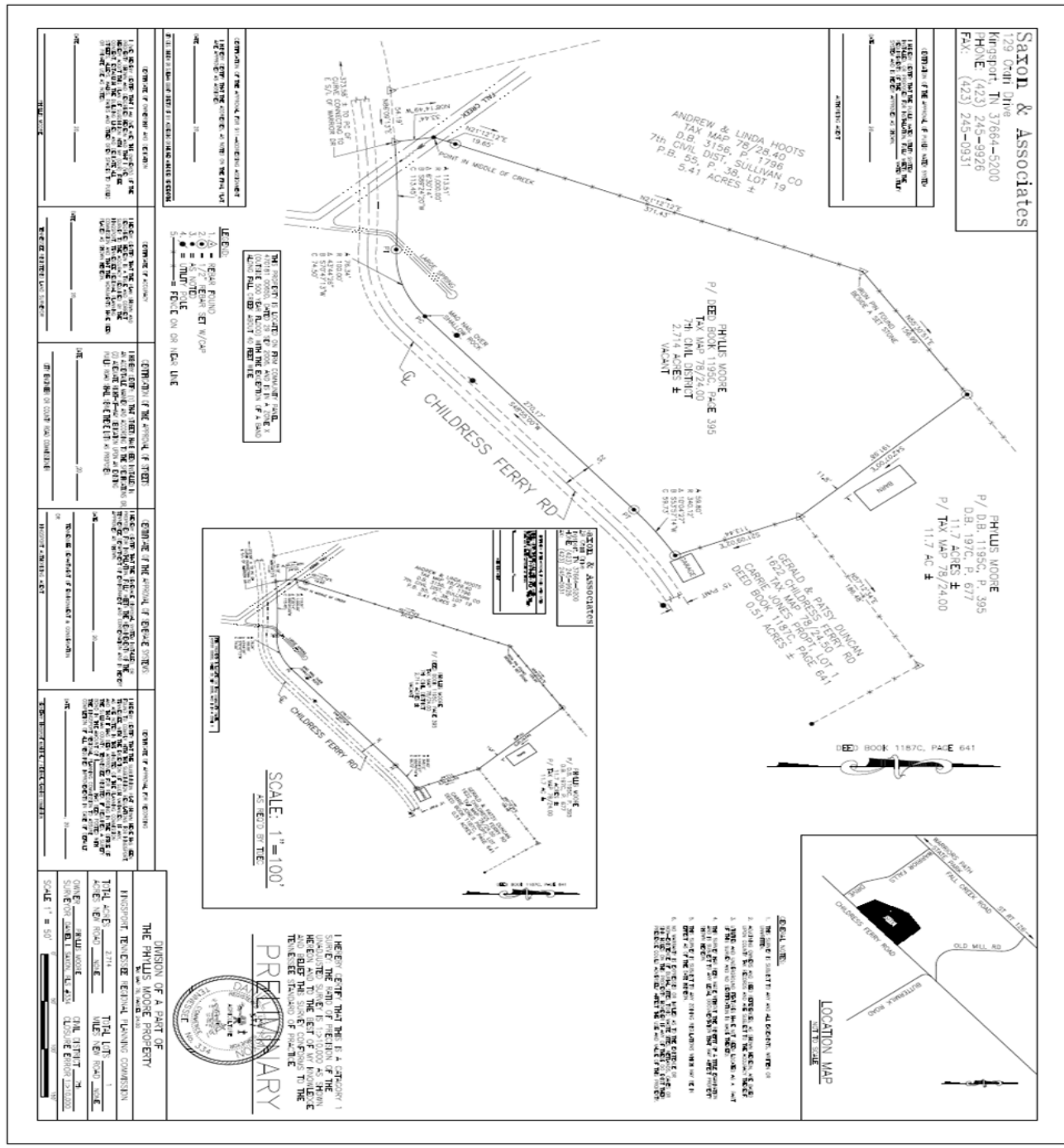
- A-1
- A-2
- A-5

R-1

Aerial Perspective with Utilities:



Approved Plat (2018)



Information from the 2018 Report:

When this was brought to Kingsport Regional Planning Commission in September of 2018 it was for the same request. Ms. Moore was looking to divide property at that time. Water/Sewer quoted at that time to extend public water to the property exceeded the amount of 18,000 and had the closet usbale waterline of 1,200 feet away.

Letter from Ms. Moore in 2018:

1600 Childress Ferry Rd
Blountville, TN 37617
September 6, 2018

Kingsport Regional Planning Commission
201 W Market Street
Kingsport, TN 37660

Ref.: Request for Variance, 1600 Childress Ferry Road, Tax Map 78, Parcel 24.00

Ladies/Gentlemen:

I am the owner of a small, mostly wooded farm (about 19 Acres) on Childress Ferry Road. I am an eighty-six year old widow. I feel I need to begin liquidating my assets so I am attempting to subdivide a part of my farm in a manner suitable for a potential purchaser who is interested in a 2.714 acre parcel (see proposed Subdivision Plat included herewith). My only problem is there is no Public water Service for my property. I get my water from a well and so does my sister's family next door (1622 Childress Ferry Road). Mr. Sam Chase of the City of Kingsport has estimated it would cost about \$18,000 to pipe City water to my property and I would be at the end of a waterline. This would cause an extra maintenance burden upon the City of Kingsport to continually have to flush the pipes.

My request is that you grant me a variance to approve my Subdivision Plat with the understanding that no public water serves the property.

Many thanks for your kind consideration of my request,

Phyllis Moore

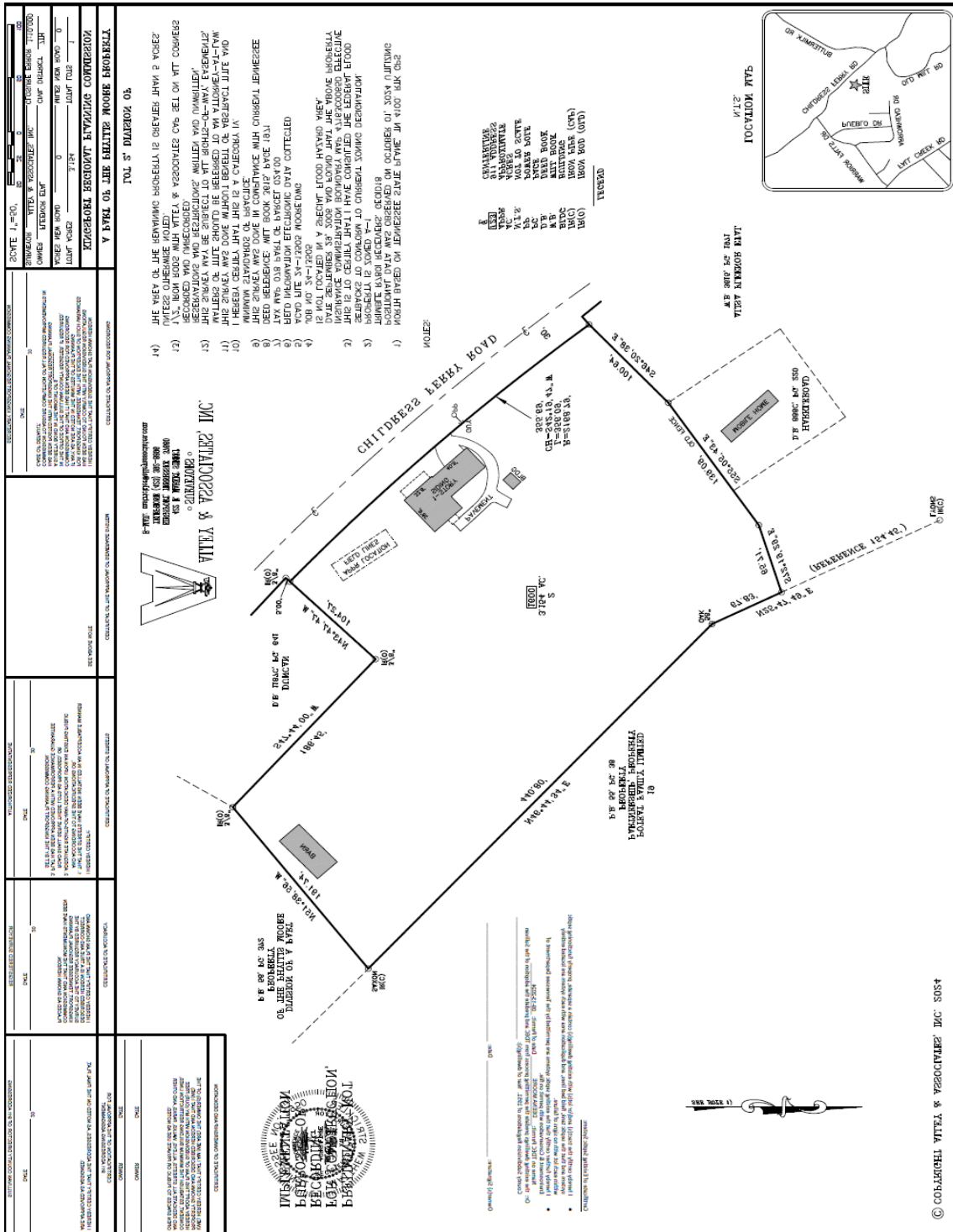
Kingsport Regional Planning Commission Minutes from September 17th, 2018 and September 20th, 2018***September 17th, 2018 Work Session:*****09-03 Division of a Part of the Phyllis Moore Property – (18-401-00073)**

The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff showed the Commission the location of the property. Staff further stated that an accompanying variance request for lack of water has been applied for. Staff further noted that the homeowner wishes to use well water and that although city water is close, it would be the end of the water line if extended to this property. Staff further noted that extended water would have to be flushed routinely if extended. Staff also noted that the plat is contingent upon TDEC approval for a septic system. No official action was taken.

Septmeber 20th, 2018 Regular Meeting:**09-04 Division of a Part of the Phyllis Moore Property – (18-401-00073)**

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of the Phyllis Moore Property. The property is located outside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Staff identified the location of the property. Staff further stated that an accompanying variance request for lack of water has been applied for. Staff further noted that the homeowner wishes to use well water and that although city water is close, it would be the end of the water line if extended to this property. Staff further noted that extended water would have to be flushed routinely if extended. Staff also noted that the plat is contingent upon TDEC approval for a septic system. Staff stated that the required variance letter addressed the unique conditions for the property in that it is unsuitable for water extension. On a motion by Mark Selby, seconded by Mike McIntire, the Commission voted to grant final subdivision approval with the public water supply variance, contingent upon TDEC septic approval. The motion passed, 8-0.

Current Proposed Plat:



Letter from Property Owner:

1600 Childress Ferry Road
Blountville, Tn 37617
October 24, 2024

Kingsport Regional Planning Commission
415 Broad Street
Kingsport, Tn 37660

Ref: Request for Variance, 1600 Childress Ferry Road, Tax Map 78, Parcel 24.00

Ladies/Gentlemen:

I am an heir to a small, mostly wooded farm (about 19 acres) on Childress Ferry Road. I am attempting to subdivide my part of the farm. My only problem is there is no public water service for my property. I get my water from a well and so does Gerald Duncan next door (1622 Childress Ferry Road). Mr. Sam Chase of the City of Kingsport has estimated it would cost about \$80,000 to pipe city water to my property and I would be at the end of a waterline. This would cause extra maintenance burden upon the City of Kingsport to continually have to flush the pipes.

My request is that you grant me a variance to approve my Subdivision Plat with the understanding that no public water serves the property.

Many thanks for your kind consideration of my request,

Deena Moore



Site Visit Photos:
Standing in the center of Childress Ferry Road, facing the property



Site Visit Photos:

Standing in the roadway facing west from Buttermilk Road, looking toward the house at 1600 Childress Ferry Road.



The arrow indicates:
1600 Childress Ferry Road

Conclusion

Staff recommends approval of the final plat for the Lot 2, Division of A Part of the Phyllis Moore Property and the variance to the public water requirement.

108 Barton Street, Preliminary Zoning Development Plan

Property Information			
Address	108 Barton St.		
Tax Map, Group, Parcel	045K, D, 036.00		
Civil District	12		
Overlay District	n/a		
Land Use Designation	Retail		
Acres	+/- 0.17 acres		
Existing Use	Storage shed use	Existing Zoning	PVD (Planned Village District)
Proposed Use	4 unit townhome	Proposed Zoning	No change
Owner /Applicant Information			
Name: Jason Pickup Address: 1056 Wellington Blvd City: Kingsport State: TN Zip Code: 37660 Email: tcomfs33@gmail.com Phone Number: (423) 480-9013		Intent: To receive Preliminary Zoning Development Plan approval in a PVD zone for a 4 unit townhome structure.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the Planned Village District (PVD) zone without need for a variance. • The proposal meets the area regulations for townhome development in the PVD zone. Staff Field Notes and General Comments: <ul style="list-style-type: none"> • The site is along Barton Street, opposite Riverwalk Park • The site currently contains a storage building 			
Planner:	Ken Weems	Date:	November 4, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 108 Barton Street

DISTRICT: 12th

OVERLAY DISTRICT: n/a

EXISTING ZONING: PVD

ACRES: +/- 0.17

EXISTING USE: storage building

PROPOSED USE: 4 unit townhome structure

PETITIONER

ADDRESS 1056 Wellington Blvd

REPRESENTATIVE

PHONE (423) 480-9013

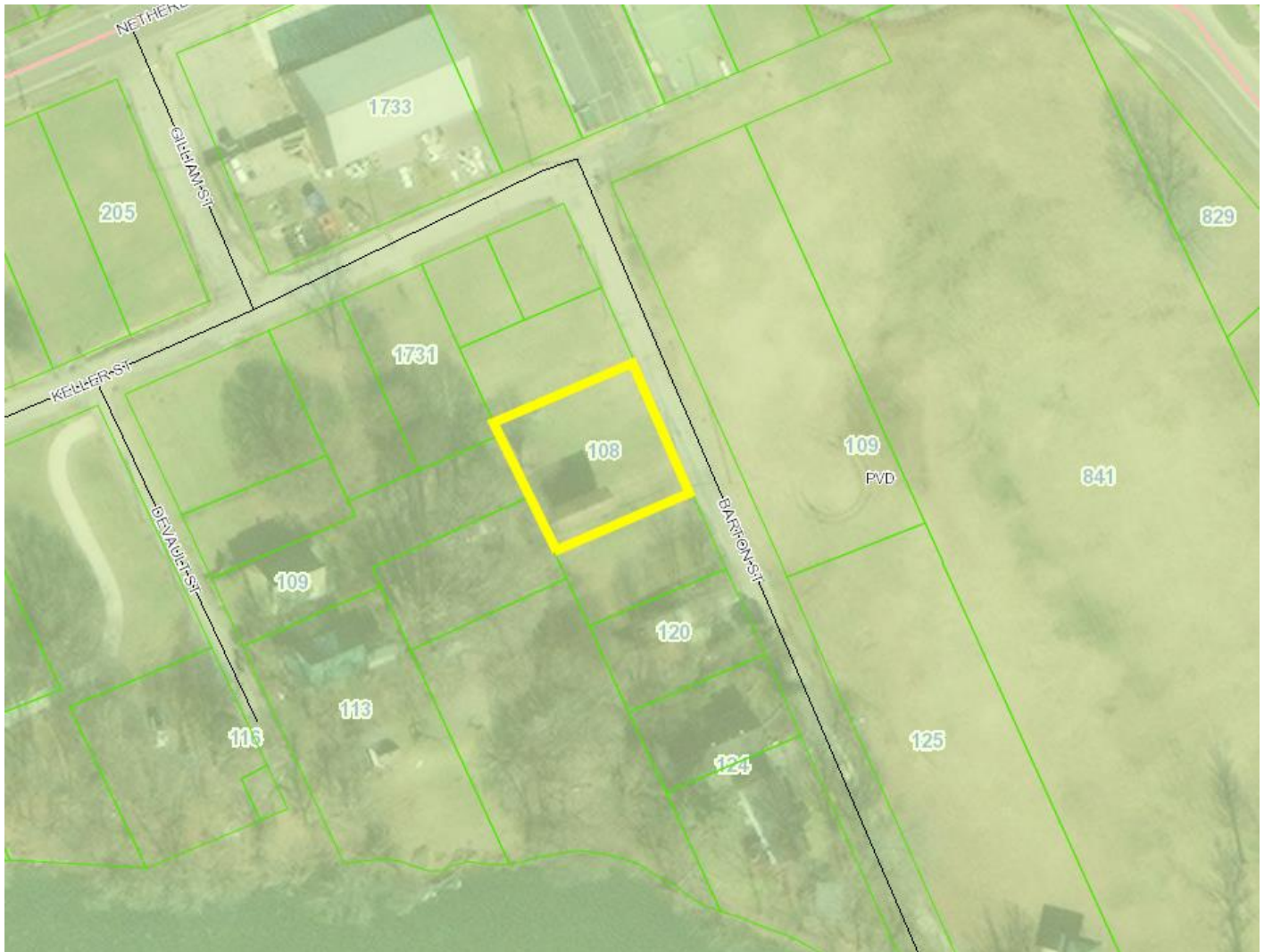
INTENT

To receive Preliminary Zoning Development Plan approval in a PVD zone for a 4 unit townhome structure.

LOCATION MAP



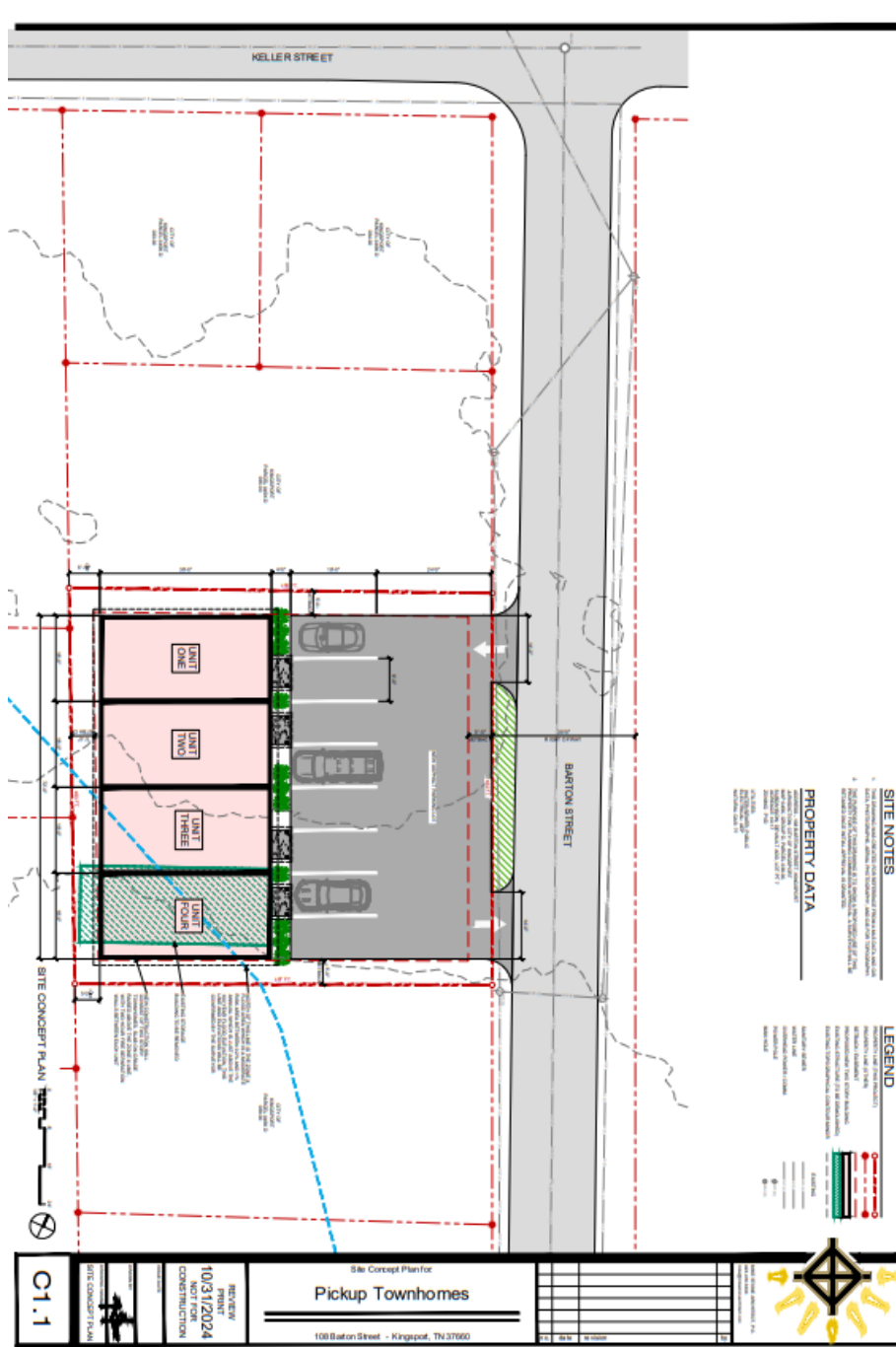
CURRENT ZONING MAP (PVD Zoning District)



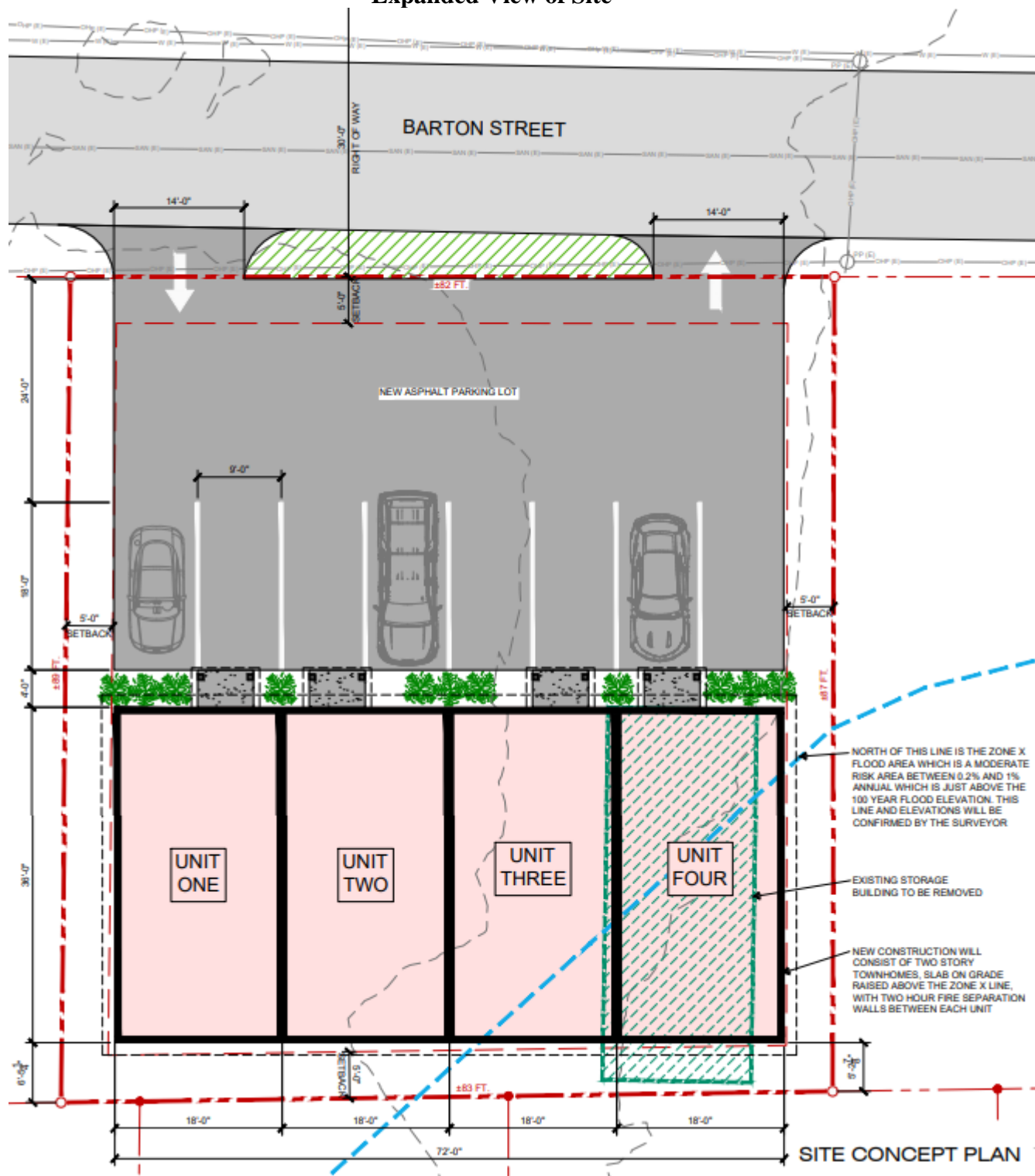
AERIAL



PRELIMINARY ZONING DEVELOPMENT PLAN



Expanded View of Site



View of Site



View from Site toward River



View Toward Netherland Inn Rd



Park View



PRELIMINARY ZDP ANALYSIS

Development Standards for PVD District Townhomes:

- Max height: 2 stories
- Minimum front yard: 5'

- Minimum rear yard: 5'
- Minimum side yard: 5'
- Max building coverage: 70%
- Max impervious coverage: 90%
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code (6 minimum)
- The proposed landscaping plan conforms with B-4P standards

The ZDP indicates compliance with the development standards.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

2024 Sullivan County Minor Text Amendments

Property Information		County-wide	
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: Sullivan County Address: 3411 TN-126 #30 City: Blountville State: TN Zip Code: 37617 Email: planning@sullivancountyttn.gov Phone Number: (423) 323-6440		Intent: To make minor amendments the Sullivan County Zoning Resolution.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Jessica McMurray	Date:	November 19, 2024
Planning Commission Action		Meeting Date:	November 21, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT
 Intent: To make minor amendments the Sullivan County Zoning Resolution.

Presentation:

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

Amendment to the Sullivan County Zoning Resolution B-106 permits landowners to temporarily reside in a self-contained recreational vehicle with plumbing facilities during the construction of a permanent dwelling, provided no other pre-existing dwelling is available. The RV must be connected to electricity, water, and septic or sewer systems, with inspections conducted by the building inspector. This arrangement is valid for six months with an active building permit, and extensions may be granted as long as construction progress is ongoing. – **approved by Kingsport Regional Planning Commission on October 17, 2024**

Current Text:

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following regulations: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no other pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which includes plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

Proposed changes from Sullivan County:

Amendment to the Sullivan County Zoning Resolution B-106(F) – The Sullivan County Attorney has requested a revision to the language in section B-106(F). Specifically, he would like the term "Regulation" to be replaced with "Restriction" in the first sentence of paragraph F, as he believes "Restriction" is a stronger and more precise term.

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following **restrictions**: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). **As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.**

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

The City of Kingsport prohibits the use of recreational vehicles as either temporary or permanent dwellings in all zoning areas.

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

Recommendation:

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

Sullivan County Zoning Text Amendment – October 2024
Text below not highlighted are existing codes for reference

Proposed changes in Highlighted Yellow Text:

3-102.6 Temporary Uses - The temporary uses and structures specified in Appendix B, as permissible within residential and agricultural districts may be permitted for the limited time periods indicated for each such use or activity.

8-105 Restriction of Recreational and/or Automotive Vehicles as Permanent Dwellings or Storage - No camper, Recreational Vehicle (RV), or any other automotive vehicle may be used as a permanent residential dwelling or storage structure. All such vehicles or campers shall only be allowed, as they were designed, for temporary and seasonal use within an approved campground facility, approved lake lot, or otherwise stored in an approved storage area not in use. Refer to the Temporary Supplemental Use provision for campground facilities in Appendix B and D.

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

Recreational Vehicle – A self-contained vehicle type unit primarily designed as a temporary living quarters for recreation, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

B-106 TEMPORARY USES - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling

In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling.

From: [Weems, Ken](#)
To: [Ambre Torbett](#); [Harmon, Jessica](#); [McMurray, Jessica](#)
Subject: RE: EXTERNAL: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney
Date: Monday, November 18, 2024 10:33:34 AM
Attachments: [image001.png](#)

Ambre,

We stand ready to process any needed action on this item. I will rely on your professional judgment and act once you advise based upon your needs.

Thanks,

Ken Weems, AICP

Planning Manager

City of Kingsport

P: 423-229-9368

C: 423-782-0116

kenweems@kingsporttn.gov



415 Broad Street, 2nd floor

Kingsport, TN 37660

www.kingsporttn.gov

From: Ambre Torbett [mailto:planning@sullivancountytn.gov]
Sent: Thursday, November 14, 2024 3:29 PM
To: Weems, Ken; Harmon, Jessica
Subject: EXTERNAL: Sullivan County Zoning Text Amendment - Temporary Dwelling in RV during Construction - edits by County Attorney

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

Good afternoon,

Our County Attorney reviewed the text amendment and he apologized for the late review. He wants to change the word regulation to restriction in the first sentence of paragraph F. Not sure if this changes anything with you all. He said restrictions is a stronger word choice. See attached.

Thank you,

Ambre M. Torbett, AICP

Director of Planning & Community Development

Stormwater Administrator

Sullivan County, Tennessee

Planning & Codes Department

3425 Hwy 126 | Historic Snow House

Blountville, TN 37617

Desk: 423.279.2603 | Main: 423.323.6440



November 8, 2024

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

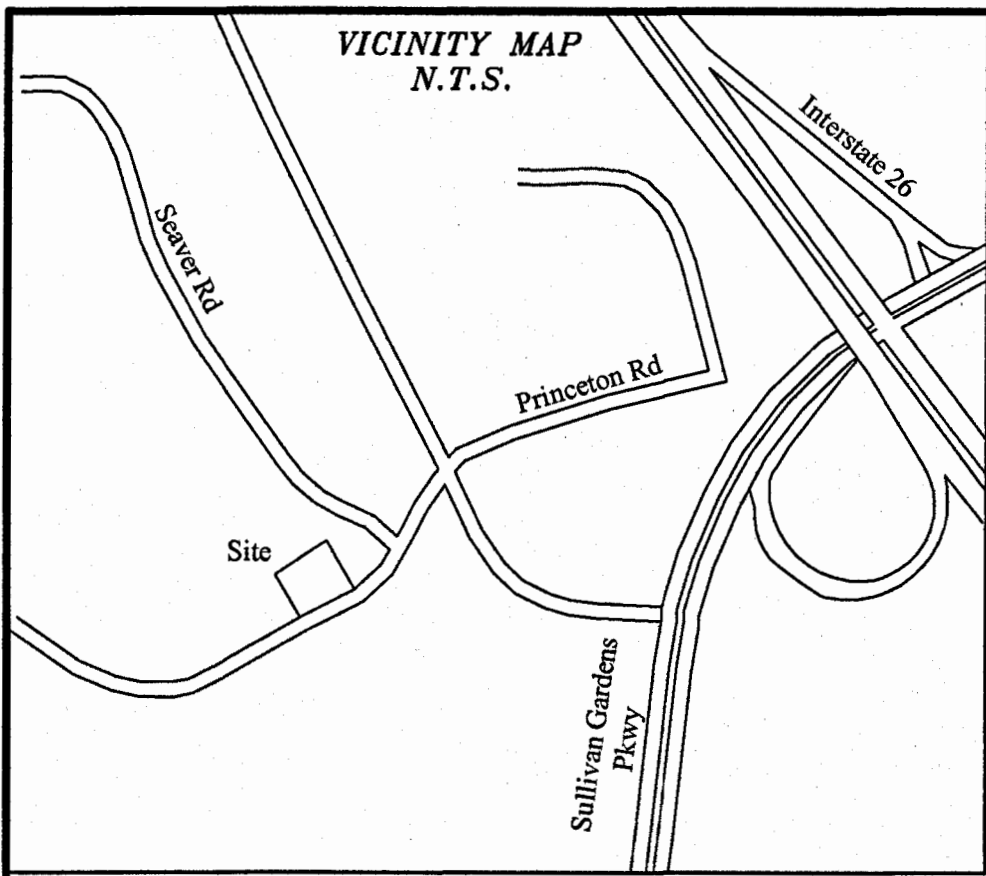
Chairman Duncan:

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. 2400 Princeton Road
2. 313 Galloway Road
3. 1609 Clouds Ford Road
4. 430 W. Stone Drive
5. 1102/1106 Gibson Mill Road

Sincerely,

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



CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE _____ 20__

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 10/9 2024

Chris Doherty
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

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

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 10/9 2024

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

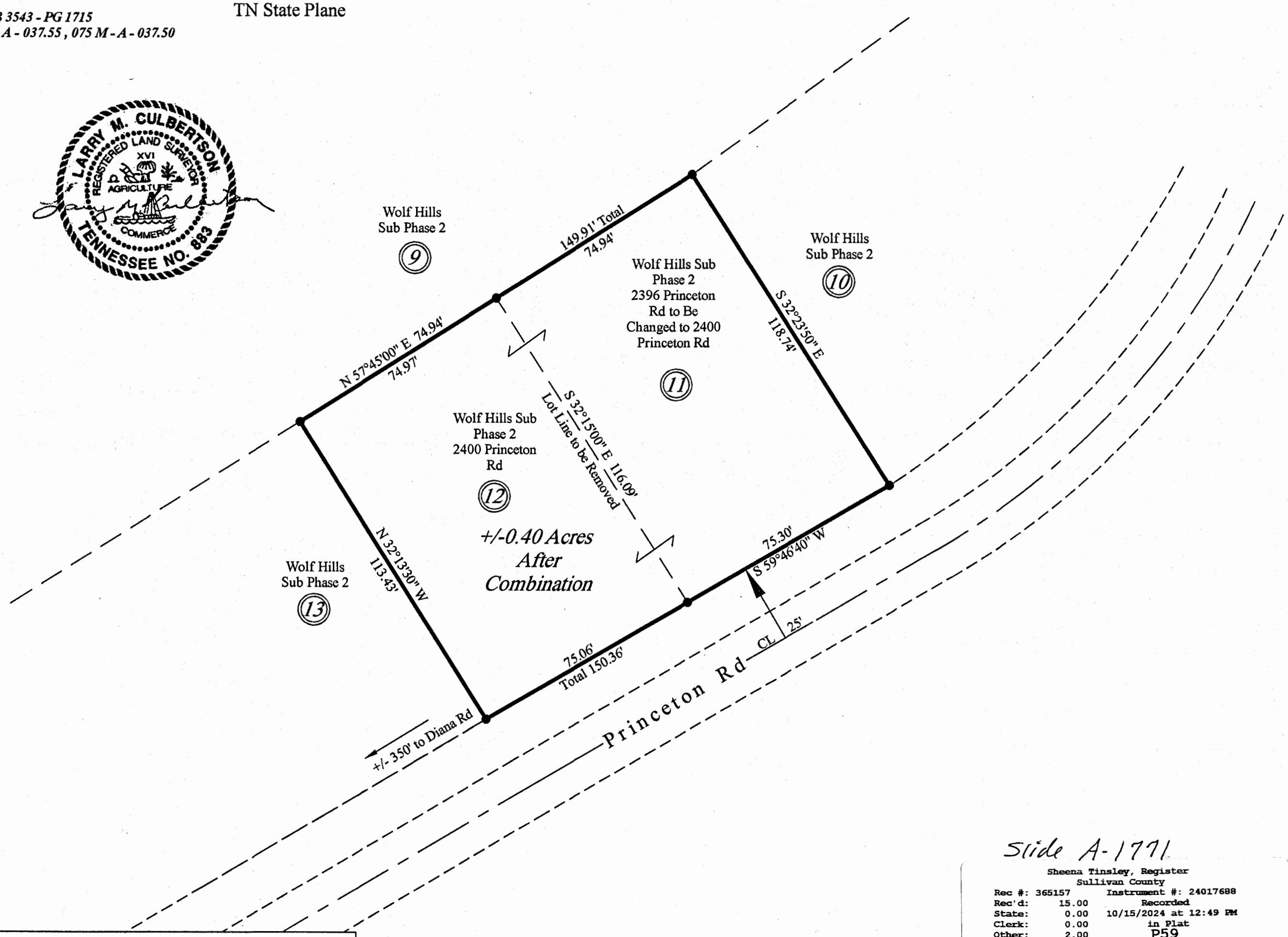
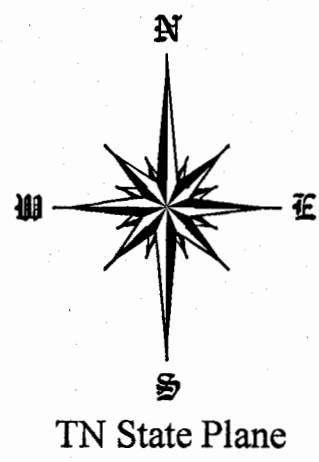
Chris Doherty
KINGSPORT AUTHORIZED AGENT

FLOOD CERTIFICATION

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

FIRM MAP #: 47163C0230D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 9/29/2006

- Legend**
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - ▲ denotes Railroad Spike
 - ⊕ denotes Water Meter
- Notes**
1. Deed Reference: DB 3543 - PG 1715
 2. TAX MAP: 075 M - A - 037.55, 075 M - A - 037.50



Slide A-1771

Sheena Tinsley, Register	
Sullivan County	
Rec #: 365157	Instrument #: 24017688
Rec'd: 15.00	Recorded
State: 0.00	10/15/2024 at 12:49 PM
Clerk: 0.00	In Plat
Other: 2.00	P59
Total: 17.00	PGS 475-475

CERTIFICATE OF APPROVAL FOR RECORDING CONFIRMATION BY PLANNING DIRECTOR

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

10/15/2024

KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

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 October 14 2024

Christine Campbell
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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

ADDRESS TO BE 2400 PRINCETON RD

0 30 60 90

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Chris Doherty 10/7/24
OWNER DATE

Denise Dias 10-7-24
OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

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

September 30 2024
DATE

Larry M. Culbertson
SURVEYOR

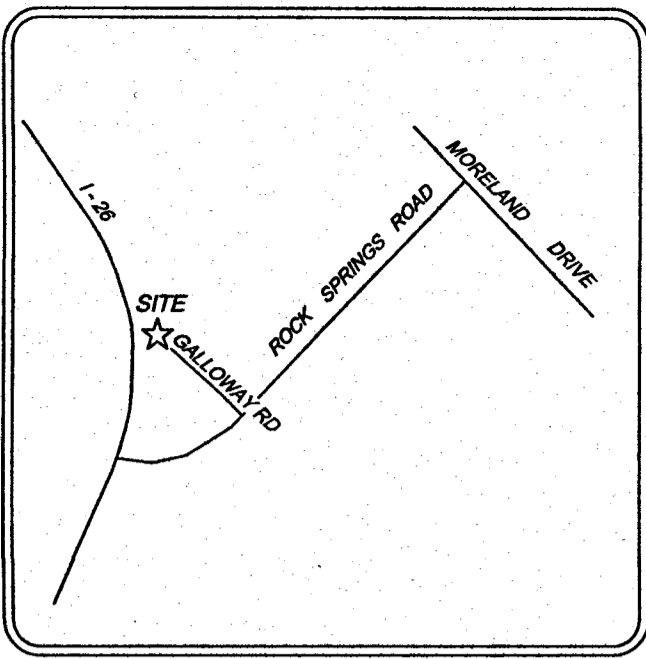
(OR)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000

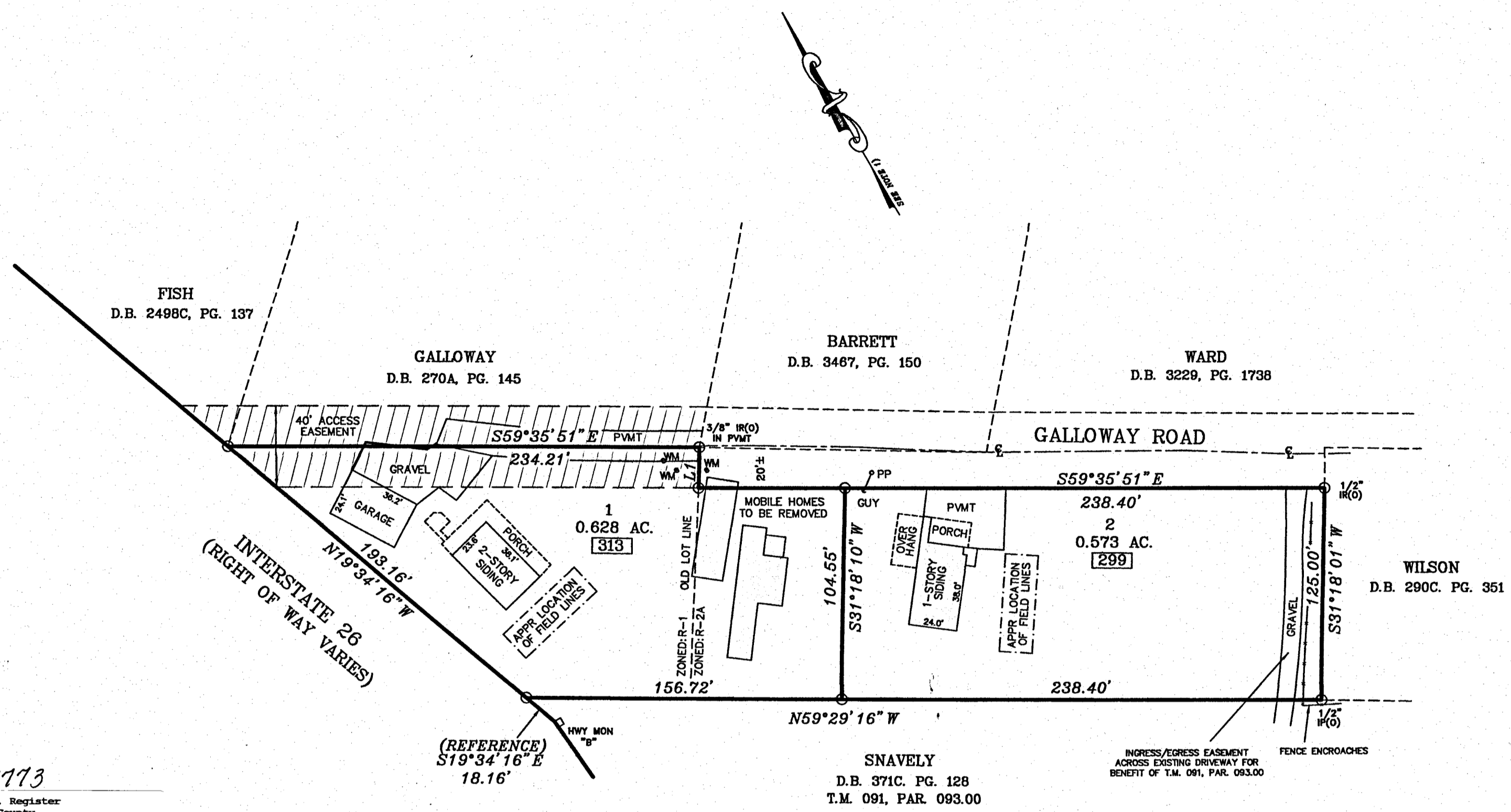
09-30-2024 883
SURVEYOR TN. REG. NO

DATE

SURVEY FOR: DENISE DIAS		
Date 09-30-2024	File:dias-d.DWG Drawn By: SWS	Scale: 1" = 30'
Thirteenth (13th) Civil District Sullivan County, Tn		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8473



LOCATION MAP
N.T.S.



LEGEND

- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- HWY HIGHWAY
- MON MONUMENT
- PVMT PAYMENT
- WM WATER METER
- D.B. DEED BOOK
- PG. PAGE
- PP POWER POLE
- T.M. TAX MAP
- PAR. PARCEL
- N.T.S. NOT TO SCALE
- AC. ACRES
- APPR APPROXIMATE
- [723] 911 ADDRESS CENTERLINE
- €

Slide A-1773

Sheena Tinsley, Register
Sullivan County
Rec #: 365237 Instrument #: 24017788
Rec'd: 15.00 Recorded
State: 0.00 10/17/2024 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 481-481

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: BERT GALLOWAY Date of Permit: 06-06-1994
Name on TDEC Permit: STEVE GALLOWAY Date of Permit: 07-14-2014
- Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s): _____

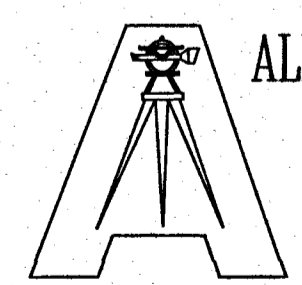
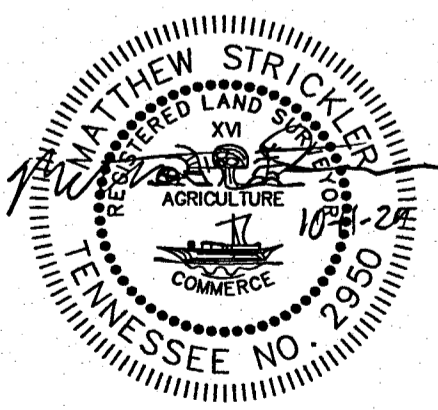
Owner(s) Signature: Debra A. Steffey Date: 10/11/24

Owner(s) Signature: Steve Galloway Date: 10/14/24

LINE	BEARING	DISTANCE
L1	S32°33'47"W	20.01'

NOTES:

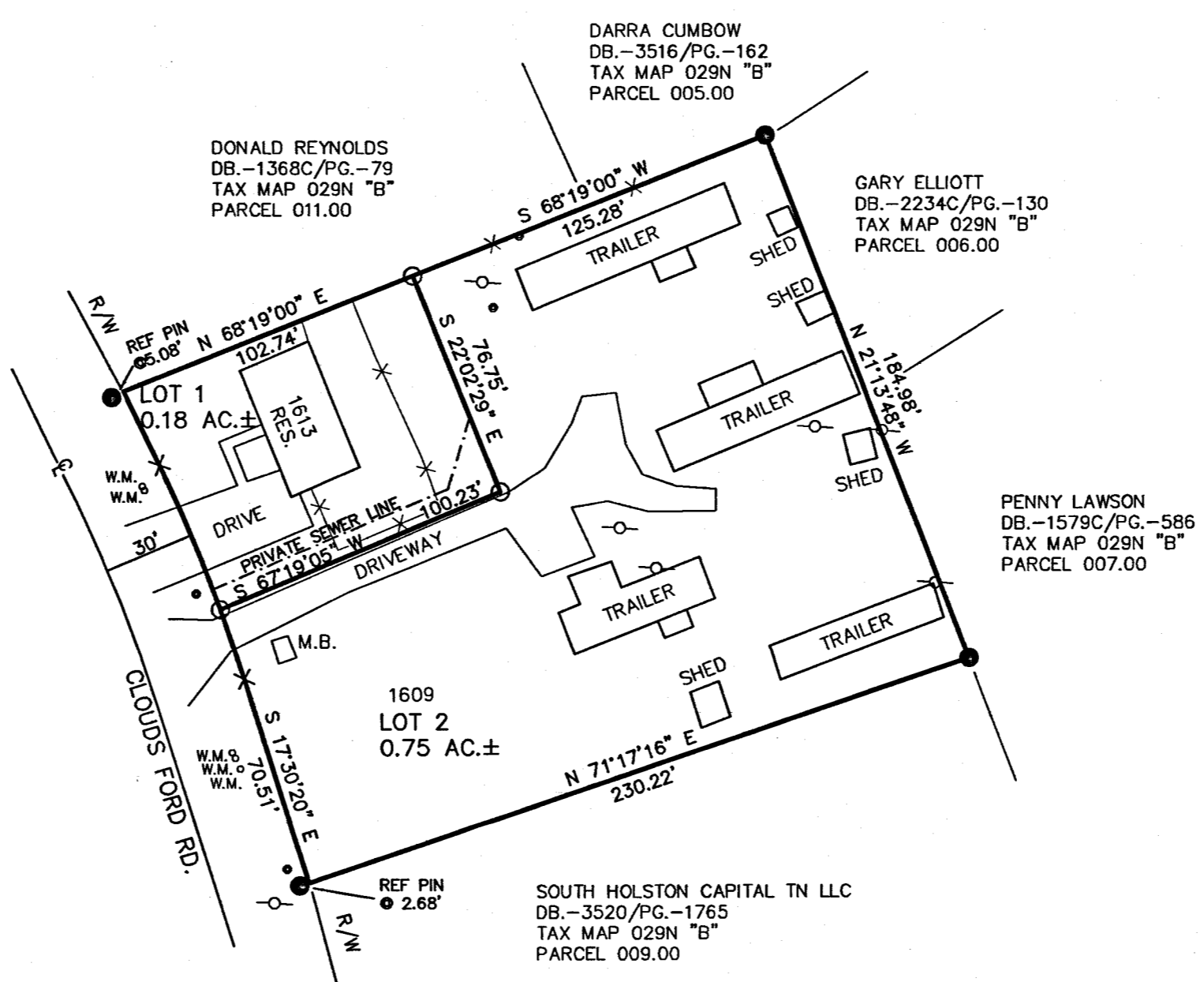
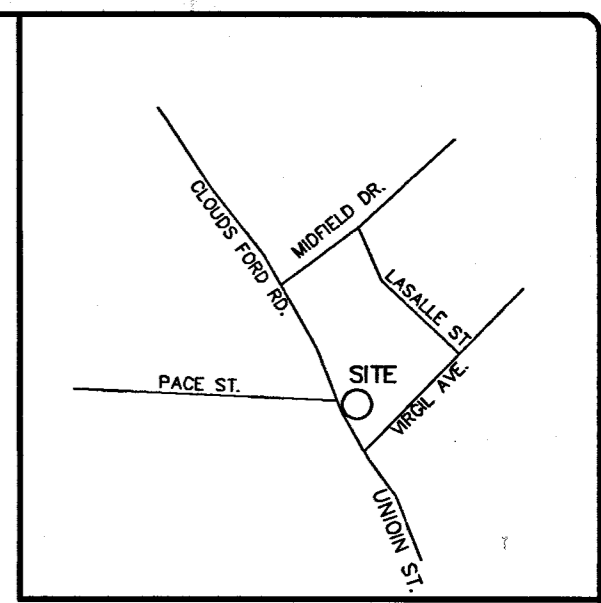
- 1) NORTH BASED ON TENNESSEE STATE PLANE, TN 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON AUGUST 27, 2024 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- 2) PROPERTY IS ZONED R-1 & R-2A AS SHOWN SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13440
- 5) ACAD FILE 24-13440 GALLOWAY.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 091 PARCELS 086.10 & 087.00
- 8) DEED REFERENCE: D.B. 270A, PG. 145 & D.B. 3552, PG. 588
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV.
- 11) THIS SURVEY WAS DONE WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 12) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



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>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, WACKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><u>Debra A. Steffey</u> 10/11/24 OWNER DATE</p> <p><u>Steve Galloway</u> 10/14/24 OWNER DATE</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>10-11 20 24 DATE</p> <p><u>Matthew Strickler</u> REGISTERED SURVEYOR</p>		<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY:</p> <ol style="list-style-type: none"> 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT PLANNING COMMISSION. <p>10-15 20 24 DATE</p> <p><u>James S. Steffey</u> AUTHORIZED REPRESENTATIVE</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 \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>10-16 20 24 DATE</p> <p><u>Matthew Strickler</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>RESUBDIVISION OF THE STEFFEY & GALLOWAY PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>1.201 AC.</u> TOTAL LOTS <u>2</u></p> <p>ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNER <u>GALLOWAY & STEFFEY</u> CIVIL DISTRICT <u>10TH</u></p> <p>SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE 1"=50'</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>10-10 20 24 DATE</p> <p><u>Sheena Tinsley</u> SULLIVAN COUNTY 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 UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>10-14 20 24 DATE</p> <p><u>Matthew Strickler</u> KINGSPORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL OF RECORDING</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 \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ANY REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>10-16 20 24 DATE</p> <p><u>Matthew Strickler</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>RESUBDIVISION OF THE STEFFEY & GALLOWAY PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>1.201 AC.</u> TOTAL LOTS <u>2</u></p> <p>ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNER <u>GALLOWAY & STEFFEY</u> CIVIL DISTRICT <u>10TH</u></p> <p>SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE 1"=50'</p>			

NORTH RECONCILED TO DEED



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - × POINT ON RIGHT-OF-WAY
 - UTILITY POLE
 - CLEANOUT
 - W.M. WATER METER

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

THE PRIVATE SEWER LINE ACROSS LOT 1 SHOWN WILL HAVE AN EASEMENT 15' WIDE FOR LOT 2 TO USE AND MAINTAIN THE EXISTING SEWER LINE.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 47163C00300, which bears an effective date of 09-29-2024 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: October 23, 2024

Christine Campbell

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

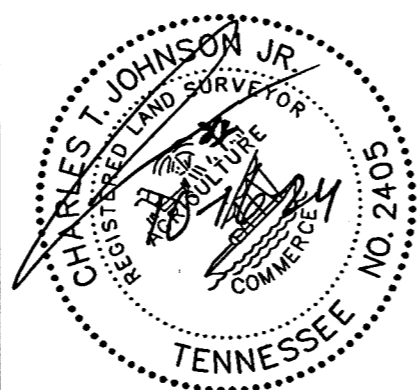
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATED: 10/23/24

Shawn Deak
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 24220
DATE: 09-26-2024



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

TPSI TN. PROFESSIONAL SURVEYING INC.
405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

slide A-1774

Sheena Tinsley, Register	
Sullivan County	
Rec #: 365589	Instrument #: 24018232
Rec'd: 15.00	Recorded: 10/24/2024 at 8:00 AM
State: 0.00	in Flat
Clerk: 0.00	P59
Other: 2.00	PGS 484-484
Total: 17.00	

PROPERTY REFERENCE:
CHRISTIAN & CARSON JOHNSON
DB.-3329/PG.-613
TAX MAP 029N "B"
PARCEL 010.00

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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Christian M. Johnson DATED: 10-22-24

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 10-16-24

SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

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

DATED: 10/23/24

Shawn Deak
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 10/23/24

Shawn Deak
AUTHORIZING AGENT

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 KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. 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.

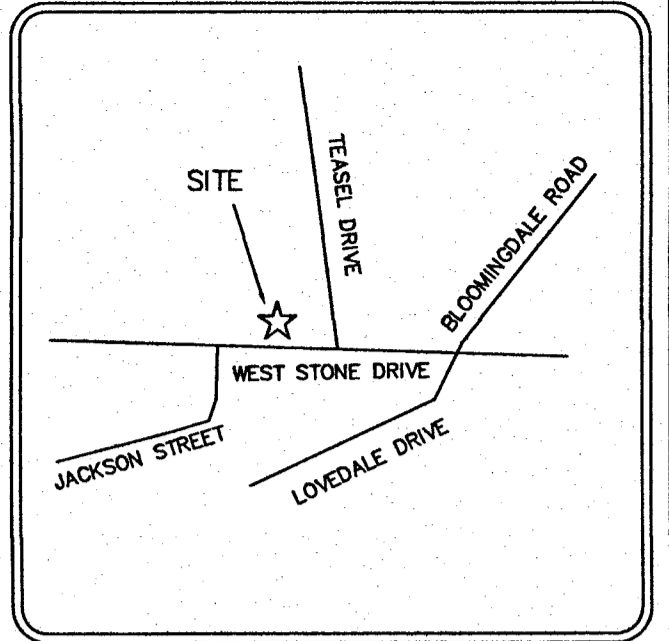
DATED: 10/23/24

SECRETARY: _____
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

JOHNSON 0.93 AC.± PROPERTY PARTITION	
TOTAL ACRES <u>0.93</u>	TOTAL LOTS <u>2</u>
ACRES NEW ROAD <u>0</u>	MILES NEW ROAD <u>0</u>
COUNTY <u>SULLIVAN</u>	CIVIL DISTRICT <u>12TH</u>
SURVEYOR <u>CHARLES T. JOHNSON JR.</u> CLOSURE ERROR <u>1-10000</u>	
SCALE 1" = 50' 50' 0' 50' 100'	

ASR TRENT LLC
D.B. 3582, PG. 2293



LOCATION MAP
N.T.S.



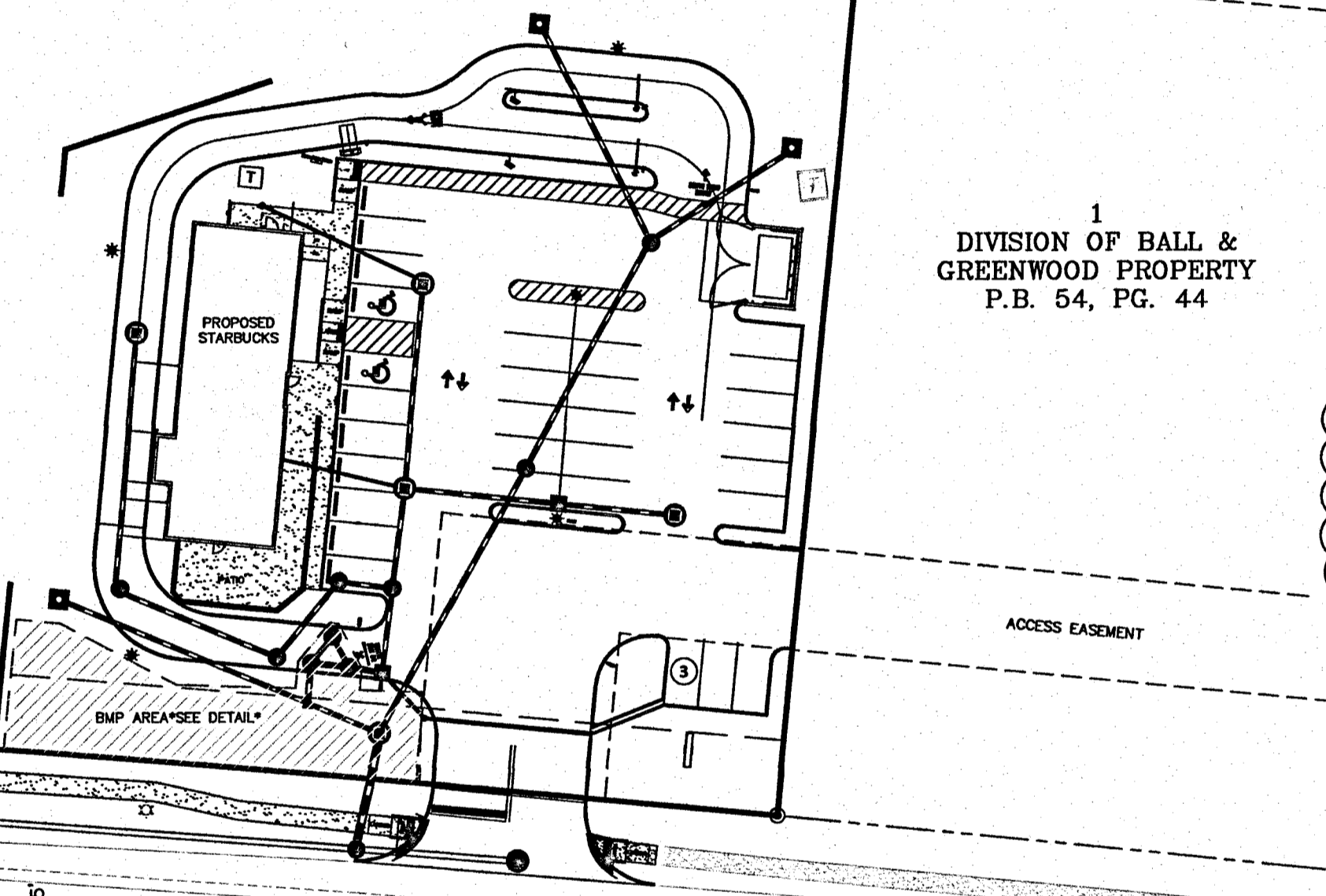
31
BLK 149
JACKSON HEIGHTS
P.B. 5, PG. 168

LOT 2
430

LOT 32, BLK 146
RE-SUBDIVISION
P/BLOCKS 146 & 149
JACKSON HEIGHTS
P.B. 5, PG. 123

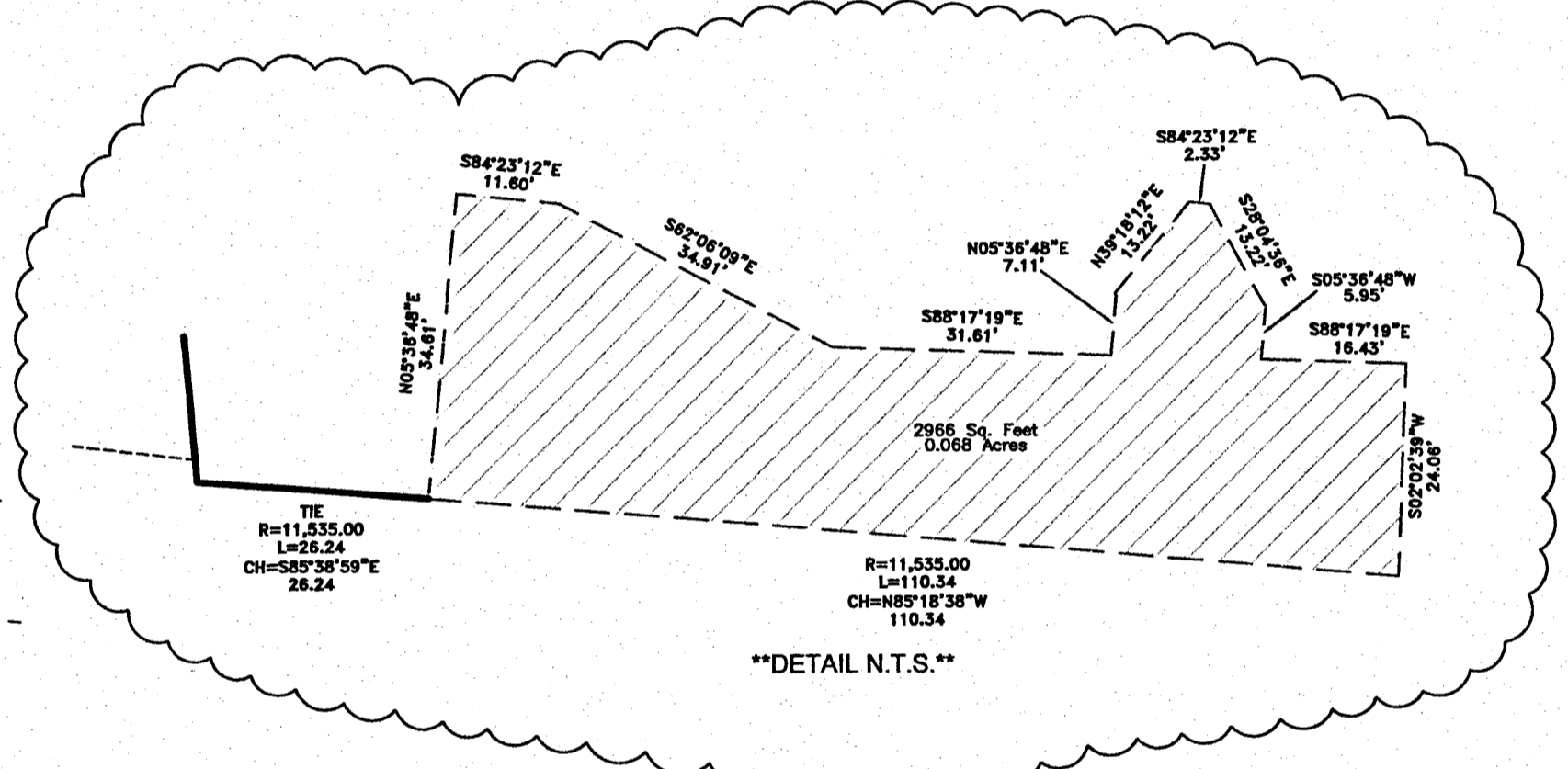
BAYS VIEW COURT

LOT 33, BLK 146
RE-SUBDIVISION
P/BLOCKS 146 & 149
JACKSON HEIGHTS
P.B. 5, PG. 123



1
DIVISION OF BALL &
GREENWOOD PROPERTY
P.B. 54, PG. 44

WEST STONE DRIVE
(RIGHT OF WAY WIDTH VARIES)



DETAIL N.T.S.

LEGEND

- BMP BEST MANAGEMENT PRACTICE
- R= RADIUS
- L= LENGTH
- CH= CHORD
- SF SQUARE FEET
- AC. ACRES
- P.B. PLAT BOOK
- D.B. DEED BOOK
- PG. PAGE
- N.T.S. NOT TO SCALE
- 123 911 ADDRESS
- ¢ CENTERLINE

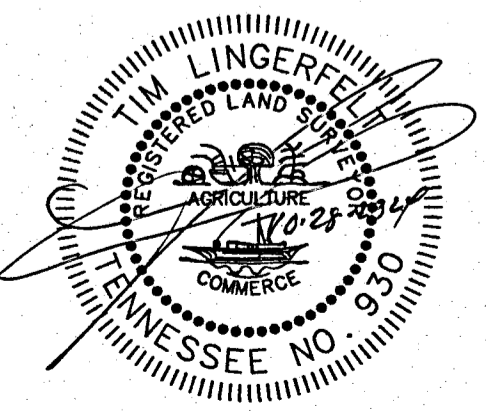
NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED B-3
SETBACKS:
FRONT 20'
REAR 30'
SIDE N/A
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 24-13336
- 5) ACAD FILE 24-13336 J.E. FOSTER.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 46-A "B" PARCEL 003.05
- 8) DEED REFERENCE: D.B. 3600, PAGE 2244
- 9) PLAT REFERENCE: P.B. 54, PAGE 44
- 10) BOUNDARY, OTHER INFORMATION, AND LOCATIONS PROVIDED BY OTHERS. THE PURPOSE OF THIS PLAT IS TO SHOW THE LOCATION OF THE BMP EASEMENT WITHIN LOT 2.

Slide A-1774

Sheena Tinsley, Registrar
Sullivan County
Rec #: 365932 Instrument #: 24018546
Rec'd: 15.00 Recorded
State: 0.00 10/29/2024 at 8:00 AM
Clerk: 0.00 1st Plat
Other: 2.00 P59
Total: 17.00 PGS 486-486

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

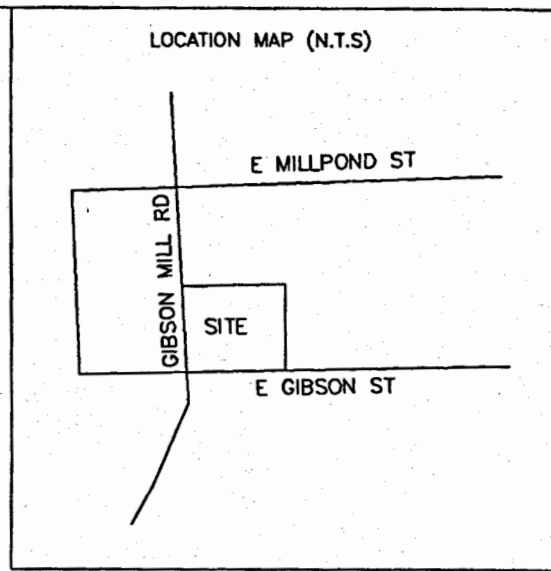


<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>10-25-24 DATE REGISTERED SURVEYOR</p>	<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>C. J. Foster OWNER 10/22/24 DATE</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 KINGSPORT 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>10/23 20 24 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>	<p>BMP EASEMENT FOR LOT 2, DIVISION OF BALL & GREENWOOD PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.068 AC. TOTAL LOTS 0 ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER AGREE CENTRAL, LLC CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=40'</p>
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DIVISION OF GROUNDWATER

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED.
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+ AS SHOWN HEREON.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.57	412.58	5°54'41"	N 08°25'06" E	42.55
C2	49.41	416.12	6°48'10"	N 02°02'48" E	49.38
C3	11.63	10.58	63°01'40"	N 38°24'45" W	11.06
C4	91.98	413.60	12°44'29"	N 04°59'44" E	91.79



McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192

BEFORE

AFTER

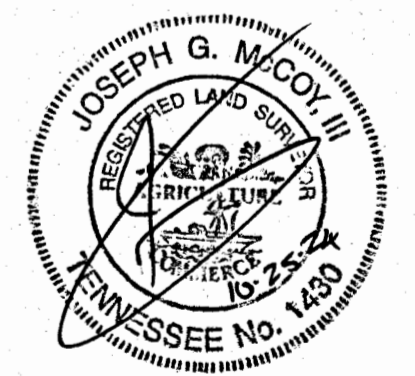
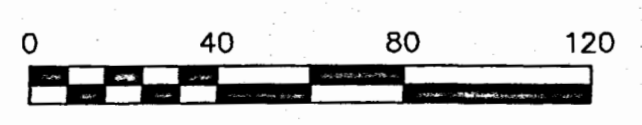
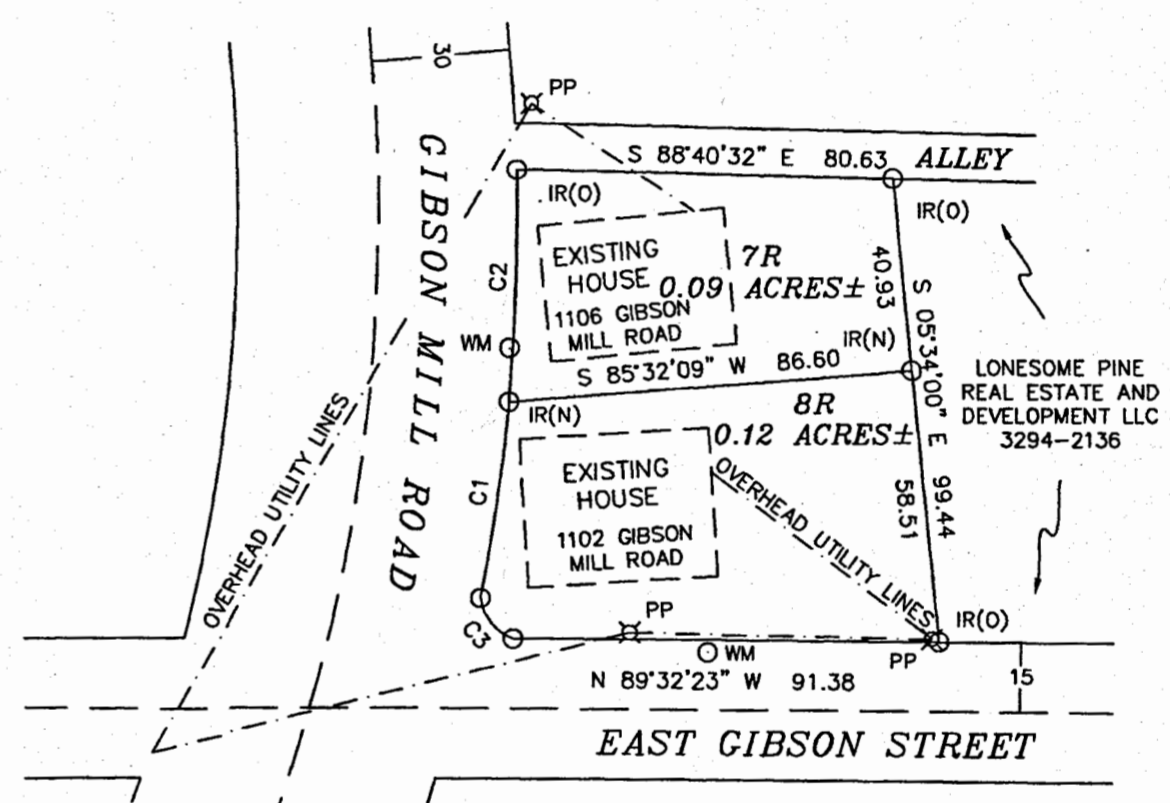
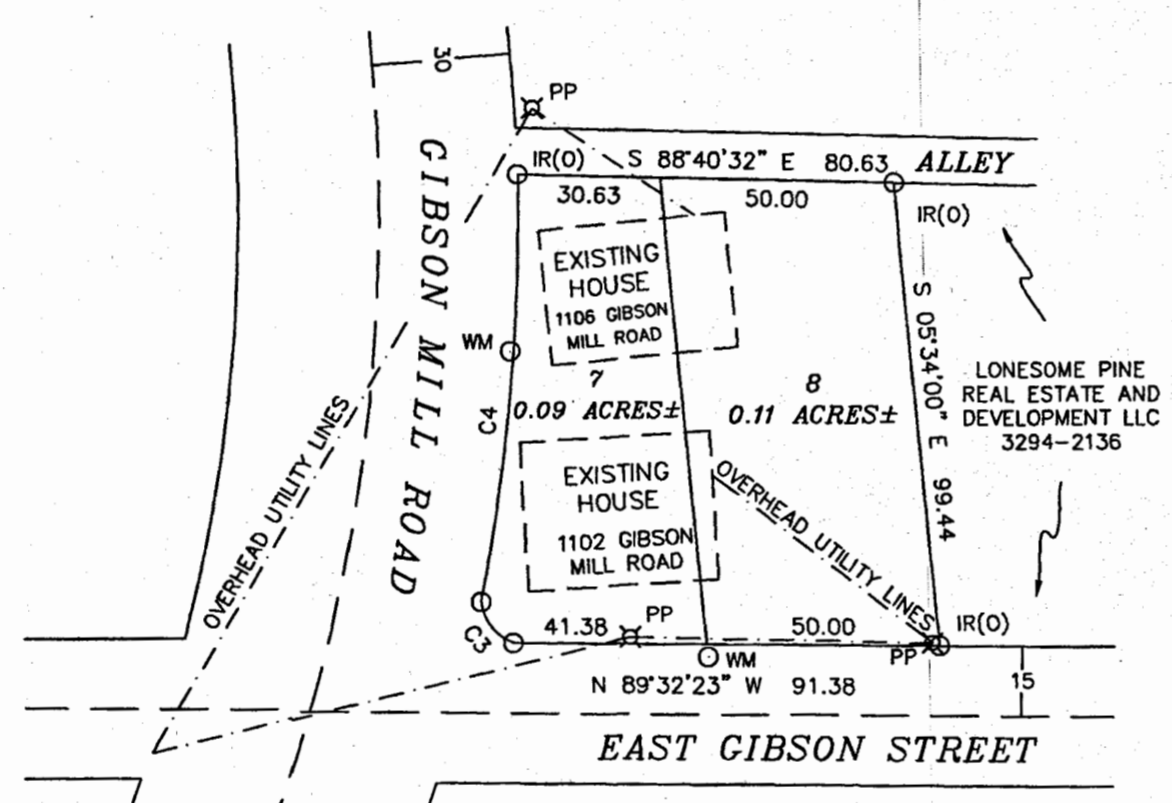
Slide A-1775

Sheena Finsley, Register
Sullivan County
Rec #: 365993 Instrument #: 24018774
Rec'd: 15.00 Recorded
State: 0.00 10/31/2024 at 2:10 PM
Clerk: 0.00 in Plat
Other: 2.00 P59
Total: 17.00 PGS 490-490

KINGSFORT UTILITY DISTRICT
IR(O)- IRON ROD OLD
IR(N)- IRON ROD NEW

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163C0045D DATED SEPTEMBER 29TH, 2006.
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.
SUBJECT PROPERTY TAX MAP: D46G GRP: B PARCELS: 006.00 & 007.00
SUBJECT PROPERTY DEED REF: 3618-782

NOTATION OF EASEMENTS
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENT AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.



CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved and assigned.

Date October 31 2024

Caroline Carls
Kingsport Regional Planning Commission Director of 911 Addressing or His/Her authorized representative

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

Date 10/31 2024

Phil E. ...
Kingsport Authorizing Agent

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 Kingsport Regional Planning Commission and that it has been approved for recording at the Office of the 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.

Date 10/31 2024

[Signature]
Secretary of the Kingsport Regional Planning Commission

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

Date 10-25-24 2024

[Signature]
Tennessee Registered Land Surveyor

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 local utility district, and are hereby approved as shown.

Date 10/31 2024

[Signature]
Local Utility District Provider or His/Her Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify (circle one):

(1) that streets have been installed in an acceptable manner and according to the specifications or,

(2) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. Or

(3) Plat has been approved with a performance guarantee set by the the Sullivan County Regional Planning Commission

Date 20

[Signature]
City Engineer or Sullivan County Commissioner or Highway

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Date October 30 2024

[Signature]
Owner

DIVISION OF THE BAKER PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES= 0.21± TOTAL LOTS= 2
ACRES NEW ROAD= -0- MILES NEW ROAD= -0-

OWNER= BAKER CIVIL DISTRICT= 11TH
SURVEYOR= McCOY CLOSURE ERROR= 1-10000+
SCALE= 1-40'