



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, March 21, 2024 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.](#) Approval of the February 12, 2024 Work Session Minutes
- [2.](#) Approval of the February 15, 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.](#) Sevier Terrace Drive Rezoning (REZONE24-0029). 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 and R-1C zones to the B-3 zone based upon conformance with the future land use plan. (McMurray)
- [2.](#) Fort Robinson Alleyway Vacating (VACATE24-0032). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the Fort Robinson Alleyway Vacating (Garland).

- [3.](#) Magnolia Ridge Phase 2 PD Final (PD24-0011). The Commission is requested to grant contingent Final PD approval for the Magnolia Ridge Phase 2 PD plat. (Garland)
- [4.](#) Fire Apparatus Access Road Subdivision Regulation Amendment (PLNCOM24-0048). The Commission is requested to approve the recommended changes to the subdivision regulations to better accommodate International Fire Code Appendix D. (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION AGENDA

Monday, February 12, 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, John Moody, Anne Greenfield, Tim Lorimer, Chip Millican, Jason Snapp

Members Absent: James Phillips, Sam Booher, Travis Patterson

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the January 16, 2024 Work Session Minutes
2. Approval of the January 18, 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.

1. Hunt's Crossing ILOC Extension (PLNCOM22-0031). The Commission is requested to approve a one year extension of the ILOC for Hunt's Crossing. Staff noted that great progress

has been made with this development and that they need a one year extension on their letter of credit to finish the development. Staff stated that the sidewalks for the development had been completed, so the extended bond proposal is also being reduced at the same time. Staff noted that the new iloc amount is \$122,655.62 and would expire on March 8, 2025. No official action was taken.

2. Riverbend Sewer Line Easement Abandonment (VACATE24-0017) . The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a Riverbend sewer line easement. Staff noted that the Riverbend developers proposed abandoning a sewer easement that is no longer used in the Riverbend development. Staff from the City's water services division agreed with the proposal. Jason Snapp stated that he would be recusing himself from this item. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 100 Block of Broad Street Historic Overlay (HISTR24-0212). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of a Historic Overlay District applied to the 100 Block of Broad Street. Staff explained this request from the Downtown Kingsport Association, which would be the 10th historic district in the city if approved. Staff stated that the applicant made the proposal based upon the age of the buildings (average over 100 years) and prominence of the area. Staff noted that the Historic Zoning Commission voted to send a positive recommendation on the matter. Staff stated that prior to any City Commission meetings, an informational meeting was held at the Kingsport Chamber for property owners. Staff noted that the area consists of 16 parcels that are currently owned by 12 different owners. Staff stated that the existing design guidelines will serve the area well if approved. No official action was taken.
2. Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. Staff noted that this proposal creates 29 lots in the original phases of Polo Fields where the current plan only shows home spots. Staff noted that it is always a positive change when lots are provided to home spaces in a PD development where there originally were none. No official action was taken.
3. 2024 Sullivan County ZTA (ZTA24-0020). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment for detached accessory structures to the Sullivan County Commission. Staff noted that this proposal does away with the different minimum accessory structure allowances and makes a blanket 5% of parcel area

as the max limitation. Staff stated that Kingsport made a similar change years ago to provide 5% parcel area for the max size of a detached accessory structures for parcels over 2 acres in size. Staff stated that this change is reflective of modern needs of Sullivan County with more items in need of storage. No official action was taken.

- 4. Demolition by Neglect Zoning Text Amendment (ZTA24-0026). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment Staff stated that a total of two changes are being proposed to the ordinance. Staff noted that the “review committee” is proposed to be changed for the “Historic Zoning Commission” and that the local historic landmark designation process is being deleted. Staff familiarized the Commission with the layout of the Demolition by Neglect portion of city code. Staff explained that the proposed change of omitting the review committee comes from the desire to have the whole Commission review potential Demolition by Neglect matters. Secondly, staff explained that the historic landmark designation process laid out in the ordinance is unnecessary after review with the City Attorney. Staff proposes eliminating the process of historic landmark designations to better streamline cases. No official action was taken.

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 AGENDA

Thursday, February 15, 2024 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, John Moody, Sam Booher, James Phillips, Chip Millican, Tim Lorimer, Anne Greenfield

Members Absent: Jason Snapp, Travis Patterson

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

Visitors: Jeff Miller, Robin Cleary

II. APPROVAL OF THE AGENDA

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

III. APPROVAL OF MINUTES

1. Approval of the January 16, 2024 Work Session Minutes
2. Approval of the January 18, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the minutes of the January 16, 2024 work session and the January 18, 2024 regular meeting as presented. The motion passed unanimously, 7-0.

IV. CONSENT AGENDA

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

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

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

Chairman Duncan inquired as to whether any members needed a presentation or any more information on the consent items. With no additional information requested, a motion was made by John Moody, seconded by Anne Greenfield to approve the consent agenda items. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- 1. 100 Block of Broad Street Historic Overlay (HISTR24-0212). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of a Historic Overlay District applied to the 100 Block of Broad Street. Staff explained this request from the Downtown Kingsport Association, which would be the 10th historic district in the city if approved. Staff stated that the applicant made the proposal based upon the age of the buildings (average over 100 years) and prominence of the area. Staff noted that the Historic Zoning Commission voted to send a positive recommendation on the matter. Staff stated that prior to any City Commission meetings, an informational meeting was held at the Kingsport Chamber for property owners. Staff noted that the area consists of 16 parcels that are currently owned by 12 different owners. Staff stated that the existing design guidelines will serve the area well if approved. A motion was made by Chip Millican, seconded by Anne Greenfield, to send a positive recommendation in support of the new historic district overlay to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.
- 2. Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. Staff noted that this proposal creates 29 lots in the original phases of Polo Fields where the current plan only shows home spots. Staff noted that it is always a positive change when lots are provided to home spaces in a PD

development where there originally were none. Jeff Miller spoke in favor of the item, stating that all property owners were able to sign the plat. A motion was made by James Phillips, seconded by Sam Booher, to grant amended final approval. The motion passed unanimously, 7-0.

3. 2024 Sullivan County ZTA (ZTA24-0020). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment for detached accessory structures to the Sullivan County Commission. Staff noted that this proposal does away with the different minimum accessory structure allowances and makes a blanket 5% of parcel area as the max limitation. Staff stated that Kingsport made a similar change years ago to provide 5% parcel area for the max size of a detached accessory structures for parcels over 2 acres in size. Staff stated that this change is reflective of modern needs of Sullivan County with more items in need of storage. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The motion passed unanimously, 7-0.
4. Demolition by Neglect Zoning Text Amendment (ZTA24-0026). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment Staff stated that a total of two changes are being proposed to the ordinance. Staff noted that the “review committee” is proposed to be changed for the “Historic Zoning Commission” and that the local historic landmark designation process is being deleted. Staff familiarized the Commission with the layout of the Demolition by Neglect portion of city code. Staff explained that the proposed change of omitting the review committee comes from the desire to have the whole Commission review potential Demolition by Neglect matters. Secondly, staff explained that the historic landmark designation process laid out in the ordinance is unnecessary after review with the City Attorney. Staff proposes eliminating the process of historic landmark designations to better streamline cases. A motion was made by Tim Lorimer, seconded by Chip Millican, to send a positive recommendation to the Board in support of approving the zoning text amendment. The motion passed unanimously, 7-0.

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

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0029

Sevier Terrace Drive Rezoning

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Property Information | | | |
| Address | | Sevier Terrace Drive | |
| Tax Map, Group, Parcel | | Tax Map 045D Group K Parcel 008.00 & Parcel 009.00 | |
| Civil District | | 11 | |
| Overlay District | | N/A | |
| Land Use Designation | | Retail/Commercial | |
| Acres | | Rezoning Site 1.80 acres +/- | |
| Existing Use | | Existing Zoning | R-1B & R-1C |
| Proposed Use | | Proposed Zoning | B-3 |
| Friendship Hyundai Dealership | | | |
| Owner /Applicant Information | | | |
| Name: Patel Chandrakant Address: 1101 N. Buffalo St City: Erwin State: TN Zip Code: 37650 Email: Patelsc8@yahoo.com Phone Number: (423)330-0930 | | Intent: <i>To rezone from R-1B (Residential District) and R-1C (Residential District) to B-3 (Highway Oriented Business District) to accommodate future Friendship Hyundai Car Dealership.</i> | |
| Planning Department Recommendation | | | |
| The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons: | | | |
| <ul style="list-style-type: none"> The zoning change is compatible with abutting B-3 zoning. The zoning change will appropriately match the proposed use. | | | |
| Staff Field Notes and General Comments: | | | |
| <ul style="list-style-type: none"> The rezoning site is currently vacant. Water and Sewer available at the rezoning site. A 30 feet planting strip buffer is required for property abutting the R-1B zone (1010 Sevier Terrace Drive), a variance request to the Board of Zoning Appeals is necessary to lessen the width of the planting strip buffer. Developer will be responsible for needed modifications for traffic signal, TDOT approval for changes and new signal timing. City development review team sent positive recommendation. | | | |
| Planner: | Jessica McMurray | Date: | February 19, 2024 |
| Planning Commission Action | | Meeting Date: | March 21, 2024 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

| | |
|-----------------------------|-------------------------------------------------------------|
| PROPERTY INFORMATION | |
| ADDRESS | Parcel 008.00 & 009.00 |
| DISTRICT | 11 |
| OVERLAY DISTRICT | N/A |
| EXISTING ZONING | R-1B (Residential District) and R-1C (Residential District) |
| PROPOSED ZONING | B-3 (Highway Oriented Business District) |
| ACRES | Rezone Site 1.80 acres +/- |
| EXISTING USE | vacant land |
| PROPOSED USE | Friendship Hyundai Car Dealership |

PETITIONER
ADDRESS **1101 N. Buffalo St, Erwin, TN 37650**

REPRESENTATIVE
PHONE **(423)330-0930**

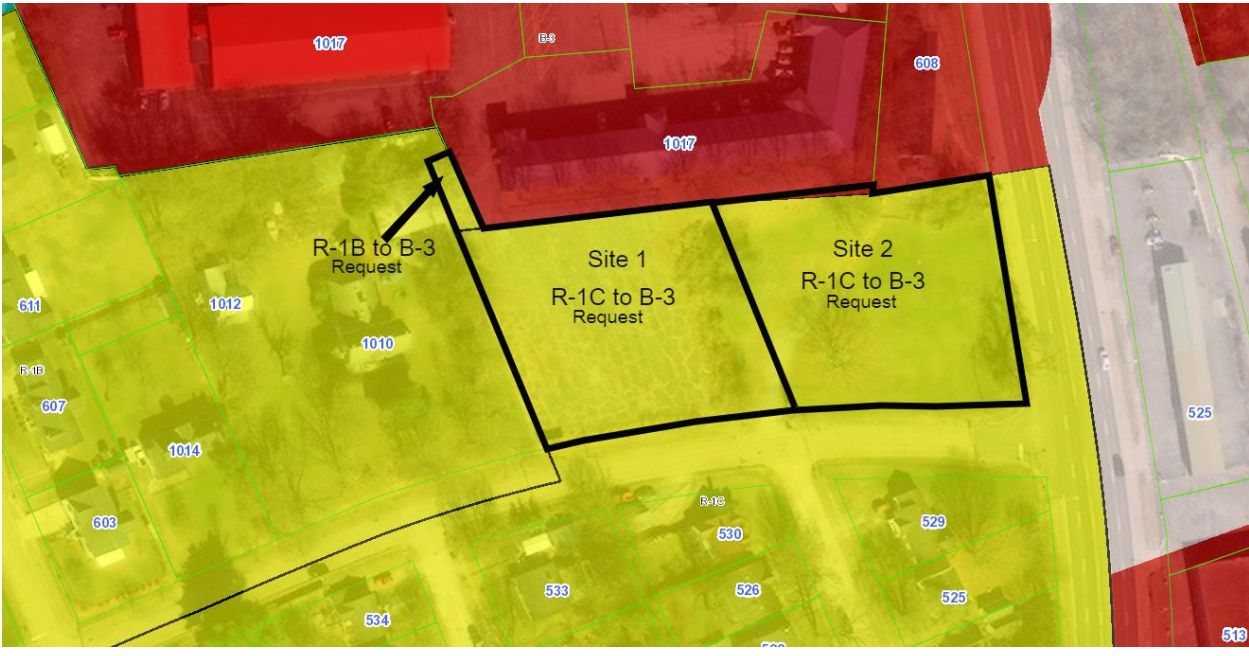
INTENT

To rezone from R-1B (Residential District) and R-1C (Residential District) to B-3 (Highway Oriented Business District) to accommodate future Friendship Hyundai Car Dealership.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View from Rear of Westside Inn Motel (Parcel 1)



View from Rear of Westside Inn Motel (Parcel 2)



View from Sevier Terrace Drive (Site 1)



View from Sevier Terrace Drive (Site 2)



View from Lynn Garden Drive (Site 2)



View from Sevier Terrace Drive (Site 1 Facing Lynn Garden Dr.)



View from Sevier Terrace Drive (East, Site 1)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE24-0029

Existing Zoning/ Land Use Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|-----------|-----------------------------|--------------------------------------------------------|---------------------------------------------|
| North | 1 | <u>Zone: City B-3</u> Use: hotel/motel | |
| Northeast | 2 | <u>Zone: City B-3</u> Use: apartments | |
| East | 3 | <u>Zone: City B-1</u> Use: carwash | |
| South | 4 | <u>Zone: City R-1C</u> Use: single-family | |
| West | 5 | <u>Zone: City R-1B</u> Use: single-family (Mt. Ida) | |

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 abuts existing B-3 zoning to the north. Rezoning will permit an appropriate use that is compatible with the current 2030 Future Land Use plan.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. Abutting property to the north is zoned City B-3, Highway Orientated Business District. Rezoning to B-3 appropriately matches the current Land Use designation for retail/commercial use.
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-3 rezoning proposal does conform to the 2030 Land Use Plan and should serve the area well.

Proposed use: Friendship Hyundai Car Dealership

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 abutting parcels are zoned B-3.
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 abuts B-3 zoning to the north. The vacant land along with adjoining property is appropriately sized for a new development that will meet zoning restrictions of the B-3 zone.

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



CONCLUSION

Staff recommends sending a positive recommendation to rezone from R-1B and R-1C zones to the B-3 zone based upon conformance with the future land use plan.

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Property Information | Alleyway Vacating | | |
| Address | Fort Robinson Drive & Amber Street | | |
| Tax Map, Group, Parcel | 045K, A, 10.00, 11.00, 12.00, 13.00, 14.00 | | |
| Civil District | 12 th Civil District | | |
| Overlay District | N/A | | |
| Land Use Designation | Residential | | |
| Acres | +/- 0.087 | | |
| Applicant #1 Information | | Surveyor Information | |
| Name: Billy Robinson Address: 1939 & 1943 Fort Robinson Drive City: Kingsport State: TN Zip Code: 37660 Phone Number: (540) 529-0746 | | Name: Alley & Associates Address: 243 E. Market St. City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: (423) 392-8896 | |
| Planning Department Recommendation | | | |
| <p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends sending a favorable recommendation to the Board Mayor and Alderman to vacate the alley right-of-way off of Amber Street.</p> <ul style="list-style-type: none"> Request was reviewed by all utility providers and city departments AEP has secured a right-of-way easement <p>Staff Field Notes and General Comments:</p> <p>The 1943 Fort Robinson Drive applicant will be purchasing a portion of the 105 Amber St. parcel for a new parking lot behind 1943 Fort Robinson. A permanent easement will be obtained on the alleyway so that 1937 Fort Robinson Dr. will have access to their parcel by Amber St. Applications have been received from all four touching parcel owners.</p> | | | |
| Planner: | Garland | Date: 2/22/24 | |
| Planning Commission Action | | Meeting Date: | March 21, 2024 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION

| | |
|---------------------------|-----------------------------------------------------------------------|
| ADDRESS | Off of Amber Street |
| DISTRICT, LAND LOT | Sullivan County |
| | 12th Civil District, TM 45K, Group A, Parcels 10-14 |
| OVERLAY DISTRICT | N/A |
| CURRENT ZONING | R-1B |
| PROPOSED ZONING | N/A |
| ACRES | +/- 0.087 |
| EXISTING USE | alley right-of-way |
| PROPOSED USE | |

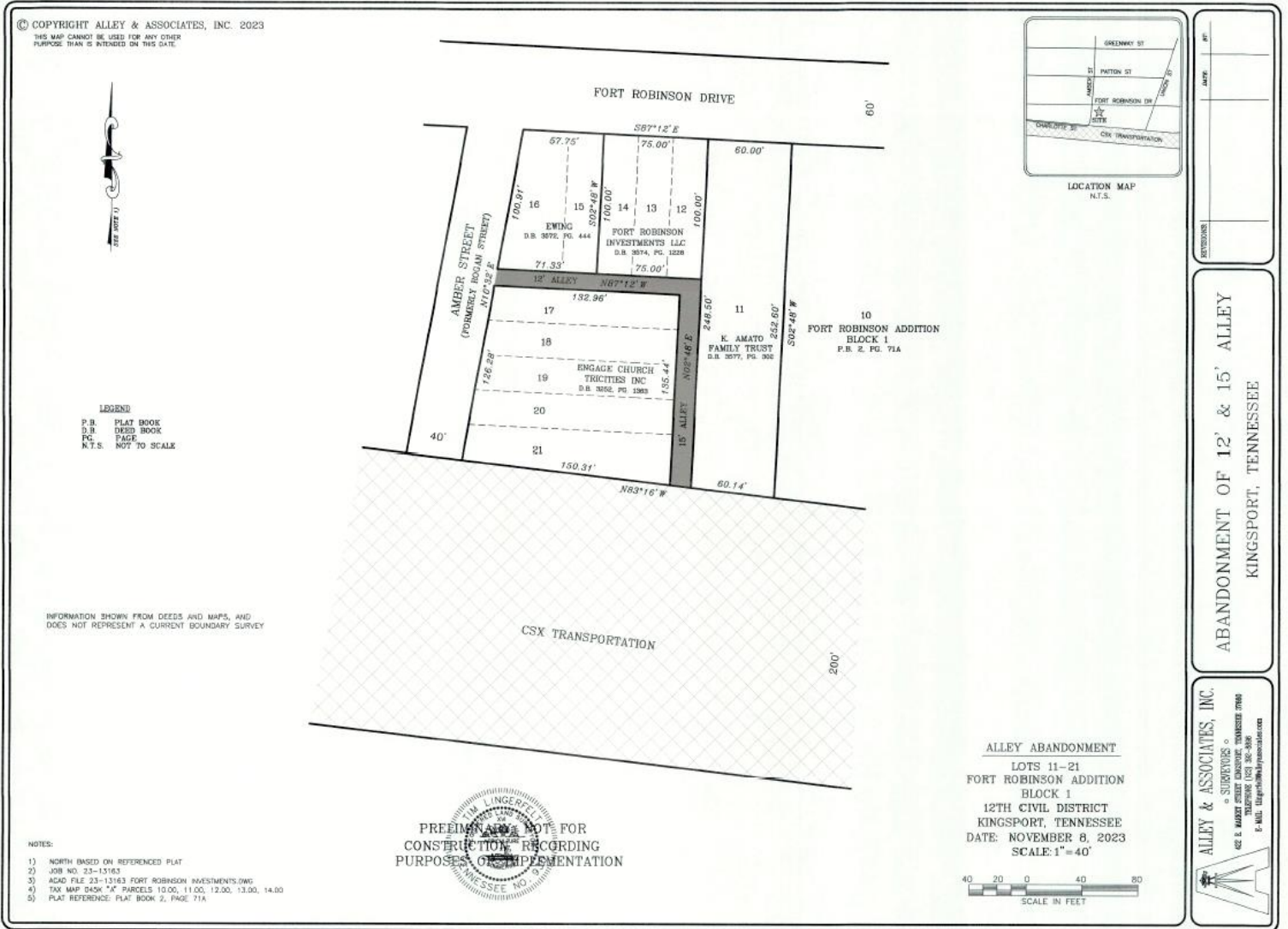
PETITIONER 1: Billy Robinson
1939 & 1943 Fort Robinson Drive Kingsport TN, 37660

INTENT

The applicant is requesting that the alley right-of-way off of Amber Street to be vacated by the City of Kingsport. The purpose of this request is to have a parking lot behind the 1943 Fort Robinson Dr. parcel. The area requested to be vacated is approximately 0.087 acres. The applicant owns parcels 12 & 13.

This request has been reviewed by all City Departments and approved as there are no city utilities within that area. AEP has secured their right-of-way easement. The City Departments have responded that there is no need to keep this alley.

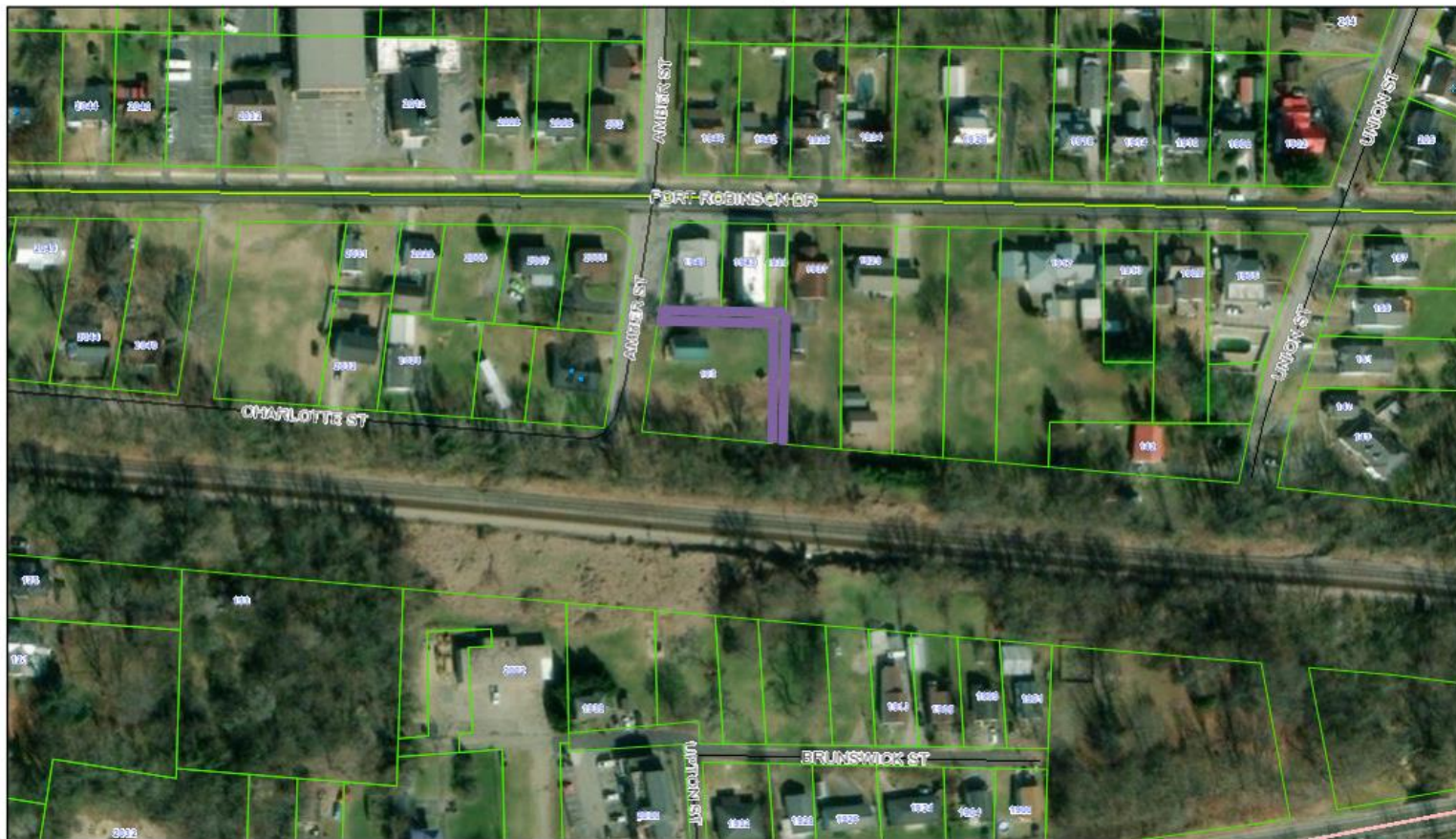
Staff recommends approval of the vacating the alleyway right-of-way as the City staff see no future use for the property.



LEGAL DESCRIPTION

BEGINNING AT A POINT, SAID POINT LOCATED ON THE EASTERLY SIDELINE OF AMBER STREET (FORMERLY ROGAN STREET) AND A CORNER TO LOT 16, BLOCK 1, FORT ROBINSON ADDITION (PLAT BOOK 2, PAGE 71A). THENCE LEAVING SAID SIDELINE AND ALONG LOTS 16, 15, 14, 13 AND 12 SOUTH 87° 12' EAST, A DISTANCE OF 146.33 FEET TO A POINT, SAID POINT A CORNER TO LOT 12 AND IN THE LINE OF LOT 11. THENCE ALONG LOT 11 SOUTH 02° 48' WEST, A DISTANCE OF 148.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR CSX TRANSPORTATION. THENCE ALONG SAME NORTH 83° 16' WEST, A DISTANCE OF 15.04 FEET TO A POINT, SAID POINT A CORNER TO LOT 21. THENCE LEAVING CSX TRANSPORTATION AND ALONG LOTS 21, 20, 19, 18 AND 17 NORTH 02° 48' EAST, A DISTANCE OF 135.44 FEET TO A POINT, SAID POINT A CORNER TO LOT 17. THENCE ALONG LOT 17 NORTH 87° 12' WEST, A DISTANCE OF 132.96 FEET TO A POINT, SAID POINT LOCATED ON THE EASTERLY SIDELINE OF AMBER STREET (FORMERLY ROGAN STREET). THENCE ALONG SAID SIDELINE NORTH 10° 32' EAST, A DISTANCE OF 12.11 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING A 12' AND A 15' ALLEY AND CONTAINING 0.087 ACRES MORE OR LESS.

Site Map

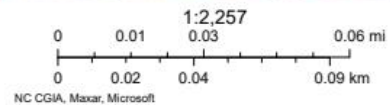


3/5/2024, 9:00:38 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Urban Growth Boundary

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



Web AppBuilder for ArcGIS

Zoning



3/5/2024, 9:01:59 AM

Sullivan County Parcels Jan 2023

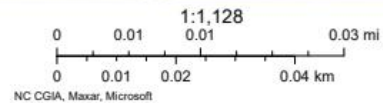
Parcels

Kpt 911 Address

City Zoning

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



Web AppBuilder for ArcGIS

Future Land Use



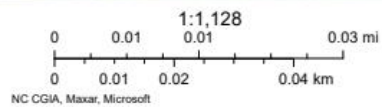
3/5/2024, 9:04:04 AM

Sullivan County Parcels Jan 2023
 Parcels
 Kpt 911 Address

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

Urban Growth Boundary
 Streets
 Interstate
 Expressway

Major Arterial
 Minor Arterial
 Collector Street
 Local Street



Web AppBuilder for ArcGIS

RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board Mayor and Alderman for the vacating of the 0.087 alleyway right-of-way.

| | |
|--------------------------------------------|--------------------------------------------------------------------------------|
| PROPERTY INFORMATION | Magnolia Ridge Phase 2 Final |
| ADDRESS | Glory Rd and Rocky Branch Rd |
| DISTRICT, LAND LOT OVERLAY DISTRICT | 7th Civil District, TM 078, Parcel 044.00 Not Applicable |
| EXISTING ZONING | PD |
| PROPOSED ZONING | No Change |
| ACRES | 18.10+/- |
| EXISTING USE | Residential |
| PROPOSED USE | Residential |

APPLICANT: Ken Bates
ADDRESS: 181 Peppertree Drive Kingsport, TN 37664

REPRESENTATIVE: Miller Land Surveying, LLC
PHONE: 423-552-5300

INTENT

The applicant is requesting phase 2 final PD Plan approval contingent upon approval of the construction plans for the Magnolia Ridge development located off Glory Road and Rocky Branch Road.

The proposal consists of 50 new lots located on 18.10 acres including a new roadway of 1.19 acres (0.22 miles).

The plan shows 25' periphery setback as well as the areas designated for open space. 11.44 acres is dedicated to open space resulting in a maximum allowance of 7 units per acre with 35% open space. These values are for Phase 1 and 2.

There will be two separate points of ingress/egress. One from Rocky Branch Road and one from Glory Road. Magnolia Ridge Drive is proposed as a residential street, while the rest of the new streets meet the standard for a residential lane.

There are no variances associated with this proposal. Staff recommends granting final plat approval contingent upon approval of the construction plans.

Site Map



11/4/2021, 2:54:00 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

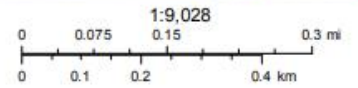
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS

Zoning



11/4/2021, 2:56:50 PM

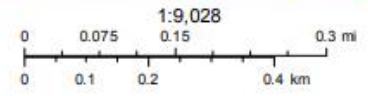
Washington County Parcels

- Lake_Pond
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- Railroad_ROW
- River
- Street_ROW

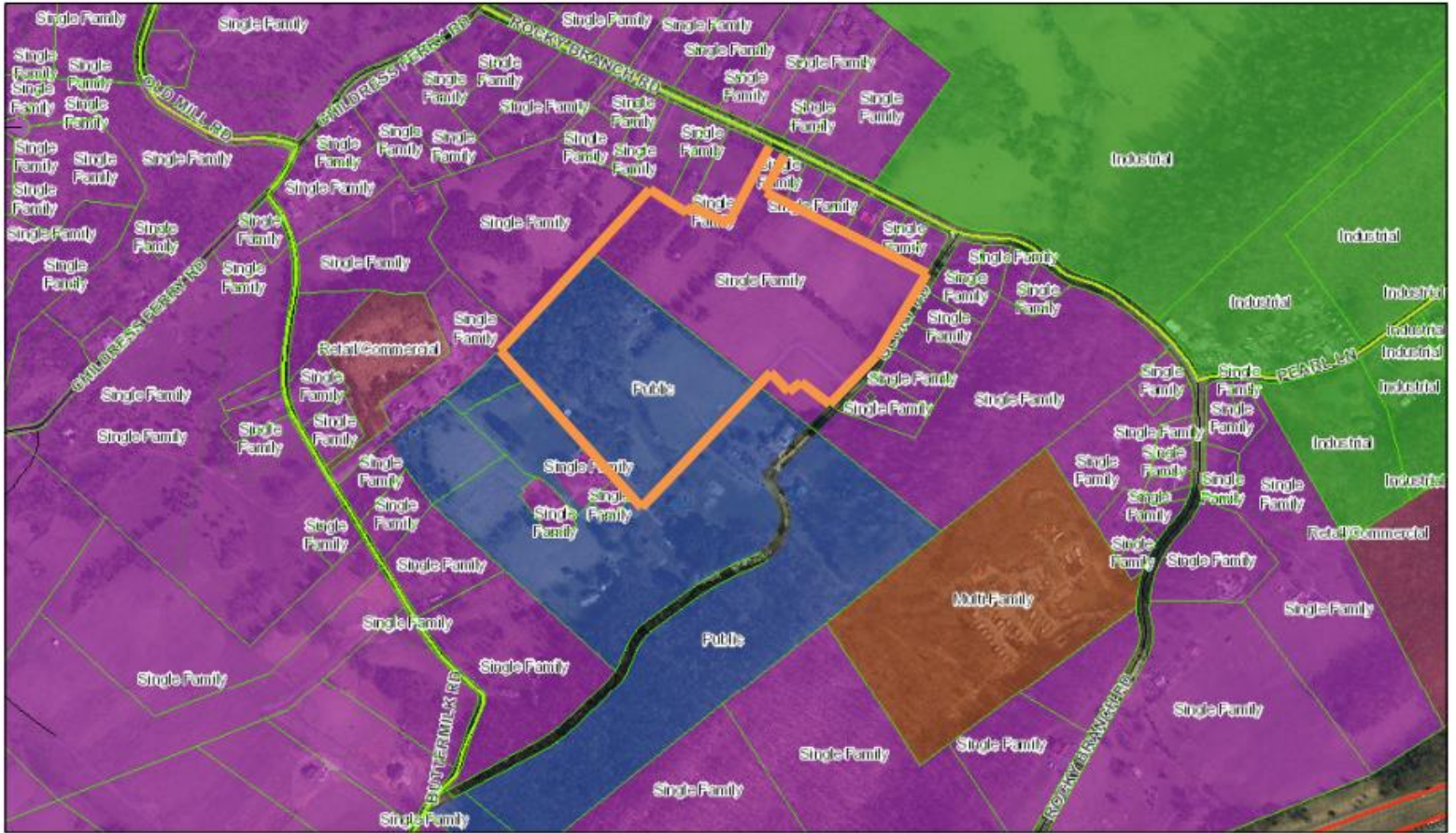
- Sullivan County Parcels**
- Lake_Pond
 - Parcel_Conflict
 - Parcels

- Railroad_ROW
- River
- Street_ROW



Web AppBuilder for ArcGIS

Future Land Use



11/4/2021, 2:58:55 PM

Washington County Parcels

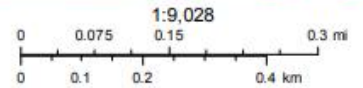
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- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW



Web AppBuilder for ArcGIS

Utilities



11/4/2021, 3:00:35 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

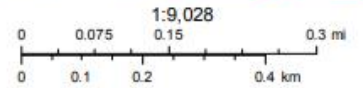
- River
- Street_ROW

Sullivan County Parcels

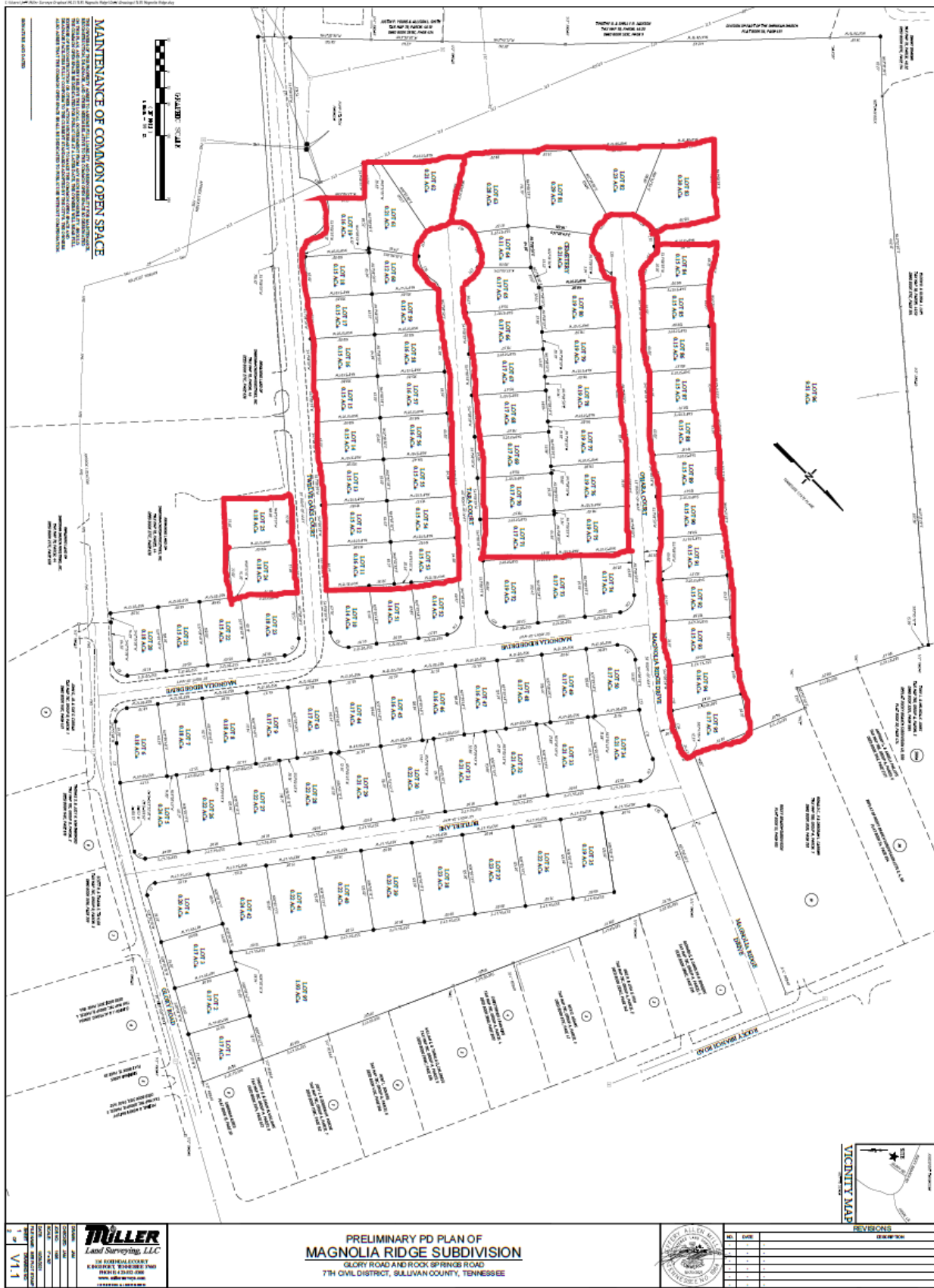
- Lake_Pond
- Parcel_Conflict
- Parcels

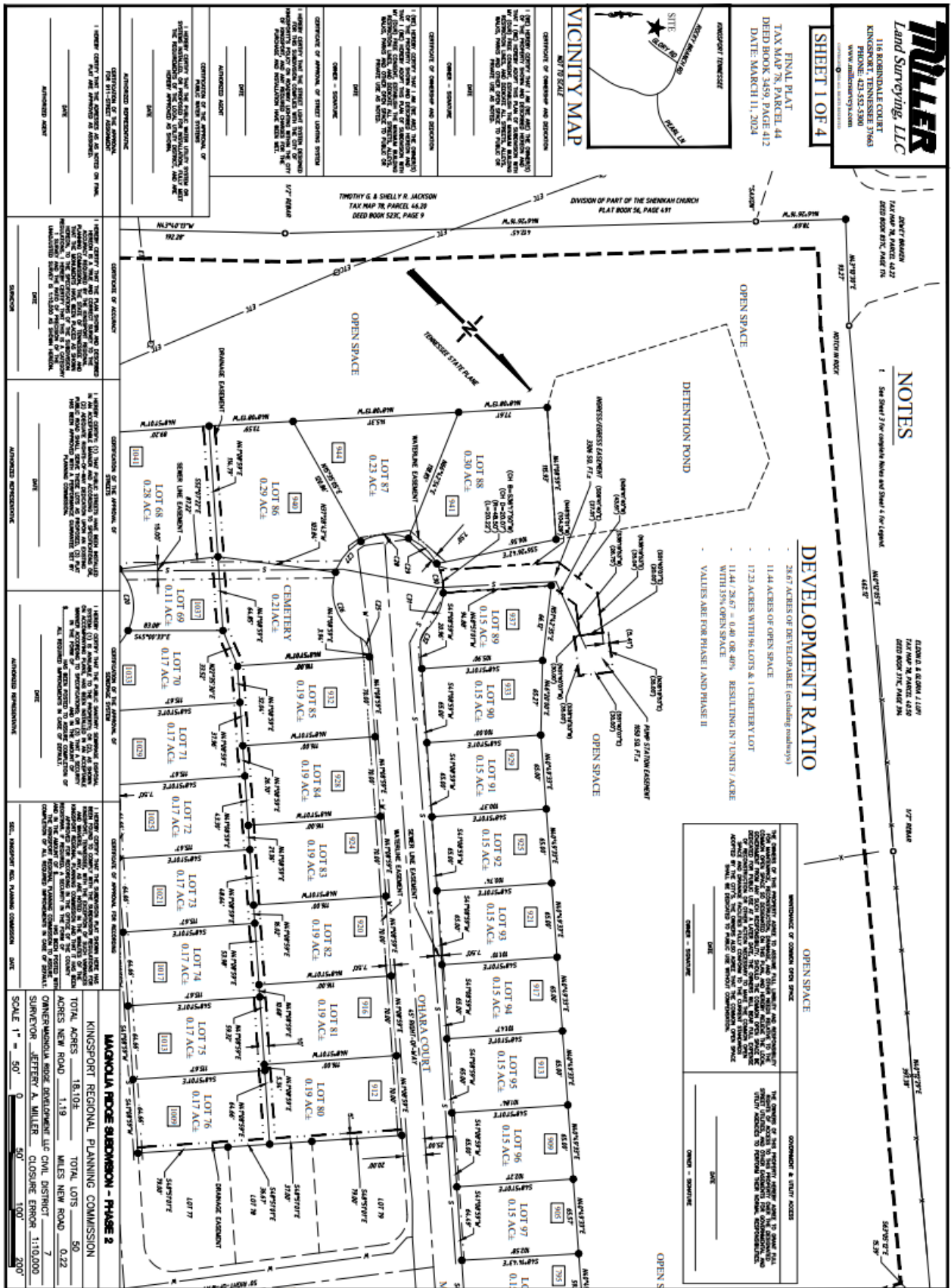
Railroad_ROW

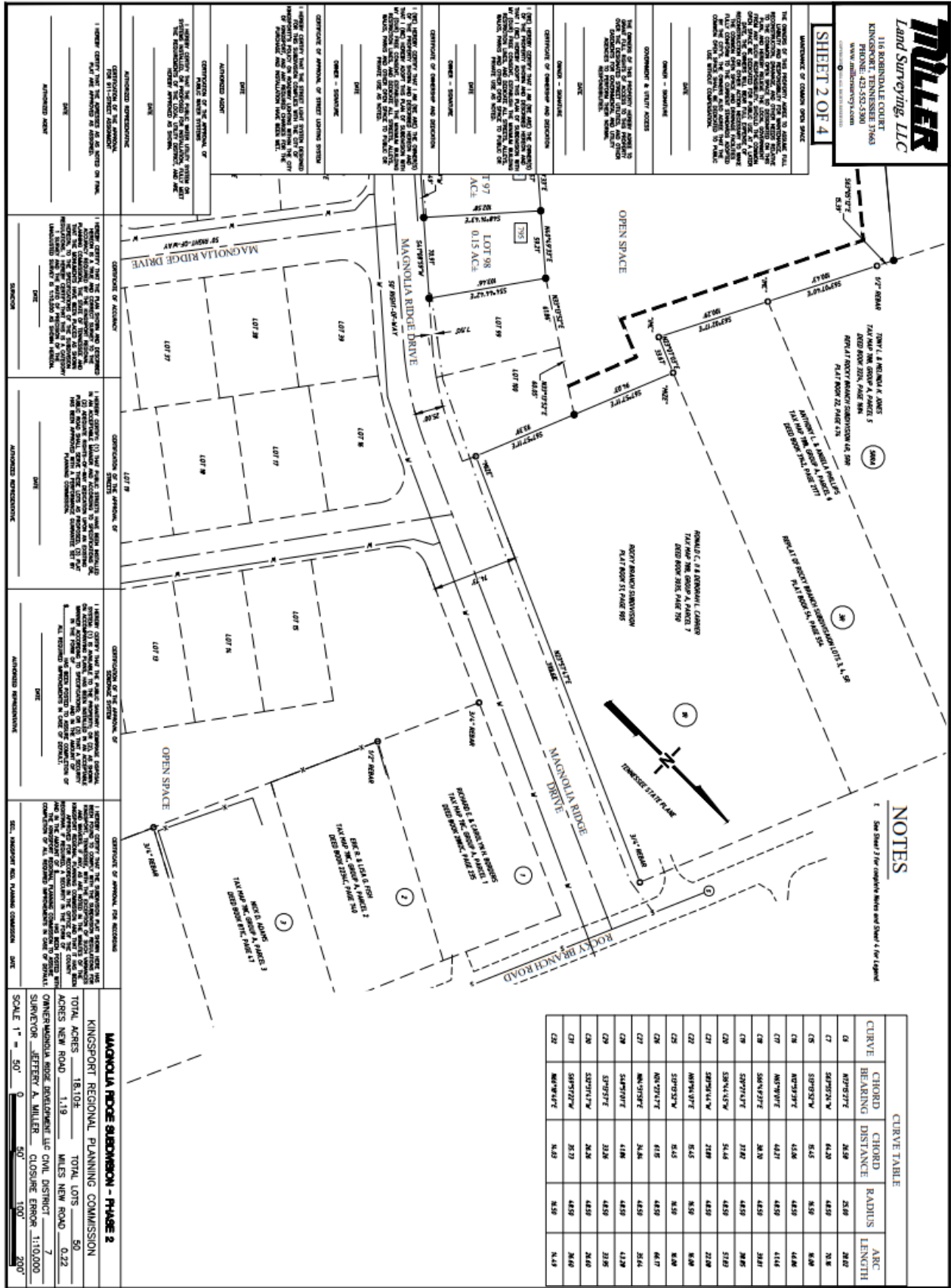
- River
- Street_ROW



Web AppBuilder for ArcGIS



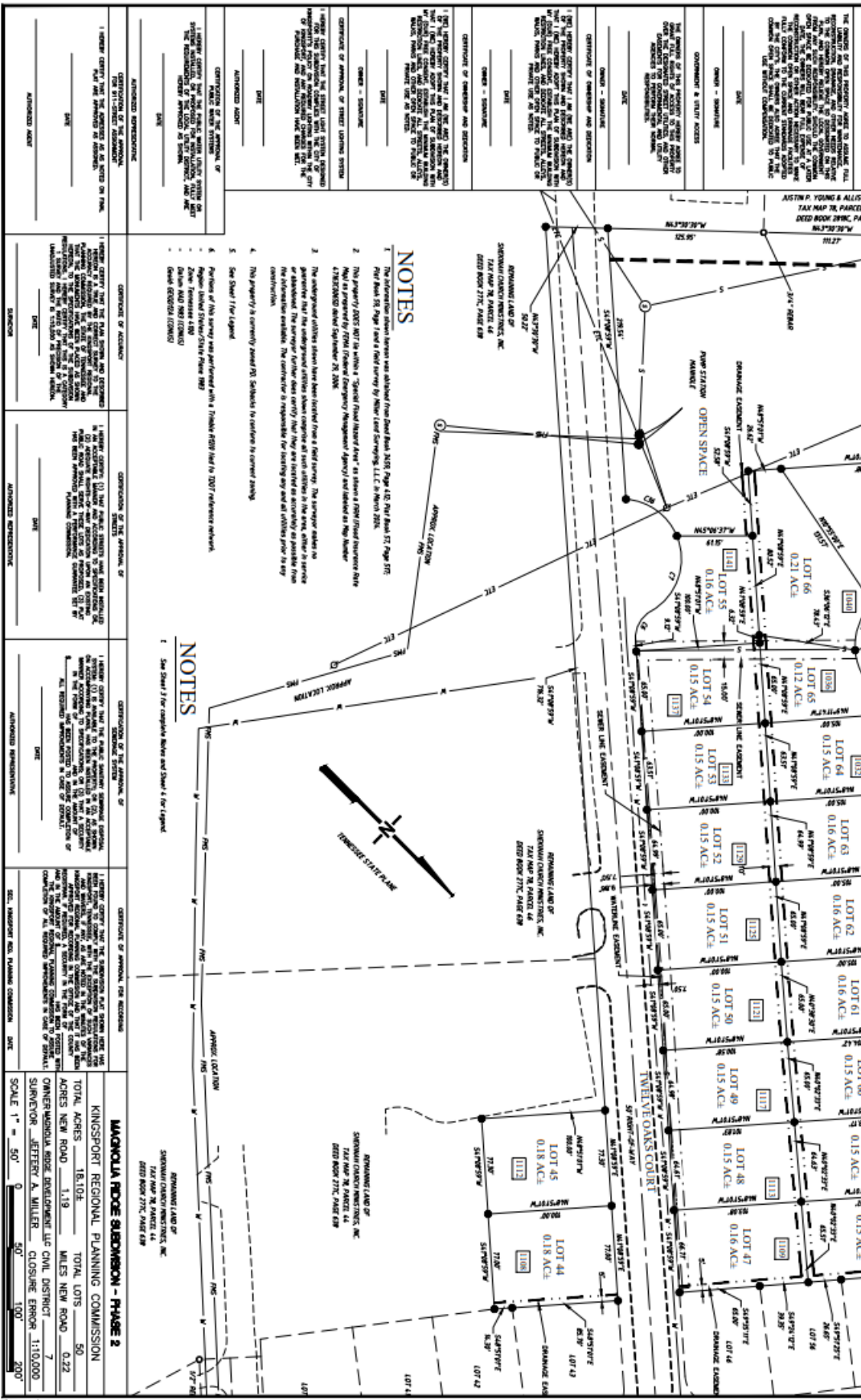




#1495/1495 Phase 2.dwg

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on March 21, 2024

WILLER
 Land Surveying LLC
 116 ROBINDALE COURT
 KINGSFORD, TENNESSEE 37693
 PHONE: 423.523.2300
 FAX: 423.523.2301
 LICENSE NO. 26174



SHEET 3 OF 4

WORKSHEET OF COMMON OVER SHEET

| |
|-----------------|
| OWNER - SHANNON |
| OWNER - SHERMAN |
| OWNER - SHERMAN |
| OWNER - SHANNON |
| OWNER - SHANNON |

NOTES

- The information herein was obtained from data from DEED BOOK 272C, PAGE 639.
- This property DOES NOT include a "Special Final Hazard Area" as shown a FEMA Flood Hazard data 4/25/2000 (dated September 26, 2006).
- The map and/or other plans have been checked from a field survey. The surveyor makes no guarantee that the information shown is correct as the information is the work of the surveyor and the surveyor does not warrant, and is not responsible for, the accuracy or completeness of the information shown. The surveyor is not responsible for the accuracy or completeness of the information shown.
- This property is currently owned by Sherman Charno Investments, Inc.
- See Sheet 1 for legend.
- Portions of this report are prepared with a Triangulation Method by 2007 reference method.
- Referenced Survey/Station Name (NS)
- Owner Name (NS)
- Owner Name (NS)
- Owner Name (NS)

APPROVED LOCATION

APPROVED LOCATION

NOTES

- See Sheet 3 for complete notes and Sheet 4 for legend.

APPROVED LOCATION

APPROVED LOCATION

NOTES

- See Sheet 3 for complete notes and Sheet 4 for legend.

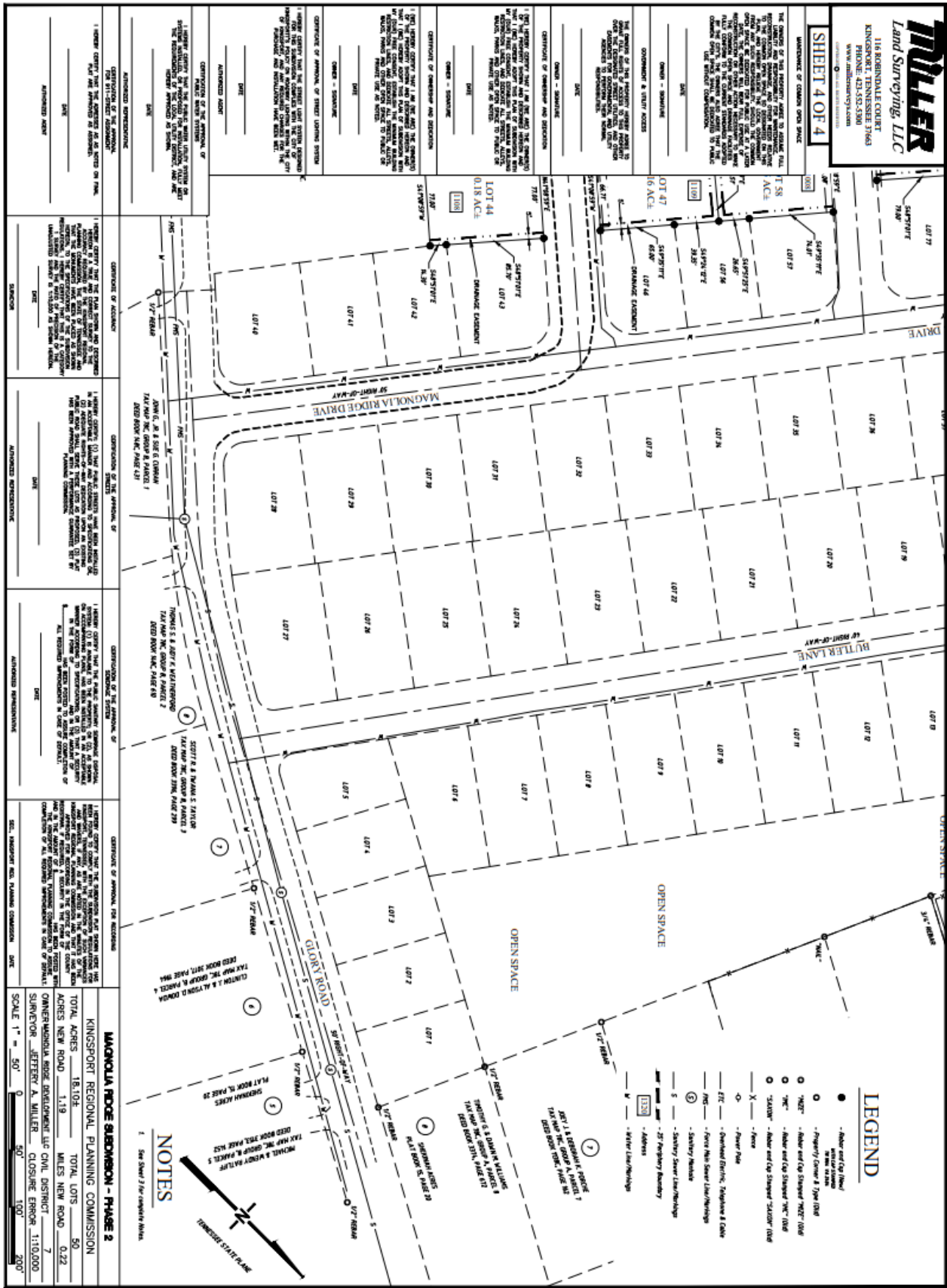
MANGLA ROSE SUBDIVISION - PHASE 2

| | |
|--------------------------------------------------|--------------------------------------------|
| KINGSFORD REGIONAL PLANNING COMMISSION | |
| TOTAL ACRES | 18.104 |
| TOTAL LOTS | 50 |
| ACRES NEW ROAD | 1.19 |
| MILES NEW ROAD | 0.22 |
| OWNER/MANGLA ROSE DEVELOPMENT LLC CIVIL DISTRICT | 7 |
| PREPARED BY | JEFFERY A. WILLER - CLOSURE ERROR 1:10,000 |

REMAINING LAND OF SHERMAN CHARNO INVESTMENTS, INC.

| |
|--------------------------|
| TAX MAP N. PARCELS 44 |
| DEED BOOK 272C, PAGE 639 |

#1495/1495 Phase 2.dwg Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on March 21, 2024





Conclusion

Staff recommends final plat approval of the Magnolia Ridge Phase 2 PD plat contingent upon approval of the construction plans.

Subdivision Regulations Text Amendment

| | | | | |
|-----------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------|------------------|-----------|
| Property Information | | City Limits & Planning Region 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: Kingsport Regional Planning Commission | | Intent: To amend the Minimum Subdivision Regulations by adding a new street cross section alternative for fire apparatus access. | | |
| Address: | | | | |
| City: | | | | |
| State: | | | | Zip Code: |
| Email: | | | | |
| Phone Number: | | | | |
| Planning Department Recommendation | | | | |
| (Approve, Deny, or Defer) | | | | |
| The Kingsport Planning Division recommends APPROVAL | | | | |
| Planner: | Ken Weems | Date: | 3/1/2024 | |
| Planning Commission Action | | Meeting Date: | 3/21/2024 | |
| Approval: | | | | |
| Denial: | | Reason for Denial: | | |
| Deferred: | | Reason for Deferral: | | |

INTENT

To amend the Minimum Subdivision Regulations by adding a new street cross section alternative for fire apparatus access.

Introduction:

Planning staff has been working with the Kingsport Fire Department (KFD) for the past 6 months on a solution for fire apparatus access for residential developments that do not have two points of ingress/egress. The specific issue that staff is working to resolve is fire access for single point ingress/egress residential developments that meet all existing subdivision and zoning requirements, but fall short of being able to develop to maximum density due to fire code apparatus access restrictions. Typically this happens when subdivision design for a dead end street can accommodate more units per zoning and subdivision regulations while only limited to 50 residential units for fire access purposes.

The new section would accommodate up to 875 trips per day and has been approved by the KFD as an acceptable design for dead end streets. The focus of the new cross section proposal is to maintain a hard surface path and wider right-of-way to properly accommodate fire apparatus. This is accomplished by promoting the key standards below when compared to a residential lane:

Fire Apparatus Access Road

Right-of-way width minimum: 50'

Hard surface width (street and mountable curb and sidewalk): 35'

Maximum Trips: 1 to 875

Residential Lane

Right-of-way width minimum: 40

Hard surface width (street and curb no sidewalk): 23'

Maximum Trips: 1 to 250

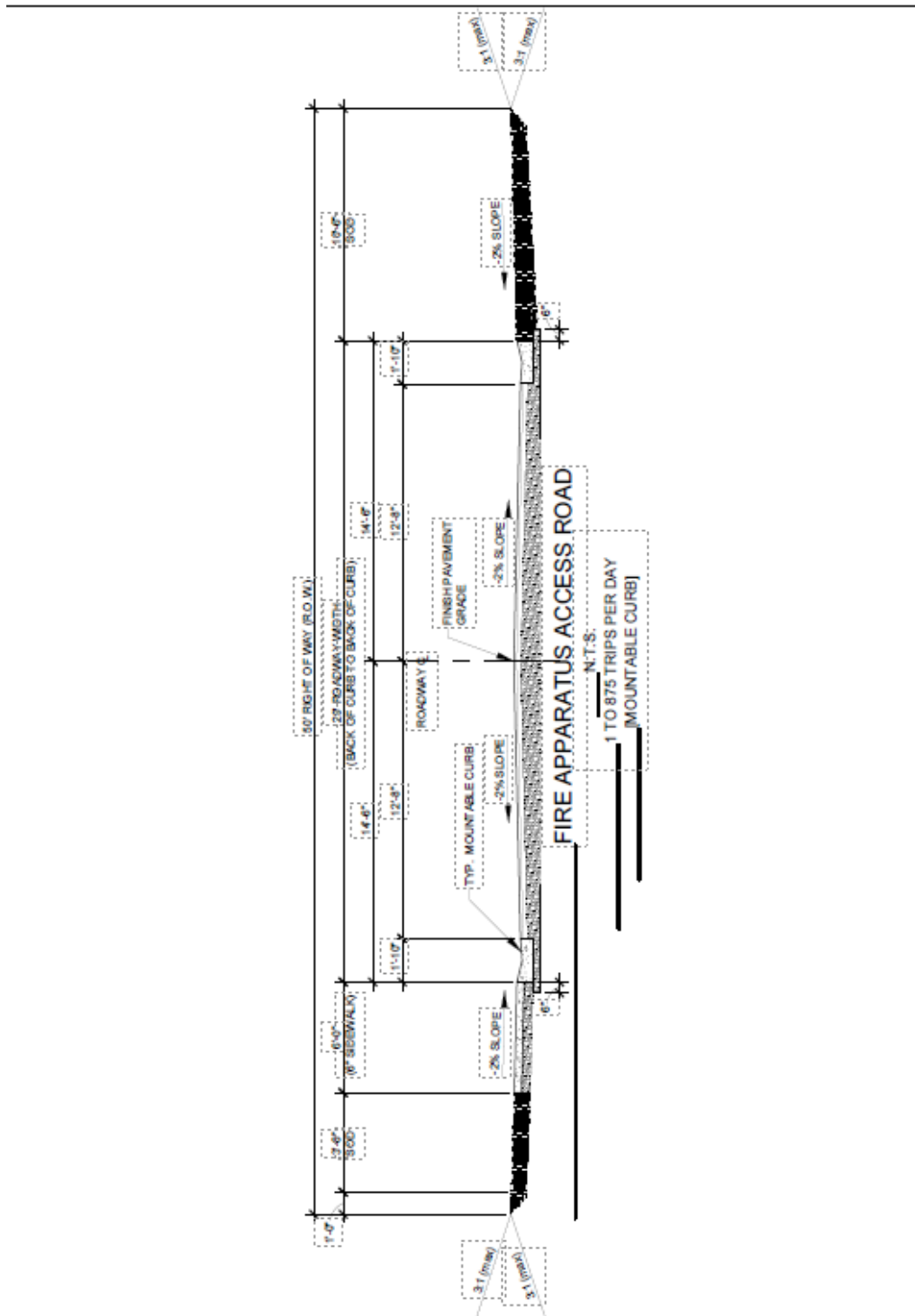
Additionally, it is important to note that the new Fire Apparatus Access Road was created to satisfy Appendix D of the International Fire Code. To draw attention to this fact and also guide potential developers to the cross section, it is also recommended to amend Article 4-1, 1.1 as shown below with added text showing as red font and a portion of existing text proposed for removal by strikethrough:

4-1 STREETS AND ROADS

1.1 Conformity to the ~~Major Street and Road Plan~~:

The subdivision of land and the design of roads servicing such land shall be undertaken in conformity with the Major Street and Road Plan as adopted by the Kingsport Regional Planning Commission and International Fire Code Appendix D.

Proposed Fire Apparatus Access Road



Recommendation:

Staff recommends the amendment to Article 4-1,1.1 and addition the new fire apparatus access road cross section as shown in this report to the Minimum Subdivision Regulations.



March 21st, 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. Old Island Trail
2. Birdwell Place Lot 57
3. Petty John Road
4. Thornwood Place
5. Polo Fields Phase 2 Final
6. Cedar Branch Road
7. Chippendale Road
8. Cedarbranch Road

Sincerely,

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

- NOTES**
- * THIS SURVEY IS A COMBINATION OF PARCELS OF LAND.
 - * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
 - * THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - * ADJOINING OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS ARE SUBJECT TO ACCURACY THEREOF.
 - * UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
 - * ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, RIVERS ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
 - * DATA COLLECTED UTILIZING GPS AND TRADITIONAL SURVEY METHODS.
 - * CARLSON 8877 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE SURVEYED BOUNDARY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. LOCATIONS GENERATED USING RTK RNS OF NO MORE THAN 0.04' HORIZONTAL.
 - * PROPERTY ADDRESS: 216 OLD ISLAND TRAIL KINGSPOORT, TN 37664

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

Anthony R. Suttle RL.S.#2576 1/29/2024



| LINE | BEARING | DISTANCE |
|--------------|---------------|--------------|
| L1 | S 54°17'07" W | 70.27' |
| CURVE | | |
| C1 | RADIUS | 31.96' |
| C1 | ARC LENGTH | 53.3013" W |
| C1 | CHORD BEARING | 41°34'23" |
| C2 | RADIUS | 32.25' |
| C2 | ARC LENGTH | 54.4654" W |
| C2 | CHORD BEARING | 15°00'31" |
| C3 | RADIUS | 39.46' |
| C3 | ARC LENGTH | 54.4654" W |
| C3 | CHORD BEARING | 15°00'31" |
| C4 | RADIUS | 33.83' |
| C4 | ARC LENGTH | 54.4654" W |
| C4 | CHORD BEARING | 15°00'31" |
| C5 | RADIUS | 210.82' |
| C5 | ARC LENGTH | 5.8124440" W |
| C5 | CHORD BEARING | 14°41'34" |
| C6 | RADIUS | 27.01' |
| C6 | ARC LENGTH | 5.732508" W |
| C6 | CHORD BEARING | 1°57'06" |

NOTE: SOME CURVES ARE NOT TANGENT PER RECORD MEASUREMENTS P.B. 52 PG. 340

I certify this survey qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Kingsport Regional Planning Commission Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size.

KEA WEEMS, PLANNING MANAGER
KINGSPOORT 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 TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 1-29-2024

TENNESSEE REGISTERED LAND SURVEYOR

LOT COMBINATION SURVEY

KINGSPOORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 5.569

ACRES NEW ROAD: 0

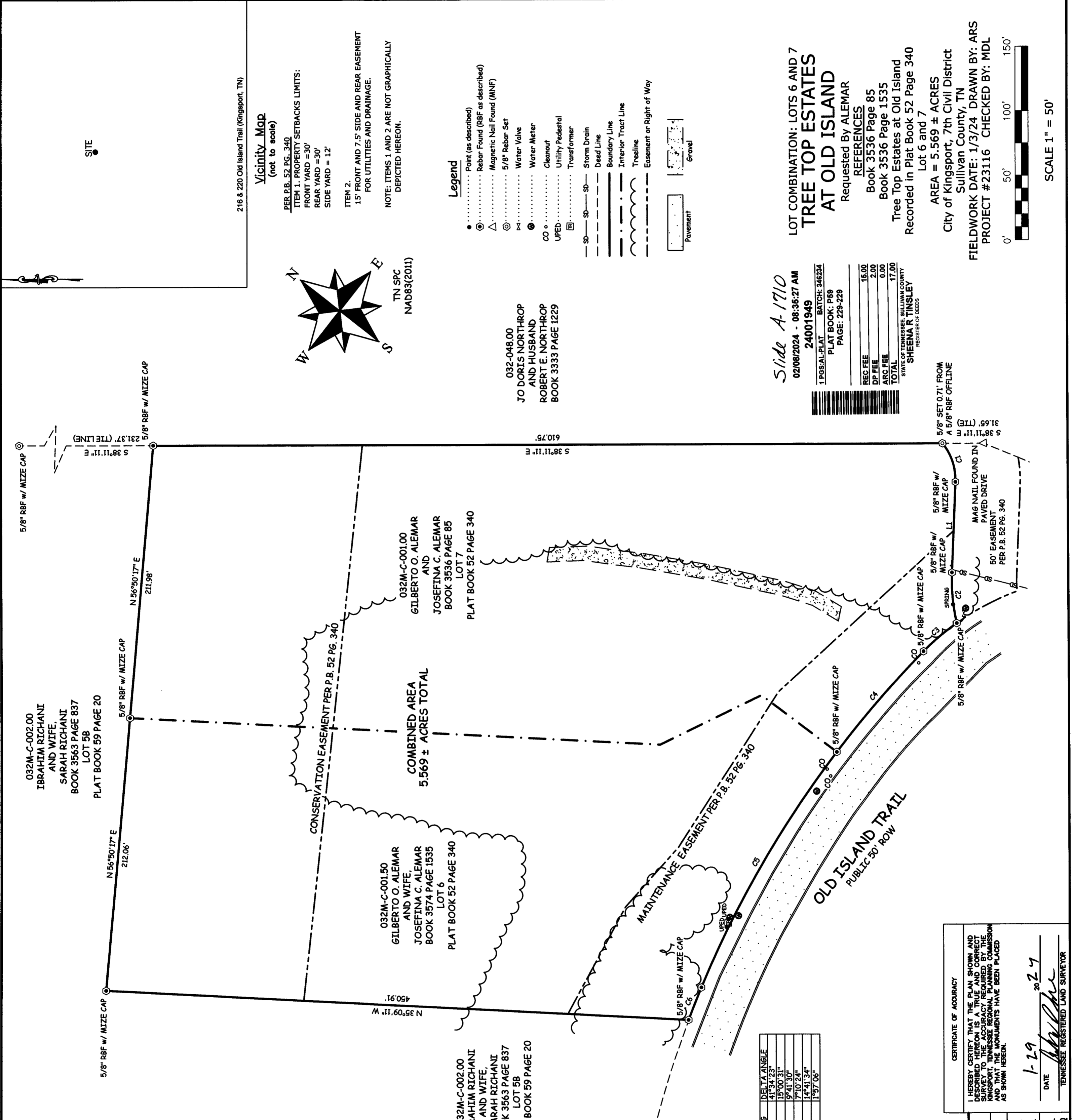
MILES NEW ROAD: 0

OWNER: GILBERTO & JOSEFINA ALEMAR

CIVIL DISTRICT: 7th

SURVEYOR: ANTHONY R. SUTTLE

CLOSURE ERROR: 1:10,000



Vicinity Map
(not to scale)

216 & 220 Old Island Trail (Kingsport, TN)

REB P.B. 52 PG. 340
ITEM 1. PROPERTY SETBACKS LIMITS:
FRONT YARD = 30'
REAR YARD = 30'
SIDE YARD = 12'

ITEM 2.
15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.

NOTE: ITEMS 1 AND 2 ARE NOT GRAPHICALLY DEPICTED HEREON.

- Legend**
- Point (as described)
 - Rebar Found (RFB as described)
 - Magnetic Nail Found (MNF)
 - 5/8" Rebar - Set
 - Water Valve
 - Water Meter
 - Cleanout
 - Utility Pedestal
 - Transformer
 - Storm Drain
 - Dead Line
 - Boundary Line
 - Interior Tract Line
 - Tresline
 - Easement or Right of Way
 - Pavement
 - Gravel

**LOT COMBINATION: LOTS 6 AND 7
TREE TOP ESTATES
AT OLD ISLAND**

Requested By ALEMAR

REFERENCES
Book 3536 Page 85
Book 3536 Page 1535
Tree Top Estates at Old Island
Recorded in Plat Book 52 Page 340
Lot 6 and 7

AREA = 5.569 ± ACRES
City of Kingsport, 7th Civil District
Sullivan County, TN

FIELDWORK DATE: 1/3/24 DRAWN BY: ARS
PROJECT #23116 CHECKED BY: MDL

Slide A-1710
02/08/2024 - 08:35:27 AM

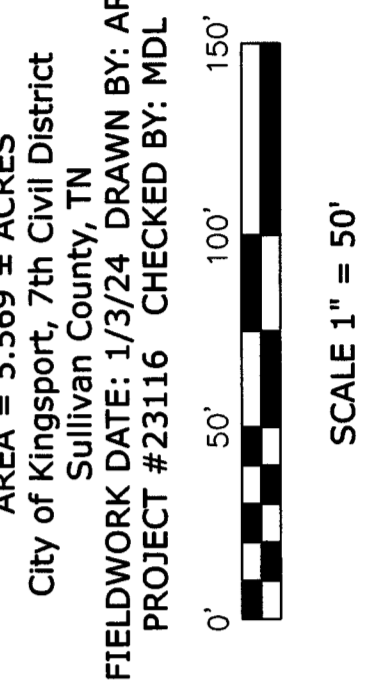
24001949

1 PLSL-PLAT BATCH: 346224
PLAT BOOK: P68
PAGE: 228-228

| | |
|---------|-------|
| REC FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

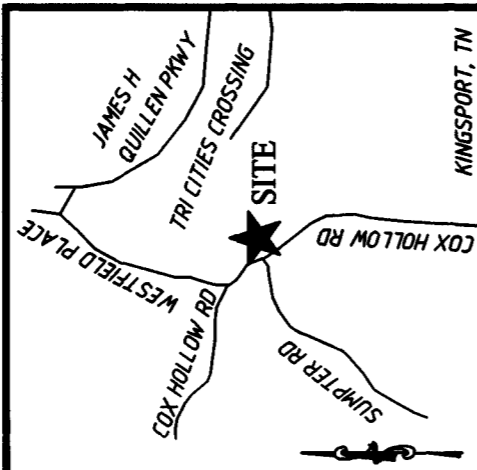
STATE OF TENNESSEE SULLIVAN COUNTY
SHEENNA F. BOSSLEY
REGISTERED PL. SURV.

032-048.00
JO DORIS NORTROP
AND HUSBAND
ROBERT E. NORTROP
BOOK 3333 PAGE 1229



MULLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MULLERSURVEYS.COM
COPYRIGHT © 2014 ALL RIGHTS RESERVED

FINAL PLAT
TAX MAP 105K, GROUP C, PARCEL 57
DEED BOOK 3544, PAGE 138
DATE: FEBRUARY 6, 2024



VICINITY MAP
NOT TO SCALE
KINGSPORT, TN

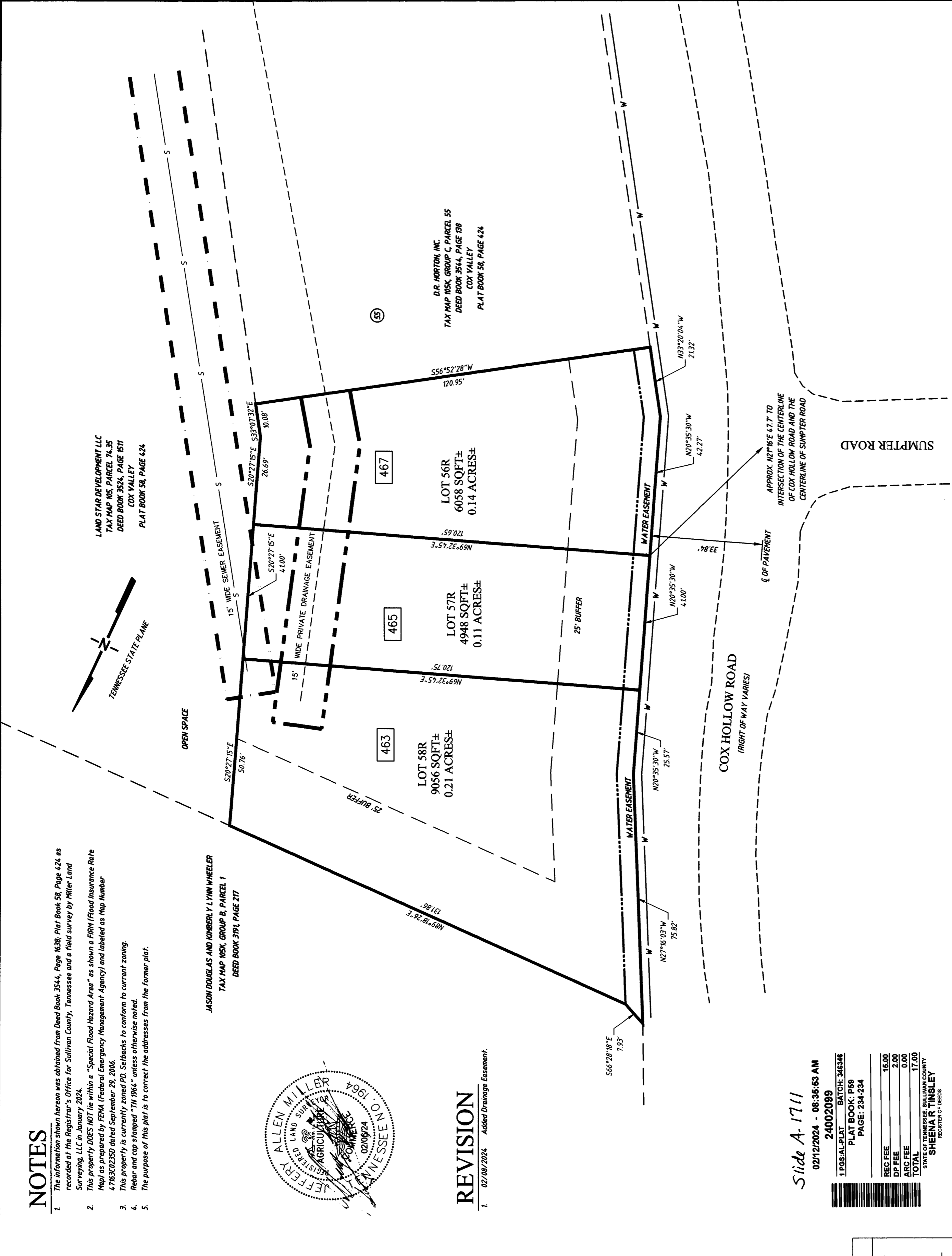
NOTES

- The information shown hereon was obtained from Deed Book 3544, Page 1638; Plat Book 58, Page 424, as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in January 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a FIRP (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 4716302350 dated September 28, 2016.
- This property is currently zoned PD. Subsects to conform to current zoning.
- Rebar and cap stamped "IN 1964" unless otherwise noted.
- The purpose of this plat is to correct the addresses from the former plat.



REVISION

- 02/08/2024. Added Drainage Easement.

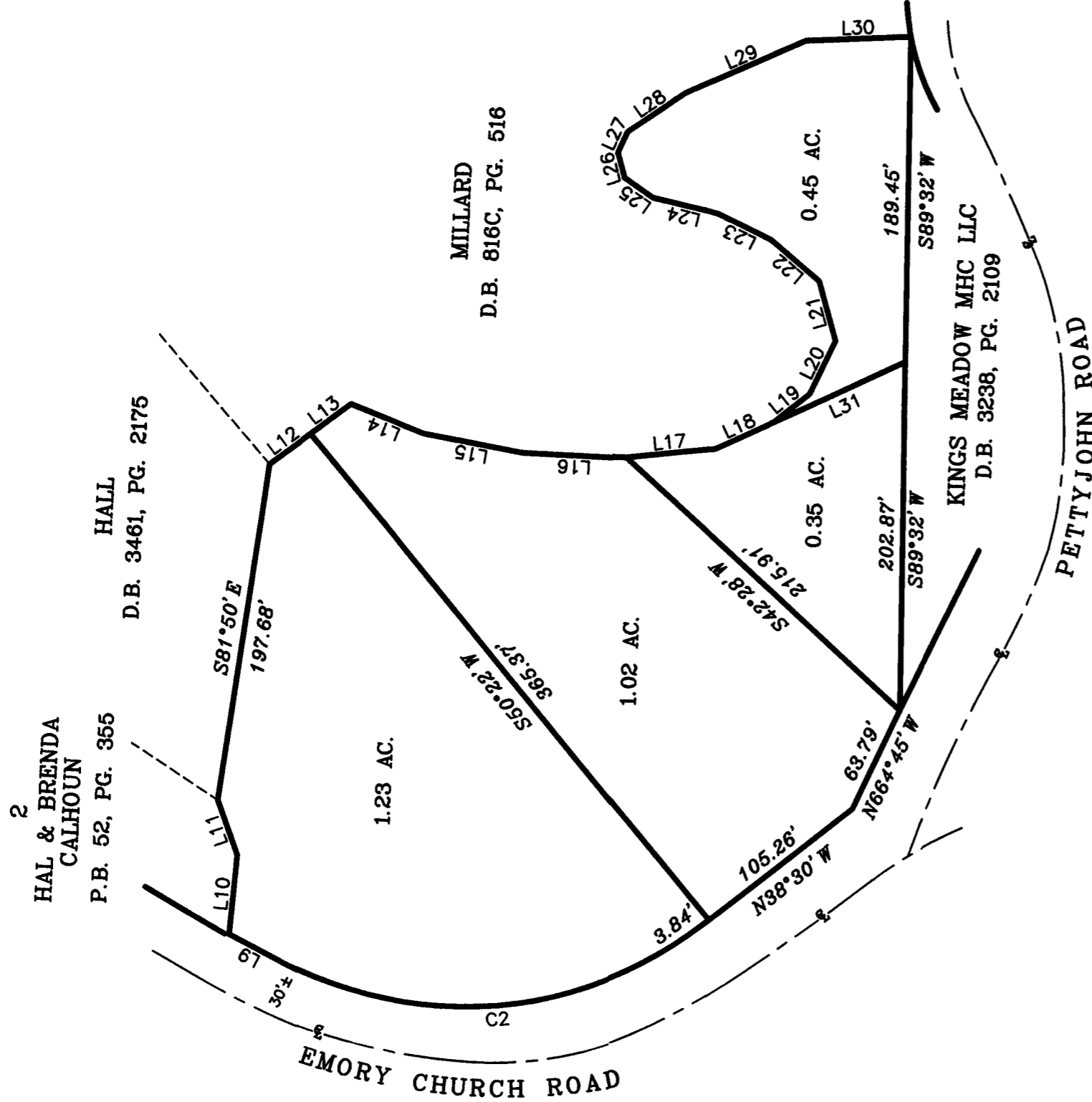


Slide A-1711

02/12/2024 - 08:35:53 AM

| | |
|-------------------------------------------------------------------------------|---------------|
| 1 POSS./PLAT | BATCH: 346346 |
| PLAT BOOK: P59 | PAGE: 234-234 |
| REC.FEE | 15.00 |
| DIP.FEE | 2.00 |
| ARC.FEE | 0.00 |
| TOTAL | 17.00 |
| STATE OF TENNESSEE, SULLIVAN COUNTY REGISTER OF DEEDS SHEENA R. TINSLEY | |

| | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PATHS AND DRIVEWAYS TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 2/8/24 OWNER - SIGNATURE: [Signature]</p> | <p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM ASSIGNED TO THIS SUBDIVISION COMBLES WITH THE CITY OF KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT AND INSTALLATION HAS BEEN MET.</p> <p>DATE: _____ AUTHORIZED AGENT: _____</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 BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAN AND THAT THE SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CADDY UNADJUSTED SURVEY.</p> <p>DATE: 02/08/24 SURVEYOR: [Signature]</p> | <p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING ROADWAY. I HEREBY CERTIFY THAT THE PUBLIC STREETS HAVE BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE PLANNING COMMISSION.</p> <p>DATE: 2/8/24 AUTHORIZED REPRESENTATIVE: [Signature]</p> | <p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM (S) IS AVAILABLE TO THE PROPERTY, OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED THAT CERTIFY IN THE FORM OF (3) SPECIFICATIONS AND IN THE AMOUNT OF (4) FEET. I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIREMENTS IN CASE OF DEFAULT.</p> <p>DATE: 2/8/24 AUTHORIZED REPRESENTATIVE: [Signature]</p> | <p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR RECORDING AND THAT IT IS VALID AND CORRECT. I HEREBY CERTIFY THAT THE PLAT IS VALID AND CORRECT AND THAT IT HAS BEEN REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT IN THE AMOUNT OF (3) SQUARE FEET AND IN THE AMOUNT OF (4) ACRES. I HEREBY CERTIFY THAT THE PLAT IS VALID AND CORRECT AND THAT IT HAS BEEN REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT IN THE AMOUNT OF (3) SQUARE FEET AND IN THE AMOUNT OF (4) ACRES. I HEREBY CERTIFY THAT THE PLAT IS VALID AND CORRECT AND THAT IT HAS BEEN REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF KINGSPORT IN THE AMOUNT OF (3) SQUARE FEET AND IN THE AMOUNT OF (4) ACRES.</p> <p>DATE: 2/8/24 REGISTER OF DEEDS: [Signature]</p> | <p>FINAL PLAT BRDWELL PLACE - LOT 57</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.46± TOTAL LOTS: 3</p> <p>ACRES NEW ROAD: 0 MILES NEW ROAD: 0</p> <p>OWNER: D.R. HORTON INC. CIVIL DISTRICT: 13TH</p> <p>SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR: 1:10,000</p> <p>SCALE: 1" = 20' 0" 20' 40' 60'</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N28°12'01"E | 33.21 |
| L2 | S84°48'00"E | 46.05 |
| L3 | N70°03'18"E | 34.07 |
| L4 | N44°57'00"E | 51.77 |
| L5 | S34°28'39"E | 40.25 |
| L6 | S24°08'39"E | 76.35 |
| L7 | S02°37'39"E | 60.88 |
| L8 | N64°31'08"W | 64.03 |

| CURVE | RADIUS | LENGTH | CHORD |
|-------|--------|--------|--------------------|
| C1 | 225.33 | 260.45 | N05°21'54"W 246.20 |

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I, AM (WE ARE) THE OWNER(S) OF THE SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, AND HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *Alan McClain* DATE: 2-9-24
 OWNER: *Ricky McClain* DATE: 2-9-24

TENNESSEE REGISTERED LAND SURVEYOR
 DATE: 2-9-24

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION HAS BEEN MADE IN ACCORDANCE WITH THE REGULATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 2-9-24

CERTIFICATE OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY:
 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER
 2. THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OR, IN THE ABSENCE OF SPECIFICATIONS, IN ACCORDANCE WITH THE SPECIFICATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION.
 3. THAT THE STREETS HAVE BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

DATE: 2-9-24

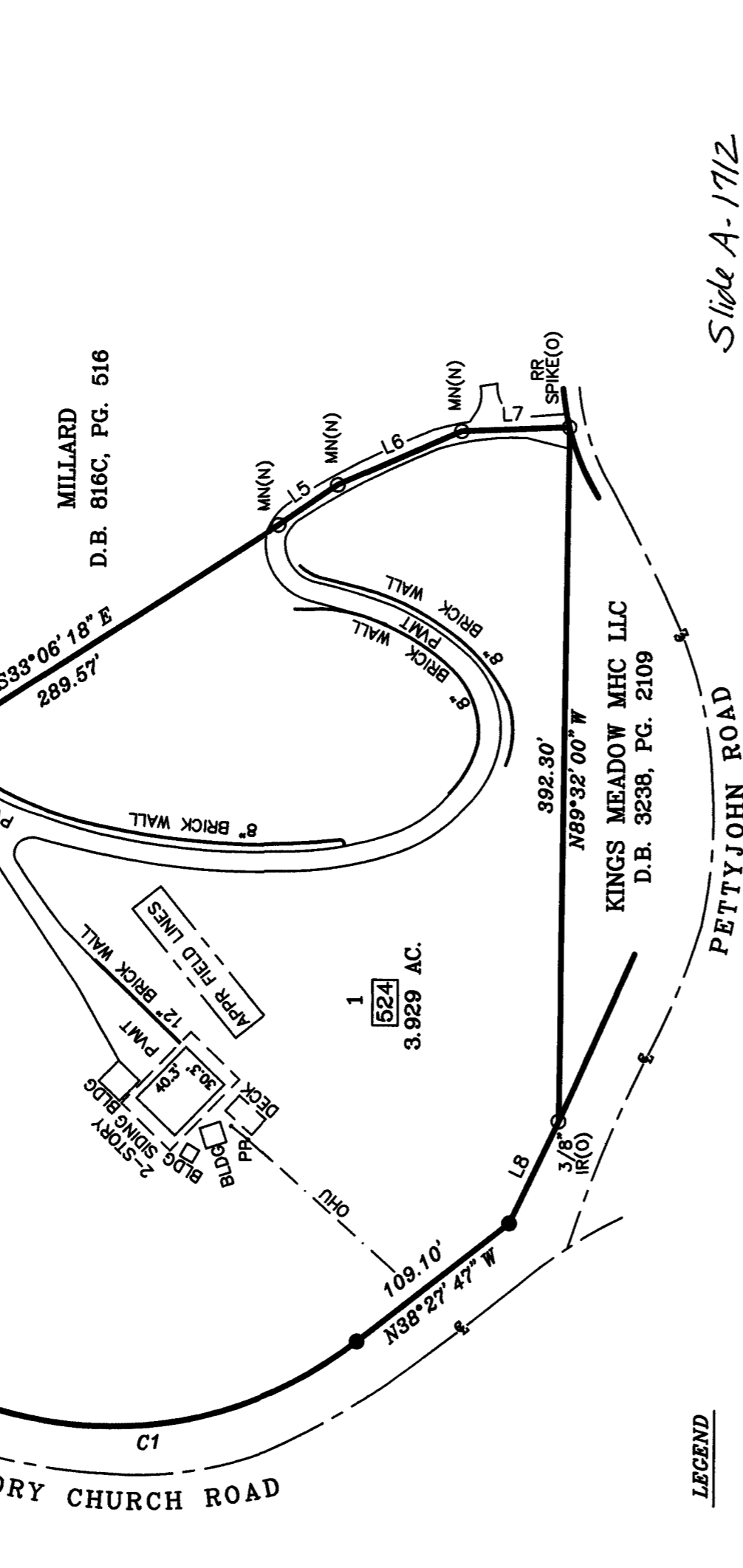
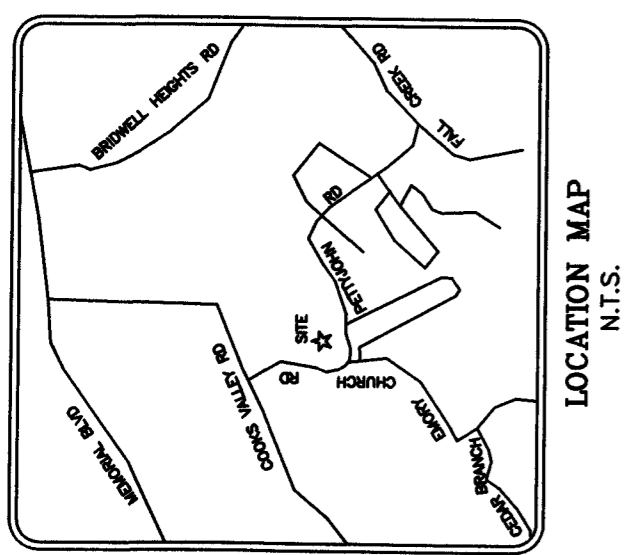
CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. A SURETY BOND IN THE AMOUNT OF \$ REGISTRATION FEE REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION TO BE FILED WITH THE PLAT HAS BEEN PROVIDED IN CASE OF DEFAULT.

RECORD ON FILE AT IDEC OFFICE
 FILE: RICK MCCLAIN
 DATE: 10-28-1982

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING. A SURETY BOND IN THE AMOUNT OF \$ REGISTRATION FEE REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION TO BE FILED WITH THE PLAT HAS BEEN PROVIDED IN CASE OF DEFAULT.

DATE: 2-9-24

LOT 1, MCCLAIN PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES: 3.929 TOTAL LOTS: 1
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0
 OWNER: MILLARD & MCCLAIN CIVIL DISTRICT: 7TH
 SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000
 SCALE: 1" = 80' 80' 40' 0' 80' 160'



LEGEND
 IR(O) IRON ROD, OLD
 IR(N) IRON ROD, NEW
 RR RAILROAD
 MN(N) MAG NAIL, NEW
 D.B. DEED BOOK
 PC PAGE
 BLDG BUILDING
 PVMT PAVEMENT
 AC ACRES
 PP POWER POLE
 N.T.S. NOT TO SCALE
 APPR APPROXIMATE
 OHU OVERHEAD UTILITY
 & CENTERLINE
 [723] 911 ADDRESS

NOTES:
 1) NORTH BASED ON N89°22'W PER REFERENCE PLAT.
 2) PROPERTY IS ZONED R-1
 3) SETBACKS:
 FRONT 30'
 REAR 30'
 SIDE 12'
 4) 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
 5) TAX MAP 063, PARCELS 8.10, 8.02 & PART OF PARCEL 8.00
 6) REFERENCE: D.B. 3536, PG. 1863
 7) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 10) THERE IS APPROXIMATELY 10+ ACRES REMAINING IN MILLARD PROPERTY.

Slide A-1712
 02/14/2024 - 08:26:53 AM
 24002260
 1:35:31 PLAT BATCH: 346465
 PLAT BOOK: P69
 PAGE: 238-239

REC FEE 16.00
 DP FEE 2.00
 ARC FEE 2.00
 TOTAL 20.00

STATE OF TENNESSEE
 SHEENA R TINSLEY
 REGISTER OF DEEDS

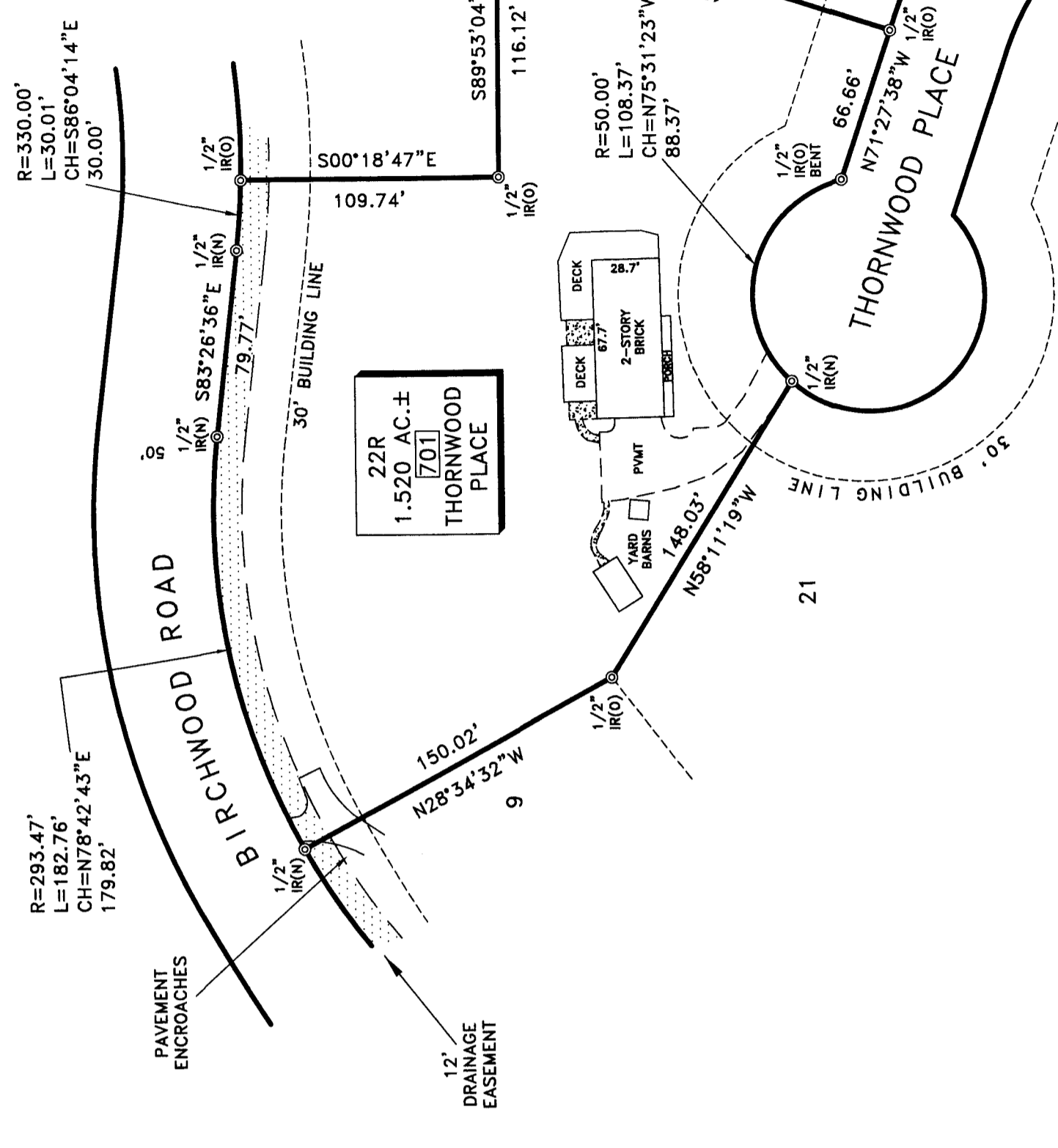
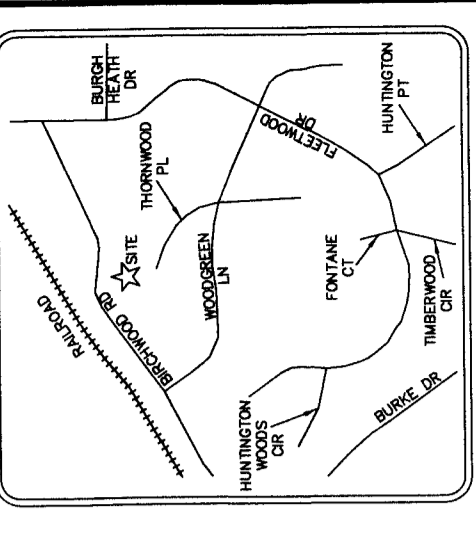
BEFORE

AFTER

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-8888
 EMAIL: mstrickler@alleyassociates.com

MATTHEW STRICKLER
 REGISTERED LAND SURVEYOR
 NO. 2950
 TENNESSEE COMMISSION

SEE NOTE 1)

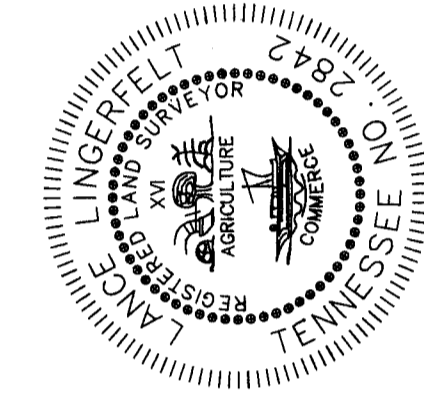


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1 PGS./PLAT BATCH: 346648
PLAT BOOK: P59
PAGE: 243-243

REC FEE 15.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 17.00

STATE OF TENNESSEE, SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR



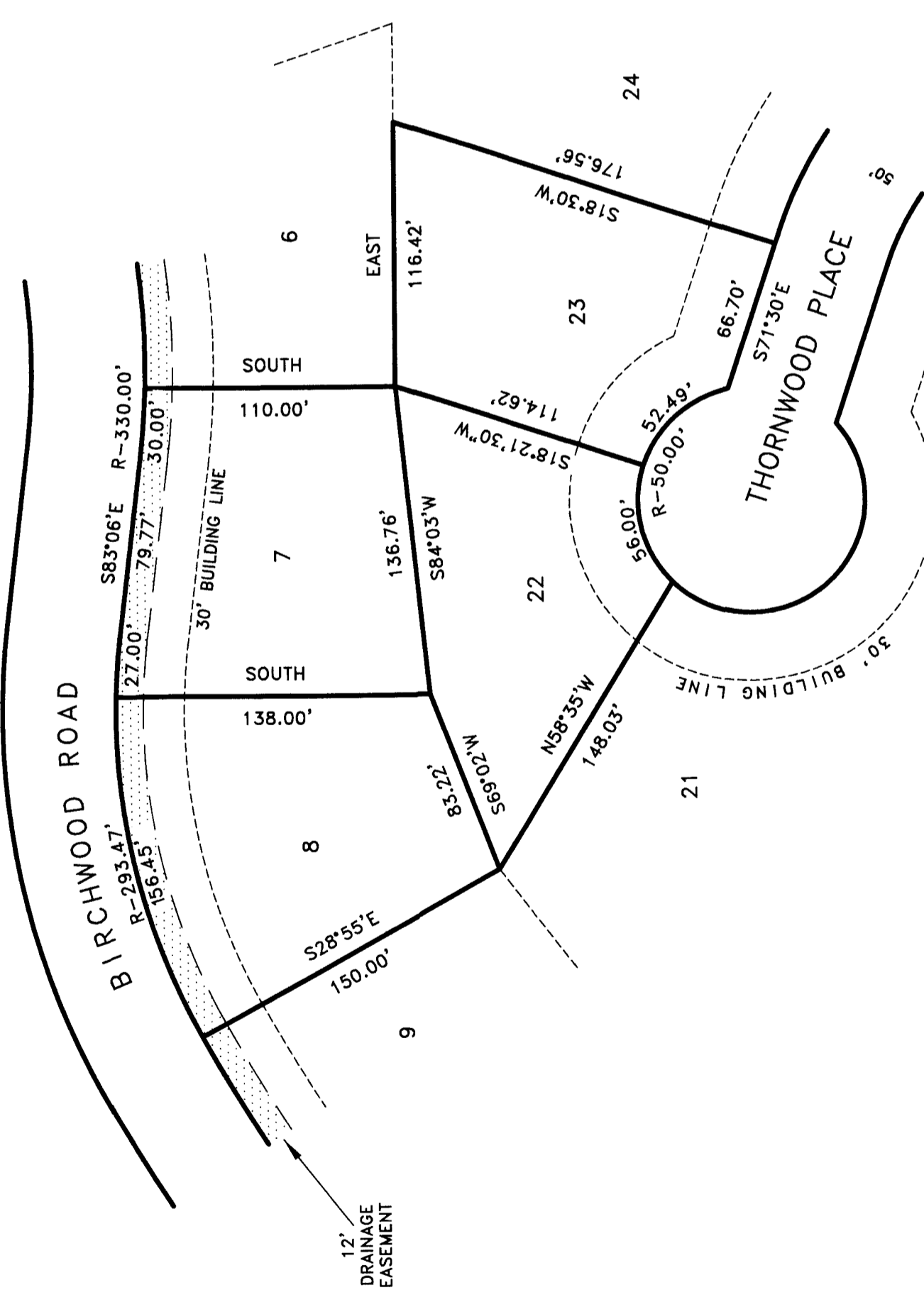
ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8886
EMAIL: llingerfelt@alleyassociates.com

AFTER

NOTES:

- 1) NORTH BASED ON S 18° 30' W PER REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1B
- 3) SETBACKS TO CONFORM TO CURRENT ZONING
- 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 5) JOB NO. 23-13100
- 6) ACAD FILE 23-13100 HOEPPNER.DWG
- 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 8) TAX MAP 060G "C" PARCELS 005.00, 006.00, 021.00, & 022.00
- 9) DEED REFERENCES: D.B. 3241, PG. 2179, D.B. 3429, PG. 2123, & D.B. 3545, PG. 1270.
- 10) PLAT REFERENCE: P.B. 10, PG. 59
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

BEFORE



LEGEND
IRON ROD, OLD
IRON ROD, NEW
DRED BOOK
FACE
PAGE
PLAT BOOK
PB
ACRES
AC
A.T.S.
NOT TO SCALE
911 ADDRESS
PAVEMENT
PVTMT
R=
L=
CH=
RADIUS
LENGTH
CHORD

| | | | |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER | CERTIFICATE OF OWNERSHIP AND DEDICATION | CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM | CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS |
| | I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE (OLD) DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, PAVEMENT, EASEMENTS, RESERVATIONS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. | I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S POLICES ON ROADWAY LIGHTING CHARGES FOR THE PURCHASE AND ANY INSTALLATION HAVE BEEN MET. | I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. |
| | DATE 20 | DATE 20 | DATE 20 |
| CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING | CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT | CERTIFICATE OF APPROVAL OF ACCURACY | CERTIFICATE OF APPROVAL OF STREETS |
| | I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. | I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY THAT COMPLIES WITH THE REQUIREMENTS OF THE SURVEYOR REGISTRATION ACT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. | I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. |
| | DATE 20 | DATE 20 | DATE 20 |
| SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION | CERTIFICATE OF APPROVAL FOR RECORDING | CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS | CERTIFICATE OF APPROVAL OF RECORDING |
| | I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT, AND THAT IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN SURVEY BOARD IN THE AMOUNT OF \$.00. IF REQUIRED, HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. | I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. | I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT, AND THAT IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN SURVEY BOARD IN THE AMOUNT OF \$.00. IF REQUIRED, HAS BEEN POSTED WITH THE CITY OF KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. |
| | DATE 2/15/24 | DATE 2/15/24 | DATE 2/15/24 |

| | | |
|------------------------------------------------------------------------------|--------------------------|----------------|
| RESUBDIVISION OF LOTS 7, 8, 22, & 23, BLOCK H, HUNTINGTON HILLS SECTION 1 | | |
| KINGSPORT REGIONAL PLANNING COMMISSION | | |
| TOTAL ACRES | 1.920 | TOTAL LOTS |
| ACRES NEW ROAD | 0 | MILES NEW ROAD |
| OWNER | HOEPPNER | CIVIL DISTRICT |
| SURVEYOR | ALLEY & ASSOCIATES, INC. | CLOSURE ERROR |
| SCALE 1" = 60' | | 120 |

POLO FILEDS - PHASE 2 - SECTION A
KINGSPOINT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 4.13 TOTAL LOTS: 29
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0
 OWNER: JACK McMURRAY ETAL CIVIL DISTRICT: 13
 SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR: 1:10,000

SCALE 1" = 40' 0 40' 80' 160'

MILLER Land Surveying, LLC
 116 ROBINDALE COURT
 KINGSPOINT, TENNESSEE 37663
 PHONE: 423-552-5300
 WWW.MILLERSURVEYS.COM

SHEET 1 OF 2

CERTIFICATE OF APPROVAL FOR 911-STREET ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.
 DATE: _____ AUTHORIZED AGENT: _____

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
 I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPOINT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPOINT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
 AUTHORIZED AGENT: _____ 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 CITY OF KINGSPOINT, AND THAT I (WE) HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PRIVATE USE AS NOTED.
 THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR DUTIES AND OBLIGATIONS.
 SURVEYOR: _____ DATE: 01/24/2024
 CERTIFICATE OF OWNERSHIP AND DEDICATION GOVERNMENT AND UTILITY ACCESS
 I (WE) HEREBY CERTIFY THAT I (WE) AND THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PRIVATE USE AS NOTED.
 OWNER - SIGNATURE: _____ DATE: 11/30/2023

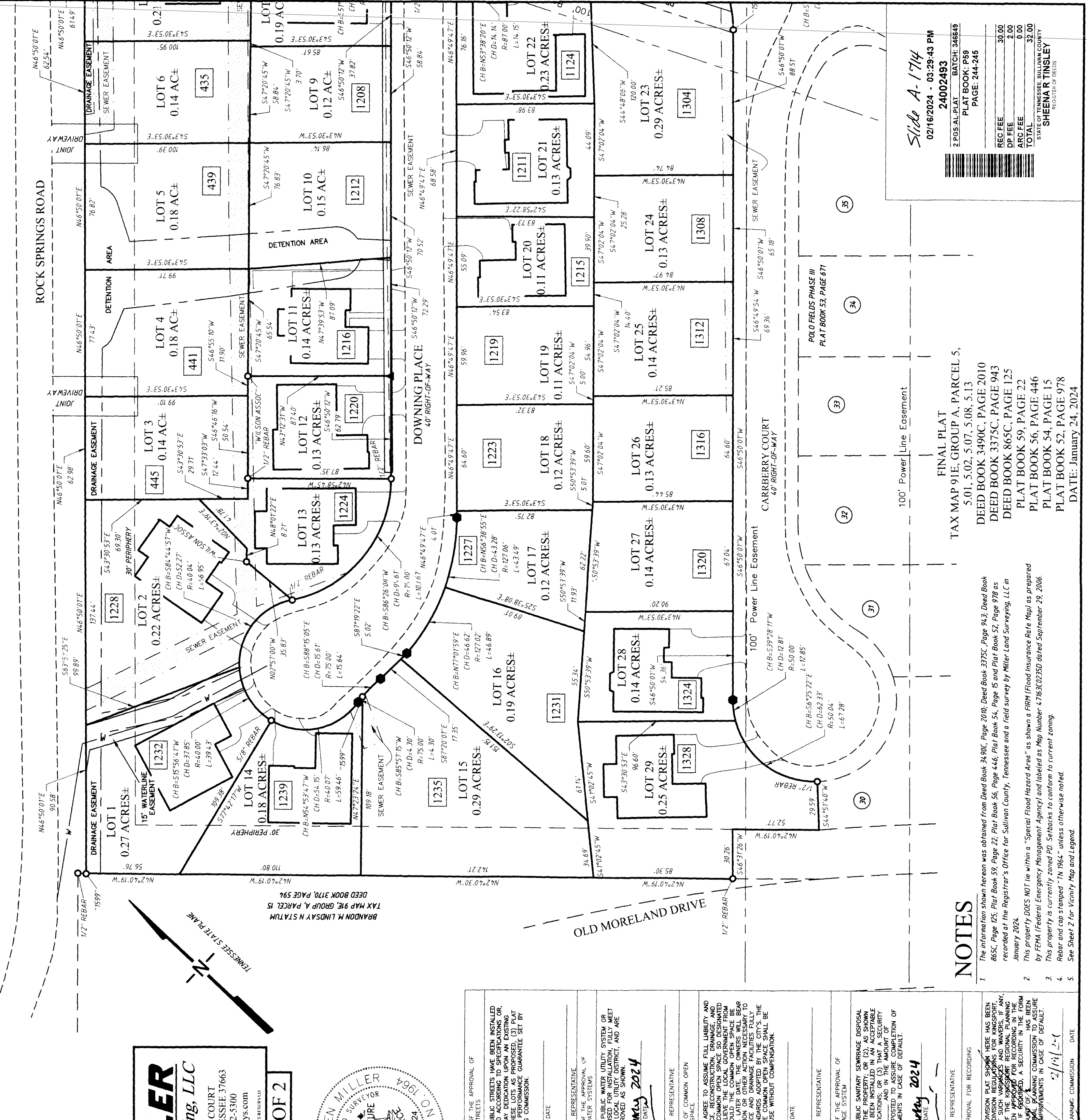
CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPOINT, AND (2) THAT ALL NECESSARY PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. (3) PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION.
 DATE: _____ AUTHORIZED REPRESENTATIVE: _____

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE IN ACCORDANCE WITH THE CITY OF KINGSPOINT.
 DATE: 16 February 2024 AUTHORIZED REPRESENTATIVE: _____

MAINTENANCE OF COMMON OPEN SPACE
 THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND REPLACEMENT OF COMMON OPEN SPACE. THE LOCAL GOVERNMENT FROM THIS PLAN AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM LIABILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND REPLACEMENT OF COMMON OPEN SPACE BE DEEMED TO BE THE PROPERTY OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAINTAIN THE COMMON OPEN SPACE IN ACCORDANCE WITH THE CURRENT STANDARDS ADOPTED BY THE CITY OF KINGSPOINT. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.
 DATE: _____ AUTHORIZED REPRESENTATIVE: _____

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE IN ACCORDANCE WITH THE CITY OF KINGSPOINT. ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 16 February 2024 AUTHORIZED REPRESENTATIVE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN PREPARED AND SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH IMPROVEMENTS AND WORK AS ARE NOTED IN THE MINUTES OF THE KINGSPOINT REGIONAL PLANNING COMMISSION MEETING HELD ON JANUARY 24, 2024. I HEREBY CERTIFY THAT THE PLAT HAS BEEN POSTED TO THE PUBLIC RECORDS OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SECURITY INTEREST HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 01/24/24 SEC. - KINGSPOINT REC./PLANNING COMMISSION



NOTES

- The information shown hereon was obtained from Deed Book 3690C, Page 2010; Deed Book 3375C, Page 943; Deed Book 865C, Page 125; Plat Book 59, Page 22; Plat Book 56, Page 446; Plat Book 54, Page 15 and Plat Book 52, Page 978 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in January 2024.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown on a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 4763C025D dated September 29, 2006.
- This property is currently zoned PD. Seabacks to conform to current zoning.
- Rebar and cap stamped "T N 1984" - unless otherwise noted.
- See Sheet 2 for Vicinity Map and Legend.

FINAL PLAT
TAX MAP 91E, GROUP A, PARCEL 5,
5.01, 5.02, 5.07, 5.08, 5.13
DEED BOOK 3490C, PAGE 2010
DEED BOOK 3375C, PAGE 943
DEED BOOK 865C, PAGE 125
PLAT BOOK 59, PAGE 22
PLAT BOOK 56, PAGE 446
PLAT BOOK 54, PAGE 15
PLAT BOOK 52, PAGE 978
DATE: January 24, 2024

Slide A-174
 02/16/2024 - 03:29:43 PM
 24002493
 2 PGS. ALL-PLAT BATCH: 348649
 PLAT BOOK: P59
 PAGE: 244-245

REG FEE 30.00
 DP FEE 2.00
 ARC FEE 0.00
TOTAL 32.00

SHEENA R TINSLEY
 SURVEYOR

SOURCE OF NORTH
US State Plane 1983
Zone: Tennessee 4100
Datum: NAD83 (CONUS)

SUBJECT PROPERTY

Vicinity Map
(not to scale)

GNSS GPS SURVEY NOTE

For boundary aspects and planimetric elements...
 Positional accuracy of duplicate single vector GPS observations does not exceed: HO.07 and VO.10' at 1-sigma
 Ground Scale Factor: 1.0000504463 centered on Fixed Station 500 as shown hereon.
 Project Location: Latitude 36°31'44.94127N
 Longitude: 88°32'32.717117W
 Height: 1515.3920 RT
 Fixed Station: 500
 Northing: 819,053,725
 Easting: 3,006,906,700
 Elevation: 1,605.59

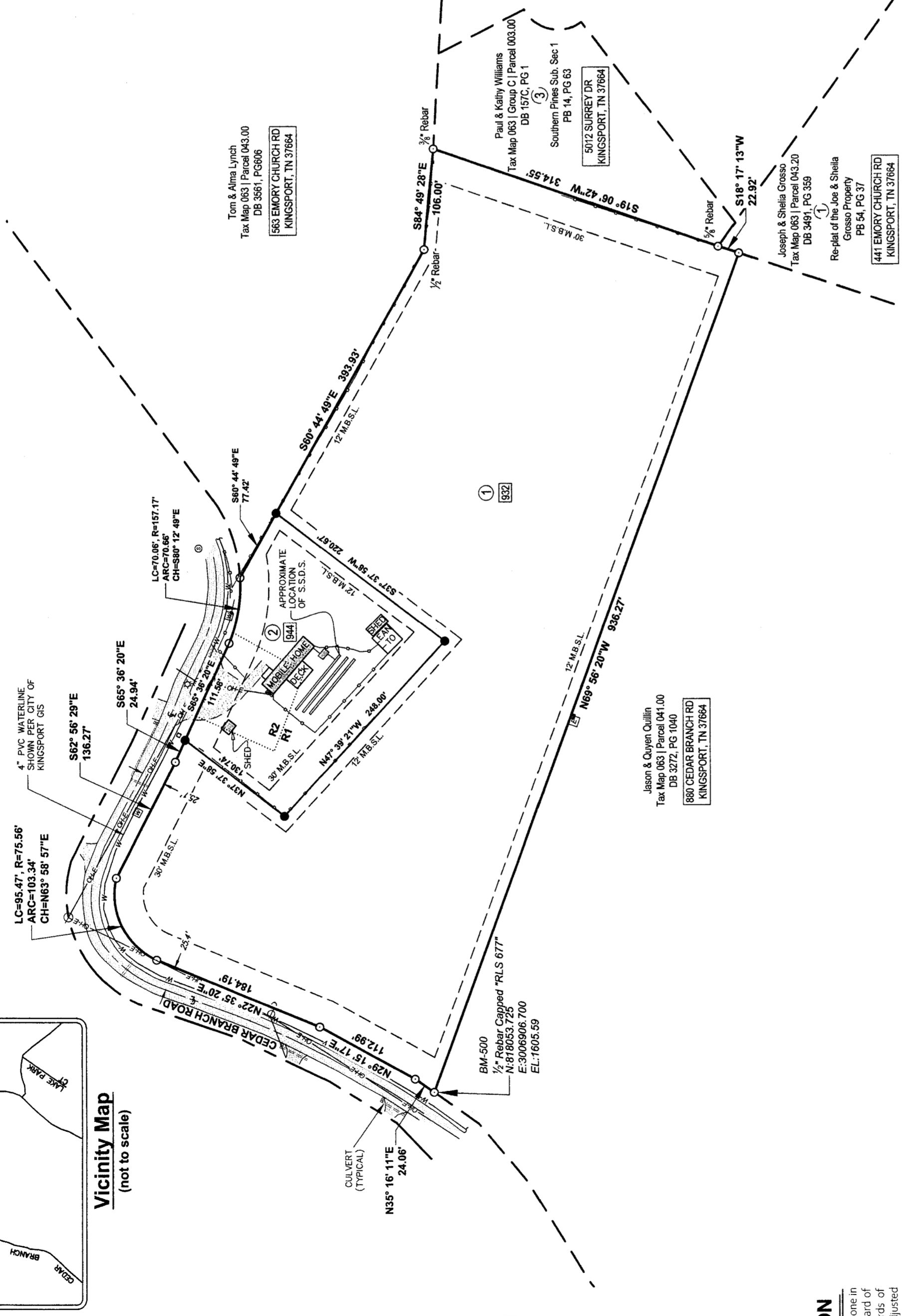
GEOMATICS
G3 GEOMATICS, LLC
P.O. Box 594
Johnson City, TN 37605
615.775.6522
gregg@g3geomatics.com
g3geomatics.com

LEGEND

- Set Boundary Corner (1/4" x 18" Rebar W/3 - RLS 2816 Cap)
- Existing Boundary Corner Found
- 1/2" Capped Rebar "RLS 6777" (unless otherwise noted)
- Water Meter
- Utility Pole
- Sanitary Sewer Manhole
- Guy Wire
- Electrical Box
- Communication Pedestal
- Survey Boundary Line
- Adj. Boundary Line (not surveyed)
- Minimum Building Setback Line (M.B.S.L.)
- Fence Line
- Road Centerline
- Overhead Electric Line
- Water Line (shown per Kingsport GIS)
- Zoning Line
- Asphalt

SURVEYOR NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.
- SUBJECT PROPERTY OWNER: TAMATHA DAWN GRACIA; DEED REFERENCE: DEED BOOK 3561, PAGE 606-608. THE SUBJECT PROPERTY IS DESIGNATED AS **PARCEL 42.00 ON SULLIVAN COUNTY TAX MAP 063**.
- SUBJECT PROPERTY ZONING CLASSIFICATION: SPLIT ZONING R1 AND R2 | INSIDE KINGSPORT'S UGB DISTRICT
 SETBACK INFORMATION (R1): FRONT (STREET) = 30'; SIDE = 12'; REAR = 30'
 SETBACK INFORMATION (R2): FRONT (STREET) = 30'; SIDE = 12'; REAR = 30'
 ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- SUBJECT PROPERTY ADDRESSES: LOT 1, 932 CEDAR BRANCH ROAD, KINGSPORT, TN 37664; LOT 2, 944 CEDAR BRANCH ROAD KINGSPORT, TN 37664.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN FLOOD ZONE "X", AS DESIGNATED ON THE CURRENT FEMA FLOOD MAP WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470184, PANEL NO. 0665, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOOD PLAIN.
- THE LOCATION OF THE PROPERTY BOUNDARIES AS DEPICTED HEREON, ARE BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY REPRESENTATIVE PROFESSIONAL STANDARDS, THE BOUNDARIES SHOWN HEREON HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO WARRANTIES OR WARRANTIES EXPRESSED OR IMPLIED.
- ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON THE SITE ARE NOT NECESSARILY SHOWN.
- ALL BUILDINGS SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- THE AREA SHOWN HEREON HAS BEEN CALCULATED BY COORDINATE COMPUTATION METHOD. NOTED.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND NOT WRITTEN, RECORDED AND NOT RECORDED.
- ALL PLAT AND DEED REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE SULLIVAN COUNTY, TENNESSEE.
- ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE THE PROPERTY OF THE STATE OF TENNESSEE. PERSONS(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- NO TITLE REPORT HAS BEEN FURNISHED. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE & CURRENT TITLE SEARCH.
- ALL MONUMENTS FOR BOUNDARY CONTROL, SOURCE OF MERIDIAN AND ELEVATION WERE LOCATED BY A FIELD RUN SURVEY. THE SURVEY WAS CONDUCTED USING THE FOLLOWING SURVEY NOTE. THE POSITIONS ESTABLISHED BY THESE MEANS WERE WITHIN THE MINIMUM STANDARDS REQUIRED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.



LOT AREA TABLE

| LOT | ± ACRES | ± SQ. FT. |
|--------------|--------------|----------------|
| 1 | 6.370 | 277,478 |
| 2 | 1.000 | 43,525 |
| TOTAL | 7.370 | 321,003 |

MINOR SUBDIVISION PLAT OF THE GRACIA PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 7.370 TOTAL LOTS: 2
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0
 OWNER: SEE SURVEYOR NOTE 2 CIVIL DISTRICT: 2th
 SURVEYOR: GREGORY K. GURNEY TN RL2 2916 CLOSURE ERROR: 1:10,000

SCALE 1" = 100'
 GRAPHIC SCALE

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.
 DATE: FEBRUARY 06, 2024
 OWNER: Gregory K. Gurney
 Tennessee Registered Land Surveyor

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 minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.
 DATE: 2/6/2024
 OWNER: Gregory K. Gurney

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
 I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection and the local municipal sewer department, and are hereby approved as shown.
 DATE: 2/14 2024
 City Sewer Director or the State Environmental Specialist: Shirley Staley Authorized Agent

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS
 I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of the Kingsport water utility system, and is hereby approved as shown.
 DATE: 2/13 2024
 Sullivan County Director of 911 Addressing or His/Her authorized Representative: John Sisk

CERTIFICATE 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 regulations of 1951. Year of dwelling(s): 1996
 (2) Adequate rights-of-way dedication or easement has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission.
 DATE: 2-13 2024
 City Engineer or Sullivan County Commissioner of Highways: John Sisk

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, as set forth in the Kingsport Regional Planning Commission and that it has been recorded in the Office of the Register. If required, a survey bond in the amount of \$ _____ has been deposited with the Kingsport Regional Planning Commission to assure compliance with required improvements in case of default.
 Secretary: [Signature] Date: 2/19/24
 Kingsport Municipal Regional Planning Commission Date: 2/19/24

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 distribution lines and 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 of TDEC Permit: _____
 Date of Permit: _____
 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): 1996
 Owner(s) Signature: [Signature] Date: 2/6/2024

LOT AREA TABLE

| LOT | ± ACRES | ± SQ. FT. |
|--------------|--------------|----------------|
| 1 | 6.370 | 277,478 |
| 2 | 1.000 | 43,525 |
| TOTAL | 7.370 | 321,003 |

SURVEYOR'S CERTIFICATION

I hereby certify that this is a Category IV Survey and was done in compliance with the current Rules of Tennessee State Board of Examiners for Land Surveyors Chapter 0820-03 Standards of Practice. The relative positional accuracy of the unadjusted survey does not exceed 0.06'.
Gregory K. Gurney
 SHEENA R. TINSLEY
 REGISTER OF DEEDS

02/20/2024 - 08:33:48 AM
 24002532
 PLAT BOOK: P59
 PAGE: 246-246

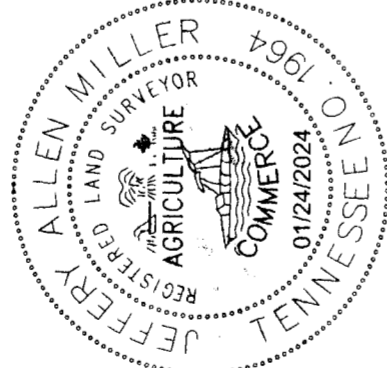
REC FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00
 STATE OF TENNESSEE, SULLIVAN COUNTY

POLO FIELDS - PHASE 2 - SECTION A

KINGSPO RT REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.9
TOTAL LOTS 29
MILES NEW ROAD 0
CIVIL DISTRICT 13
SURVEYOR JEFFERY A. MILLER
CLOSURE ERROR 1:10,000
SCALE 1" = 40' 0" 80' 160'

MILLER Land Surveying, LLC
116 ROBINDALE COURT
KINGSPO RT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MILLERSURVEYS.COM

SHEET 2 OF 2



CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: 01/24/2024
AUTHORIZED AGENT: [Signature]

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPO RT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPO RT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
DATE: 01/24/2024
AUTHORIZED AGENT: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION GOVERNMENT AND UTILITY ACCESS
(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, AND THAT I (WE) HEREBY AGREE TO DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 06/13/2023

CERTIFICATE OF THE APPROVAL OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR, IN THE EVENT OF A DEFICIENCY, THE CITY OF KINGSPO RT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE PLANNING COMMISSION.

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS SHOWN AND DESCRIBED HEREON FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM SUCH LIABILITY.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM-(1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS OR (3), THAT A SECURITY IN THE FORM OF A BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPO RT, TENNESSEE, WITH THE EXCEPTIONS OF SUCH VARIANCES AS NOTED IN ANY, AND THAT THE RECORDING OF THIS MAP DOES NOT VIOLATE ANY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, A SECURITY IN THE FORM OF A BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SEC. KINGSPO RT REG. PLANNING COMMISSION
DATE

DATE: 16 February 2024

DATE: 16 February 2024

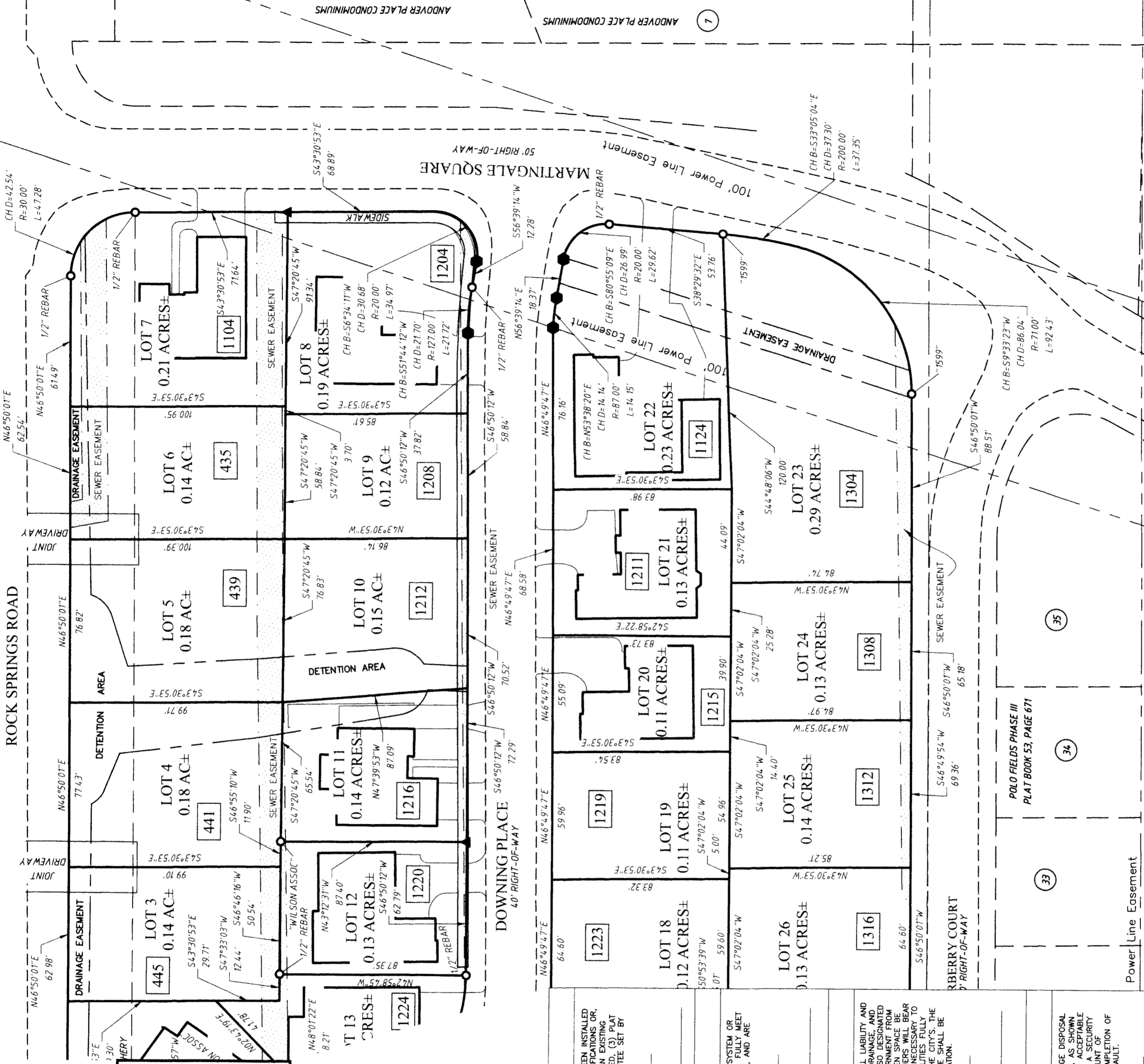
DATE: 16 February 2024

DATE: 16 February 2024

DATE: 16 February 2024

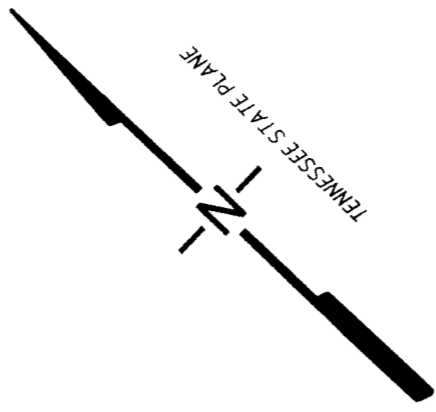
DATE: 16 February 2024

DATE: 16 February 2024

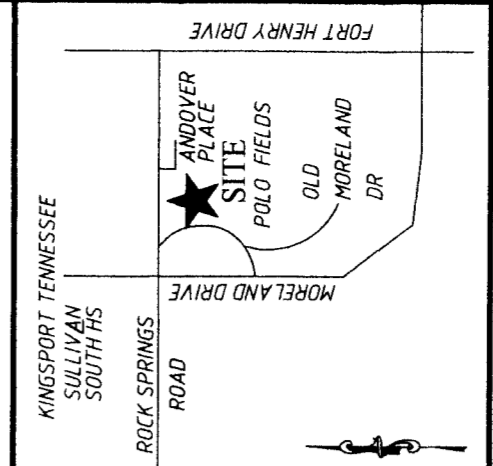


LEGEND

- Property Corner & Type (Old)
- Drill Hole in Concrete (New)
- "Point" (Not-Set This Survey)
- Address
- Water Line



VICINITY MAP



Side A-1714
02/16/2024 - 03:29:43 PM

2 PGS AL-PLAT BATCH: 346648
PLAT BOOK: P69
PAGE: 244-245

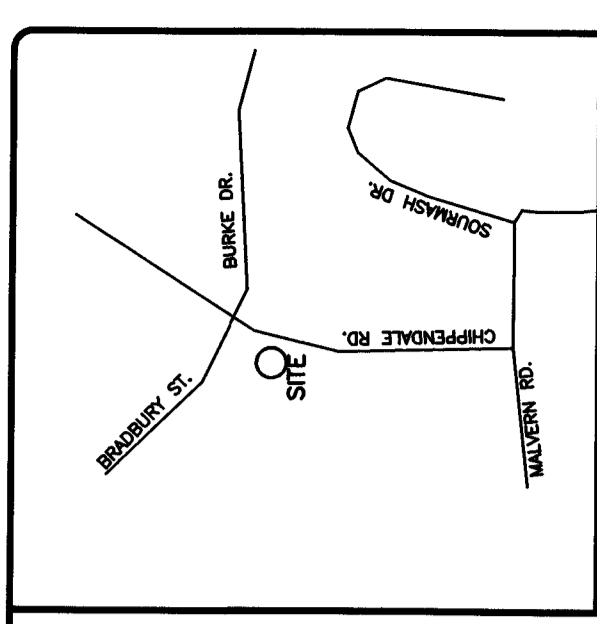
Table with columns: REC FEE, DP FEE, ARC FEE, TOTAL. Values: 30.00, 2.00, 0.00, 32.00.

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

NOTES

1. See Sheet 1 for Notes.

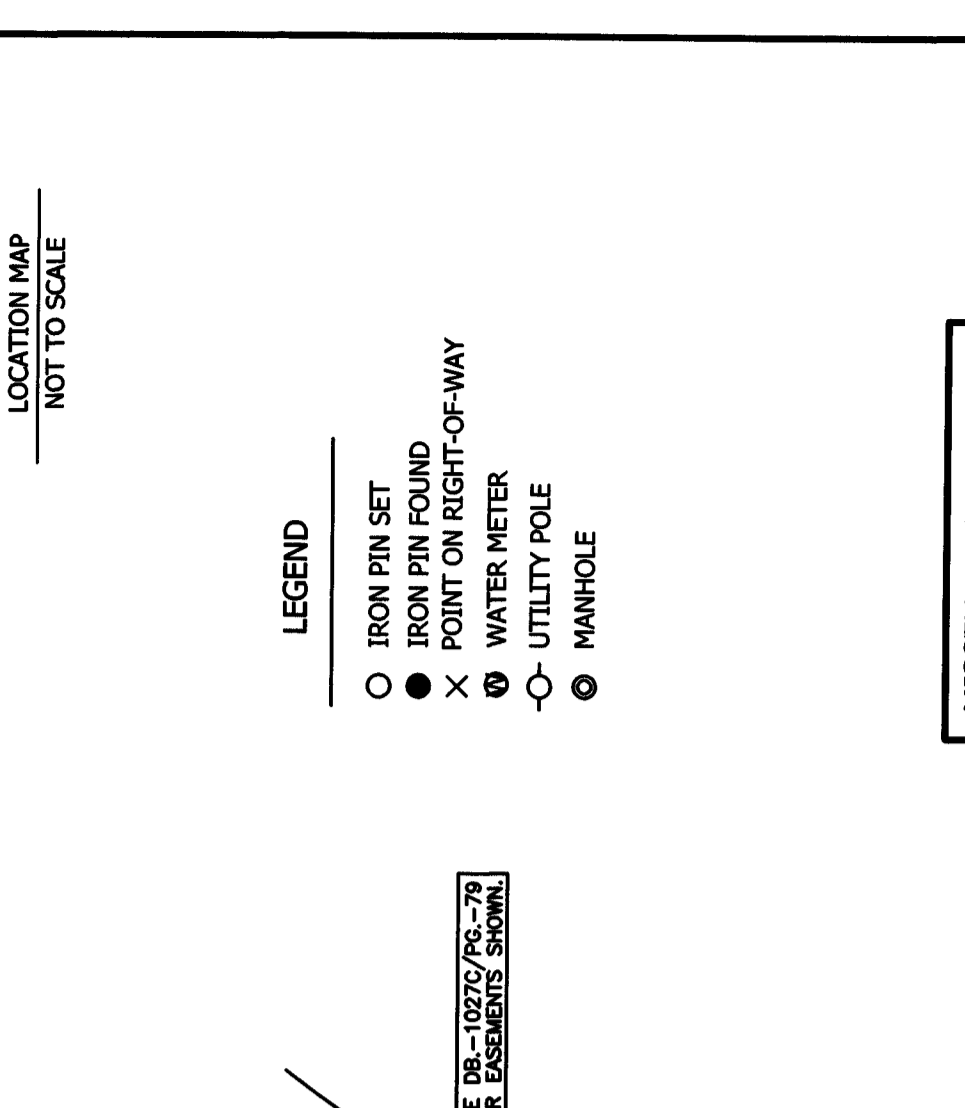
FINAL PLAT
TAX MAP 91E, GROUP A, PARCEL 5,
5.01, 5.02, 5.07, 5.08, 5.13
DEED BOOK 3490C, PAGE 2010
DEED BOOK 3375C, PAGE 943
DEED BOOK 865C, PAGE 125
PLAT BOOK 59, PAGE 22
PLAT BOOK 56, PAGE 446
PLAT BOOK 54, PAGE 15
PLAT BOOK 52, PAGE 978
DATE: November 30, 2023



Slide A-1716
03/04/2024 - 08:04:06 AM
24003379
1 PGS./AL-PLAT BATCH: 347325
PLAT BOOK: P59
PAGE: 255-255

| | |
|---------|-------|
| REG FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R TINSLEY
REGISTERED SURVEYOR



SEWER LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 82°39'00" E | 10.79 |
| L2 | N 81°59'13" E | 158.43 |
| L3 | N 80°16'31" E | 43.96 |
| L4 | S 05°47'51" W | 73.82 |
| L5 | S 08°58'46" W | 62.51 |
| L6 | N 87°31'00" W | 91.16 |
| L7 | S 05°47'51" W | 73.82 |
| L8 | N 87°31'00" W | 103.50 |
| L9 | N 76°30'00" E | 112.81 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| E1 | N 05°32'42" W | 10.13 |
| E2 | N 07°43'30" W | 22.27 |
| E3 | N 11°52'20" W | 61.73 |
| E4 | N 16°39'47" W | 41.55 |
| E5 | N 23°49'51" W | 16.33 |

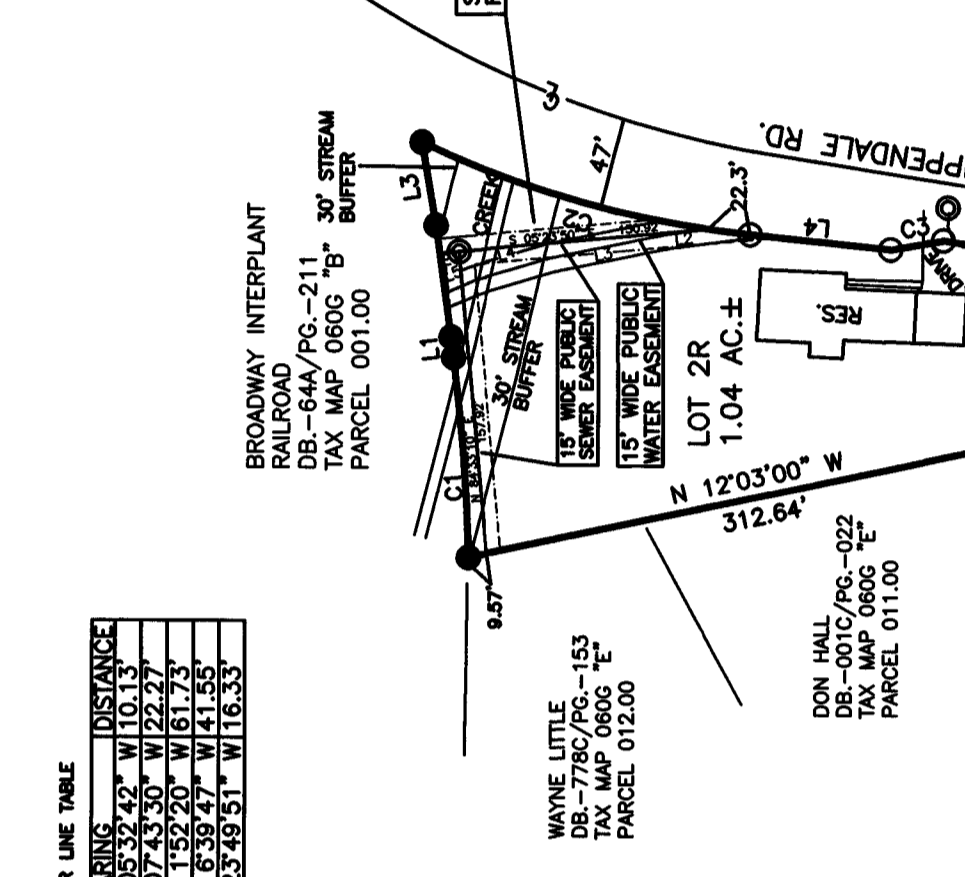
LEGEND
 ○ IRON PIN SET
 ● IRON PIN FOUND
 X POINT ON RIGHT-OF-WAY
 W WATER METER
 -○- UTILITY POLE
 ⊙ MANHOLE

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.

PROPERTY REFERENCE:
 JOSHUA & SIERRA TAYLOR
 DB-3541/PG-1491
 TAX MAP 060G "E"
 PARCEL 001.10
 JOSHUA & SIERRA TAYLOR
 DB-3008/PG-1388
 TAX MAP 060G "E"
 PARCEL 002.00

KINGSPORT REGIONAL PLANNING COMMISSION
 REPLAT OF LOT 1 & 2 RIDGEFIELDS SUB. & PARCEL 001.10
 TOTAL ACRES 1.04 TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 COUNTY SULLIVAN CIVIL DISTRICT 12TH
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
 SCALE 1" = 100' 0' 100' 200'

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 82°39'00" E | 10.79 |
| L2 | N 81°59'13" E | 158.43 |
| L3 | N 80°16'31" E | 43.96 |
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| L7 | S 05°47'51" W | 73.82 |
| L8 | N 87°31'00" W | 103.50 |
| L9 | N 76°30'00" E | 112.81 |
| C1 | N 85°29'05" E | 154.10 |
| C2 | S 15°18'09" W | 193.158 |
| C3 | S 09°24'40" E | 423.41 |
| C4 | S 04°30'24" E | 1359.12 |



SEWER LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| E1 | N 05°32'42" W | 10.13 |
| E2 | N 07°43'30" W | 22.27 |
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 THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

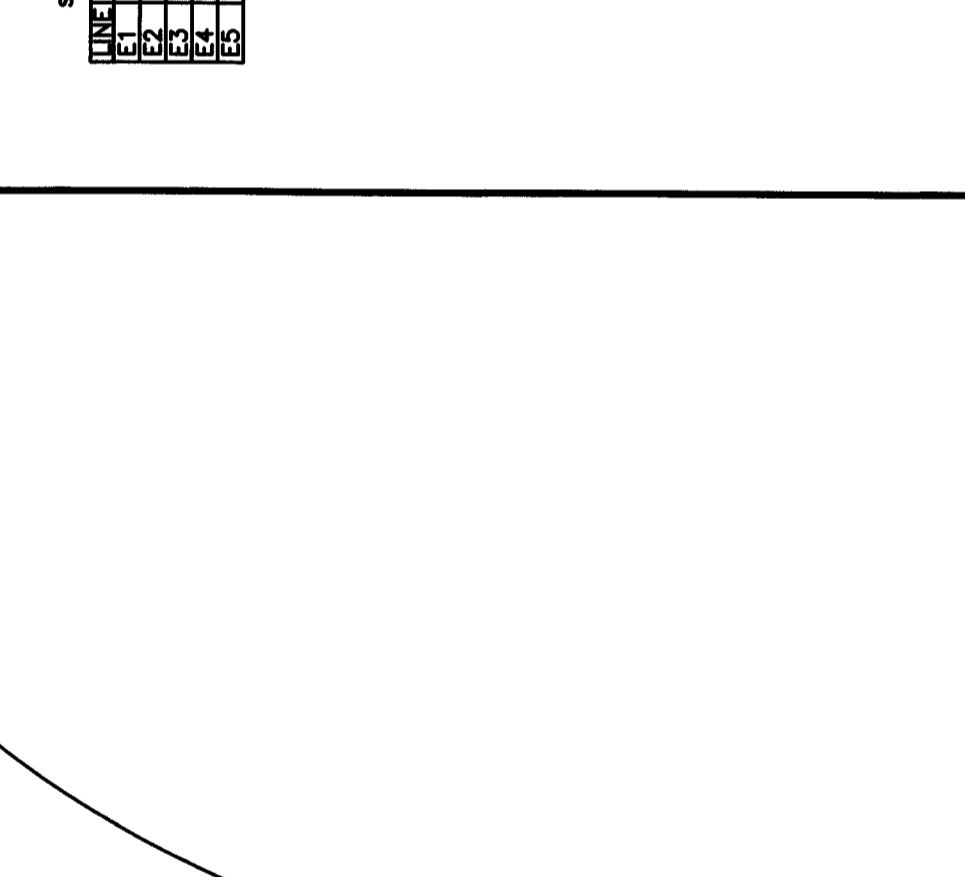
PROPERTY REFERENCE:
 JOSHUA & SIERRA TAYLOR
 DB-3541/PG-1491
 TAX MAP 060G "E"
 PARCEL 001.10
 JOSHUA & SIERRA TAYLOR
 DB-3008/PG-1388
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 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
 SCALE 1" = 100' 0' 100' 200'

03/04/2024 - 08:04:06 AM
 24003379
 1 PGS./AL-PLAT BATCH: 347325
 PLAT BOOK: P59
 PAGE: 255-255

| | |
|---------|-------|
| REG FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTERED SURVEYOR



SEWER LINE TABLE

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 THIS SITE RECEIVES WATER FROM _____ UTILITY DISTRICT.

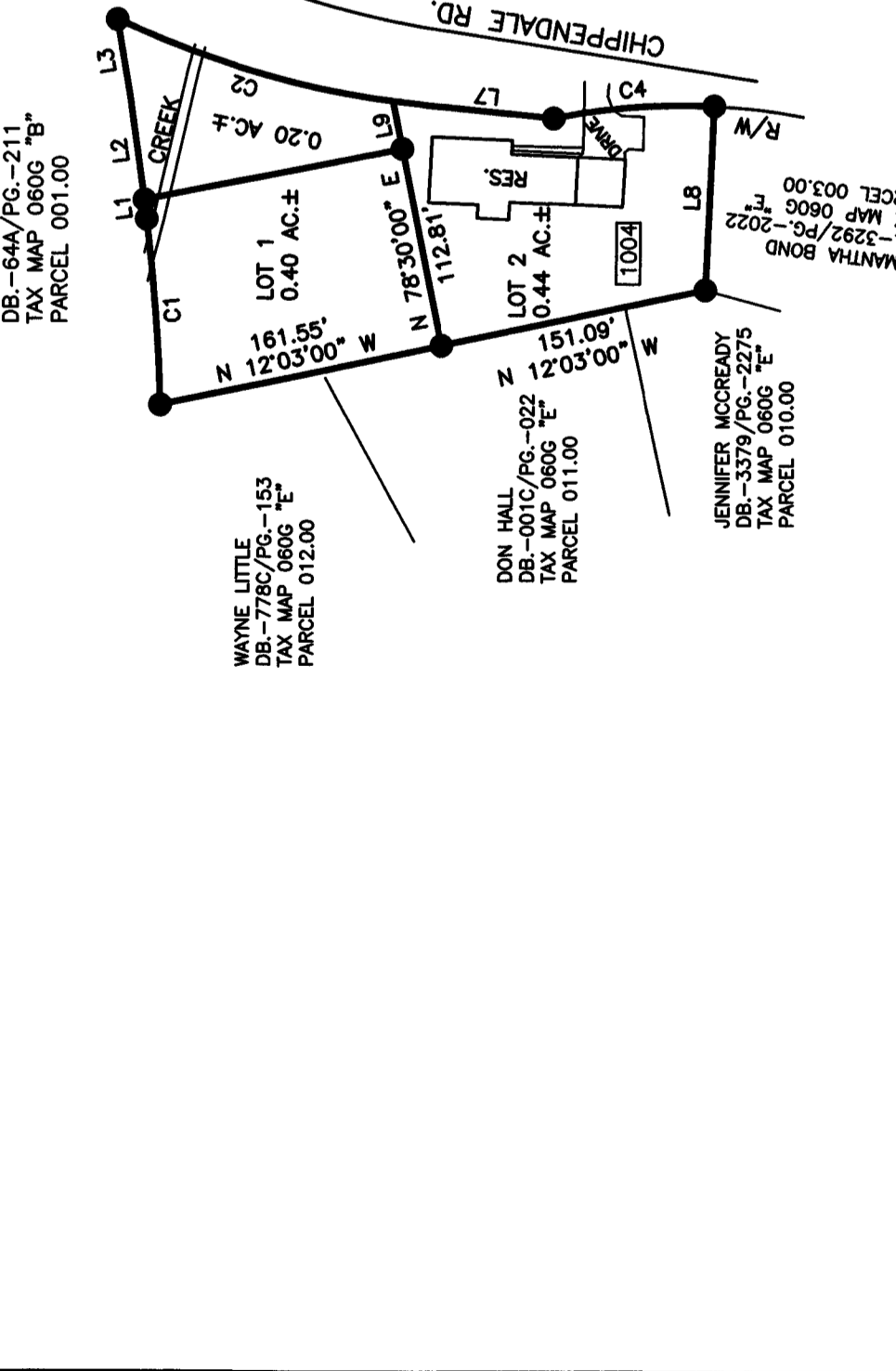
PROPERTY REFERENCE:
 JOSHUA & SIERRA TAYLOR
 DB-3541/PG-1491
 TAX MAP 060G "E"
 PARCEL 001.10
 JOSHUA & SIERRA TAYLOR
 DB-3008/PG-1388
 TAX MAP 060G "E"
 PARCEL 002.00

KINGSPORT REGIONAL PLANNING COMMISSION
 REPLAT OF LOT 1 & 2 RIDGEFIELDS SUB. & PARCEL 001.10
 TOTAL ACRES 1.04 TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 COUNTY SULLIVAN CIVIL DISTRICT 12TH
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
 SCALE 1" = 100' 0' 100' 200'

03/04/2024 - 08:04:06 AM
 24003379
 1 PGS./AL-PLAT BATCH: 347325
 PLAT BOOK: P59
 PAGE: 255-255

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|---------|-------|
| REG FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R TINSLEY
 REGISTERED SURVEYOR



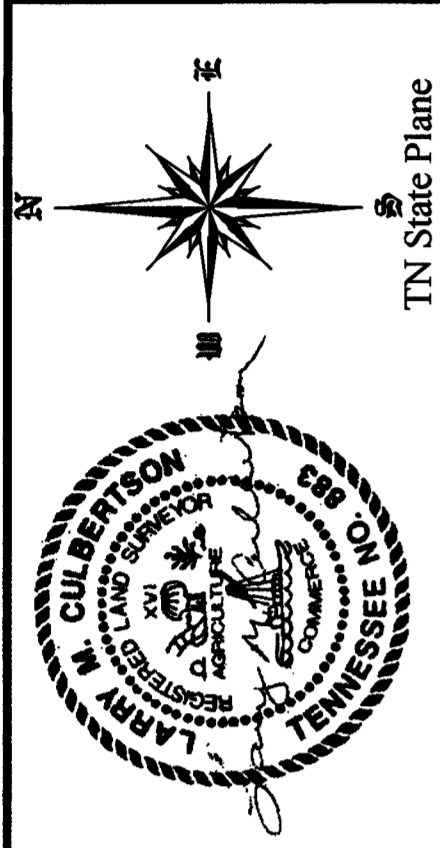
SEWER LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| E1 | N 05°32'42" W | 10.13 |
| E2 | N 07°43'30" W | 22.27 |
| E3 | N 11°52'20" W | 61.73 |
| E4 | N 16°39'47" W | 41.55 |
| E5 | N 23°49'51" W | 16.33 |

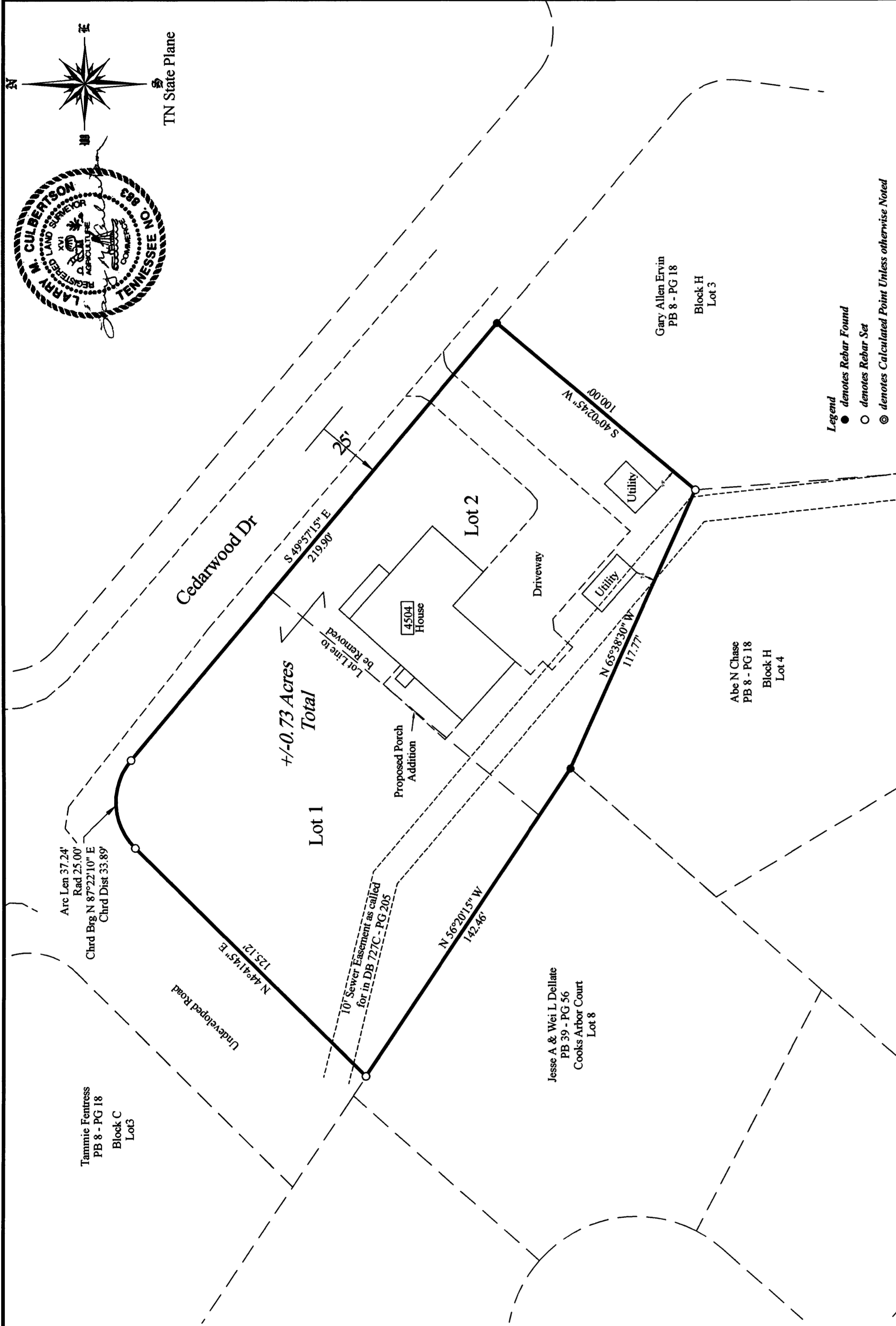
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 TAX MAP 060G "E"
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KINGSPORT REGIONAL PLANNING COMMISSION
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 ACRES NEW ROAD 0 MILES NEW ROAD 0
 COUNTY SULLIVAN CIVIL DISTRICT 12TH
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
 SCALE 1" = 100' 0' 100' 200'



TN State Plane



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

- Notes**
1. Dead References: PB 8 - PG 18 - Block H Lot 2
 2. TAX MAP: 062K, B 019.00
 3. Property is Zoned R-1B and property will conform to all zoning restrictions
 4. All pins found within 0.5' of Plat

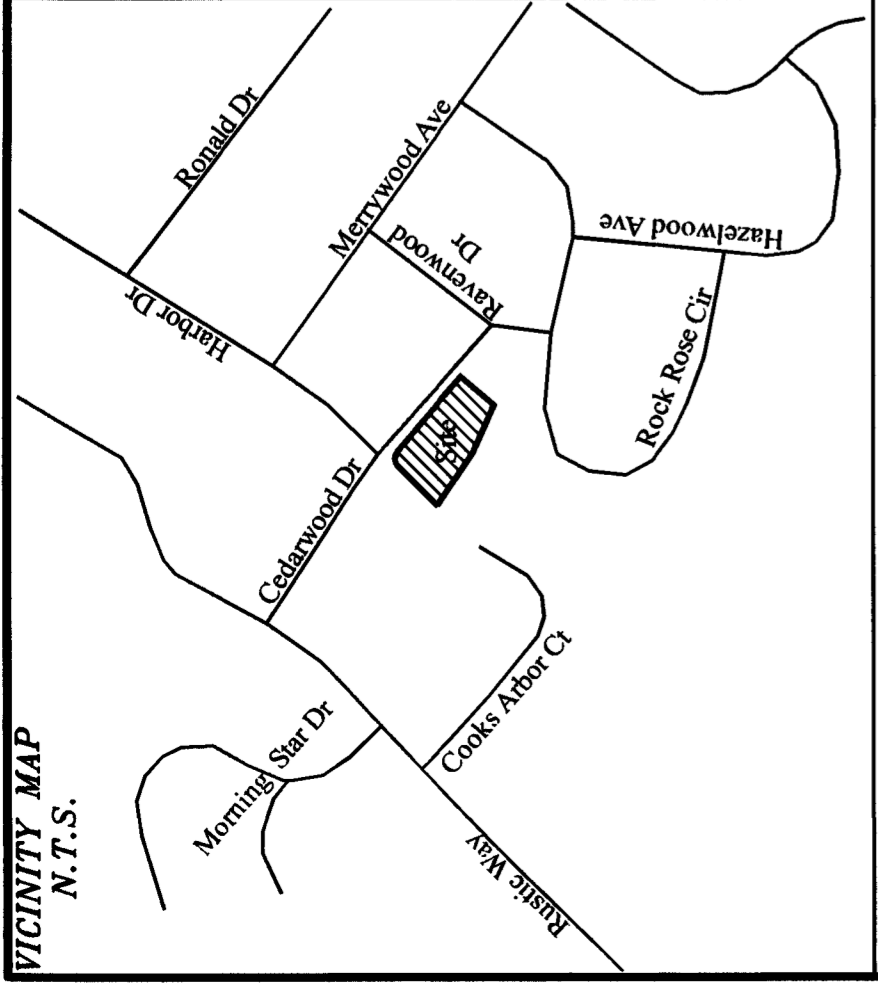


BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

City of Kingsport Planning Region
SURVEY FOR: Briarwood Acres Subdivision

Date: 02-23-2024 File: brock-r.dwg Scale: 1" = 30'
 Drawn By: NLC

7th (Seventh) Civil District Sullivan County, TN
 Culbertson Surveying
 P.O. Box 190, Nickelsville VA 24271 Drawing Number 8154
 (276) 479-3093



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.

Slide A-1717
 03/06/2024 - 08:30:29 AM
 24003544
 PLAT BOOK: P69
 PAGE: 257-257

| | |
|---------|-------|
| REG FEE | 15.00 |
| DP FEE | 2.00 |
| ARC FEE | 0.00 |
| TOTAL | 17.00 |

STATE OF TENNESSEE SULLIVAN COUNTY
 SHEENA R. TINSLEY
 REGISTERED SURVEYOR

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 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE: 4 MAR 24 2024
 AUTHORIZING AGENT: [Signature]
 AUTHORIZED REPRESENTATIVE:

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: 4 MAR 24 2024
 AUTHORIZING AGENT: [Signature]
 AUTHORIZED REPRESENTATIVE:

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.

OWNER: [Signature] DATE: 3-1-2024
 OWNER: [Signature] DATE: 3-1-24
 OWNER: _____ DATE: _____

CERTIFICATE 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____

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: _____ 20____

CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE:

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.

March 1st, 2024
 DATE: _____
 SURVEYOR: [Signature]
 (OR) _____
 DATE: _____

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

SURVEYOR: _____ TN REG. NO. _____
 DATE: _____

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 CITY OF 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 SURVEY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY: [Signature] DATE: 20____
 SECRETARY OF THE CITY OF KINGSPORT

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 CITY OF 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 SURVEY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY: [Signature] DATE: 20____
 SECRETARY OF THE CITY OF KINGSPORT

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 CITY OF 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 SURVEY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY: [Signature] DATE: 20____
 SECRETARY OF THE CITY OF KINGSPORT