



## REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, July 27, 2023 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

### I. APPROVAL OF THE AGENDA

### II. INTRODUCTION AND RECOGNITION OF VISITORS

### III. APPROVAL OF MINUTES

- [1.](#) June 12, 2023 Work Session Minutes
- [2.](#) June 15, 2023 Regular Meeting Minutes

### IV. CONSENT AGENDA

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

### V. UNFINISHED BUSINESS

### VI. NEW BUSINESS

- [1.](#) Lebanon Road Rezoning (REZONE23-0223). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request. (McMurray)
- [2.](#) Eastern Star Road Rezoning (REZONE23-0205). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request. (Weems)

- [3.](#) Fordtown Road Rezoning (REZONE23-0204). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request. (Weems)
- [4.](#) Multiple City-owned Parcels for Surplus Consideration (SURPLS23-0228). The Commission is requested to declare 12 City owned parcels as surplus property. (Garland)
- [5.](#) 2023 Sullivan County ZTA (ZTA23-0227). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. (McMurray)

## **VII. OTHER BUSINESS**

- [1.](#) Approved Subdivisions
- [2.](#) July 2023 Officer Election - Receive recommendation from the nominating committee and conduct election

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, June 12, 2023 at noon

City Hall, 415 Broad Street, Conference Room 226

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Travis Patterson, John Moody, Sharon Duncan

Commission Members Absent: Phil Rickman, Pat Breeding, Paula Stauffer, James Phillips

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

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

1. May 15, 2023 Work Session Minutes
2. May 18, 2023 Regular Meeting Minutes

The Commission reviewed the May 2023 minutes. No changes were identified. 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. Frylee Court Bond Extension (MINSUB22-0162). The Commission is requested to approve a one year extension of the cash bond for Frylee Court. Staff noted that the primary item left on this cash bond was sidewalk. Staff noted that the cash bond is proposed to be renewed for

one year and that the developer is actively building homes at the site. No official action was taken.

2. West Park Development Lot 9 Bond Release (2021-201-00010). The Commission is requested to release the irrevocable letter of credit for the West Park Lot 9 development. Staff noted that all improvements have been completed. No official action was taken.

## V. UNFINISHED BUSINESS

## VI. NEW BUSINESS

1. Brickyard 2023 Rezoning (REZONE23-0197) The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request. Staff identified the subject area and stated that this proposal would add another ten acres to the already 43 acre Brickyard PD zone. Staff noted that the proposal would be utilized for the future Brickyard development's green space. No official action was taken.
2. Brickyard Preliminary PD (RESDEV22-0064). The Commission is requested to grant contingent preliminary Planned Development plat approval for the Brickyard development. Staff detailed the vicinity and details of the item to the Commission. Staff showed the two local street sections, single residential street section, and proposal alley that will make up the public streets for the development. Staff added that there are two requested variances with the project, the first is a 3 foot reduced travel lane for the local street cross section and the second is a 1' reduction to the travel lane of the alley. Staff noted that the related variance letter cites reduced vehicle speed as the desired outcome of the pavement reduction for the local street cross section and the addition of curb and gutter to the alley as the cause for the alley width reduction. Staff noted that the plan otherwise conforms to residential development regulations. No official action was taken.
3. Brickyard Park Lot 1 Surplus Property (SURPLS23-0187). The Commission is requested to declare 2024 Brickyard Park Drive lot 1 as surplus property. Staff noted that no city departments have a future use for the site. No official action was taken.
4. Brickyard Park lot 2 Surplus Property (SURPLS23-0188). The Commission is requested to declare Brickyard Park lot 2 as surplus property. Staff noted that no city departments have a future use for the site. No official action was taken.
5. Polo Fields Phase 2 (MINSUB23-0190). The Commission is requested to grant final subdivision approval for the Polo Fields Phase 2 development. Staff noted the vicinity of the

request and stated that lots were being proposed for the already approved home sites in the development. Staff noted that similar requests had come before the Commission several items in the past for PD zones. No official action was taken.

6. 452 Island Road Minor Subdivision (MINSUB23-0141). The Commission is requested to approve the Division of Janet Sullivan- Davis along with the accompanying road frontage variance. Staff presented details of the item to the Commission. Staff noted that attempting to create additional road frontage would then create setback variances for the existing home on the property. No official action was taken.
7. 1180 Riverbend Drive Surplus Property (SURPLS23-0186). The Commission is requested to declare 1180 Riverbend Drive as surplus property. Staff noted that no city departments have a use for property. No official action was taken.
8. Sullivan County Landscape Buffer ZTA (PLNCOM23-0185) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in regard to the proposed minor county zoning text amendment. The proposal impacts property under the jurisdiction of Sullivan County zoning. Staff noted that Kingsport has a landscape ordinance that functions in an effective manner to handle buffering. No official action was taken.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions
2. Chairman appointment of a nominating committee for July officer elections

## **VIII. ADJOURN**



## **REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES**

**Monday, June 15, 2023 at 5:30pm**

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

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

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

Commission Members Present: Sam Booher, Travis Patterson, John Moody, Sharon Duncan, Phil Rickman, Paula Stauffer

Commission Members Absent: Pat Breeding, James Phillips

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

Visitors: Jan Melott, Jeff Miller, Ron Melott

### **II. APPROVAL OF THE AGENDA**

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

### **III. APPROVAL OF MINUTES**

1. May 15, 2023 Work Session Minutes
2. May 18, 2023 Regular Meeting Minutes

The Commission reviewed the May 2023 regular meeting and work session minutes. With no changes needed, a motion was made by John Moody, seconded by Phi Rickman, to approve the minutes. The motion passed unanimously, 6-0.

### **IV. CONSENT AGENDA**

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

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

1. Frylee Court Bond Extension (MINSUB22-0162). The Commission is requested to approve a one year extension of the cash bond for Frylee Court. Staff noted that the primary item left on this cash bond was sidewalk. Staff noted that the cash bond is proposed to be renewed for one year and that the developer is actively building homes at the site.
2. West Park Development Lot 9 Bond Release (2021-201-00010). The Commission is requested to release the irrevocable letter of credit for the West Park Lot 9 development. Staff noted that all improvements have been completed.

A motion was made by Phil Rickman, seconded by John Moody, to approve the consent agenda as presented. The motion passed unanimously, 6-0.

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

1. Brickyard 2023 Rezoning (REZONE23-0197) The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request. Staff identified the subject area and stated that this proposal would add another ten acres to the already 43 acre Brickyard PD zone. Staff noted that the proposal would be utilized for the future Brickyard development's green space. Staff stated that similar to the first Brickyard rezoning, this rezoning also rezoned some of the M-2 property of the Brickyard area to the PD, Planned Development zone. Staff noted that development plans for the area would be covered later in meeting for the preliminary approval. A motion was made by Sharon Duncan, seconded by Phil Rickman, to send a positive recommendation to rezone the property to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
2. Brickyard Preliminary PD (RESDEV22-0064). The Commission is requested to grant contingent preliminary Planned Development plat approval for the Brickyard development. Staff detailed the vicinity and details of the item to the Commission. Staff showed the two local street sections, single residential street section, and proposal alley that will make up the public streets for the development. Staff added that there are two requested variances with the project, the first is a 3 foot reduced travel lane for the local street cross section and the second is a 1' reduction to the travel lane of the alley. Staff noted that the related variance letter cites reduced vehicle speed as the desired outcome of the pavement reduction for the local street cross section and the addition of curb and gutter to the alley as the cause for the alley width

reduction. Staff spoke to the amenities and density of the proposal. A motion was made by Travis Patterson, seconded by Sharon Duncan, to grant preliminary approval of the item and the road width variances for the alley and local streets contingent upon approval of the construction plans. The motion passed unanimously, 6-0.

3. Brickyard Park Lot 1 Surplus Property (SURPLS23-0187). The Commission is requested to declare 2024 Brickyard Park Drive lot 1 as surplus property. Staff noted that no city departments have a future use for the site and that it will be used for the Brickyard residential development. A motion was made by Sharon Duncan, seconded by Travis Patterson, to declare 2024 Brickyard Park Drive Lot 1 as surplus property. The motion passed unanimously, 6-0.
4. Brickyard Park lot 2 Surplus Property (SURPLS23-0188). The Commission is requested to declare Brickyard Park lot 2 as surplus property. Staff noted that no city departments have a future use for the site and that it will be used for the Brickyard Development. A motion was made by John Moody, seconded by Phil Rickman, declare Brickyard Park Lot 2 as surplus property. The motion passed unanimously, 6-0.
5. Polo Fields Phase 2 (MINSUB23-0190). The Commission is requested to grant final subdivision approval for the Polo Fields Phase 2 development. Staff noted the vicinity of the request and stated that lots were being proposed for the already approved home sites in the development. Staff noted that similar requests had come before the Commission several items in the past for PD zones. Staff noted that all development requirements had been met and approved many years ago. A motion was made by Phil Rickman, seconded by John Moody to grant final subdivision approval. The motion passed unanimously, 6-0.
6. 452 Island Road Minor Subdivision (MINSUB23-0141). The Commission is requested to approve the Division of Janet Sullivan- Davis along with the accompanying road frontage variance. Staff presented details of the item to the Commission. Staff noted that attempting to create additional road frontage would then create setback variances for the existing home on the property. Ms. Melott spoke in favor of the request, stating that this variance would preserve the character of the area and keep her driveway disposition safe. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant the variance and final subdivision approval. The motion passed unanimously, 6-0.
7. 1180 Riverbend Drive Surplus Property (SURPLS23-0186). The Commission is requested to declare 1180 Riverbend Drive as surplus property. Staff noted that no city departments have a use for property. Staff noted that the park features adjacent to this request are currently under



construction. A motion was made by Travis Patterson, seconded by Phil Rickman, to declare 1180 Riverbend Drive as surplus property. The motion passed unanimously, 6-0.

8. Sullivan County Landscape Buffer ZTA (PLNCOM23-0185) The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in regard to the proposed minor county zoning text amendment. The proposal impacts property under the jurisdiction of Sullivan County zoning. Staff noted that Kingsport has a landscape ordinance that functions in an effective manner to handle buffering. A motion was made by Paula Stauffer, seconded by Travis Patterson, to send a positive recommendation to the Sullivan County Commission to approve the rezoning. The motion passed unanimously, 6-0.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions. The Commission reviewed the approved subdivisions for May, 2023.
2. Chairman appointment of a nominating committee for July officer elections. Chairman Booher appointed Sharon Duncan, John Moody, and Travis Patterson to be the 2023 Kingsport Regional Planning Commission nominating committee.

## **VIII. ADJOURN**

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0223

Lebanon Road Rezoning

<b>Property Information</b>			
<b>Address</b>		604 Lebanon Rd & Lebanon Rd, Kingsport TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 092O Group E Parcel 043.00 & Tax Map 106 Group E Parcel 001.00	
<b>Civil District</b>		14	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Single family	
<b>Acres</b>		4.46 acres +/-	
<b>Existing Use</b>	Vacant land	<b>Existing Zoning</b>	R-1B
<b>Proposed Use</b>	Single family development	<b>Proposed Zoning</b>	PD
<b>Owner /Applicant Information</b>			
<p><b>Name:</b> Brandon Thompson  <b>Address:</b> 315 Westminster Place  <b>City:</b> Kingsport  <b>State:</b> TN                      <b>Zip Code:</b> 37663  <b>Email:</b> <a href="mailto:bthompson@herinsgrp.com">bthompson@herinsgrp.com</a>  <b>Phone Number:</b> (423) 967-2284</p>		<p><b>Intent:</b> <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future single family development.</i></p>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The zoning change is compatible with surrounding residential zoning.</i></li> <li>• <i>The zoning change is compatible with the 2023 Future Land Use plan.</i></li> <li>• <i>The zoning change will appropriately match the existing use.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site is currently vacant.</i></li> <li>• <i>The rezoning site area consists of 2 parcels and approximately 4.46 acres. A rezoning to PD, in staff's opinion, is the most appropriate use for the property.</i></li> </ul>			
<b>Planner:</b>	Jessica McMurray	<b>Date:</b>	June 26, 02023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>July 27, 2023</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 001.00, Parcel 043.00, Lebanon Rd
<b>DISTRICT</b>	14
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Planned Development)
<b>PROPOSED ZONING</b>	PD (Planned Development District)
<b>ACRES</b>	4.46 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	single family development

**PETITIONER**

**ADDRESS** 315 Westminster Place, Kingsport, TN

**REPRESENTATIVE**

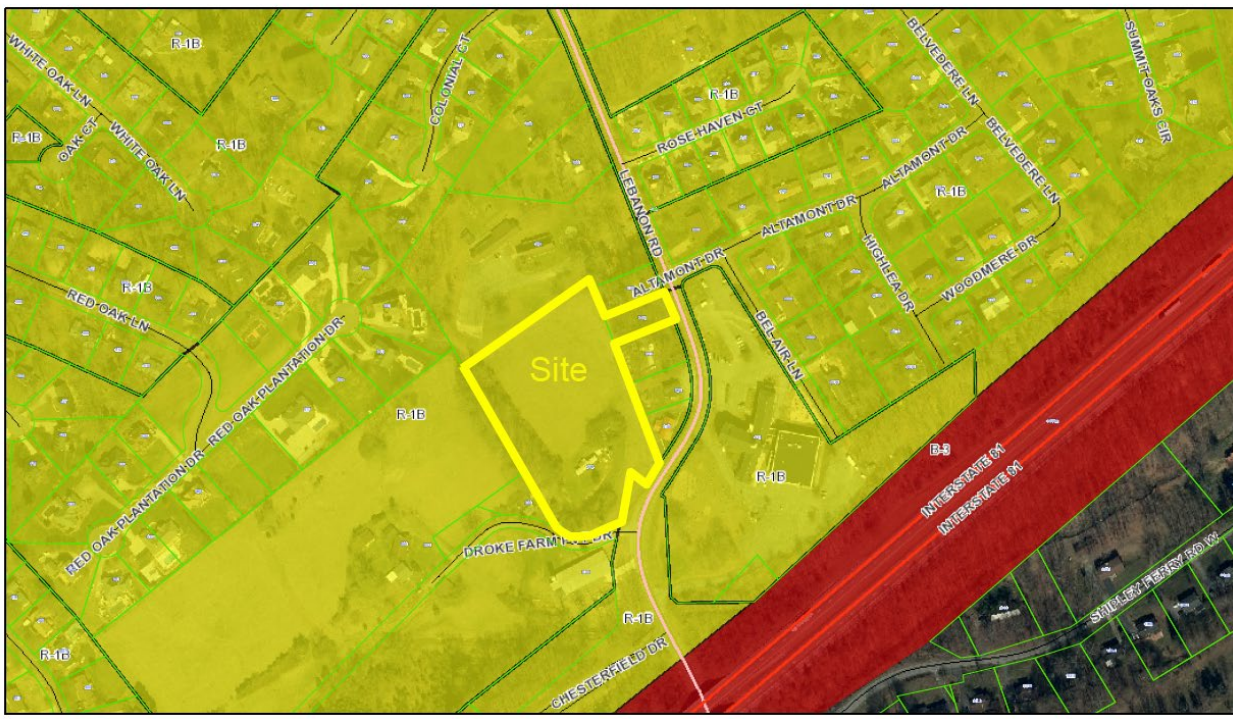
**PHONE** (423) 967-2284

**INTENT**

*To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate future single family development.*



Surrounding City Zoning Map





Aerial



**View from Droke Farm Private Dr.**





View from Lebanon Rd.



**View from St Christophers Episcopal Church**



**EXISTING USES LOCATION MAP**



**Existing Zoning/ Land Use Table**

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1B</u> Use: single family	
East	2	<u>Zone: City R-1B</u> Use: single family	
Southeast	3	<u>Zone: City R-1B</u> Use: church	
South	4	<u>Zone: City R-1B</u> Use: single family	
Southwest	5	<u>Zone: City R-1B</u> Use: single family	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0223

West	6	Zone: City R-1B Use: single family	
Northwest	7	Zone: City R-1B Use: single family	

**Standards of Review**

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

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

**Proposed use:** Single family

**The Future Land Use Plan Map recommends** single family.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or**

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0223

**disapproval of the proposal?** The existing conditions support approval of the proposed rezoning, as the surrounding parcels are zoned R-1B, Residential.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The rezoning site is surrounded by an existing R-1B, Residential District. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the PD zone.



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0205

## Eastern Star Road Rezoning

<b>Property Information</b>			
<b>Address</b>		Eastern Star Road, Kingsport TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 120 Parcel 003.20	
<b>Civil District</b>		14	
<b>Overlay District</b>		Gateway District	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		15.67 acres +/-	
<b>Existing Use</b>	Vacant land	<b>Existing Zoning</b>	B-3
<b>Proposed Use</b>	Multi-Family units	<b>Proposed Zoning</b>	R-3
<b>Owner /Applicant Information</b>			
<b>Name:</b> Stewart Taylor <b>Address:</b> 1043 Fordtown Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> <a href="mailto:stewart@trieliteholdingsllc.com">stewart@trieliteholdingsllc.com</a> <b>Phone Number:</b> (423) 612-1013		<b>Intent:</b> <i>To rezone from B-3(Highway Oriented Business District) to R-3(Low Density Apartment District) to accommodate future multifamily development.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>The R-3 rezoning would produce a use similar to that along the adjacent Breckenridge Trace.</i></li> <li>• <i>The rezoning site is adjacent to an existing R-3, Low Density Apartment District.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site is currently vacant.</i></li> <li>• <i>The parcel lies at the intersection of Eastern Star and Fordtown Rd.</i></li> <li>• <i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i></li> </ul>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	June 26, 02023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>July 27, 2023</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0205

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 003.20, Eastern Star Road
<b>DISTRICT</b>	14
<b>OVERLAY DISTRICT</b>	Gateway District
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	15.67 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	multi-family development

**PETITIONER**

**ADDRESS** 1043 Fordtown Rd, Kingsport, TN

**REPRESENTATIVE**

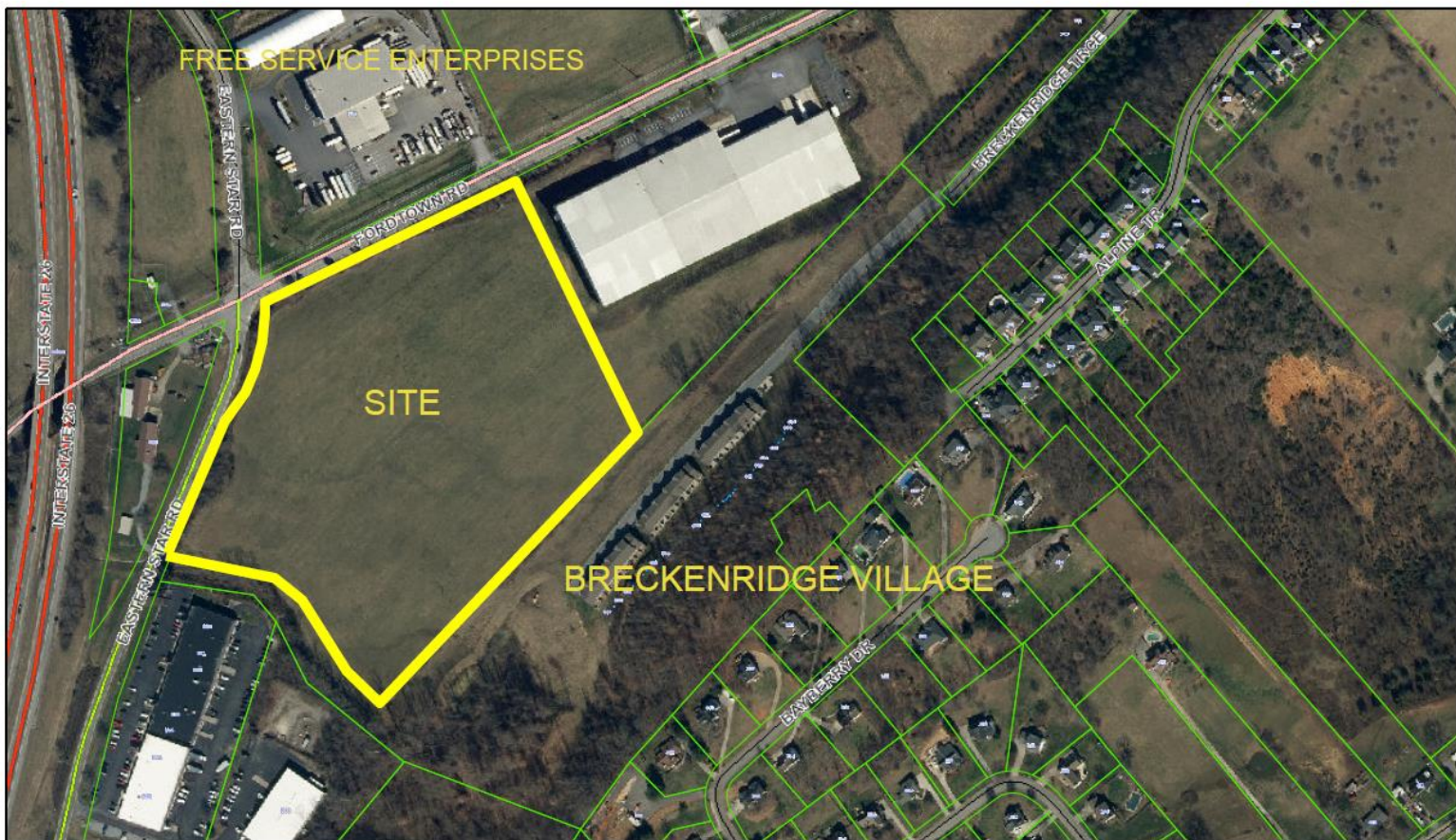
**PHONE** (423) 612-1013

**INTENT**

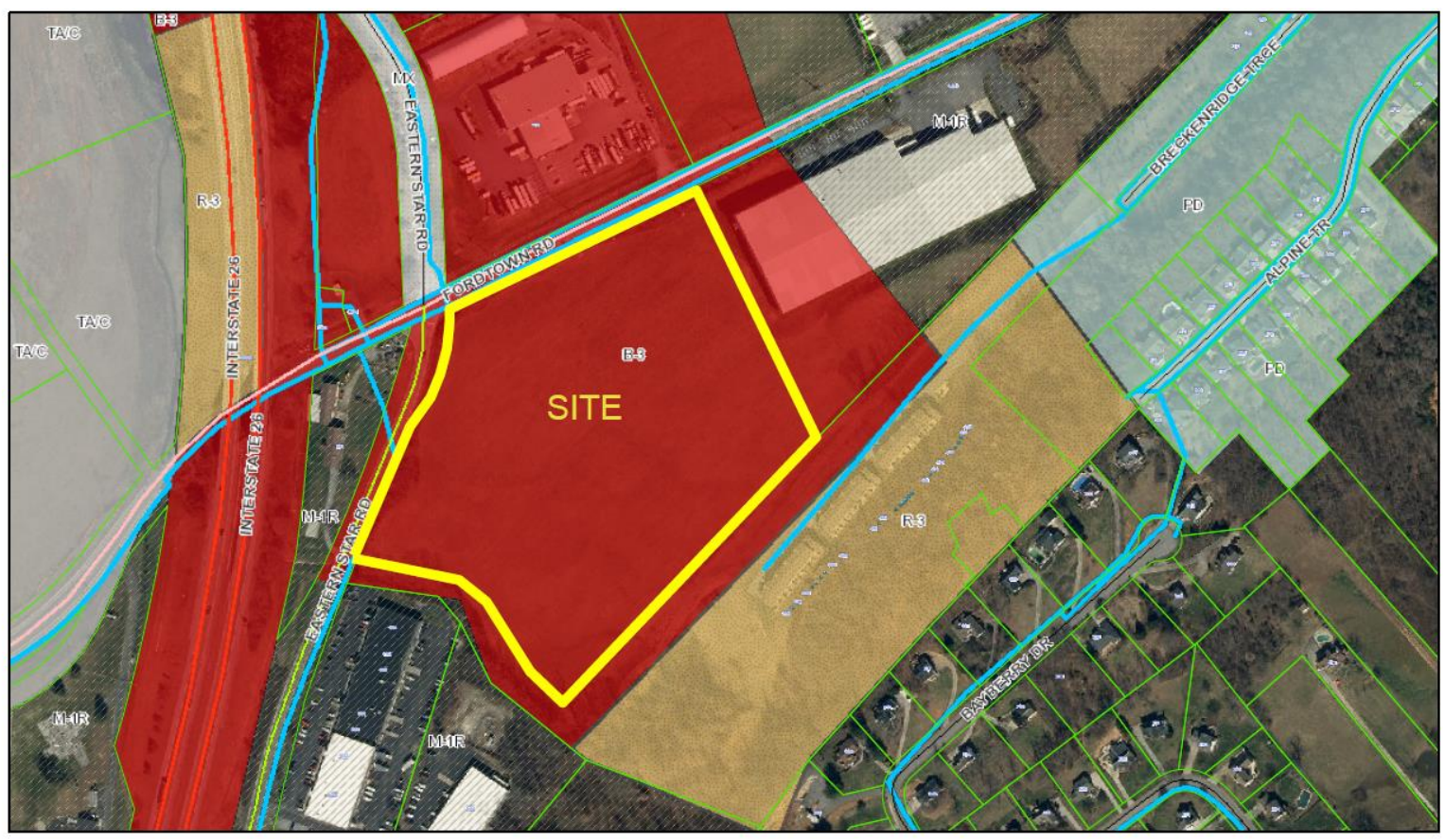
*To rezone from B-3 (Highway Oriented Business District) to R-3 (Low Density Apartment District) to accommodate future multi-family development.*



Vicinity Map



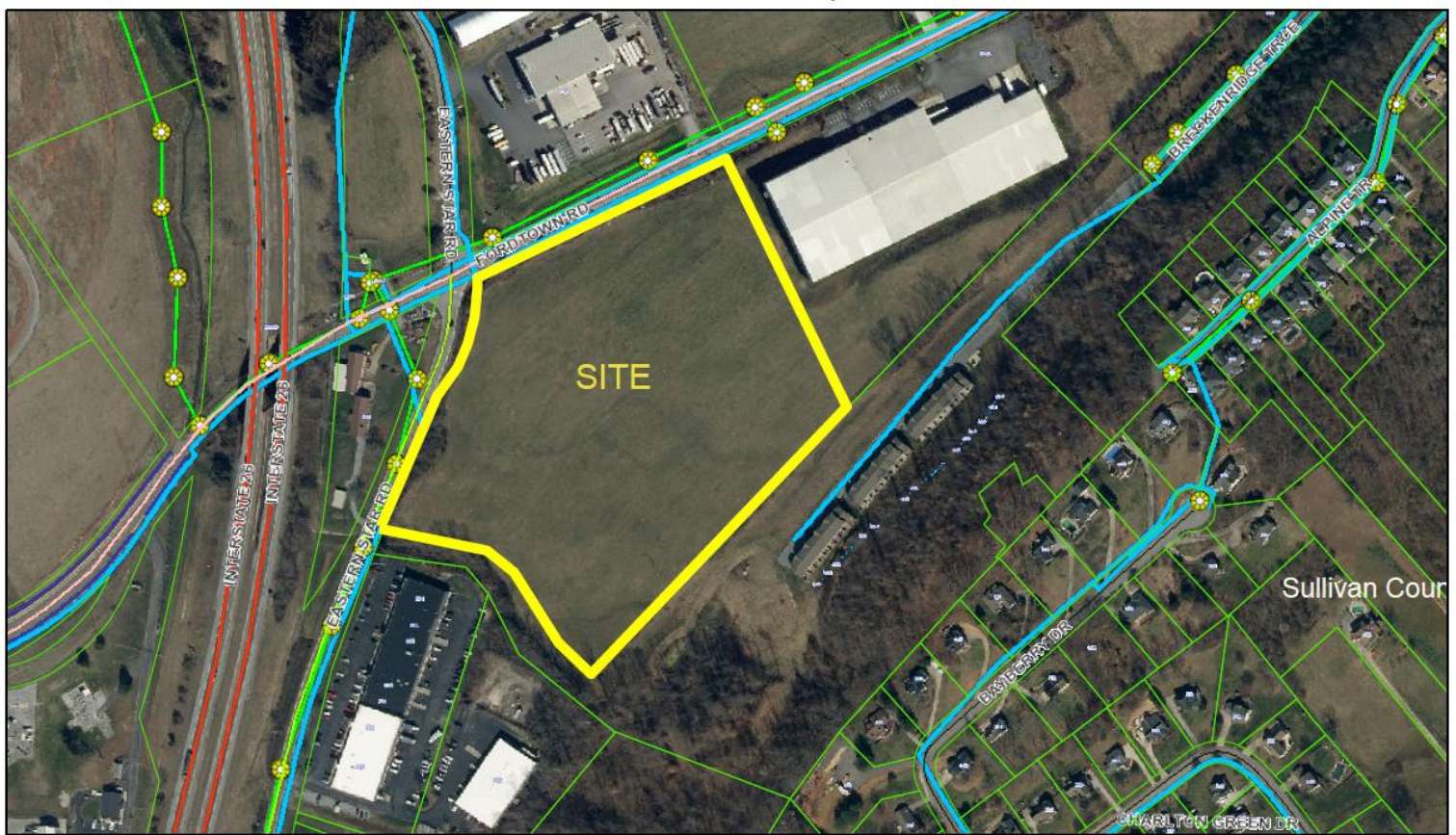
Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



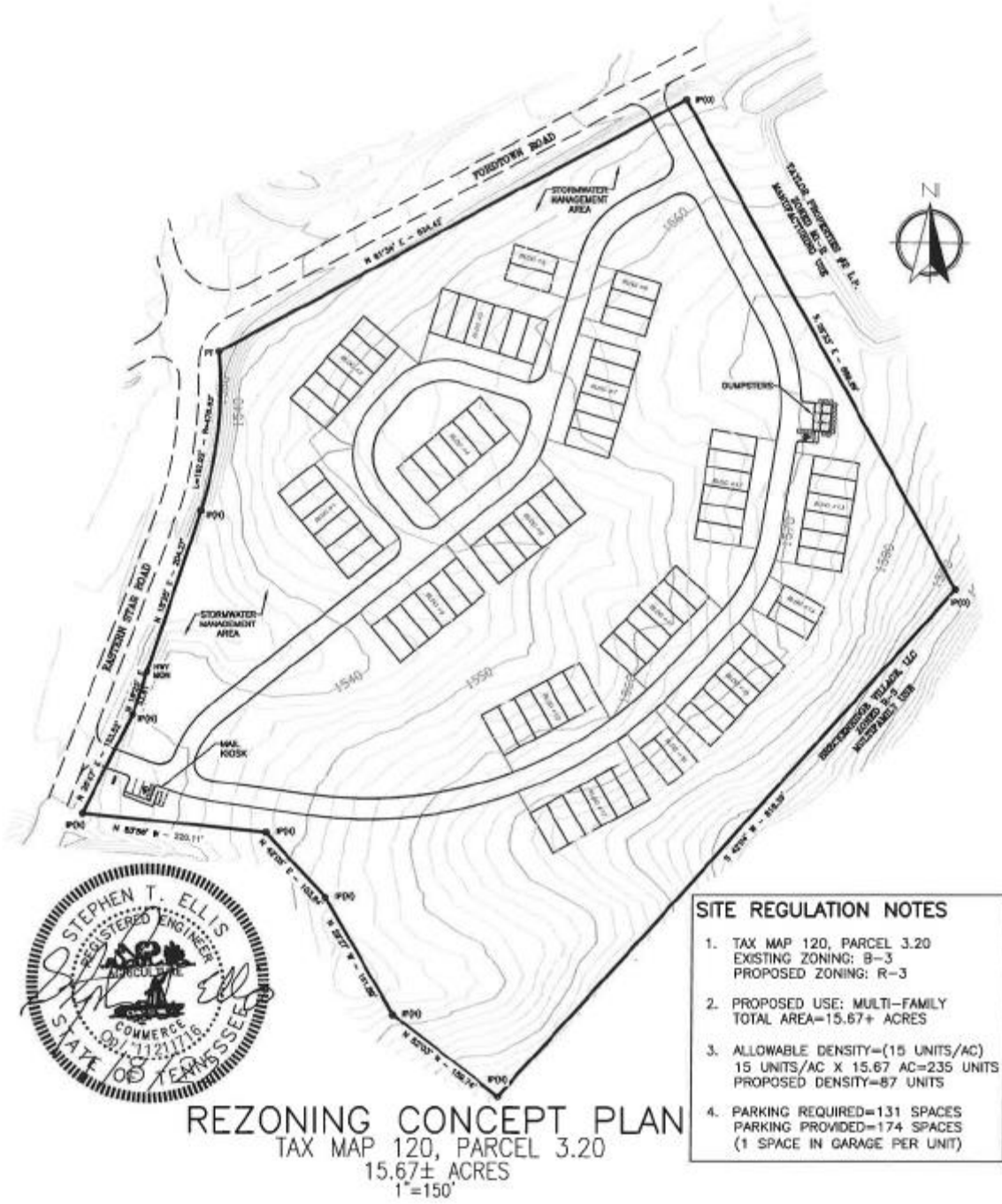
**View from Intersection of Eastern Star Rd & Fordtown Rd**



**View from Fordtown Road**



Conceptual Zoning Development Plan



**EXISTING USES LOCATION MAP**



**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: business	
East	2	<u>Zone: City B-3</u> Use: business	
Southeast	3	<u>Zone: City R-3</u> Use: multi-family residential	
South	4	<u>Zone: City M-1R</u> Use: vacant	
Southwest	5	<u>Zone: City M-1R</u>	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0205

		Use: business	
West	6	<u>Zone: City M-1R</u> Use: business	
Northwest	7	<u>Zone: City B-3</u> Use: vacant	

**Standards of Review**

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal would permit a mixed use for the area, introducing multifamily along both Eastern Star Road and Fordtown Road.
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. Adjacent property is zoned City R-3.
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 R-3 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-3 proposal for this particular site should serve the area well.

**Proposed use:** 87 multi-family units

**The Future Land Use Plan Map recommends** retail/commercial use.

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



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0205

rezoning. The location of the parcel requested for rezoning demonstrates a reasonable transition from the B-3, Highway Oriented Business zones to the R-3, Low Density Apartment City, along Breckenridge Trace.

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 an existing R-3, Low Density Apartment District and the newly developed Breckenridge Village Townhomes. The vacant land mass is appropriately sized for a new development that will meet zoning restrictions of the R-3 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 to R-3 based upon the area becoming an attractive area for multifamily units and the rezoning site acting as a transition from the existing commercial district to the residential districts of Breckenridge Trace

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0204

## Fordtown Road Rezoning

<b>Property Information</b>			
<b>Address</b>		Fordtown Road, Kingsport TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 120 Parcel 003.70	
<b>Civil District</b>		14	
<b>Overlay District</b>		Gateway District	
<b>Land Use Designation</b>		Retail/Commercial	
<b>Acres</b>		6.3 acres +/-	
<b>Existing Use</b>	Vacant land	<b>Existing Zoning</b>	B-3, M-1R
<b>Proposed Use</b>	Multi-Family units	<b>Proposed Zoning</b>	R-3
<b>Owner /Applicant Information</b>			
<b>Name:</b> Stewart Taylor <b>Address:</b> 1043 Fordtown Road <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37663 <b>Email:</b> <a href="mailto:stewart@trieliteholdingsllc.com">stewart@trieliteholdingsllc.com</a> <b>Phone Number:</b> (423) 612-1013		<b>Intent:</b> <i>To rezone from B-3(Highway Oriented Business District) and M1-R (Light Manufacturing Restricted District) to R-3(Low Density Apartment District) to accommodate future multifamily development.</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li><i>The rezoning site will introduce another element of residential use into the area. Past and ongoing residential developments in the area have been very successful.</i></li> <li><i>The convenience of interstate access makes the site an attractive one for multifamily use.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li><i>The rezoning site is currently vacant.</i></li> <li><i>The parcel lies adjacent to the intersection of Eastern Star and Fordtown Rd.</i></li> <li><i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i></li> </ul>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	June 26, 02023
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>July 27, 2023</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0204

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 003.70, Eastern Star Road
<b>DISTRICT</b>	14
<b>OVERLAY DISTRICT</b>	Gateway District
<b>EXISTING ZONING</b>	B-3 (Highway Oriented Business District), M-1R (Light Manufacturing Restricted District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	6.3 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	multi-family development

**PETITIONER**

**ADDRESS** 1043 Fordtown Rd, Kingsport, TN

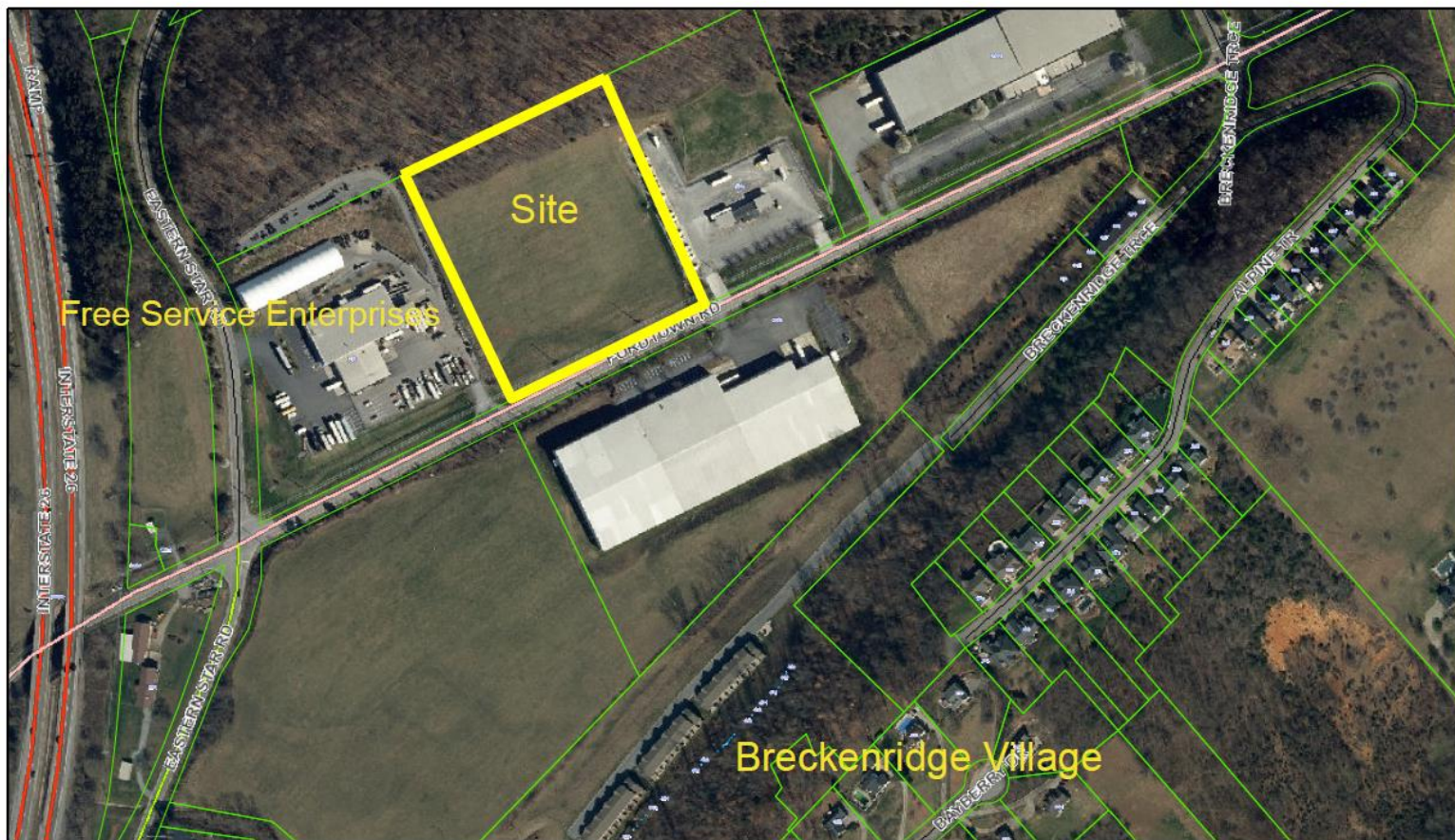
**REPRESENTATIVE**

**PHONE** (423) 612-1013

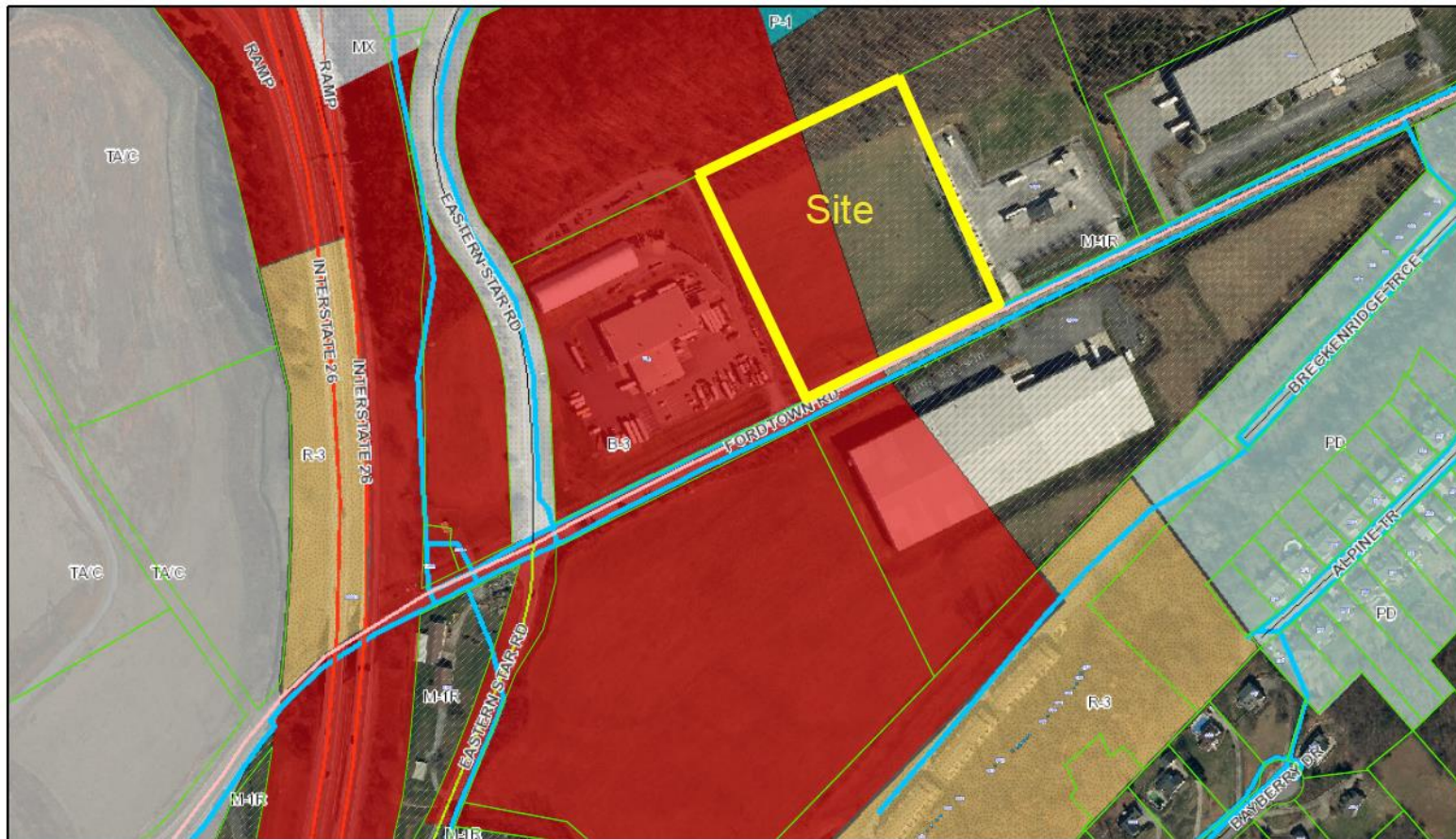
**INTENT**

*To rezone from B-3 (Highway Oriented Business District) and M-1R (Light Manufacturing Restricted District) to R-3 (Low Density Apartment District) to accommodate future multi-family development.*

Vicinity Map



Surrounding City Zoning Map



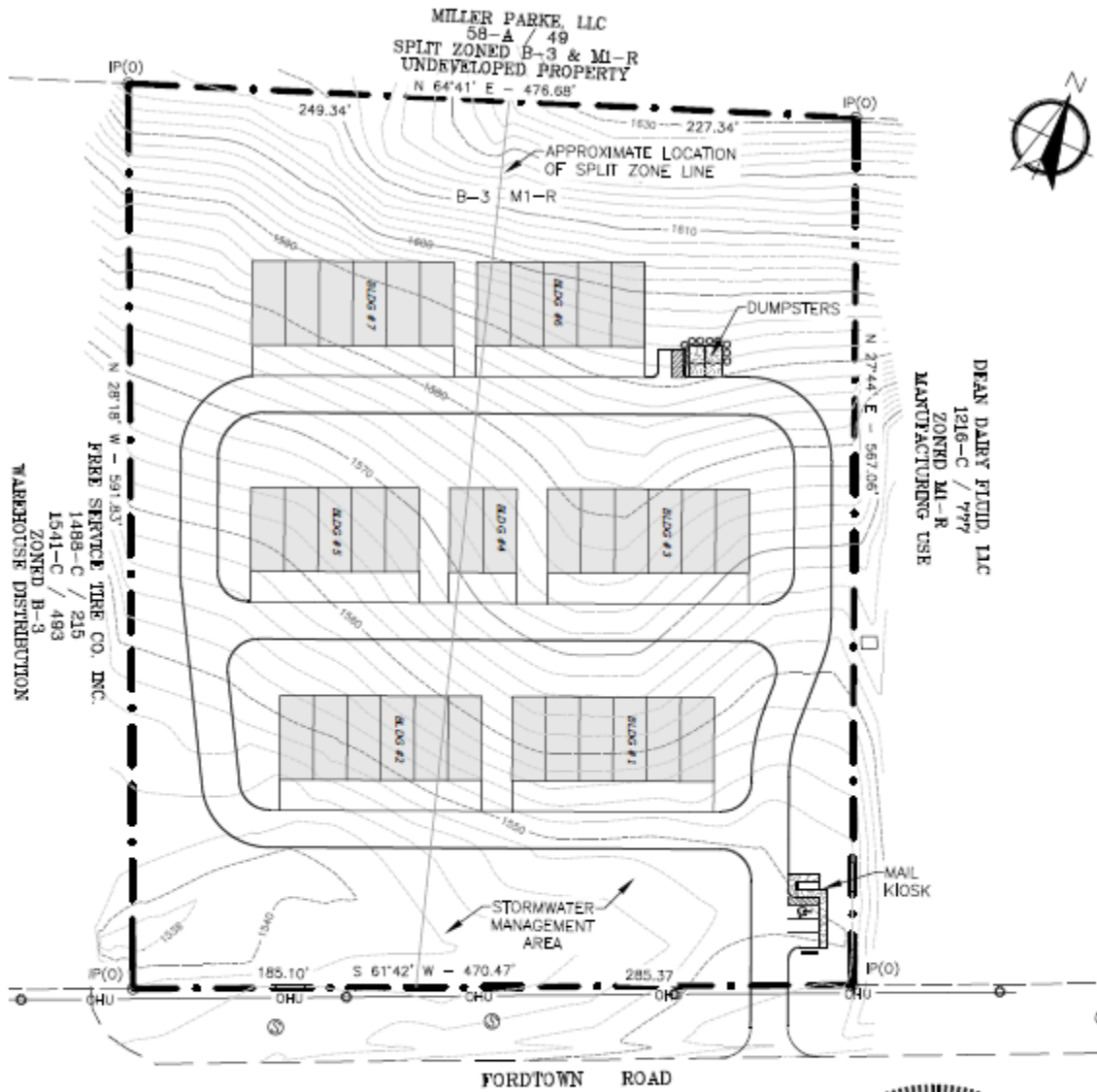
Future Land Use Plan 2030



Aerial



Conceptual Site Plan



**SITE SUMMARY**

- EXISTING ZONING: SPLIT B-3/M-1  
PROPOSED ZONING: R-3
- PROPOSED USE: MULTI-FAMILY  
TOTAL AREA=6.3+ ACRES
- ALLOWABLE DENSITY=(15 UNITS/AC) X (6 AC)=90 UNITS  
PROPOSED DENSITY=36 UNITS
- PARKING REQUIRED=54 SPACES  
PARKING PROVIDED=72 SPACES (1 SPACE IN GARAGE PER UNIT)



**REZONING CONCEPT PLAN**  
TAX MAP 120, PARCEL 3.70  
6.3± ACRES  
1"=100'



**View from Fordtown Rd (Right Side of Parcel)**



**View from Fordtown Rd (Left Side of Parcel)**



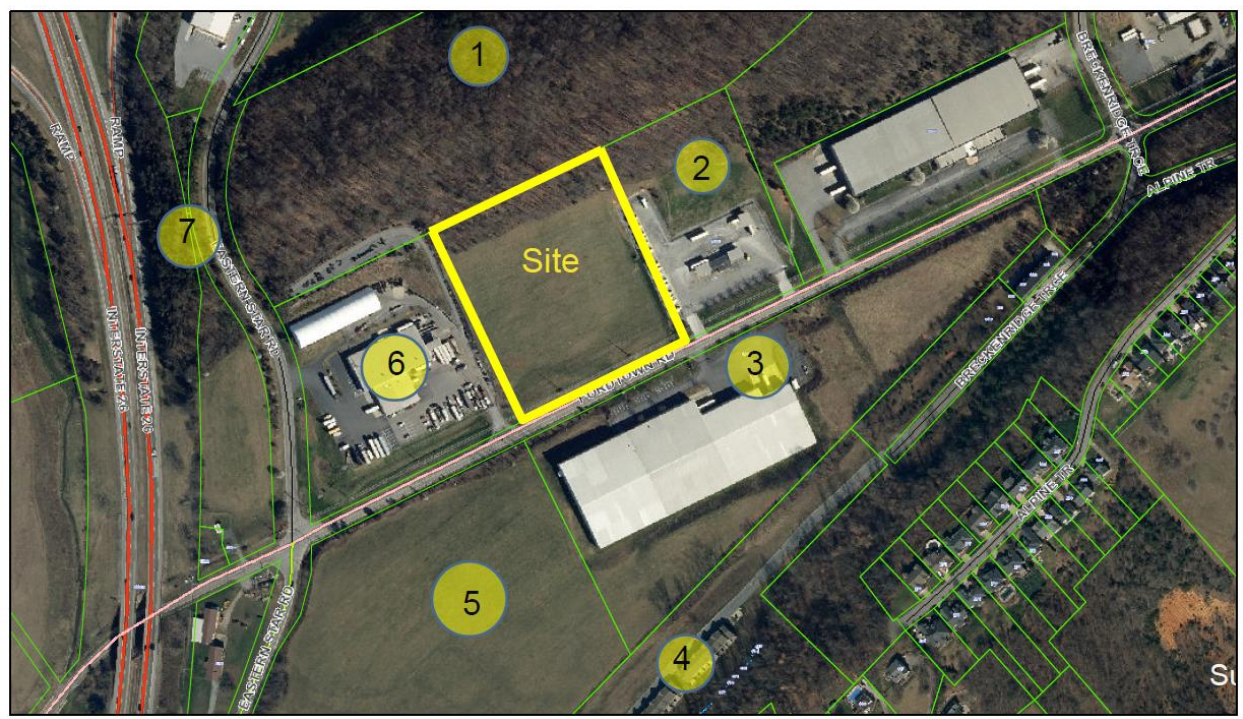
**View Toward Miller Perry**



**View Toward Tri-Cities Crossing**



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City M-1R</u> Use: vacant	
East	2	<u>Zone: City M-1R</u> Use: distributor	
Southeast	3	<u>Zone: City M-1R</u> Use: warehouse and production	
South	4	<u>Zone: City R-3</u> Use: multi-family development	
Southwest	5	<u>Zone: City B-3</u> Use: vacant	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0204

West	6	Zone: City B-3 Use: business	
Northwest	7	Zone: City B-3 Use: vacant	

**Standards of Review**

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal would permit a use that fits a trend in the area towards increased residential use. Previous residential use introductions to this area have been successful.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a 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 R-3 rezoning proposal does not conform to the 2030 Land Use Plan, however the R-3 proposal for this particular site should serve the area well.

**Proposed use:** 36 multi-family units

**The Future Land Use Plan Map recommends** industrial.

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**

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0204

**disapproval of the proposal?** The existing conditions support approval of the proposed rezoning.

6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The rezoning site is in a part of the city that is experiencing renewed interest in residential development. While inappropriate for a single family residential use, multifamily use is a reasonable use of the rezoning site. Convenient access to the interstate will be appealing to future residents of the site.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from B-3 and M-1R to R-3 based upon the increasing residential trend in the area. Convenient access to the interstate and the future development of the Tri-Cities Crossing will make this a desirable multifamily area.



**PROPERTY INFORMATION**

**Surplus Request**

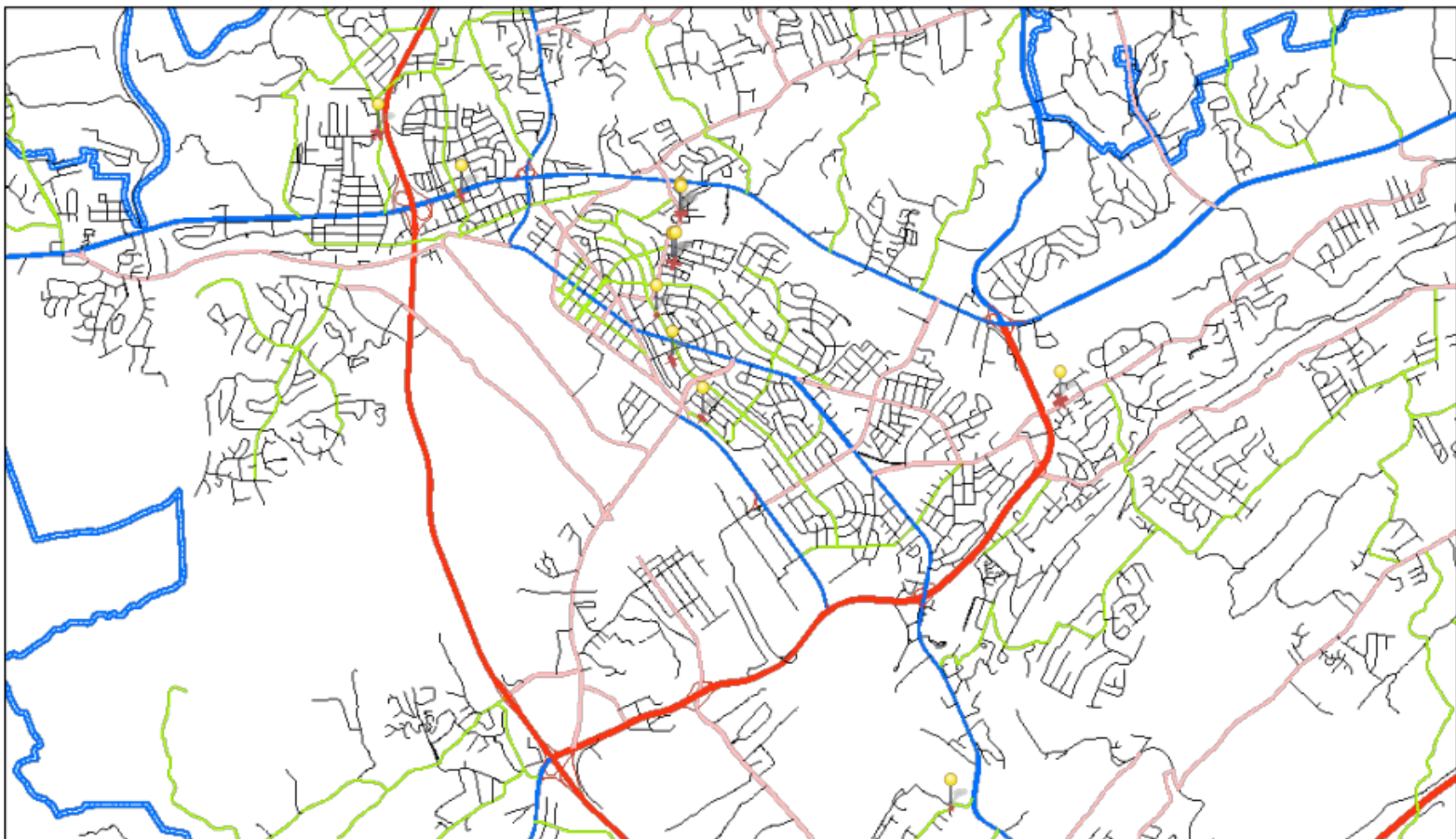
<b>ADDRESS</b>	<b>12 City Owned Parcels</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>CURRENT ZONING</b>	
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES</b>	
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	

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

**INTENT**

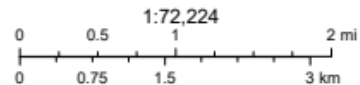
To declare 12 City owned parcels as surplus property by the City of Kingsport.

Vicinity Map  
City Surplus Parcels



7/7/2023, 2:35:17 PM

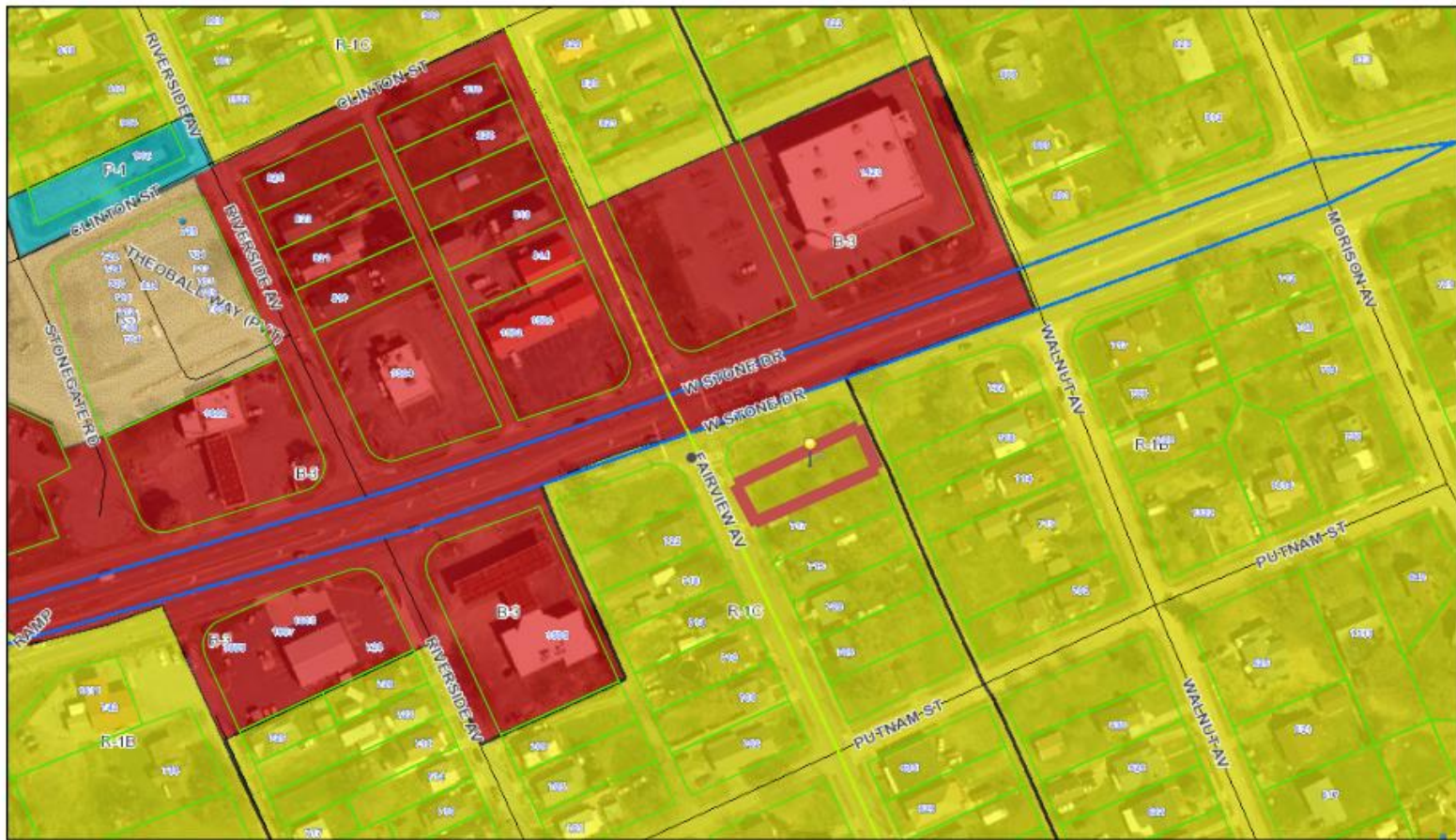
- |                       |                  |                |
|-----------------------|------------------|----------------|
| Urban Growth Boundary | Major Arterial   | Local Street   |
| Minor Arterial        | Collector Street | Private Street |
| Interstate            | Expressway       | Ramp           |



Web AppBuilder for ArcGIS



721 Fairview Ave. R-1C

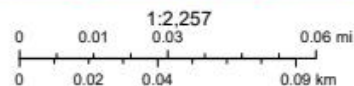


7/7/2023, 2:41:34 PM

Sullivan County Parcels Jan 2023

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

<span style="display: inline-block; width: 10px; height: 10px; background-color: #d3d3d3; border: 1px solid #ccc; margin-right: 5px;"></span> TA/C	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> A-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid #ccc; margin-right: 5px;"></span> B-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #800000; border: 1px solid #ccc; margin-right: 5px;"></span> B-4P	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> M-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #00b0f0; border: 1px solid #ccc; margin-right: 5px;"></span> P-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #add8e6; border: 1px solid #ccc; margin-right: 5px;"></span> PD
<span style="display: inline-block; width: 10px; height: 10px; background-color: #ffa500; border: 1px solid #ccc; margin-right: 5px;"></span> R-5	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> A-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> B-3	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> B-4P	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> M-1R	<span style="display: inline-block; width: 10px; height: 10px; background-color: #ffff00; border: 1px solid #ccc; margin-right: 5px;"></span> P-D	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> PMD-1
<span style="display: inline-block; width: 10px; height: 10px; background-color: #f5deb3; border: 1px solid #ccc; margin-right: 5px;"></span> GC	<span style="display: inline-block; width: 10px; height: 10px; background-color: #add8e6; border: 1px solid #ccc; margin-right: 5px;"></span> AR	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> B-3	<span style="display: inline-block; width: 10px; height: 10px; background-color: #ff00ff; border: 1px solid #ccc; margin-right: 5px;"></span> BC	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> M-2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d3d3d3; border: 1px solid #ccc; margin-right: 5px;"></span> PBD-3	<span style="display: inline-block; width: 10px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px); border: 1px solid #ccc; margin-right: 5px;"></span> PMD-2
<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> B-2E	<span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid #ccc; margin-right: 5px;"></span> B-1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #800080; border: 1px solid #ccc; margin-right: 5px;"></span> B-4	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> GC	<span style="display: inline-block; width: 10px; height: 10px; background-color: #ffffff; border: 1px solid #ccc; margin-right: 5px;"></span> MX	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> PBD*	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #ccc; margin-right: 5px;"></span> PUD



Web AppBuilder for ArcGIS

**Ctrl Map 045E, Group C, Parcel 027.00  
+/-0.17 acres**



1200, 1204, 1206 Gibson Mill Rd. R-1B



7/7/2023, 2:44:55 PM

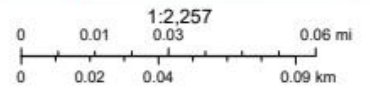
Sullivan County Parcels Jan 2023

\* Kpt 911 Address

City Zoning

<Null>

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

**Ctrl Map 046G, Group B, Parcel 025.00, 025.01, 026.00**

**+/-0.08 acres, +/-0.08 acres, +/-0.16 acres**





925, 929, 933 Globe Ave. R-1C

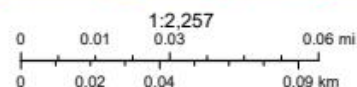


7/7/2023, 2:48:15 PM

Sullivan County Parcels Jan 2023

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

TA/C	A-1	B-2	B-4P	M-1	P-1	PD
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

**Ctrl Map 046J, Group F, Parcel 002.00, 003.00, 004.00**

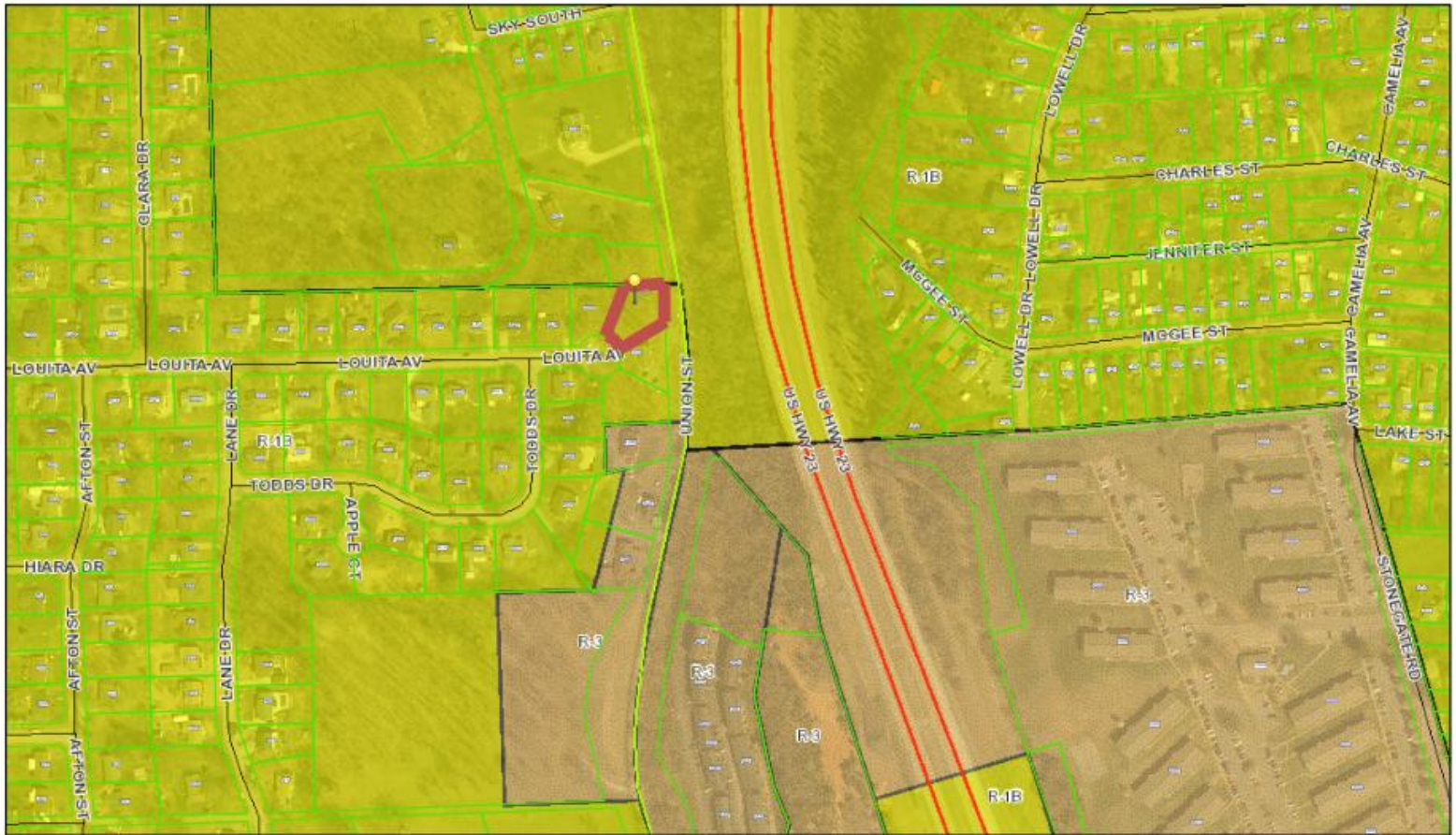
**+/- 0.13 acres, +/- 0.13 acres, +/- 0.13 acres**







2004 Louita Ave. R-1B

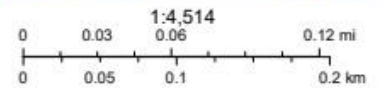


7/7/2023, 2:51:36 PM

Sullivan County Parcels Jan 2023

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

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> TA/C</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid #000; margin-right: 5px;"></span> R-5</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid #000; margin-right: 5px;"></span> GC</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid #000; margin-right: 5px;"></span> B-2E</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid #000; margin-right: 5px;"></span> B-1</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid #000; margin-right: 5px;"></span> A-1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid #000; margin-right: 5px;"></span> AR</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid #000; margin-right: 5px;"></span> B-1</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid #000; margin-right: 5px;"></span> B-2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid #000; margin-right: 5px;"></span> B-3</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9900ff; border: 1px solid #000; margin-right: 5px;"></span> B-4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid #000; margin-right: 5px;"></span> B-4P</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0000ff; border: 1px solid #000; margin-right: 5px;"></span> BC</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> GC</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> M-1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> M-1R</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> M-2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #000; margin-right: 5px;"></span> MX</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00bfff; border: 1px solid #000; margin-right: 5px;"></span> P-1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid #000; margin-right: 5px;"></span> P-D</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid #000; margin-right: 5px;"></span> PBD-3</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid #000; margin-right: 5px;"></span> PBD*</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid #000; margin-right: 5px;"></span> PD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid #000; margin-right: 5px;"></span> PMD-1</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid #000; margin-right: 5px;"></span> PMD-2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid #000; margin-right: 5px;"></span> PUD</li> </ul>
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Web AppBuilder for ArcGIS

**Ctrl Map 029N, Group D, 026.00**  
**+/- 0.31 acres**



925 Maple St. R-1B

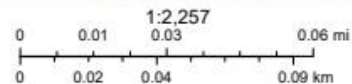


7/7/2023, 2:54:52 PM

Sullivan County Parcels Jan 2023

Parcels  
Kpt 911 Address  
City Zoning  
<Null>

TA/C	A-1	B-2	B-4P	M-1	P-1	PD
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

**Ctrl Map 0460, Group J, Parcel 046.00  
+/- 0.17 acres**



926 Poplar St. R-4

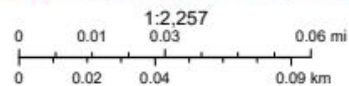


7/7/2023, 3:03:07 PM

Sullivan County Parcels Jan 2023

Parcels  
\* Kpt 911 Address  
 City Zoning  
 <Null>

	TA/C		A-1		B-2		B-4P		M-1		P-1		PD
	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

Ctrl Map 0460, Group a, Parcel 051.00

+/- 0.08 acres



185 Rock Springs Rd. R-1B

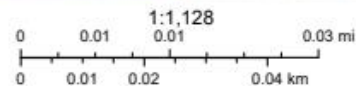


7/7/2023, 3:05:12 PM

Sullivan County Parcels Jan 2023

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

TA/C	A-1	B-2	B-4P	M-1	P-1	PD
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

Ctrl Map 077, Parcel 045.01

+/- 0.08 acres







1261 Sullivan Court East R-1C

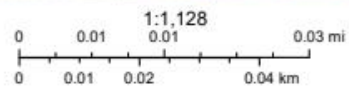


7/7/2023, 3:07:25 PM

Sullivan County Parcels Jan 2023

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

TA/C	A-1	B-2	B-4P	M-1	P-1	PD
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

**Ctrl Map 061G, Group F, Parcel 020.00**  
**+/- 0.16 acres**



**RECOMMENDATION:**

Staff recommends that the Planning Commission declare 721 Fairview Ave., 1200, 1204, 1206 Gibson Mill Rd., 925, 929, 933 Globe Ave., 2004 Louita Ave., 925 Maple St., 926 Poplar St., 185 Rock Springs Rd., and 1261 Sullivan Court East St. as surplus properties.



Presentation:

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

1. Amend 50 foot front yard setback on arterial road to 30 foot front yard setback in Agricultural and Residential zones.

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

The City of Kingsport requires the following front yard setbacks:

Agricultural, A-1 District - 50 feet

R-1A, Residential District - 40 feet

R-1B, Residential District - 30 feet

R-1C, Residential District - 25 feet

R-2, Two-Family Residential District – 30 feet

R-3, Low Density Apartment District – No setback, the maximum density is 15 units per acre

R-4, Medium Density Apartment District. No setback, the maximum density is 20 units per acre

R-5, High Density Apartment District – No setback, the maximum density is 40 units per acre

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

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The proposed zoning text changes are more closely aligned to zoning allowances that currently exist for the City of Kingsport.

**From:** [Ambre Torbett](#)  
**To:** [McMurray, Jessica](#); [Weems, Ken](#); [Garland, Savannah](#); [Heather Moore \(hmoore@bristoltn.org\)](mailto:hmoore@bristoltn.org); [Cherith Young](#)  
**Subject:** tiny SC ZTA  
**Date:** Friday, June 30, 2023 2:21:55 PM  
**Attachments:** [SC ZTA - Table 3-103B - change 50 to 30 setback on Arterial Rds.pdf](#)

---

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon fellow planners,

Attached is the staff report and PC vote on amending Table 3-103B – zoning setbacks in all Ag and Res zones regarding the front yard setback from 50’ down to the standard 30’. Per our previous email exchanges, it appears that we are one of the only ones around here adding an additional setback for new construction on Arterial Roads. Our Planning Commission voted 7 yes and 2 absent to support this ZTA per staff’s recommendation.

Please schedule on your next available Planning Commission meeting. Thank you so very much,

**Ambre M. Torbett, AICP**

*Director of Planning & Community Development  
Stormwater Administrator*

Sullivan County, Tennessee  
Planning & Codes Department  
3425 Hwy 126 | Historic Snow House  
Blountville, TN 37617  
Desk: 423.279.2603 | Main: 423.323.6440

# SULLIVAN COUNTY ZONING RESOLUTION

Item VI.5.

## TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: 6-5-2023

Article Reference (Pg #):

Table 3-103B

Existing Zoning Resolution Text: (for A5 through R3 Zones)  
 50' front setback on all Arterial Roads

Proposed Zoning Resolution Text Amendment:

use 30-foot setback only

Purpose and Need / Background Information: (Staff Report Attached)

Initiated by:

Planning Director

Sullivan County Regional Planning Commission

Landowner/Developer

### Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	6-20-23	yes	7 yes / 2 absent
2 <sup>nd</sup> Review by SCRPC	N/A		
Bristol Staff			
Bristol Regional PC			
Kingsport Staff			
Kingsport Regional PC			
Public Notice			
County Commission Public Hearing			
If CC Denies/Remands back for further Study - repeat full public review process			

Amendment to Zoning Code: Article 3-103.6/Table 3-103B – Additional front yard setbacks on Arterial Roads

**TABLE 3-103B  
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS**

	<b>DISTRICT</b>						
	A-5 or A-2	A-1	AR / A-RV / RRC ***	R-1	R-2/R-2A & for single-family detached in R-3A/R-3B#	R-3A/R-3B For multi-family or single-family attached#	R-3 For Mobile Home Parks or Multi-Family
II. Minimum Lot Width in Feet (Measured at the Building Setback Line)	200	100	100	80	60	60	80
III. Maximum Lot Coverage by the Principal Structure / Building (As a Percent of Lot Area)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
IV. Maximum Lot Coverage by the Accessory Structure*(%)	10%	10%	10%	10%	10%	10%	10%
V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher)	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet
VI. Minimum Yard Setbacks (In Feet)							
1. Front (50' front setback if on arterial road)	30	30	30	30	30	30**	30**
2. Side	30	12	12	12	10	20**	30**
3. Rear	30	30	30	30	20	30**	30**
4. Corner Side (additional road frontage)	30	30	30	30	20	30**	30**
<b>NOTES:</b>		<p><b>Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply.</b></p>					
<p>*Setbacks Not Applicable to Agricultural Buildings and Structures                  **See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks. Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix)                  *** A-RV and RRC have the same setbacks as the R-3 Zoning District per Appendix D (amended 10/20/2022)</p>		<p>#Amendment to setbacks in high-density zones made on August 15, 2005, to differentiate between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes. Single family detached on individual lots in R-3, R-3A, or R-3B Districts shall use R-2/R-2A Setbacks. Multifamily and Mobile home parks shall have a perimeter setback of 30' on all sides.</p>					

**3-103.6 Yard Regulations**

1. **Minimum Width or Depth** - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
  - Staff shared her report and responses from the surrounding communities. No other surrounding community requires this additional front setback off a State Highway (Arterial Road Classification). Discussion followed.
  - Laura McMillian motioned to send a favorable recommendation to the city regional planning commissions and County Commission, per staff's recommendation. Linda Brittenham seconded the motion and the vote in favor passed 7 yes / 2 absent.





July 27<sup>th</sup>, 2023

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660

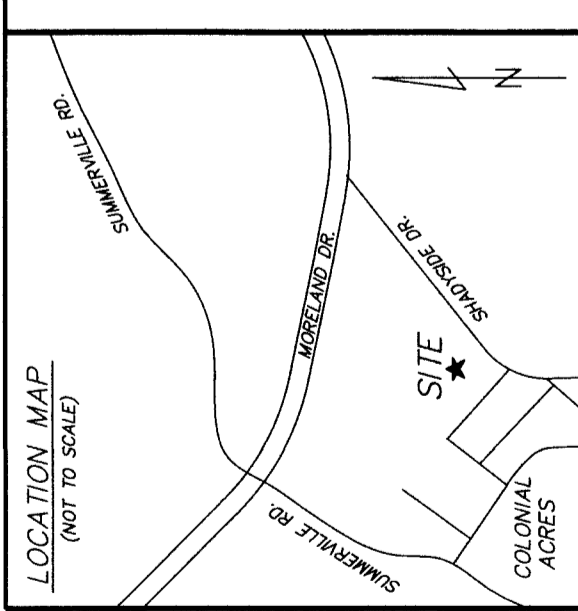
Chairman Booher:

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. Hunt's Crossing Phase 3 lots 24 & 38
2. Fort Henry Drive (KPT Mall)
3. Tree Top Drive
4. Polo Fields Phase 2 section A
5. Wembeck Drive
6. E Main Street
7. Island Road
8. Meadow Lane
9. Camby Drive

Sincerely,

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



**IRON MOUNTAIN SURVEY CO. INC.**  
744 ALLISON RD.  
PINEY FLATS, TN  
(423) 381-8200

### HUNTS CROSSING PHASE 3 - LOTS 24 & 38 AND NEW RIGHT OF WAY 13TH CIVIL DISTRICT SULLIVAN COUNTY, TENNESSEE MAY 24, 2023

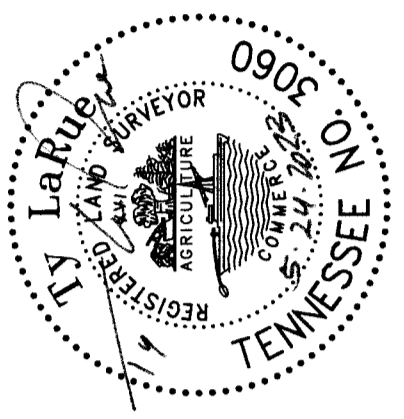
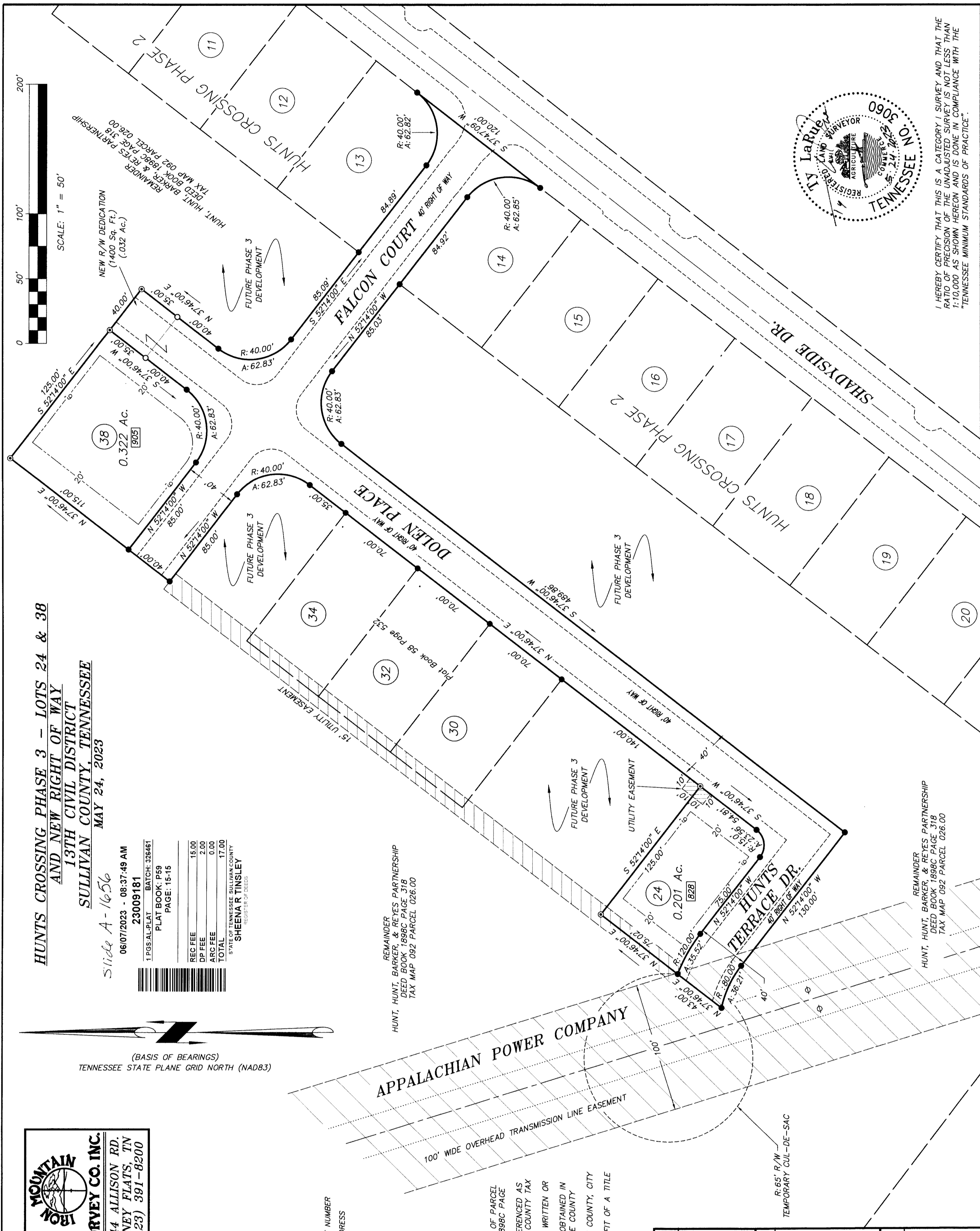
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23009181  
IPSS ALBAT Batch: 32461  
PLAN BOOK: 158  
PAGE: 16-15

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

SHEENA R TINSLEY  
REGISTERED PROFESSIONAL SURVEYOR

- LEGEND**
- IRON ROD OLD
  - IRON ROD NEW
  - (1/2" REBAR CAPPED "LARUE TN#2060")
  - O/H UTILITY LINE
  - CENTERLINE
  - BUILDING SETBACK
  - EASEMENT
  - PAVEMENT ROAD
  - BOUNDARY LINE (SURVEYED)
  - ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
  - DEED BOOK
  - PAGE
  - R/W
- LOT NUMBER  
ADDRESS

- SURVEY NOTES**
1. PARCEL REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
  2. THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
  3. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
  4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
  5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY.
  7. BUILDING SETBACKS: FRONT: 20' REAR: 20' SIDES: 3' OR 6' (SEE PLAT)



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

HUNTS CROSSING PHASE 3 - LOTS 24 & 38	
CITY OF KINGSPORT PLANNING COMMISSION	
TOTAL ACRES	0.508 AC.
TOTAL LOTS	2
ACRES NEW ROAD	0.032 AC.
MILES NEW ROAD	.006 MI
OWNER	HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH
SURVEYOR	Ty Larue
CLOSURE ERROR	1:10,000
SCALE	1" = 50'

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED WITH THE CLERK OF THE COUNTY OF SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MAY 24, 2023 AT 10:00 AM. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

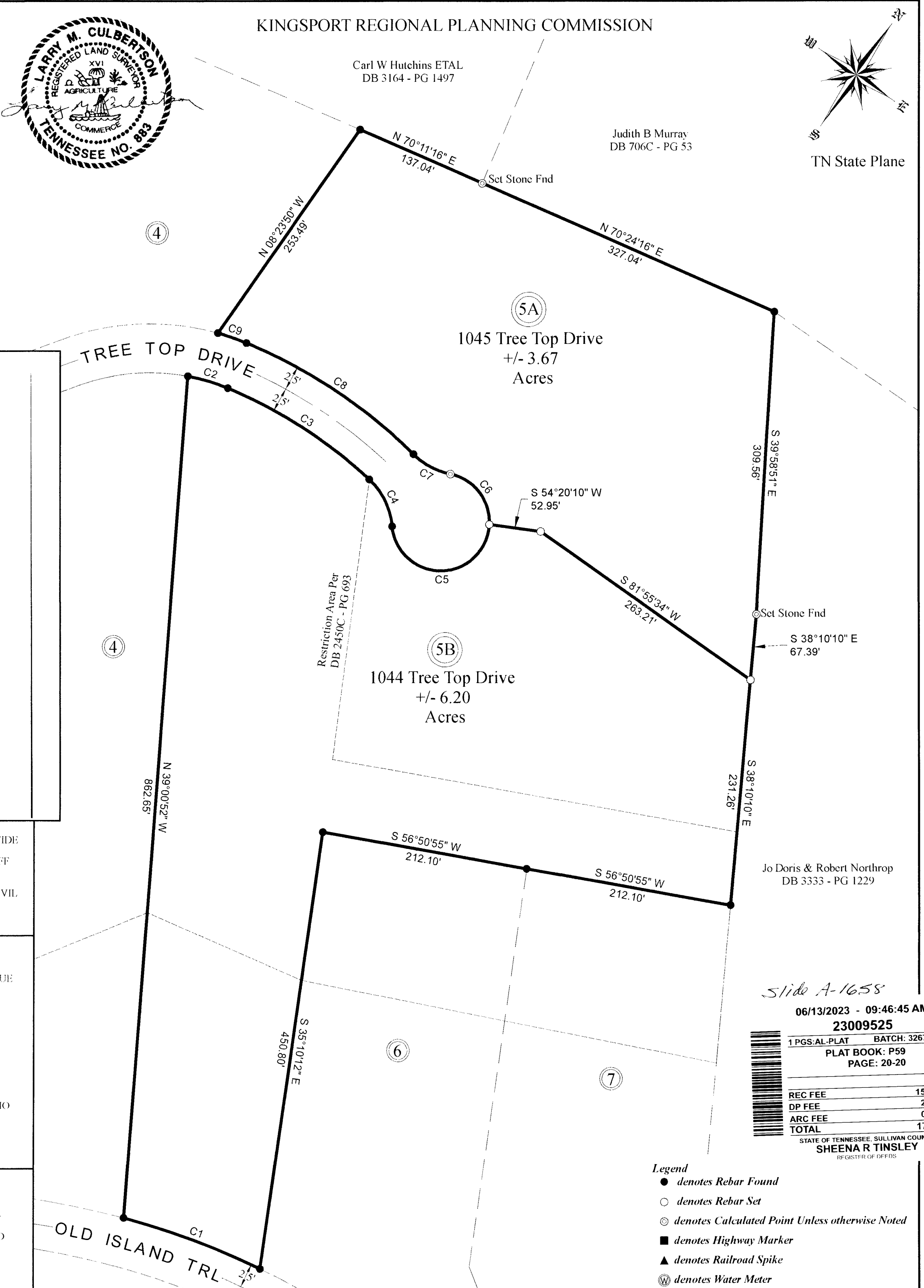
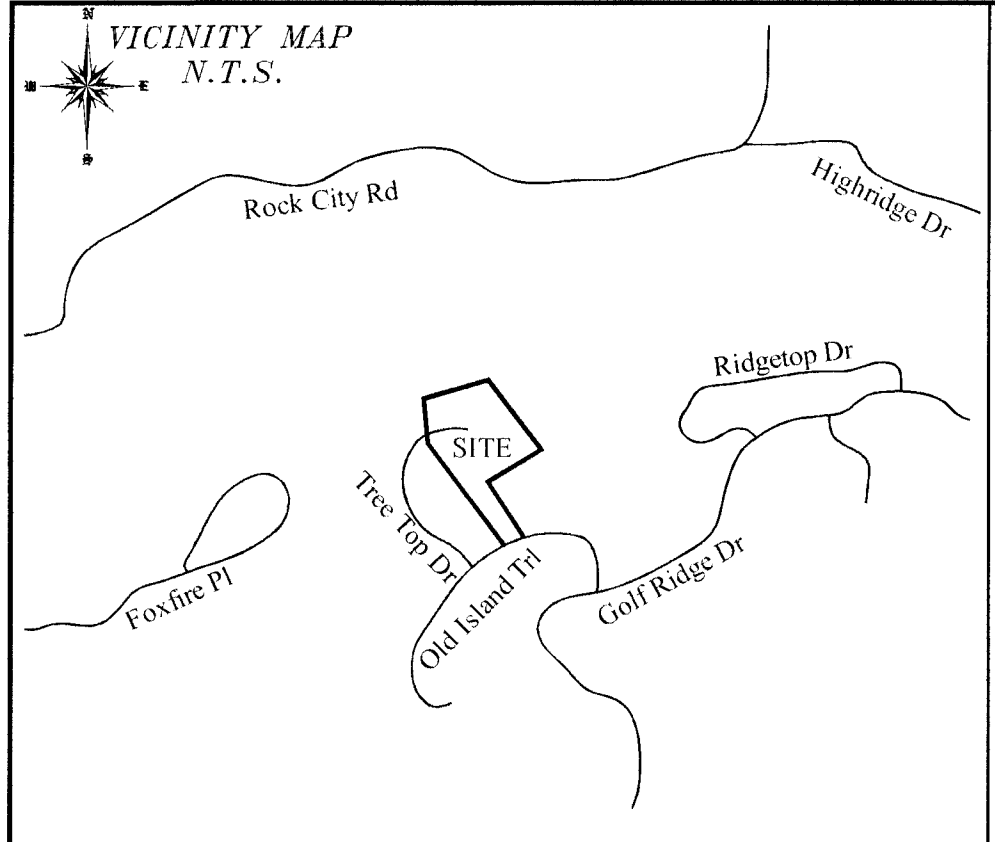
**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

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

**CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR THE INSTALLATION OF THIS PROJECT MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

<b>CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT</b> I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. <i>Christine Cox</i> CITY CLERK MAY 5, 2023	<b>CERTIFICATE OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS</b> I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SUBMITTED FOR THIS PROJECT MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. <i>Zed Clark</i> CITY ENGINEER OR COUNTY ROAD COMMISSIONER 6/6/23	<b>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</b> I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF REVENUE AND ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. <i>James Deubel</i> KINGSPORT AUTHORIZING AGENT 6/6/23
---	--	---





"Approval is hereby granted for lots 5A, 5B, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 defined as **Division of Lot 5 in Tree Top Estates at Old Island** (Tree Top Dr.) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

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

*[Signature]* 6/17/23  
 Environmental Scientist Date  
 Division of Water Resources

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

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources **before** any construction begins.

B.) **Lot 5B** has adequate suitable soil to install and duplicate a **3(three) bedroom** conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

C.) **Lot 5B** has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, odd shaped configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. **Prior to construction** the property owner needs to contact this office in order to insure proper house site location.

D.) **Lot 5A has not been evaluated**, pursuant to this plat review, and plat approval does not constitute approval of an existing septic system.

E.) There shall be a **50-foot** setback between all wells or springs and all SSD systems or duplication area.

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

CERTIFICATE OF ACCURACY

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

JUNE 06th 20 23  
 DATE  
*[Signature]*  
 SURVEYOR

(OR)

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

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

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 \_\_\_\_\_ WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: 6-12 20 23

*[Signature]*  
 AUTHORIZING AGENT  
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE: 6-12 20 23

*[Signature]*  
 CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE  
 City of Kingsport GIS Christine Campbell June 13, 2023

CERTIFICATE OF APPROVAL FOR RECORDING CONFIRMATION BY PLANNING DIRECTOR

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

DATE: 6/17 20 23  
 DATE: 6/17 20 23

CONFIRMED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY OF THE SULLIVAN COUNTY PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: June 11 20 23  
 OWNER: Jennifer Peckett + Jonathan Peckett

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: \_\_\_\_\_ 20 \_\_\_\_\_

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	793.01'	149.10'	148.88'	S 67°05'11" W	10°46'21"
C2	210.18'	42.93'	42.86'	N 63°17'52" E	11°42'10"
C3	485.71'	173.40'	172.48'	N 79°22'36" E	20°27'17"
C4	75.00'	54.75'	53.54'	S 69°28'59" E	41°49'33"
C5	50.00'	149.92'	99.74'	N 45°32'05" E	171°47'26"
C6	50.00'	71.14'	65.29'	N 81°07'24" W	81°31'32"
C7	75.00'	43.45'	42.84'	S 74°42'38" W	33°11'36"
C8	535.71'	207.08'	205.79'	S 80°14'00" W	22°08'52"
C9	260.18'	31.05'	31.03'	S 65°44'26" W	6°50'16"

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

Notes

- Deed Reference: DB 3494 - PG 1999
- TAX MAP: 032M C 002.00

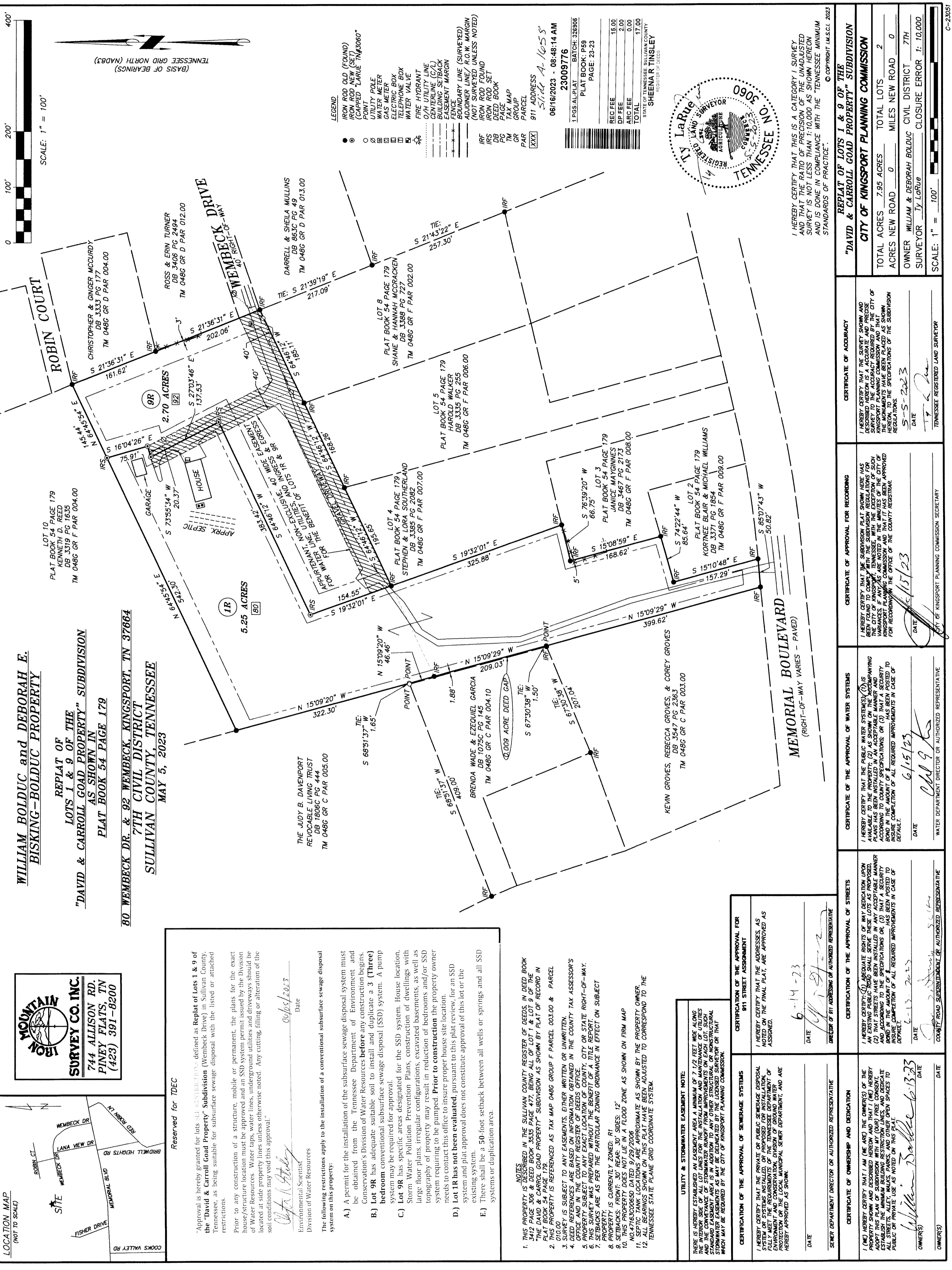
0 80 160 240

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**SURVEY FOR: Division of Lot 5 in Tree Top Estates at Old Island**

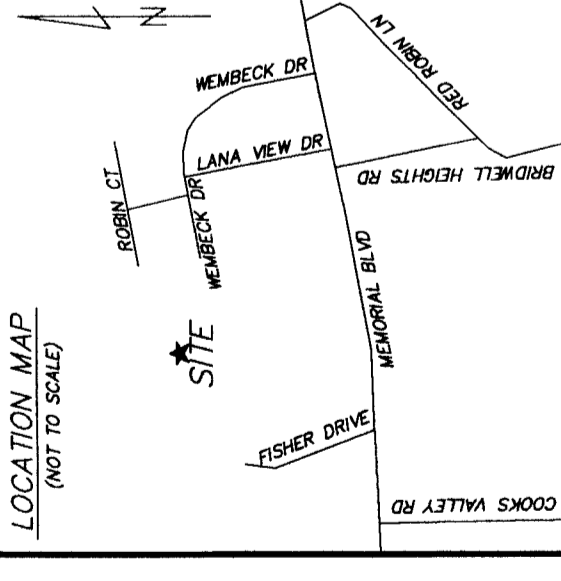
Date: 05-02-2023	File: richani.dwg Drawn By: NLC	Scale: 1" = 80'
Seventh (7th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 7945





**WILLIAM BOLDUC and DEBORAH E. BISKING-BOLDUC PROPERTY**  
**REPLAT OF LOTS 1 & 9 OF THE "DAVID & CARROLL GOAD PROPERTY" SUBDIVISION AS SHOWN IN PLAT BOOK 54 PAGE 179**  
**80 WEMBECK DR. & 92 WEMBECK, KINGSPORT, TN 37664**  
**7TH CIVIL DISTRICT, SULLIVAN COUNTY, TENNESSEE**  
**MAY 5, 2023**

**MOUNTAIN SURVEY CO. INC.**  
 744 ALLISON RD.  
 PINEY FLATS, TN (423) 391-8200



Approval is hereby granted for lots 1 & 9 of the "David & Carroll Goad Property" Subdivision (Wembeck Drive) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions.

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

*Walter H. Stebbins*  
 Environmental Scientist  
 Division of Water Resources  
 The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:

A.) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.

B.) Lot 9R has adequate suitable soil to install and duplicate a 3 (Three) bedroom conventional subsurface sewage disposal (SSD) system. A pump system may be required for approval.

C.) Lot 9R has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.

D.) Lot 1R has not been evaluated pursuant to this plat review for an SSD system and plat approval does not constitute approval of this lot or the existing system.

E.) There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.

**NOTES:**  
 1. THIS PROPERTY IS LOCATED IN THE SULLIVAN COUNTY REGISTER OF DEEDS, IN DEED BOOK 3422 PAGE 106 & DEED BOOK 3335 PAGE 477, BEING ALL OF LOT 1 & LOT 9 OF THE "DAVID & CARROLL GOAD PROPERTY" SUBDIVISION AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 54 PAGE 179.  
 2. THIS PROPERTY IS REFERENCED AS TAX MAP 0486 GROUP F PARCEL 003.00 & PARCEL 004.00.  
 3. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.  
 4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.  
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 6. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.  
 7. PROPERTY IS CURRENTLY ZONED: R1  
 8. SETBACKS: FRONT: 30' REAR: 30' SIDES: 12'  
 9. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP NO. 47163000650 DATED 9/29/2006.  
 10. ALL BEARINGS SHOWN ON THIS PLAT HAVE BEEN ADJUSTED TO CORRESPOND TO THE TENNESSEE STATE PLANE GRID COORDINATE SYSTEM.

**CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
 DATE: 6-14-23  
 DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE: *[Signature]*

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**  
 I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEMS, AS SHOWN ON THE ACCOMPANYING PLANS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE CITY OF KINGSPORT PLANNING COMMISSION AND THAT CITY OF KINGSPORT PLANNING COMMISSION HAS BEEN ADVISED OF THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE: 6/15/23  
 WATER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: *[Signature]*

**CERTIFICATION OF THE APPROVAL OF STREETS**  
 I HEREBY CERTIFY THAT THE PROPOSED STREETS, AS SHOWN ON THE ACCOMPANYING PLANS, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND THAT THE CITY OF KINGSPORT PLANNING COMMISSION AND THAT CITY OF KINGSPORT PLANNING COMMISSION HAS BEEN ADVISED OF THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
 DATE: 6-13-2023  
 COUNTY ROAD SUPERINTENDENT OR AUTHORIZED REPRESENTATIVE: *[Signature]*

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I AND 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 THE PROPERTY SHOWN AND DESCRIBED HEREON IS TO BE USED FOR PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT.  
 OWNER(S): *William Bolduc & Deborah Bisking-Bolduc*  
 DATE: 6/13/23

LEGEND:  
 IRON ROD OLD (FOUND)  
 IRON ROD NEW (SET)  
 POINTED LARGE "MAGNET"  
 UTILITY POLE  
 WATER METER  
 GAS METER  
 TELEPHONE BOX  
 WATER VALVE  
 FIRE HYDRANT  
 O/H UTILITY LINE  
 CENTERLINE (C/L)  
 BUILDING SETBACK  
 EASEMENT MARGIN  
 BOUNDARY LINE (SURVEYED)  
 ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)  
 IRF  
 DB  
 DS  
 PG  
 TM  
 GR  
 P  
 XXX

1 PGS. AL PLAT BATCH: 338906  
 PLAT BOOK: P59  
 PAGE: 23-23  
 REG FEE: 15.00  
 DP FEE: 2.00  
 TOTAL FEE: 17.00  
 STATE OF TENNESSEE SULLIVAN COUNTY  
 REGISTER OF DEEDS  
 SHEENA R TINSLEY

REPLAT OF LOTS 1 & 9 OF THE "DAVID & CARROLL GOAD PROPERTY" SUBDIVISION  
 CITY OF KINGSPORT PLANNING COMMISSION  
 TOTAL ACRES: 2.95 ACRES  
 TOTAL LOTS: 2  
 ACRES NEW ROAD: 0  
 MILES NEW ROAD: 0  
 OWNER: WILLIAM & DEBORAH BOLDUC  
 CIVIL DISTRICT: 7TH  
 SURVEYOR: Ty Lorus  
 CLOSURE ERROR: 1: 10.000  
 SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".  
 © COPYRIGHT M.L.S.G.I. 2023

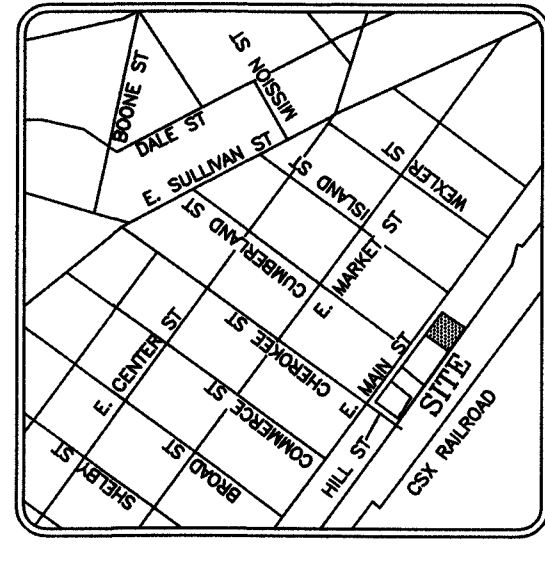
REGISTERED LAND SURVEYOR  
 TAYLOR LARUE  
 AGRICULTURE  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 3060  
 TENNESSEE

Book P59 Page 23

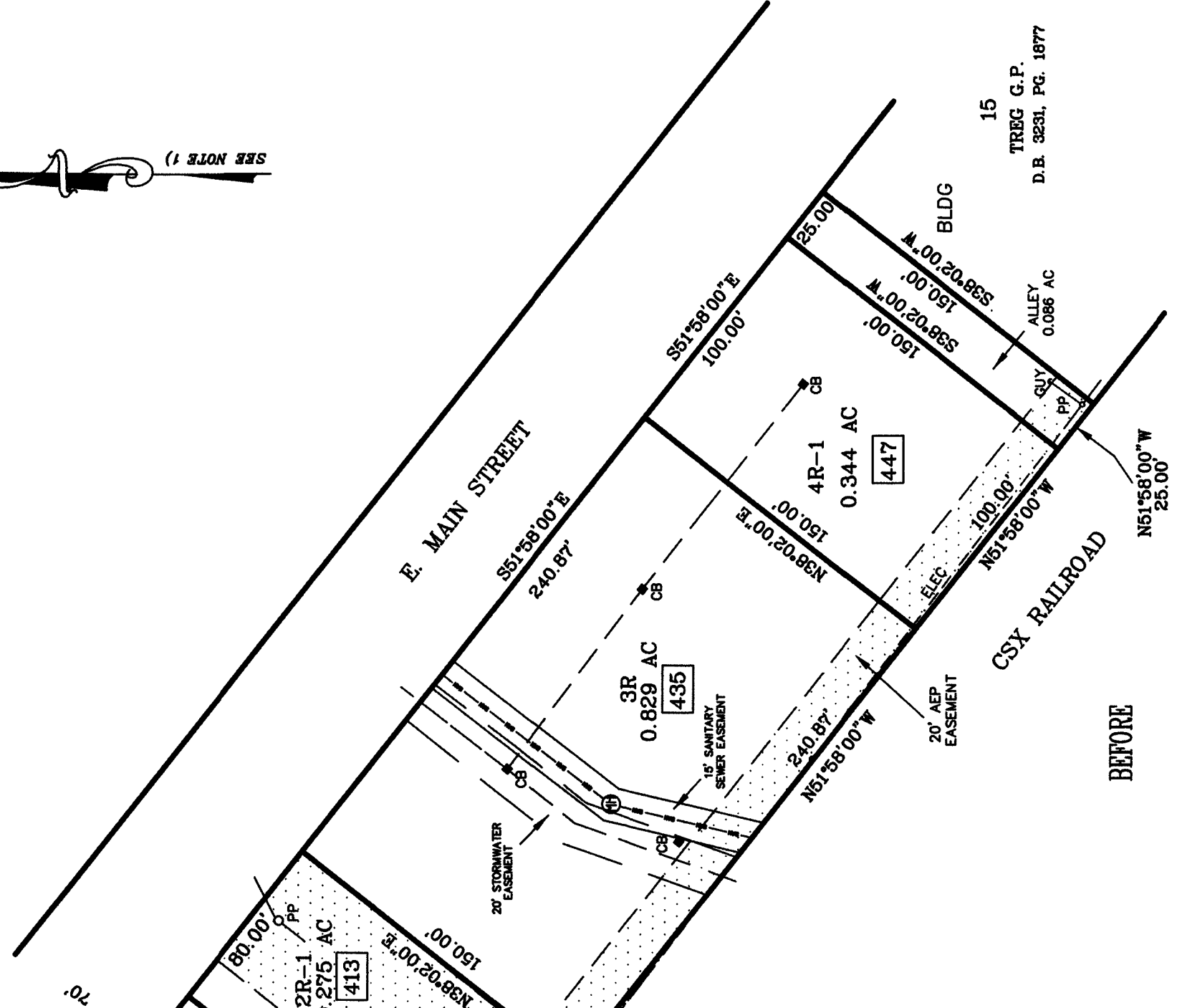
C-23051

78





**1R-1**  
RESUBDIVISION OF LOTS 1R & 2R,  
OF THE RESUBDIVISION OF LOTS 1-3,  
4R & ALLEY OF THE RESUBDIVISION  
OF LOTS 16-36, LOT 37, BLOCK 20  
& 0.72 ACRES  
P.B. 58, PG. 522

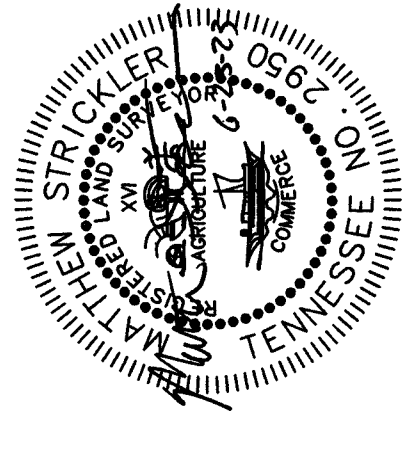


**LEGEND**

- IR(O) IRON ROD, OLD
- PP PLAT BOOK
- PG PAGE
- DB DEED BOOK
- BLDG BUILDING
- PP POWER POLE
- ELEC ELECTRIC
- CB CATCH BASIN
- N.T.S. NOT TO SCALE
- AC ACRES
- AEP APPALACHIAN ELECTRIC
- POWER
- UNMARKED POINT
- [23] 911 ADDRESS

NOTES:  
1) PLAT REFERENCE: P.B. 57, PG. 558

- NOTES:
- 1) NORTH BASED ON N51°58'00"W AS SHOWN IN P.B. 57, PG. 558
  - 2) PROPERTY IS ZONED: B-2
  - 3) SETBACKS TO CONFORM WITH CURRENT DESIGNATED ZONING.
  - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP FOR THE SUBJECT PARCELS AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 5) JOB NO. 20-12089
  - 6) ACAD FILE 20-12089 RESUB OF LOT 4 KEDBDWG
  - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 8) TAX MAP 048P "F", PARCELS 3.00, 3.01, 3.10, & 3.12
  - 9) DEED REFERENCE: D.B. 3219, PG. 295
  - 10) PRIOR PLAT REFERENCES: P.B. 57, PAGE 558 & P.B. 58, PG. 522
  - 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 14) I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR TO BE INSTALLED IN CONNECTION WITH THIS SURVEY IS HEREBY APPROVED AS SHOWN.



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS  
422 E. MARKET STREET, KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 382-8686  
E-MAIL: mstrickler@allyassociates.com

Side A-1660  
06/30/2023 - 08:51:23 AM  
23010607  
PLAT BOOK: P59  
PAGE: 31-31  
TIPESAL: PLAT BATCH: 327549  
REC.FEE 15.00  
DP.FEE 6.00  
ASCP.FEE 6.00  
TOTAL FEE 27.00  
STATE OF TENNESSEE SULLIVAN COUNTY  
SHEENA R TINSLEY  
REGISTERED PROFESSIONAL SURVEYOR

RESUBDIVISION OF LOT 2R-1 RESUBDIVISION OF LOTS 1R & 2R, OF THE RESUBDIVISION OF LOTS 1-3, 4R & ALLEY OF THE RESUBDIVISION OF LOTS 16-36, LOT 37, BLOCK 20 & 0.72 ACRES AND THE RESUBDIVISION OF LOTS 3R, 4R-1 & ALLEY OF THE RESUBDIVISION OF LOTS 16-36, LOT 37, BLOCK 20 & 0.72 ACRES

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM (WE AND) THE OWNER(S) OF THE FINAL PLAT. I (WE AND) THE OWNER(S) OF THE FINAL PLAT, ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC OR PRIVATE USE AS NOTED.

DATE: 6-23-2023  
OWNER: Sheena R Tinsley  
DATE: 6-23-2023  
OWNER: Sheena R Tinsley

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND THE SURVEY THEREON ARE ACCURATE AND CORRECT AND I HEREBY CERTIFY TO THE ACCURACY REQUIRED BY THE TENNESSEE REGIONAL PLANNING COMMISSION AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE: 6-23-2023  
REGISTERED SURVEYOR: Matthew Strickler

**CERTIFICATE OF APPROVAL OF THE APPROVAL OF SEWERAGE SYSTEM**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM SHOWN ON THIS PLAN IS HEREBY APPROVED AS SHOWN.

DATE: 19 JUNE 20 2023  
KINGSPORT AUTHORIZING AGENT: [Signature]

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. THIS SURVEY HAS BEEN FILED IN THE SULLIVAN COUNTY REGISTER TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: JUNE 19 2023  
SECRETARY, KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION: [Signature]

**CITY OF KINGSPORT**

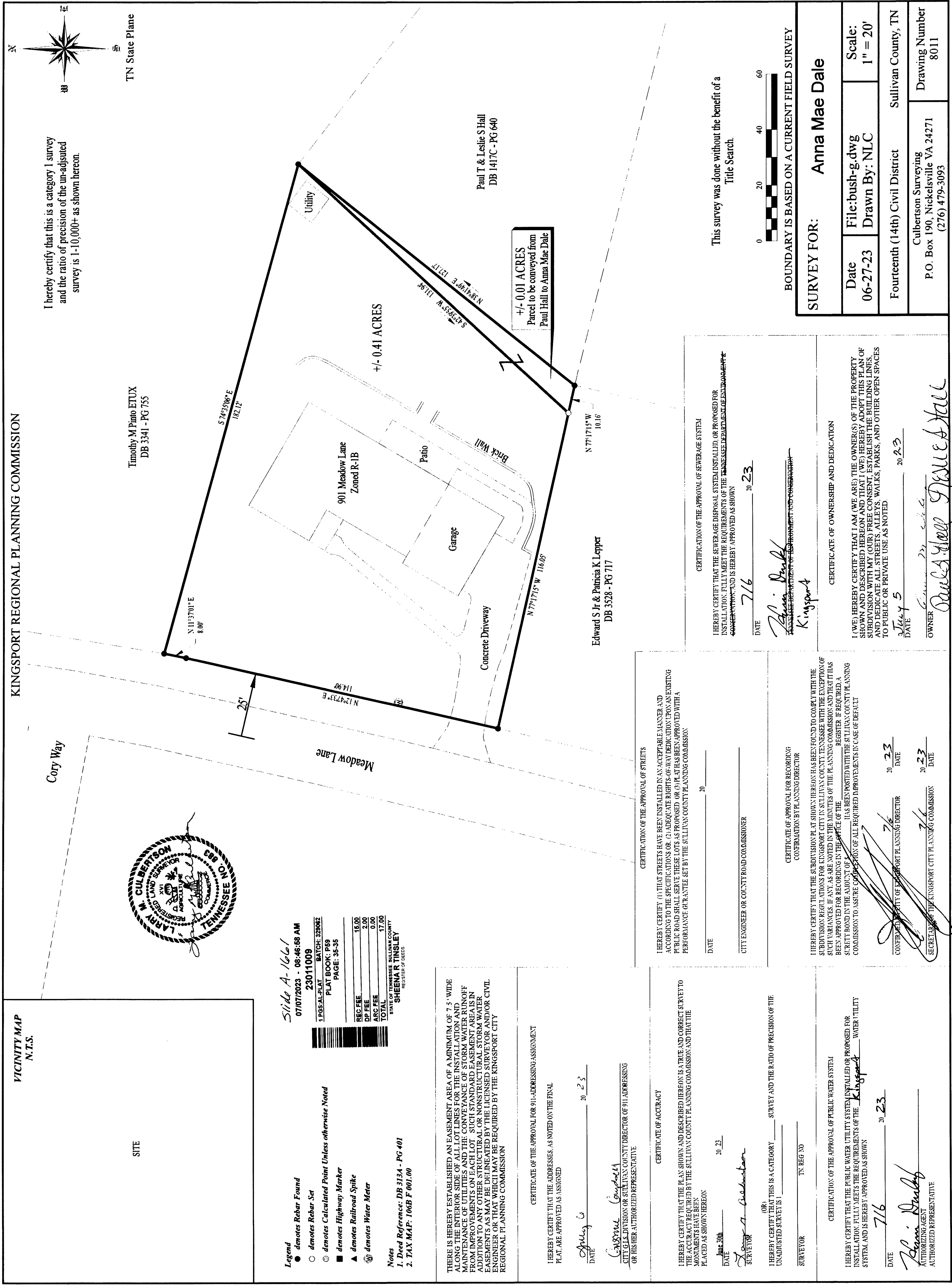
**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 1.517  
ACRES NEW ROAD: 0  
TOTAL LOTS: 2  
MILES NEW ROAD: 0

OWNER: ALLEY & ASSOCIATES, INC.  
SURVEYOR: SHEENA R TINSLEY  
CIVIL DISTRICT: 11TH  
CLOSURE ERROR: 110.000

SCALE: 1" = 60'





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.

Timothy M Pimo ETUX  
DB 3341 - PG 755

TN State Plane

KINGSFORT REGIONAL PLANNING COMMISSION

Edward S Jr & Patricia K Lapper  
DB 3528 - PG 717

Paul T & Leslie S Hall  
DB 1417C - PG 640



Slide A-1661  
07/07/2023 - 08:48:58 AM  
23011009  
PLAT BOOK: P69  
PAGE: 36-38

REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
SULLIVAN COUNTY  
SHERIFF'S OFFICE

**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 Reference: DB 3134 - PG 401
2. TAX MAP: 106B F 001.00

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

**CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT**

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

DATE July 6 2023

Carroll Campbell  
CITY CLERK, DIVISION OF 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 STATEMENT OF THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE June 20 2023

Anna Mae Dale  
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 Kingsport WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN

DATE 7/6 2023

Anna Dale  
AUTHORIZING AGENT

**CERTIFICATION OF THE APPROVAL OF STREETS**

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

DATE 7/6 2023

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY IN SULLIVAN COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER REQUIRED A SURVEY FUND 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 CITY OF KINGSFORT PLANNING DIRECTOR 7/6 2023 DATE

SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION 7/6 2023 DATE

**CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM**

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE ~~PLANNING COMMISSION~~ PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN

DATE 7/6 2023

Anna Dale  
REGISTERED PROFESSIONAL SURVEYOR AND COMMISSIONER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

DATE July 5 2023

OWNER Paul T & Leslie S Hall

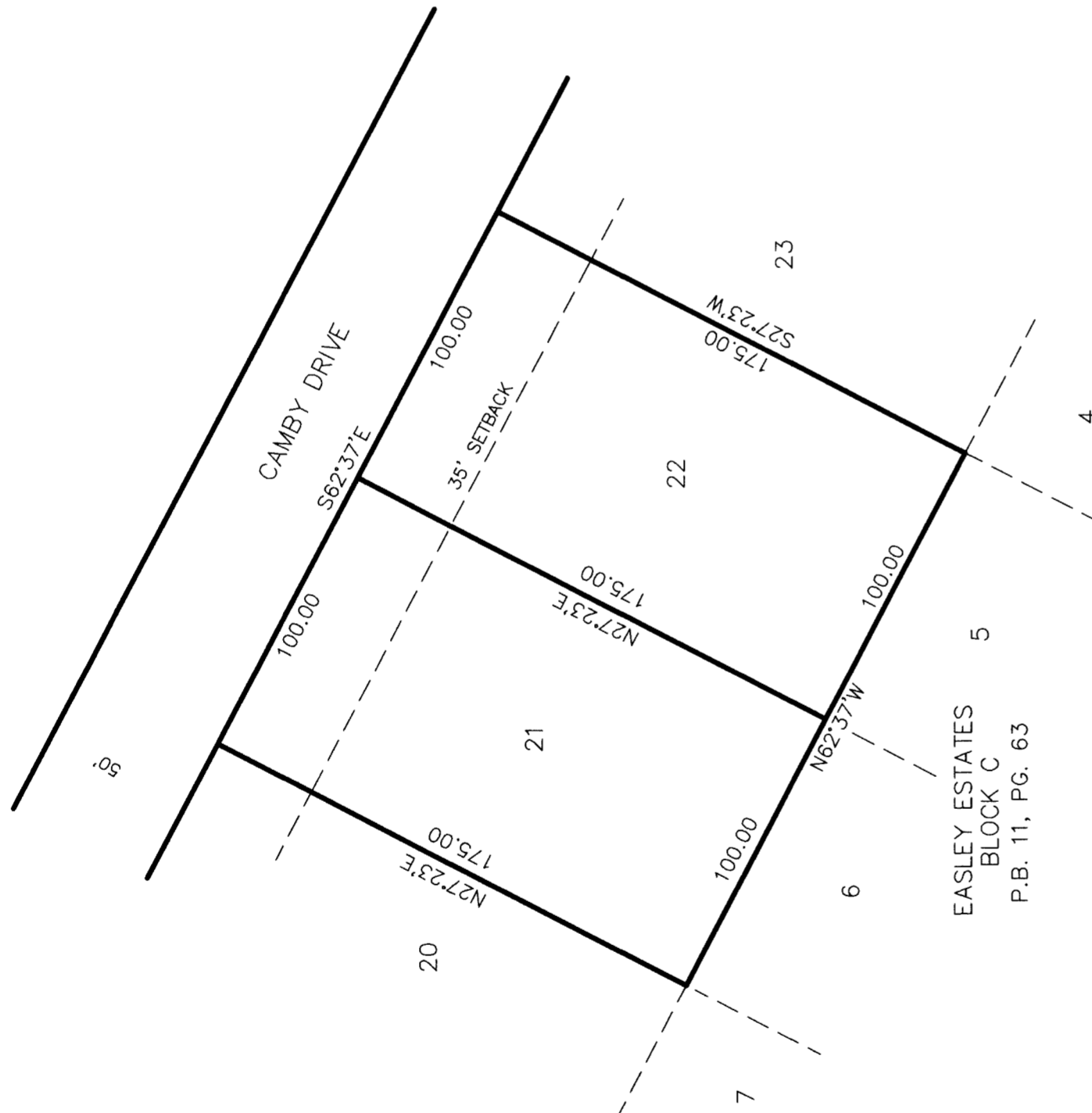
This survey was done without the benefit of a Title Search.

0 20 40 60

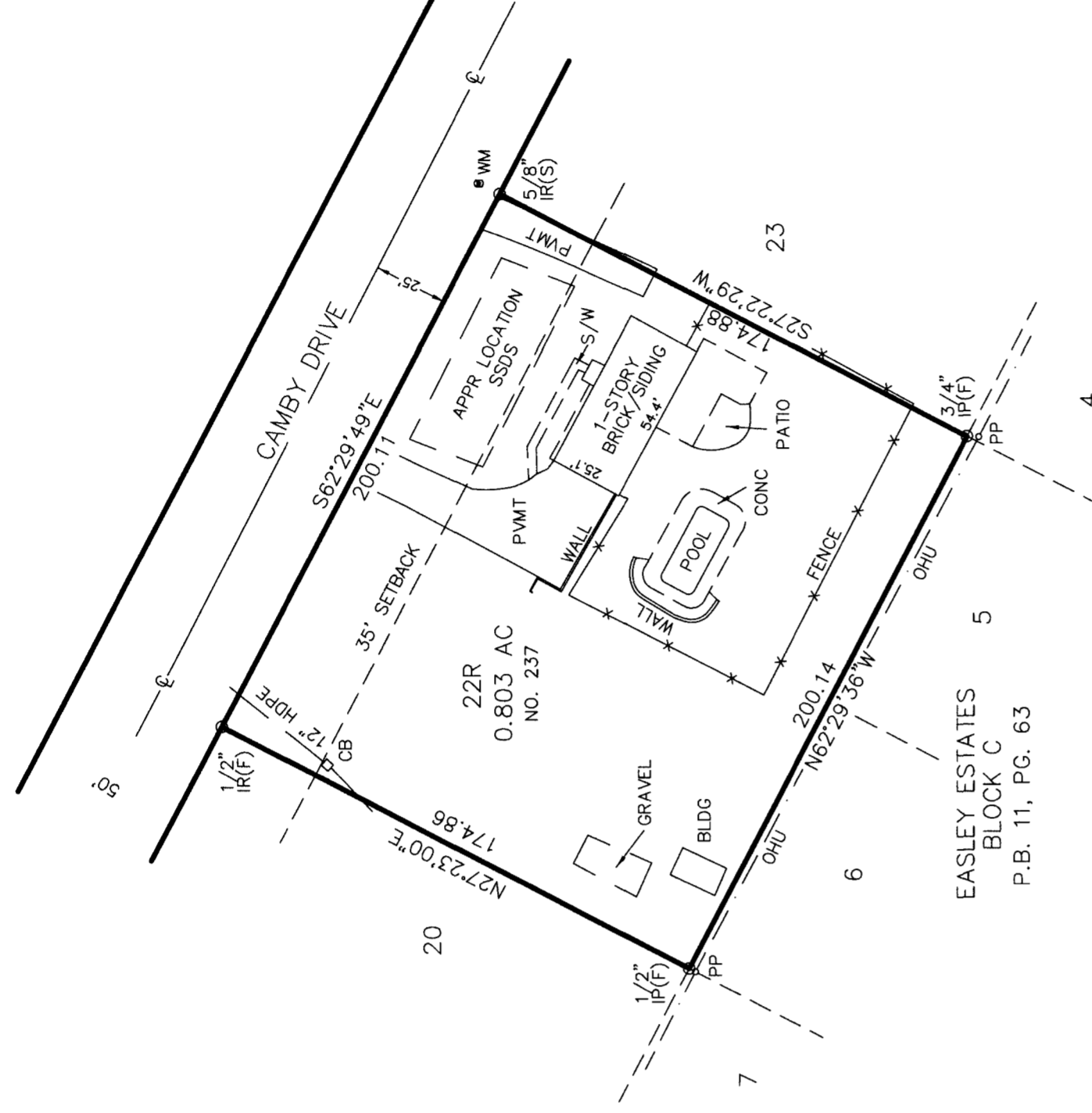
**BOUNDARY IS BASED ON A CURRENT FIELD SURVEY**

**SURVEY FOR: Anna Mae Dale**

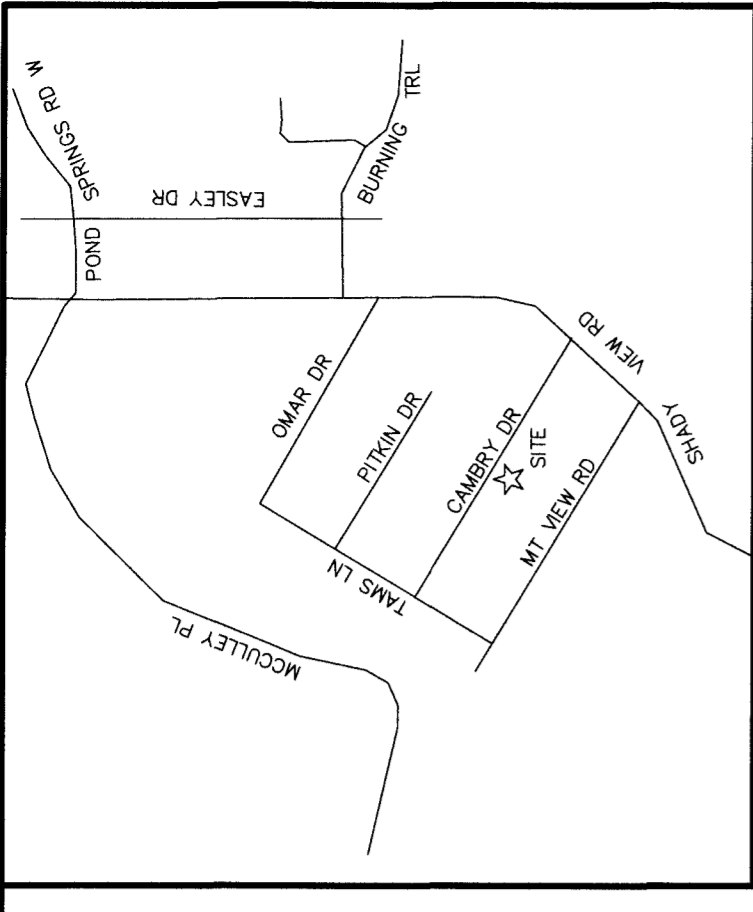
Date	06-27-23	File:bush-g.dwg	Scale:	1" = 20'
Drawn By: NLC		Sullivan County, TN		
Fourteenth (14th) Civil District		Culbertson Surveying		
P.O. Box 190, Nickelsville VA 24271		Drawing Number 8011		
(276) 479-3093				



BEFORE REPLAT



AFTER REPLAT



LOCATION MAP  
NOT TO SCALE

- LEGEND**
- IP(F) IRON PIPE (FOUND)
  - IR(S) IRON ROD (SET)
  - IR(F) IRON ROD (FOUND)
  - PG. PAGE
  - AC. ACRES
  - BLDG. BUILDING
  - CONC. CONCRETE
  - P.B. PLAT BOOK
  - PP. POWER POLE
  - APPR. APPROXIMATE
  - NO. NUMBER
  - OHU. OVERHEAD UTILITY
  - CB. CATCH BASIN
  - PVMT. PAVEMENT
  - HDPE. HIGH DENSITY POLYETHYLENE
  - WM. WATER METER
  - CL. CENTERLINE
  - SSDS. SUBSURFACE SEWAGE DISPOSAL SYSTEM

LOT 22R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR INSPECTION HAS BEEN MADE. THE EXISTING SEPTIC SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED, SHOULD THE EXISTING SYSTEM FAIL. NO GUARANTEE IS MADE AS TO THE CONDITION OF THE SEPTIC SYSTEM OR THE AVAILABILITY OF THE SEPTIC SYSTEM. THE PURCHASER OF THIS LOT IS ENCOURAGED TO VERIFY THE CONTINUED AVAILABILITY OF SEPTIC DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF PROPERTY, OR OTHER FEATURES OF THE PROPERTY SHOULD NOT LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM.

- NOTES:**
- 1) NORTH BASED ON N27°23'E AS SHOWN IN REFERENCED PRIOR PLAT.
  - 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 3) TAX MAP 091P "A", PARCELS 033.00 & 034.00
  - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
  - 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - 6) DEED REFERENCE: D.B. 3175, PG. 898
  - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - 8) PRIOR PLAT REFERENCE: PLAT BOOK 2, PAGE 1288
  - 9) PROPERTY IS ZONED R-1, SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION

Slide A-1662  
07/07/2023 - 08:49:59 AM  
23011010  
1 PGS.-PLAT BATCH: 329063  
PLAT BOOK: P69  
PAGE: 36-36

REC.FEE	15.00
DP.FEE	2.00
ARC.FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY  
SHEENA R TINSLEY  
REGISTERED DEEDS



RESUBDIVISION OF LOTS 21 & 22  
BLOCK C, EASLEY ESTATES  
KINGSPORT REGIONAL PLANNING COMMISSION  
TOTAL ACRES 0.803 TOTAL LOTS 1  
OWNER: KINSLER DATE: JUNE 2, 2023  
CIVIL DISTRICT: 13TH SCALE: 1 INCH = 50'

**CHARLES J. WELLS**  
TENNESSEE R.L.S. NO. 3254  
4847 HIGHWAY 126  
BLOUNTVILLE, TENNESSEE  
(423) 782-7196

I, THE CURRENT OWNER OF LOT 22R STATE TO THE BEST OF MY KNOWLEDGE THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.  
*Sheena R Tinsley* 7/4/23 DATE

CERTIFICATE OF THE APPROVAL OF STREETS  
I HEREBY CERTIFY: 1. THE PROPOSED STREETS HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  
2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC PLAYMAINTENANCE TRAIL HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.  
3. THE PROPOSED STREETS ARE IN ACCORDANCE WITH THE KINGSPORT CITY ZONING ORDINANCES.  
*James S. Tinsley* 7-5-23 DATE  
KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS  
SEE NOTE ABOVE.  
*Sheena R Tinsley* 7/5/23 DATE  
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT I AM THE REGISTERED LAND SURVEYOR WHO HAS CONDUCTED THIS SURVEY AND THAT THE ACCURACY REQUIRED BY THE TENNESSEE SURVEYING ACT HAS BEEN MAINTAINED. THE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THE SPECIFICATIONS OF THE SUBMISSION REGULATIONS.  
*Charles J. Wells* 6-2-23 DATE  
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION  
(I) HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE AND VOLUNTARY CONSENT AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE AND VOLUNTARY CONSENT AND I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.  
*Charles J. Wells* 7/4/23 DATE  
OWNER

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY TO THE KINGSPORT REGIONAL PLANNING COMMISSION THAT THE SUBMISSION PLACED BEFORE ME FOR RECORDING FULLY MEETS THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.  
A SHEET BEING FILED IN THE AMOUNT OF \$\_\_\_\_\_.  
COMMISSIONER AT LARGE  
*Sheena R Tinsley* 7/5/23 DATE  
KINGSPORT REGIONAL PLANNING COMMISSION