



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, June 15, 2023 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) May 15, 2023 Work Session Minutes
- [2.](#) May 18, 2023 Regular Meeting Minutes

IV. CONSENT AGENDA

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

- [1.](#) Frylee Court Bond Extension (MINSUB22-0162). The Commission is requested to approve a one year extension of the cash bond for Frylee Court. (Garland)
- [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. (Garland)

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. (Weems)
- [2.](#) Brickyard Preliminary PD (RESDEV22-0064). The Commission is requested to grant contingent preliminary Planned Development plat approval for the Brickyard development. (Garland)
- [3.](#) Brickyard Park Lot 1 Surplus Property (SURPLS23-0187). The Commission is requested to declare 2024 Brickyard Park Drive lot 1 as surplus property. (Garland)
- [4.](#) Brickyard Park lot 2 Surplus Property (SURPLS23-0188). The Commission is requested to declare Brickyard Park lot 2 as surplus property. (Garland)
- [5.](#) Polo Fields Phase 2 (MINSUB23-0190). The Commission is requested to grant final subdivision approval for the Polo Fields Phase 2 development. (Garland)
- [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. (Garland)
- [7.](#) 1180 Riverbend Drive Surplus Property (SURPLS23-0186). The Commission is requested to declare 1180 Riverbend Drive as surplus property. (Garland)
- [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. (McMurray)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions
- [2.](#) Chairman appointment of a nominating committee for July officer elections

VIII. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, May 15, 2023 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Pat Breeding, Travis Patterson, James Phillips, Sharon Duncan, Paula Stauffer

Commission Members Absent: Phil Rickman, John Moody

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. April 17, 2023 Work Session Minutes
2. April 20, 2023 Regular Meeting Minutes

The Commission reviewed the April 2023 set of minutes with no changes requested. No official action was taken.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1050 Bloomingdale Road County Rezoning (REZONE23-0136). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support a rezoning effort from the R-1 zone to the A-5 zone. Staff presented the request from Sullivan County, which consists of 9.54 acres. Staff noted that the proposal meets the land use plan requirements. Staff noted that the reason for the request is to obtain added accessory structure size allotment to the property, similar to other recent requests. Staff recommended sending a positive recommendation to the Sullivan County Commission. No official action was taken.
2. Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff noted that the extended ILOC is for one year and that the monetary total for the bond had risen from \$83,472.09 to \$124,827.14. Staff stated that they had discussed the timing of completion with the developer and that the project is slated to be completed within the next six months. No official action was taken.
3. Division of the Walden Property, Water Variance Request (MINSUB23-0153). The Commission is requested to approve the Division of Walden Property along with the accompanying variance to public water supply. Staff described the location of the request off of Catawba Lane adjacent to the Fieldcrest annexation site. Staff noted that all surrounding properties are on well water and that the subdivision would need a variance to public water supply to be approved. Staff noted that all proposed parcels were over one acre in size, which is the county standard for new parcels without a public water supply. No official action was taken.
4. 2108 Netherland Inn Road Surplus (SURPLS23-0158). The Commission is requested to declare 2018 Netherland Inn Road as surplus property. Staff noted that city staff had reviewed the request and recommend a surplus designation. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. ADJOURN



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Monday, May 18, 2023 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Board Room

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, Phil Rickman, Travis Patterson, James Phillips, Sharon Duncan, John Moody

Commission Members Absent: Paula Stauffer, Pat Breeding

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

Visitors: Frank Hutchins, Jonathan Walden, Brittany Walden

II. APPROVAL OF THE AGENDA

A motion was made by Sharon Duncan, seconded by John Moody, to approve the agenda as presented. The motion was approved unanimously, 6-0.

III. APPROVAL OF MINUTES

1. April 17, 2023 Work Session Minutes
2. April 20, 2023 Regular Meeting Minutes

The Commission reviewed the April 2023 set of minutes with no changes requested. A motion was made by James Phillips, seconded by Phil Rickman, to approve both the April 17, 2023 work session minutes and the April 20, 2023 regular meeting minutes. The motion was approved unanimously, 6-0.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1050 Bloomingdale Road County Rezoning (REZONE23-0136). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support a rezoning effort from the R-1 zone to the A-5 zone. Staff presented the request from Sullivan County, which consists of 9.54 acres. Staff noted that the proposal meets the land use plan requirements. Staff noted that the reason for the request is to obtain added accessory structure size allotment to the property, similar to other recent requests. Staff recommended sending a positive recommendation to the Sullivan County Commission. A motion was made by James Phillips, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 6-0.
2. Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff noted that the extended ILOC is for one year and that the monetary total for the bond had risen from \$83,472.09 to \$124,827.14. Staff stated that they had discussed the timing of completion with the developer and that the project is slated to be completed within the next six months. Staff noted that the expiration date for the new irrevocable letter of credit is June 30, 2024 with an associated performance date of March 30, 2024. A motion was made by Sharon Duncan, seconded by Travis Patterson, to approve the new irrevocable letter of credit for one year at \$124,827.14. The motion passed 5-0-1 with John Moody abstaining from the item.
3. Division of the Walden Property, Water Variance Request (MINSUB23-0153). The Commission is requested to approve the Division of Walden Property along with the accompanying variance to public water supply. Staff described the location of the request off of Catawba Lane adjacent to the Fieldcrest annexation site. Staff noted that all surrounding properties are on well water and that the subdivision would need a variance to public water supply to be approved. Staff noted that all proposed parcels were over one acre in size, which is the county standard for new parcels without a public water supply. The Commission acknowledge the far distance and associated topographical challenges between the property and the nearest public water supply. A motion was made by Phil Rickman, seconded by

James Phillips to grant final subdivision along with the variance to public water supply. The motion passed unanimously, 6-0.

4. 2108 Netherland Inn Road Surplus (SURPLS23-0158). The Commission is requested to declare 2018 Netherland Inn Road as surplus property. Staff noted that city staff had reviewed the request and recommend a surplus designation. A motion was made by Sharon Duncan, seconded by John Moody to declare 2108 Netherland Inn Road as surplus property due to no need for the city to maintain ownership of the property. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Approved Subdivisions for the last month

VIII. ADJOURN



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 15TH, 2023

SUBJECT: CASH BOND FOR FRYLEE COURT

FILE NUMBER: MINSUB22-0162

The City currently holds an Irrevocable Letter of Credit for the Frylee Court Development. This is a cash bond that totals \$40,048.96 and is to cover the cost of the remaining improvements. The remaining improvements include the completion of the sidewalk. The developer is building the sidewalk as they go, so that they don't destroy it while building the homes.

The new expiration date is set to July 29th, 2024.


Staff Recommends extending this cash bond in the amount of \$40,048.96, as calculated by the City Engineering Division, to cover all remaining improvements for Frylee Court.

BOND ESTIMATE
Roadways and Utilities - Frylee Court Development

FILE NO. 2018-D10

July 25, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalk					
1	5,500	S.F.	5' Wide, 4" Concrete Sidewalk	\$ 7.79	\$ 42,845.00
				SUBTOTAL	\$ 42,845.00
			CONTINGENCIES (6%)		\$ 2,570.70
					\$ 45,415.70
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		\$ 3,633.26
				TOTAL	\$ 49,048.96



Dave Harris
Civil Engineer I
City of Kingsport

July 25, 2022
Date



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: JUNE 15TH, 2023

**SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE FOR WEST PARK
DEVELOPMENT LOT 9**

FILE NUMBER: 2021-201-00010

The City currently holds an Irrevocable Letter of Credit for the West Park Development Lot 9. This letter of credit totals \$29,428.24 and is to cover the cost of the remaining improvements. The developer is no longer required to have the Irrevocable Letter of Credit because the new subdivided recorded plat encompasses the improvement area in the new lot extension. Therefore, they no longer have any remaining improvements.

All improvements have been satisfied and staff sees no need to keep this Irrevocable Letter of Credit.

Staff Recommends releasing this Irrevocable Letter of Credit in the amount of \$29,428.24, as calculated by the City Engineering Division, since all remaining improvements have been made.

BOND ESTIMATE
West Park Lot 9 - 25' Aisle Continued

FILE NO. 2020-D2

April 4, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 4,904.71	\$ 4,904.71
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Erosion Control	\$ 5,000.00	\$ 5,000.00
Paving					
4	158	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 3,914.16
5	51	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 127.52	\$ 6,484.52
6	24	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 3,581.08
Curbing					
7	32	LFT	6" Detached Curb (TDOT RP-VC-10)	\$ 16.78	\$ 543.77
				TOTAL	\$ 29,428.24



Dave Harris
Civil Engineer I
City of Kingsport

April 4, 2022

Date

NOTE #1: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND WITHOUT THE BENEFIT OF A SURVEYOR'S SERVICES AND CONSENTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2: THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. EFFECTIVE DATE MAY 03, 2006.

NOTE #3: ALL FUTURE CONSTRUCTION HEREON MUST CONFORM IN EXACT FIT THE TYPE OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4: THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE #5: 7.5' UTILITY AND DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES.

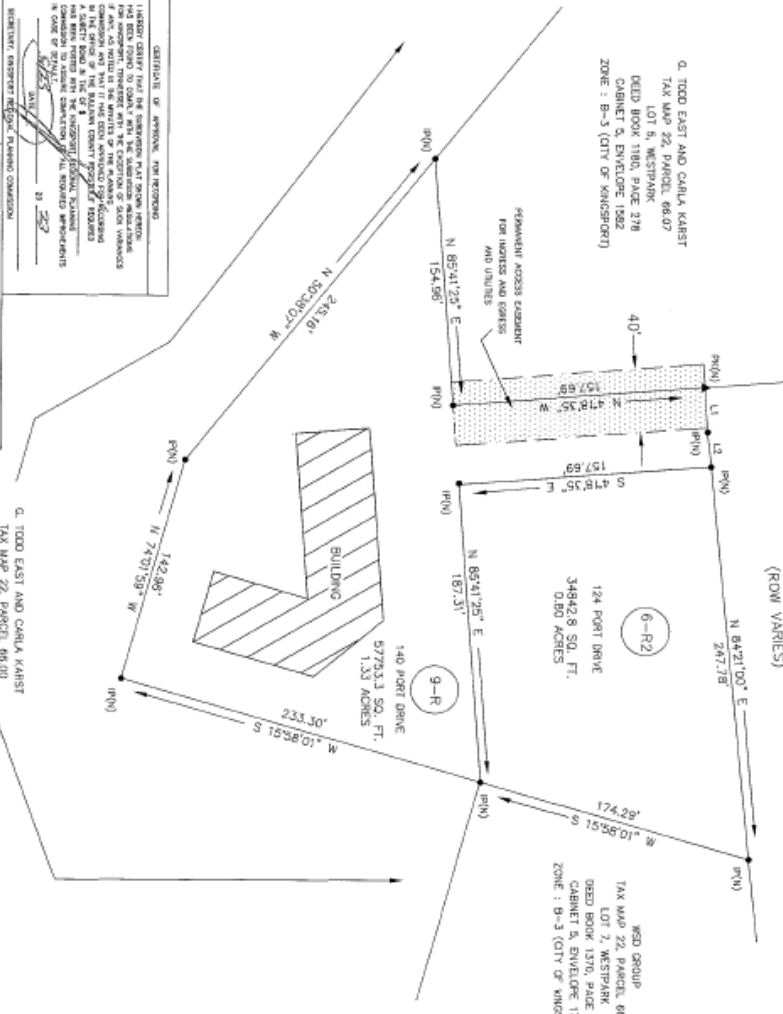
NOTE #6: ZONE B-3

NOTE #7: BUILDING SETBACKS - FRONT - 30'
REAR - 30'
SIDE - 0'

Map Cabinet 4
Envelope 2031

230001184

PLANNING	230001184
RECORDING	230001184
ISSUANCE	230001184
REVISION	230001184
DATE	05/23/23
BY	JUDY KIRKATRICK



LINE	BEARING	DISTANCE
L1	N 85°41'25" E	247.78'
L2	N 85°41'25" E	21.84'

MAP CABINET 4, ENVELOPE 1419-A



I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THAT I AND MY ASSISTANTS AND DEPUTY SURVEYORS HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH THE TENNESSEE MANUAL STANDARDS OF PRACTICE.

Rick A. Davies
TENN. REG. NO. 1573

PERMANENT ACCESS EASEMENT

CERTIFICATE OF CORRECTION AND RESOLUTION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE INTEREST IN THE LAND SHOWN HEREON AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN OF SUBDIVISION AND CONSENT TO THE SAME. I HAVE ALSO READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE SUBDIVISION AND CONSENT TO THE SAME. I HAVE ALSO READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE SUBDIVISION AND CONSENT TO THE SAME.

JUDY KIRKATRICK
DATE: 05/23/23

CERTIFICATE OF APPROVAL, NON-RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS AND THE TERMS AND CONDITIONS OF THE SUBDIVISION AND CONSENT TO THE SAME. I HAVE ALSO READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE SUBDIVISION AND CONSENT TO THE SAME.

DATE: 05/23/23

CERTIFICATE OF APPROVAL, NON-RECORDING

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KINGSFORD AND THE TERMS AND CONDITIONS OF THE SUBDIVISION AND CONSENT TO THE SAME. I HAVE ALSO READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE SUBDIVISION AND CONSENT TO THE SAME.

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DATE: 05/23/23

WESTPARK - REPLAT LOT 6-R AND LOT 9

TOTAL ACRES	21.3	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
DWNER EAST AND KANSI: W&D GROUP, GP CIVIL DISTRICT SURVEYOR RICK A. DAVIES		CLOSURE ERROR 1/10000	7
SCALE 1" = 50'			

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0197

Brickyard 2023 Rezoning

Property Information			
Address	Brickyard Park Dr		
Tax Map, Group, Parcel	046P, F, a portion of parcels 9.50 and 10.50		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Industrial		
Acres	10.2 +/-		
Existing Use	Vacant land	Existing Zoning	M-2
Proposed Use	Residential and green space	Proposed Zoning	PD
Owner /Applicant Information			
Name: City of Kingsport & Kingsport Industrial Dev Bd		Intent: To rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green/open space uses.	
Address: 415 Broad St			
City: Kingsport			
State: TN	Zip Code: 37660		
Phone: (423)229-9368			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <p><i>The site for this proposed PD district will provide residential living convenient to downtown. The green space area is an ideal location for PD zone designated open space.</i></p> <p><i>The proposal supports future development of the Brickyard Park area.</i></p> <p>Staff Field Notes and General Comments:</p> <p><i>The rezoning site encompasses portions of the former General Shale Manufacturing site.</i></p> <p><i>The City is currently working with a developer on a PD development plan for the site.</i></p>			
Planner:	Ken Weems	Date:	June 1, 2023
Planning Commission Action		Meeting Date:	June 15, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Brickyard Park Dr
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	M-2
PROPOSED ZONING	PD
ACRES	10.2 +/-
EXISTING USE	vacant land
PROPOSED USE	residential and green space

INTENT

To rezone from M-2 (General Manufacturing District) to PD (Planned Development District) to accommodate future Brickyard area residential and green space uses.

Vicinity Map



Surrounding Zoning Map

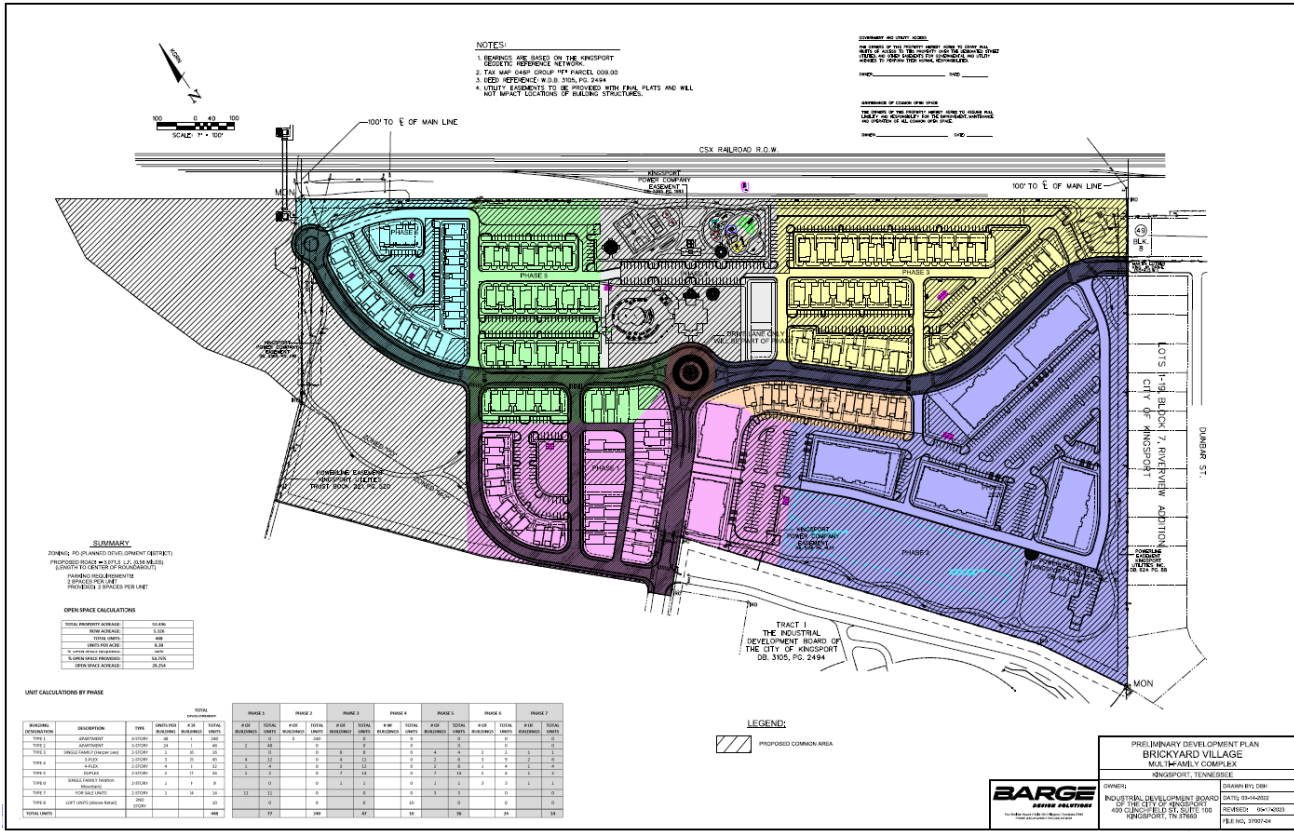


Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0197

Preliminary PD Plan (Also a Separate Item on the June Agenda)



Southern Portion of Rezoning Site as Viewed from the Entrance to the Ball Fields (Looking Across Brickyard Park Drive)



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 15, 2023

View from Middle of Future Brickyard Development Toward Southern Portion of Rezoning Site



View of Northern Rezoning Portion



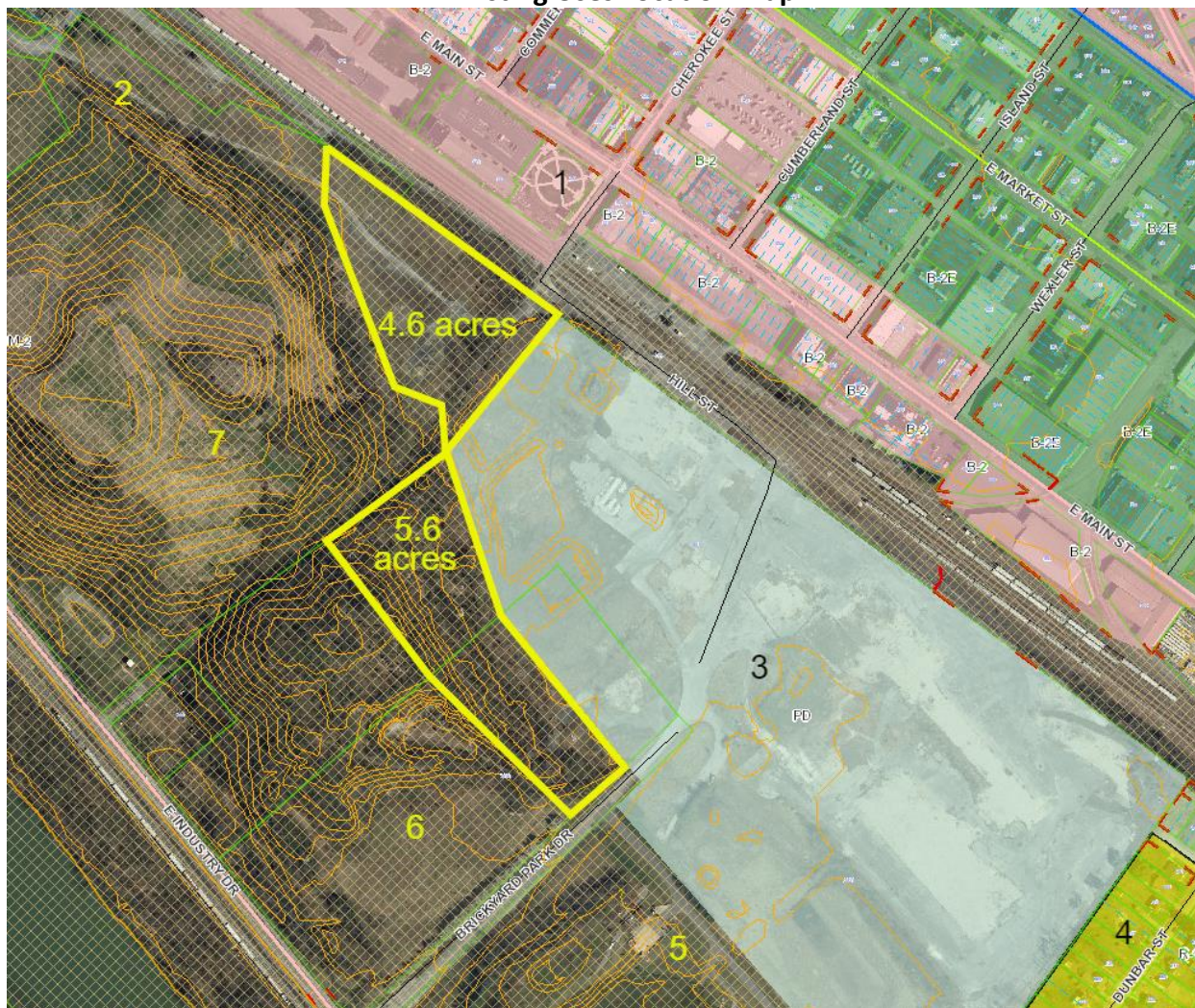
View from Northern Rezoning Portion Toward Northwest



View of Northern Rezoning Portion from Railroad Tracks along Cherokee St.



Existing Uses Location Map



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE23-0197**

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	<u>Zone: City B-2</u> Use: <u>Centennial Park</u>	n/a
Further North and Northwest	2	<u>Zone: City M-2</u> Use: <u>Cement Hill property</u>	n/a
East	3	<u>Zone: City PD</u> Use: <u>Future Brickyard Development</u>	Rezoned to PD from M-2 in 2020
Further East	4	<u>Zone: City R-1C</u> Use: Riverview residential	n/a
Southeast and South	5	<u>Zone: City M-2</u> Use: Brickyard Park	n/a
Further South	6	<u>Zone: City M-2</u> Use: Scott Adams Memorial Skate Park	n/a
West	7	<u>Zone: City M-2</u> Use: <u>Cement Hill property</u>	n/a

Standards of Review

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

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use that is compatible with both the adjacent single family housing in the Riverview Community, downtown, and surrounding Brickyard Park amenities.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal of residential use and green space will not create an adverse effect on adjacent or nearby property. Residential use is the preferred use identified by the Riverview Community during a recent meeting about the future of the rezoning site.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current industrial zone for the area is no longer economically reasonable due to the change in surrounding land uses.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0197

4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD zone does not conform to the future land use plan, which identifies industrial use for the area. The land use plan, however, did not take the expansion of Brickyard Park into consideration when it was produced.

Proposed use: single family and multifamily residential and green space

The Future Land Use Plan Map recommends industrial use.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property, considering the revitalization of the Riverview Community, the creation of Brickyard Park, and the City's acquisition of Cement Hill, provide supporting grounds for the rezoning.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are illogically drawn in relation to the existing conditions. This is due to the transition of the area from industrial use to residential, park, and green space use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PD zone expansion will contain the same use as the nearby existing Breckenridge Planned Development zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone the two separate areas from M-2 to PD. The proposed PD zone promotes the goal of developing the Brickyard Park area by implementing the proper zone for development of residential and green space uses on the site.

PROPERTY INFORMATION	Brickyard Village Preliminary PD
ADDRESS	Brickyard Park Drive
DISTRICT, LAND LOT OVERLAY DISTRICT	11th Civil District, TM 046P, Group F, Parcel 009.00 Not Applicable
EXISTING ZONING	PD & M-2
PROPOSED ZONING	PD
ACRES	+/-53.436
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Edens Investments, Inc.
ADDRESS: 112 E Main St. Durham, NC 27701

REPRESENTATIVE: Barge Design
PHONE: 423-723-8448

INTENT

The applicant is requesting Preliminary Planned Development plat approval for the Brickyard Village located off of E. Industry drive on Brickyard Park Drive.

The proposal consists of 448 new units located on +/-53.436 acres including a new roadway of 3,071.5 length in feet (0.58 miles).

The plan shows 25' periphery setback as well as the areas designated for open space. 29.254 acres is dedicated to open space resulting in a maximum allowance of 8 units per acre with 40% open space. This development is at 8.38 units per acre.

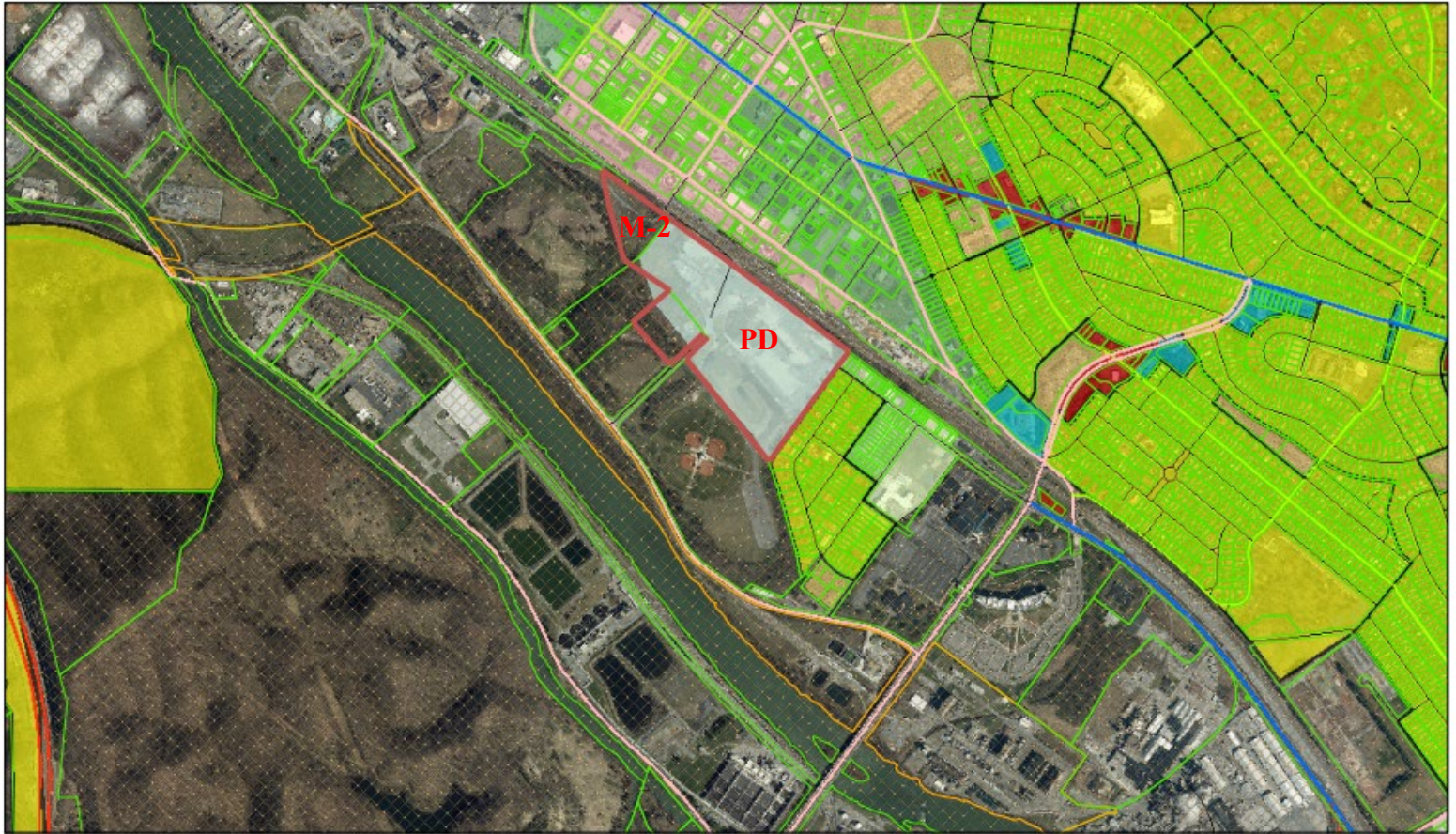
There will be two separate points of ingress/egress. One from Martin Luther King Jr. Drive and one from Brickyard Drive. Brickyard Village is proposed as a local street with one-way alleys, and private drives.

There is a requested variance for the inverted crown on the one-way alleyway and for the local street cross-sections. Staff recommends granting preliminary plat approval contingent upon the approval of the construction plans, upon a successful rezoning to PD, and the requested variances.

Site Map



Zoning

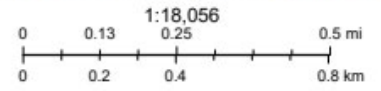


5/30/2023, 1:40:42 PM

Sullivan County Parcels Jan 2023

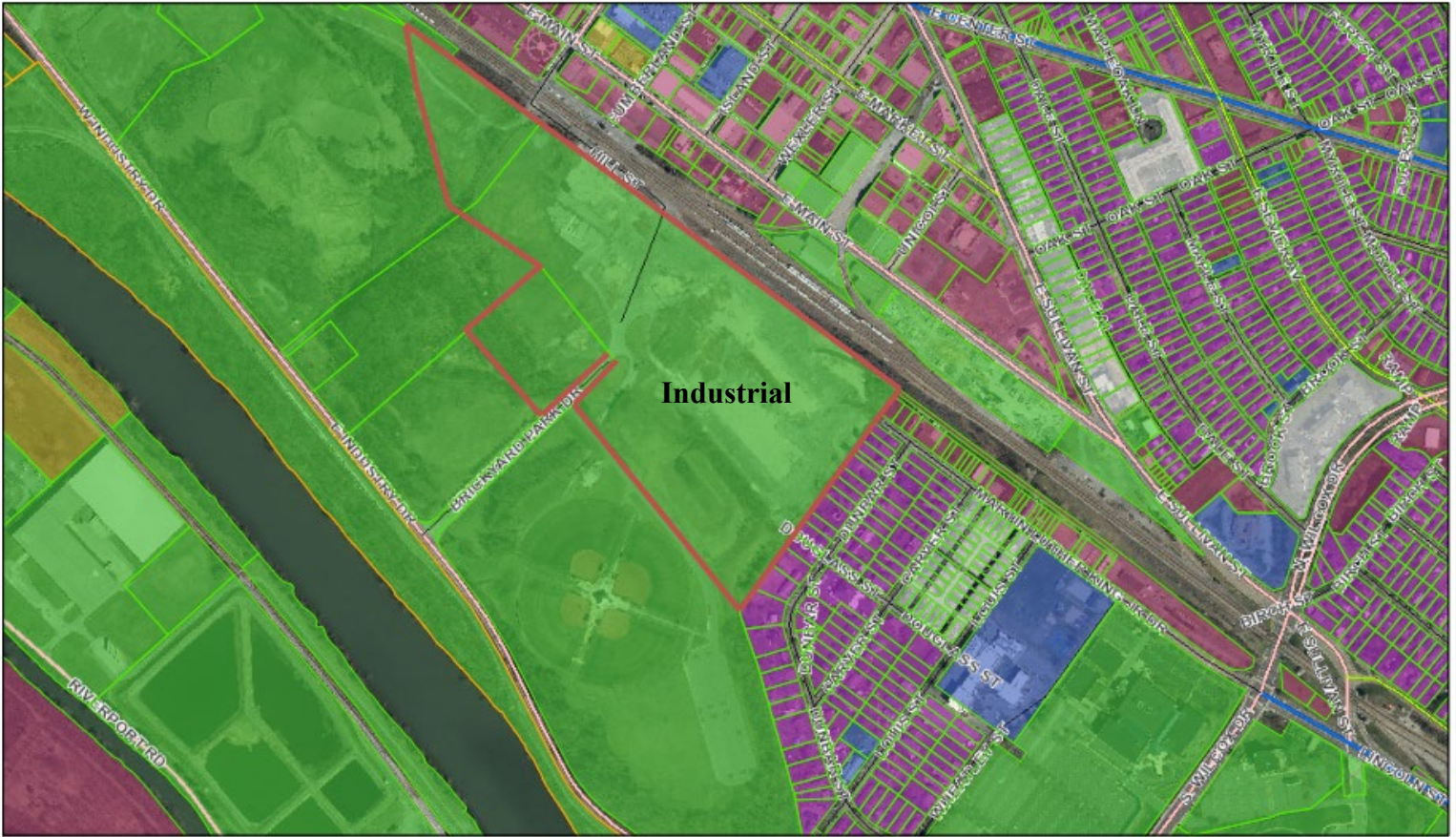
- Parcels
- Railroad_ROW
- City Zoning
- <Null>

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



Web AppBuilder for ArcGIS

FLU

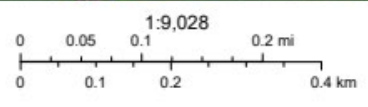


5/30/2023, 1:44:53 PM

Sullivan County Parcels Jan 2023
 Parcels
 Railroad_ROW
 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
 Private Street



Web AppBuilder for ArcGIS

Utilities



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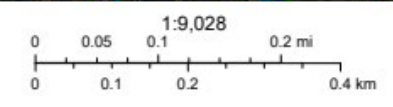
Sullivan County Parcels Jan 2023
 Parcels
 Railroad_ROW
 Sewer Mains

Water Lines
 Urban Growth Boundary
 Streets
 Interstate

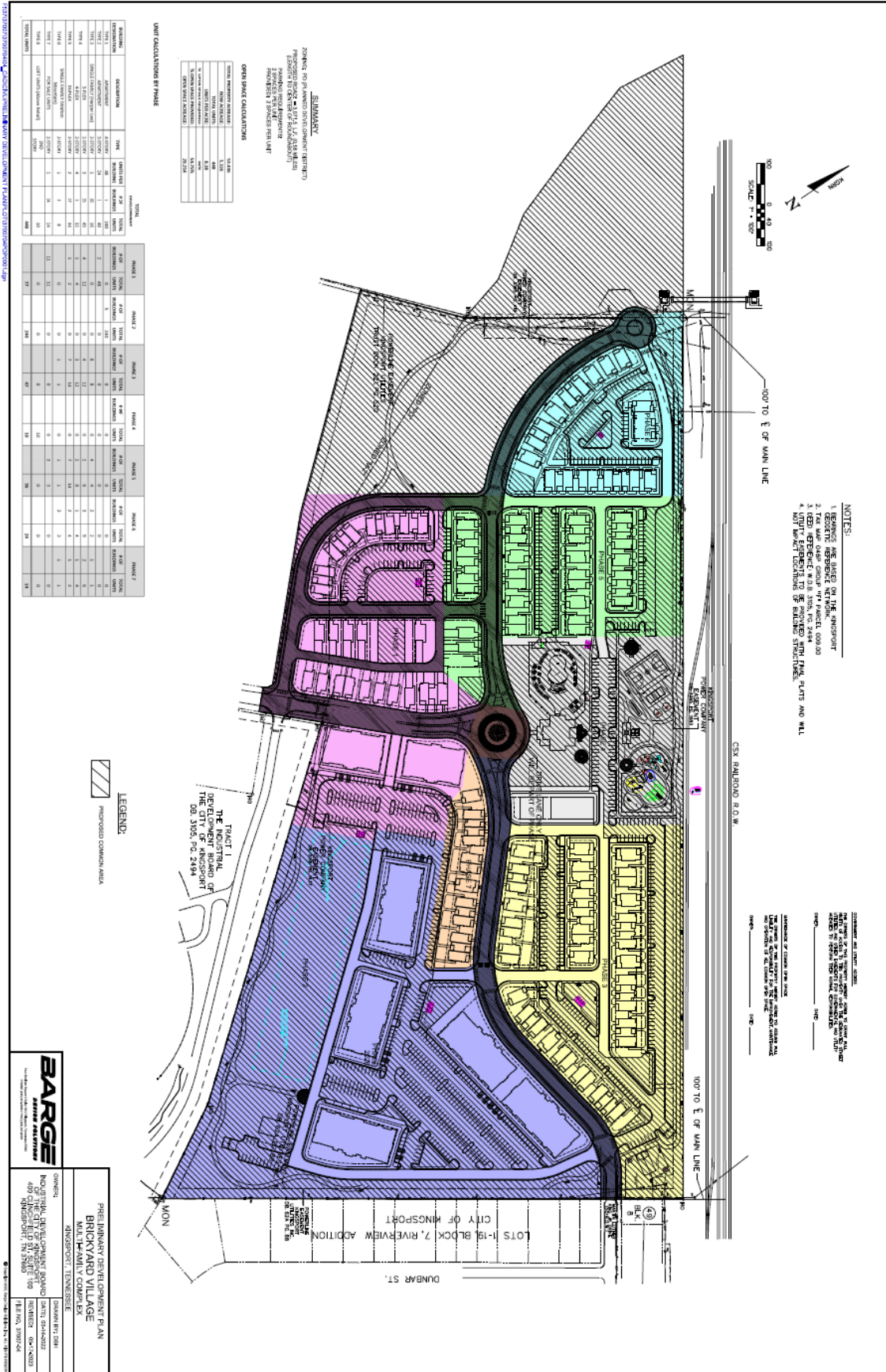
Expressway
 Major Arterial
 Minor Arterial
 Collector Street

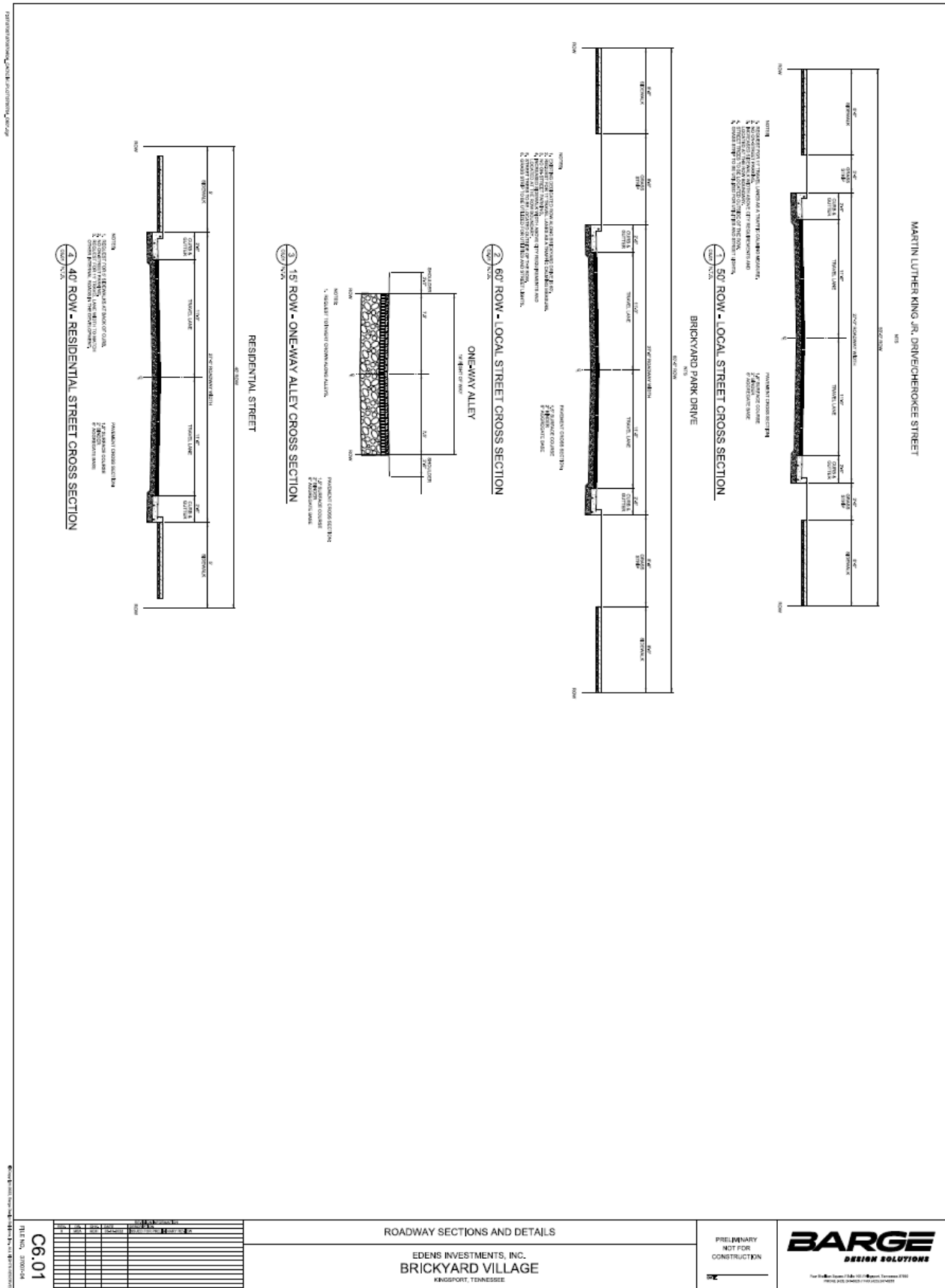
Local Street
 Private Street
 Ramp

2948821.tif
 Red: Band_1
 Green: Band_2
 Blue: Band_3



Web AppBuilder for ArcGIS





View from Martin Luther King Jr. Drive



Facing West



Facing North



Conclusion

Staff recommends granting preliminary PD plat approval for Brickyard Village contingent upon the approval of the construction plans, upon a successful rezoning to PD, and the requested variances.

Property Information	Surplus Request		
Address	2024 Brickyard Park Drive		
Tax Map, Group, Parcel	Tax Map 046P, Group F, Parcel 009.50		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Industrial		
Acres	+/- 4.495		
Applicant #1 Information		Intent	
Name: The Industrial Development Board of the City of Kingsport, TN		Intent: To declare Tax Map 046P Group F Parcel 9.50 as surplus property by the City of Kingsport.	
Address: 415 Broad Street		Under TCA 13-4-104, the Kingsport Regional Planning	
City: Kingsport		Commission is required to designate City owned	
State: TN		property as surplus before the City can dispose of the	
Zip Code: 37660		property.	
Phone Number: (423) 229-9319			
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends declaring 2024 Brickyard Park Drive as surplus:			
<ul style="list-style-type: none"> Request reviewed by all city departments 			
Staff Field Notes and General Comments:			
The City is requesting that the Planning Commission declare Tax Map 046P Group F Parcel 9.50 as surplus property. The requested area is located off Industry Drive on Brickyard Park Drive. All city departments and utility providers have reviewed the request and see no need to retain this property as city property.			
Staff recommends that the Planning Commission declare 2024 Brickyard Park Drive as surplus property due to the City seeing no future use for the property.			
Planner:	Garland	Date: 5/24/2023	
Planning Commission Action		Meeting Date:	June 15th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

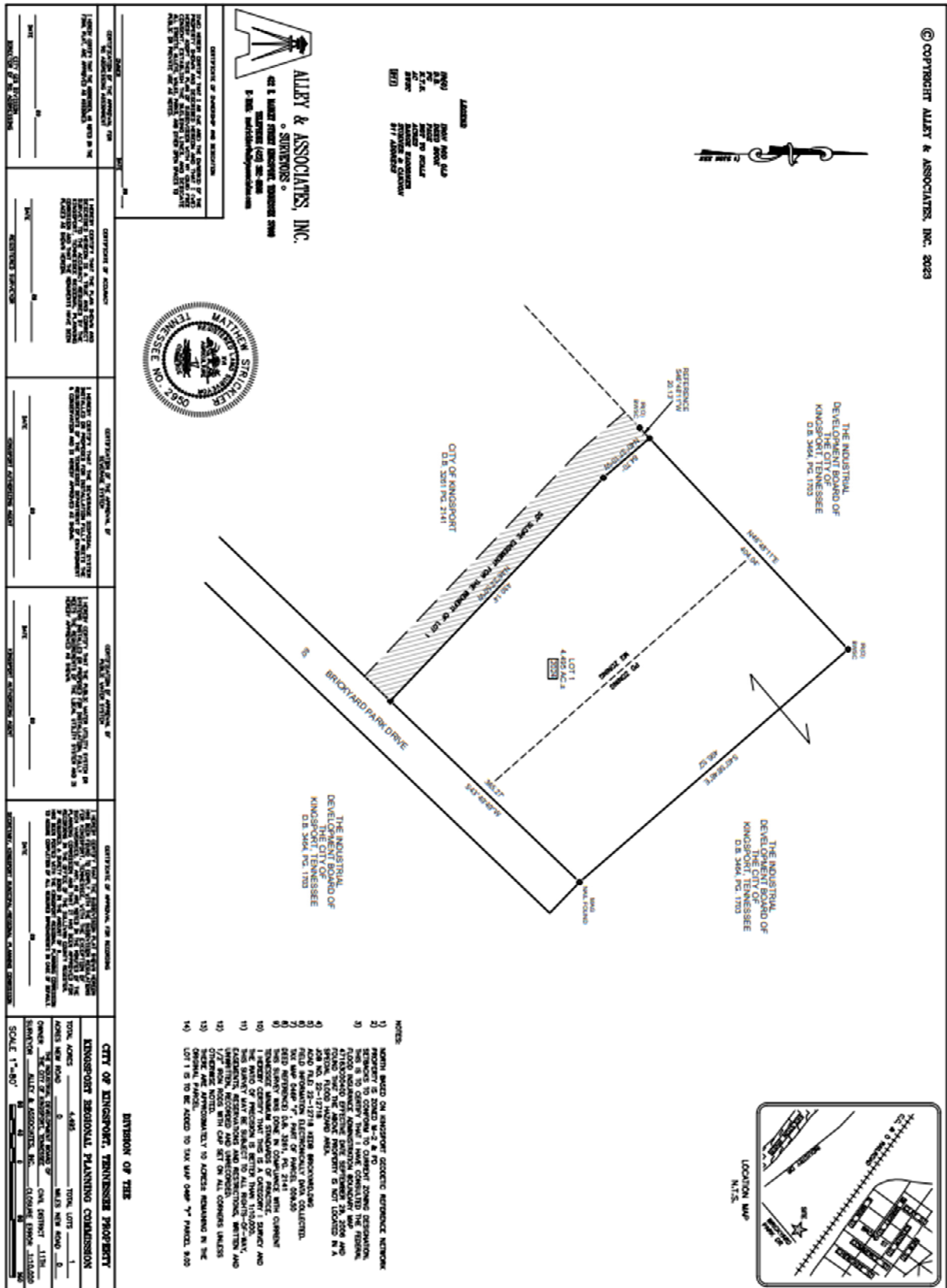
Surplus Request

ADDRESS	2024 Brickyard Park Drive
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 046P, Group F, Parcel 9.50
OVERLAY DISTRICT	N/A
CURRENT ZONING	M-2 and PD
PROPOSED ZONING	No Change
ACRES +/-	4.495
EXISTING USE	Vacant
PROPOSED USE	Residential

**PETITIONER 1: The Industrial Development Board of the City of Kingsport, TN
415 Broad St., Kingsport, TN 37660**

INTENT

To declare Tax Map 046P Group F Parcel 9.50 as surplus property by the City of Kingsport.



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 15th, 2023

LEGAL DESCRIPTION

BEGINNING AT A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD LOCATED ON THE NORTHWESTERLY SIDELINE OF BRICKYARD PARK DRIVE AND A CORNER TO THE CITY OF KINGSPORT (DEED BOOK 3261, PAGE 2141). THENCE LEAVING SAID SIDELINE AND ALONG THE CITY OF KINGSPORT NORTH 46° 22' 50 WEST, A DISTANCE OF 430.14 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP AND NORTH 40° 37' 10" WEST, A DISTANCE OF 84.70 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD LOCATED IN THE LINE OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG SAME NORTH 46° 48' 11" EAST, A DISTANCE OF 404.04 FEET TO AN IRON ROD (OLD) WITH BWSC CAP AND SOUTH 40° 58' 46" EAST, A DISTANCE OF 495.52 FEET TO A MAG NAIL (OLD), SAID NAIL LOCATED AT THE NORTHWESTERLY TERMINUS OF BRICKYARD PARK DRIVE. THENCE ALONG THE NORTHWESTERLY SIDELINE SOUTH 43° 49' 49" WEST, A DISTANCE OF 365.27 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.495 ACRES, MORE OR LESS AND IS KNOWN AS LOT 1, DIVISION OF CITY OF KINGSPORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58 AT PAGE 597.

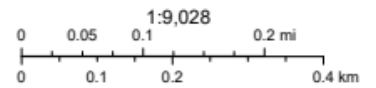


Site Map



5/30/2023, 1:56:53 PM

- | | | | |
|----------------------------------|----------------|------------------|---------------|
| Sullivan County Parcels Jan 2023 | Streets | Minor Arterial | Ramp |
| Parcels | Interstate | Collector Street | 2948821.tif |
| Railroad_ROW | Expressway | Local Street | Red: Band_1 |
| Urban Growth Boundary | Major Arterial | Private Street | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning

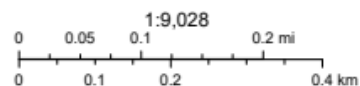


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Sullivan County Parcels Jan 2023

Parcels
Railroad_ROW
City Zoning
<Null>

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



Web AppBuilder for ArcGIS

Future Land Use



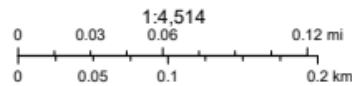
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Sullivan County Parcels Jan 2023

- Parcels
- Railroad_ROW
- Kpt 911 Address

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

- Streets
- Urban Growth Boundary
 - Major Arterial
 - Interstate
 - Expressway
 - Minor Arterial
 - Collector Street
 - Local Street



Web AppBuilder for ArcGIS

Utilities



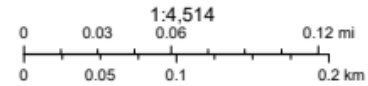
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Sullivan County Parcels Jan 2023
 Parcels
 Railroad_ROW
 Kpt 911 Address

Sewer Mains
 Water Lines
 Urban Growth Boundary

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

Ramp
 2948821.tif
 Red: Band_1
 Green: Band_2



Web AppBuilder for ArcGIS



RECOMMENDATION:

Staff recommends that the Planning Commission declare 2024 Brickyard Park as surplus property.

Property Information	Surplus Request		
Address	400 Hill Street (Brickyard Lot 2)		
Tax Map, Group, Parcel	Tax Map 046P, Group F, Parcel 010.50		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Industrial		
Acres	+/- 4.613		
Applicant #1 Information		Intent	
Name: The Industrial Development Board of the City of Kingsport, TN		Intent: <i>To declare Tax Map 046P Group F Parcel 10.50 as surplus property by the City of Kingsport.</i>	
Address: 415 Broad Street		Under TCA 13-4-104, the Kingsport Regional Planning	
City: Kingsport		Commission is required to designate City owned	
State: TN		property as surplus before the City can dispose of the	
Zip Code: 37660		property.	
Phone Number: (423) 229-9319			
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends declaring 400 Hill Street as surplus:			
<ul style="list-style-type: none"> Request reviewed by all city departments 			
Staff Field Notes and General Comments:			
<p>The City is requesting that the Planning Commission declare Tax Map 046P Group F Parcel 10.50 as surplus property. The requested area is located off of Hill Street. All city departments and utility providers have reviewed the request and see no need to retain this property as city property.</p> <p>Staff recommends that the Planning Commission declare 400 Hill Street as surplus property due to the City seeing no future use for the property.</p>			
Planner:	Garland	Date: 5/25/2023	
Planning Commission Action		Meeting Date:	June 15th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

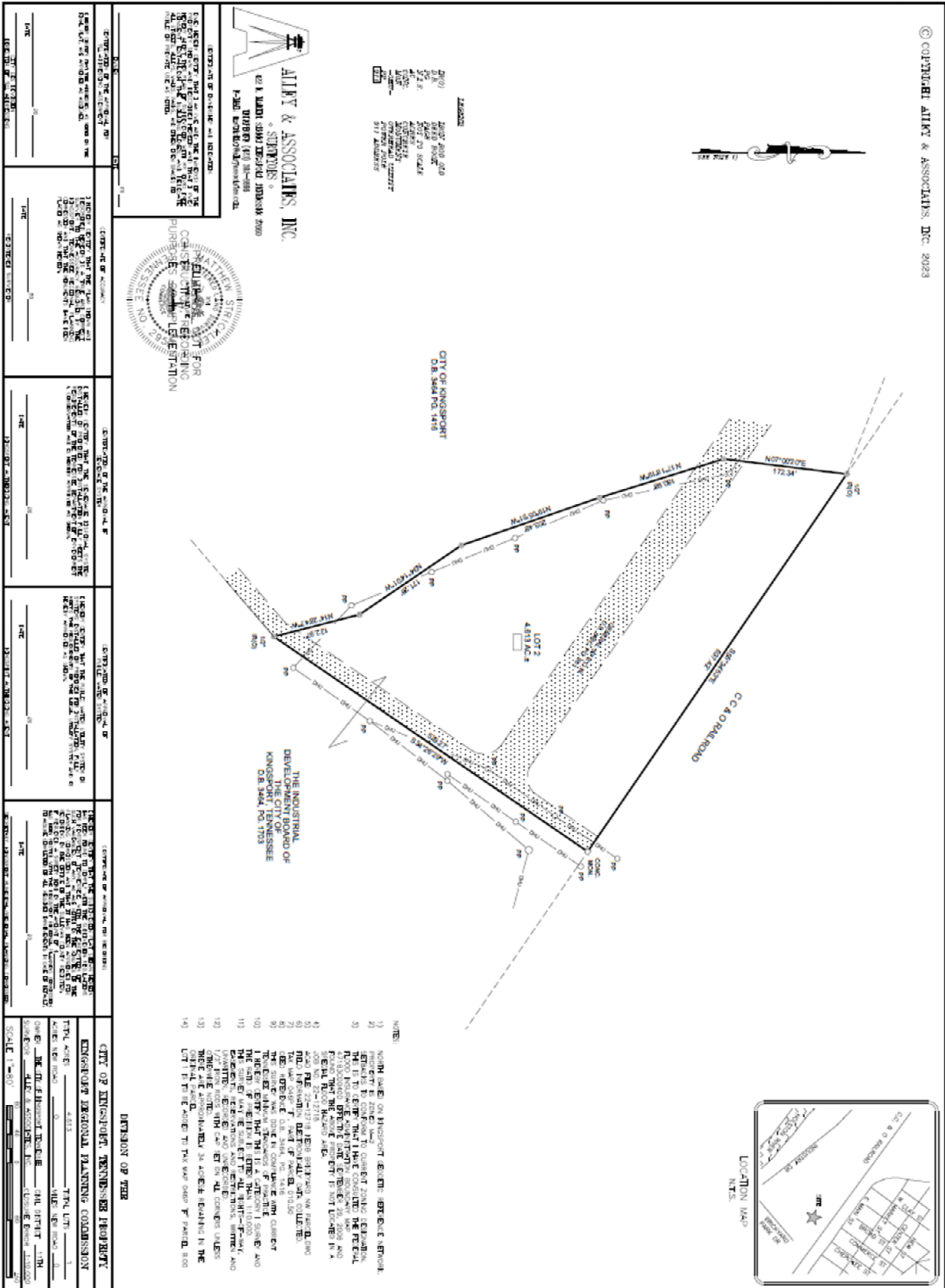
Surplus Request

ADDRESS	400 Hill Street
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 046P, Group F, Parcel 10.50
OVERLAY DISTRICT	N/A
CURRENT ZONING	M-2
PROPOSED ZONING	No Change
ACRES +/-	4.613
EXISTING USE	Vacant
PROPOSED USE	Residential

**PETITIONER 1: The Industrial Development Board of the City of Kingsport, TN
415 Broad St., Kingsport, TN 37660**

INTENT

To declare Tax Map 046P Group F Parcel 10.50 as surplus property by the City of Kingsport.



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 15th, 2023

LEGAL DESCRIPTION

BEGINNING AT A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY FOR THE C C & O RAILROAD, SAID MONUMENT A CORNER TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSFORT, TENNESSEE (DEED BOOK 3464, PAGE 1703). THENCE ALONG SAME SOUTH 34° 26' 29" WEST, A DISTANCE OF 529.27 FEET TO A ½" IRON ROD (OLD), SAID ROD IN THE LINE OF CITY OF KINGSFORT (DEED BOOK 3464, PAGE 1416). THENCE THROUGH THE CITY OF KINGSFORT PROPERTY NORTH 14° 28' 47" WEST, A DISTANCE OF 122.97 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 34° 14' 01" WEST, A DISTANCE OF 171.28 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 19° 05' 51" WEST, A DISTANCE OF 203.48 FEET TO A IRON ROD (NEW) WITH A&A CAP; NORTH 17° 18' 19" WEST, A DISTANCE OF 180.98 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; AND NORTH 07° 00' 20" EAST, A DISTANCE OF 172.34 FEET TO A ½" IRON ROD (OLD), SAID ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY OF THE C C & O RAILROAD. THENCE ALONG SAME SOUTH 55° 34' 53" EAST, A DISTANCE OF 637.42 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.613 ACRES, MORE OR LESS AND IS KNOWN AS LOT 2, DIVISION OF THE CITY OF KINGSFORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58 AT PAGE 593.



Site Map



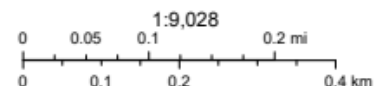
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Sullivan County Parcels Jan 2023

- Parcels
- Railroad_ROW
- Sewer Mains

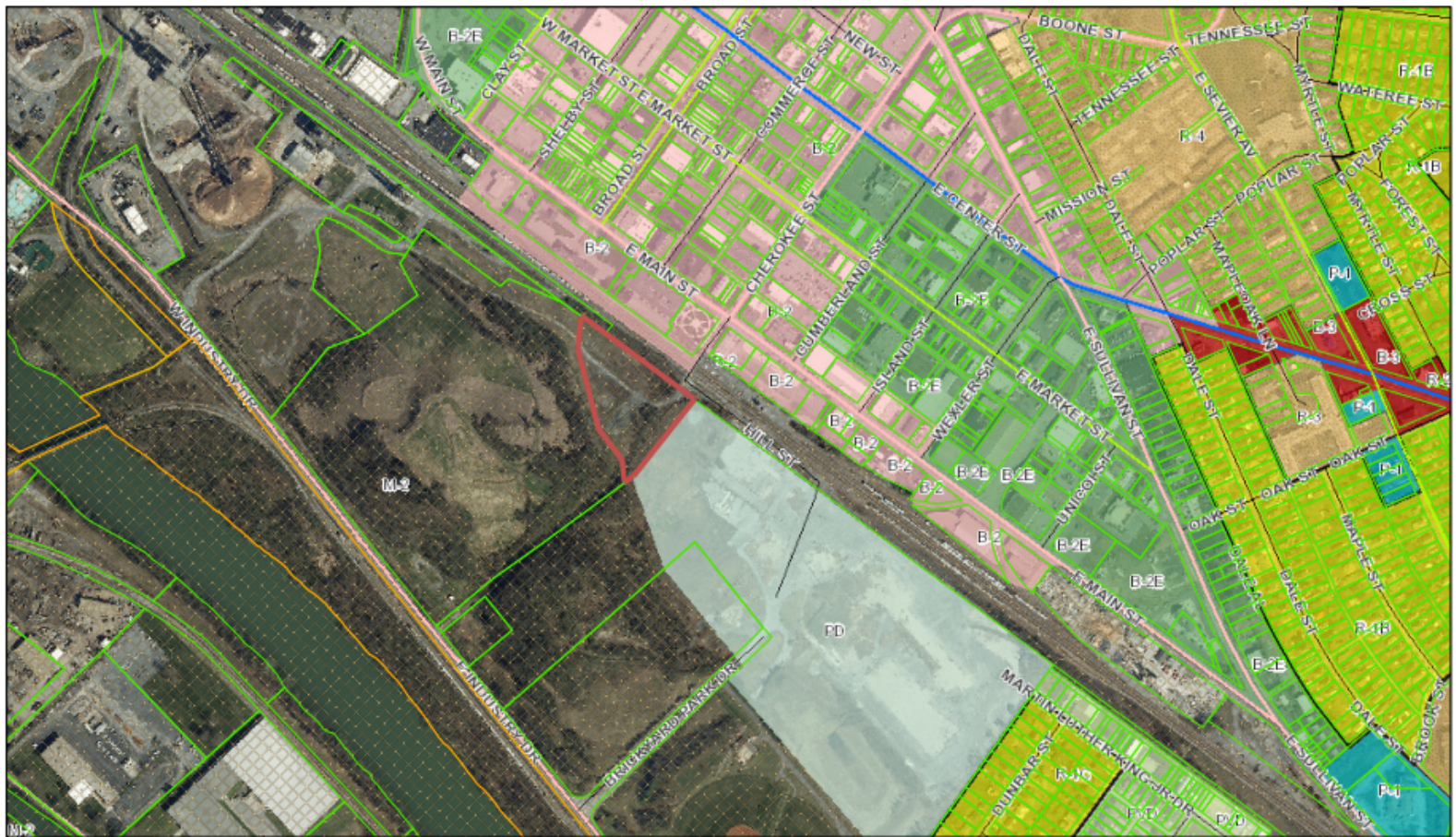
- Water Lines
- Urban Growth Boundary
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp

- 2948821.tif
- Red: Band_1
- Green: Band_2
- Blue: Band_3



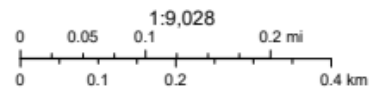
Web AppBuilder for ArcGIS

Zoning



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Parcels	R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1
Railroad_ROW	GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A
City Zoning	B-2E	B-1	B-4	GC	MX	PBD*	PUD	R-1B
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Web AppBuilder for ArcGIS

FLU



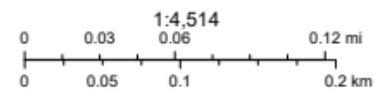
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Sullivan County Parcels Jan 2023

- Parcels
- Railroad_ROW
- Kpt 911 Address

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

- Streets
- Urban Growth Boundary
 - Interstate
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Collector Street
 - Local Street



Web AppBuilder for ArcGIS

Utilities



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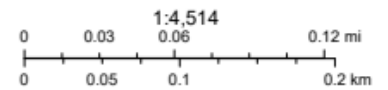
Sullivan County Parcels Jan 2023

- Parcels
- Railroad_ROW
- Kpt 911 Address

- Sewer Mains
- Water Lines
- Urban Growth Boundary

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

- Ramp
- 2948821.tif
- Red: Band_1
- Green: Band_2



Web AppBuilder for ArcGIS



RECOMMENDATION:

Staff recommends that the Planning Commission declare 400 Hill Street as surplus property.

Property Information		Polo Fields Phase 2 – Section A	
Address		Downing Place	
Tax Map, Group, Parcel		TM 91E, Group A, Parcel 005.00	
Civil District		13 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 2.52	
Major or Minor / #lots		Major - 15	Concept Plan
Two-lot sub			Prelim/Final Final
Owner /Applicant Information		Surveyor Information	
Name: Jack McMurray Address: P.O. Box 5536 City: Kingsport State: TN Zip Code: 37663 Email: N/A Phone Number: 423-967-5510		Name: Miller Land Surveying Address: 116 Robindale Court City: Kingsport State: TN Zip Code: 37663 Email: jeff@millersurveys.com Phone Number: 423-552-5300	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends final plat approval for the following reasons: <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations <p>A request for final division of lots 1-16 for property zoned Planned Development inside the City Limits has been received. The property is located off of Downing Place.</p> <p>The submitted plat divides the 2.52+/- acres into sixteen lots. This is phase two section A of the Polo Fields. All lots are zoned PD. Polo Fields final development plan was recorded in 2009, Polo Fields Phase 1 lots 1-8 was recorded in 2012, Polo Fields Phase 3 was recorded in 2012, and Polo Fields Phase 2 units 30-47 was recorded in 2009. There is +/-10.296 acres of open space noted on Phase three. A sidewalk/pedestrian mobility path is also noted on the phase one recorded plat. All lots meet the minimum requirements of the Subdivision Regulations as well as the City Zoning Codes.</p> <p>Staff recommends final plat approval of the Polo Fields Phase two based upon conformance to the Minimum Subdivision Regulations and the PD District standards.</p>			
Planner:	Garland	Date: 5/25/2023	
		Meeting Date:	June 15th, 2023

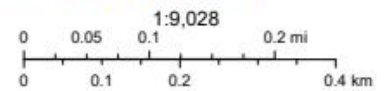
Site Map



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Sullivan County Parcels Jan 2023

- | | | | | |
|-----------------------|----------------|------------------|----------------|---------------|
| Parcels | Interstate | Collector Street | Minor Arterial | Ramp |
| Urban Growth Boundary | Expressway | Local Street | Private Street | Red: Band_1 |
| | Major Arterial | | | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning

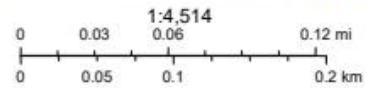


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Sullivan County Parcels Jan 2023

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

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



Web AppBuilder for ArcGIS

Future Land Use



5/31/2023, 8:59:57 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

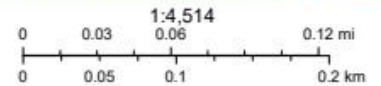
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



Web AppBuilder for ArcGIS

Utilities



5/31/2023, 9:02:54 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Water Lines

Sewer Mains

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

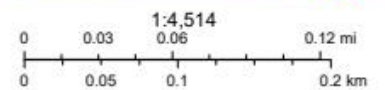
Ramp

2948821.tif

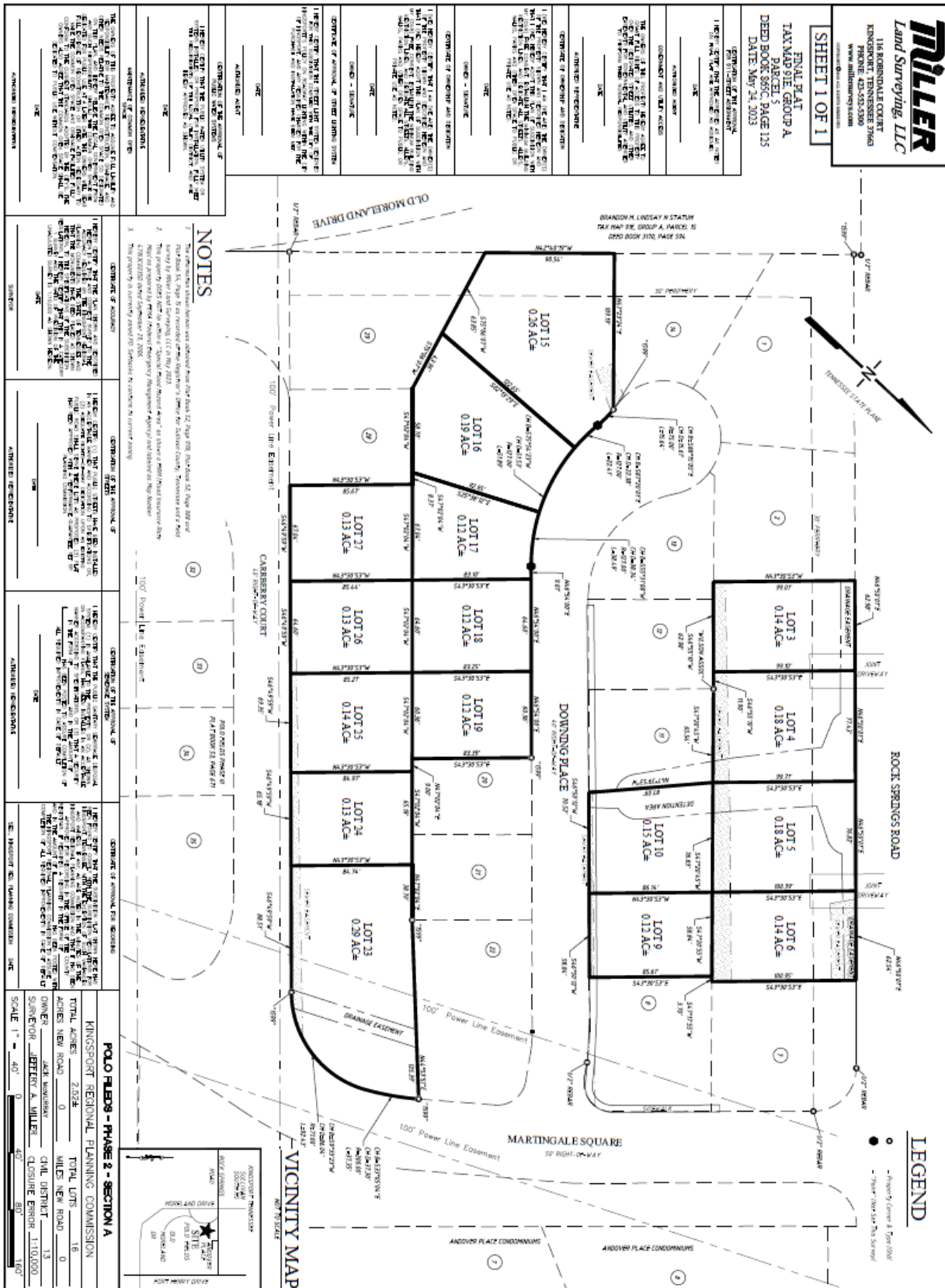
Red: Band_1

Green: Band_2

Blue: Band_3



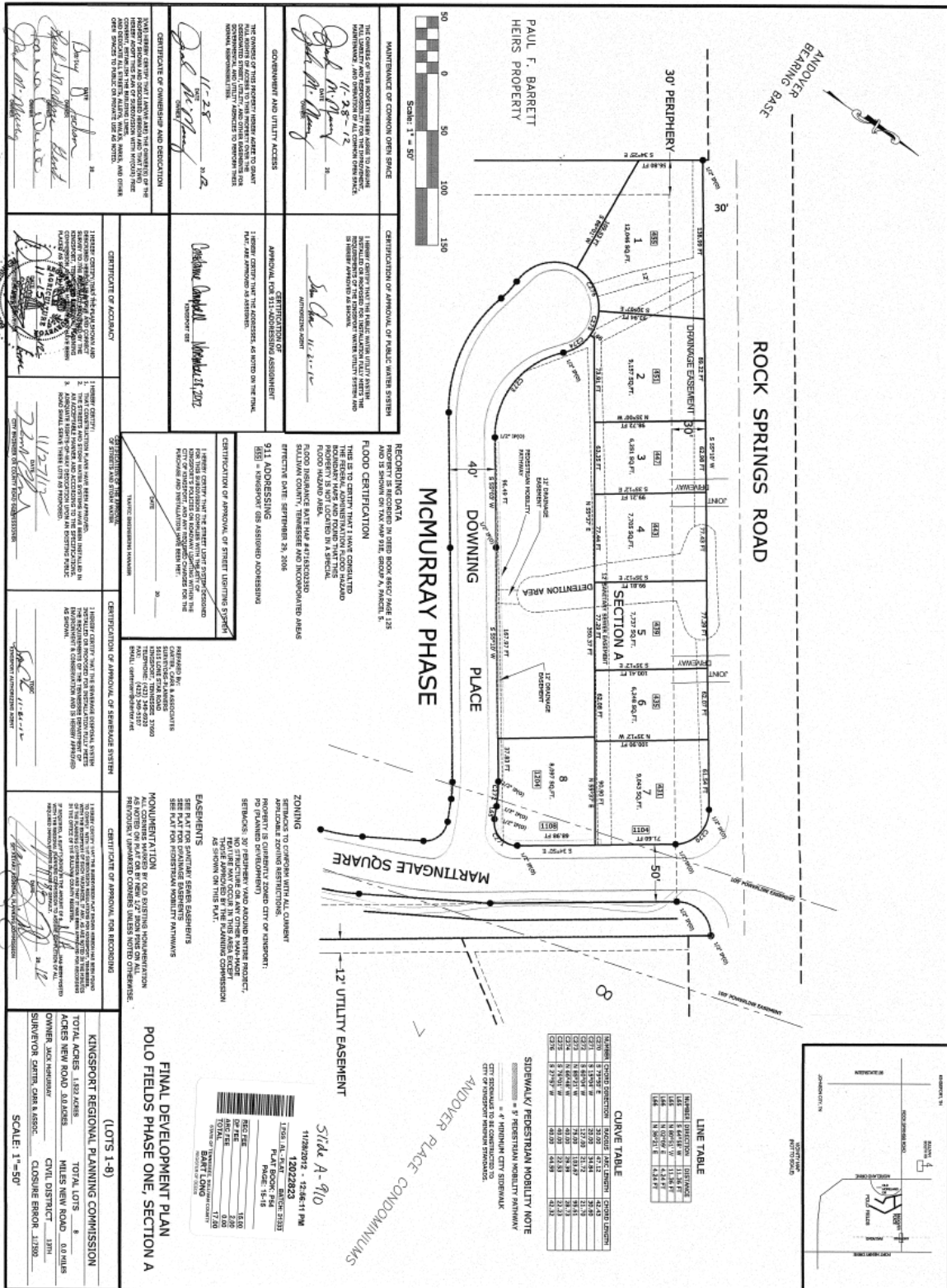
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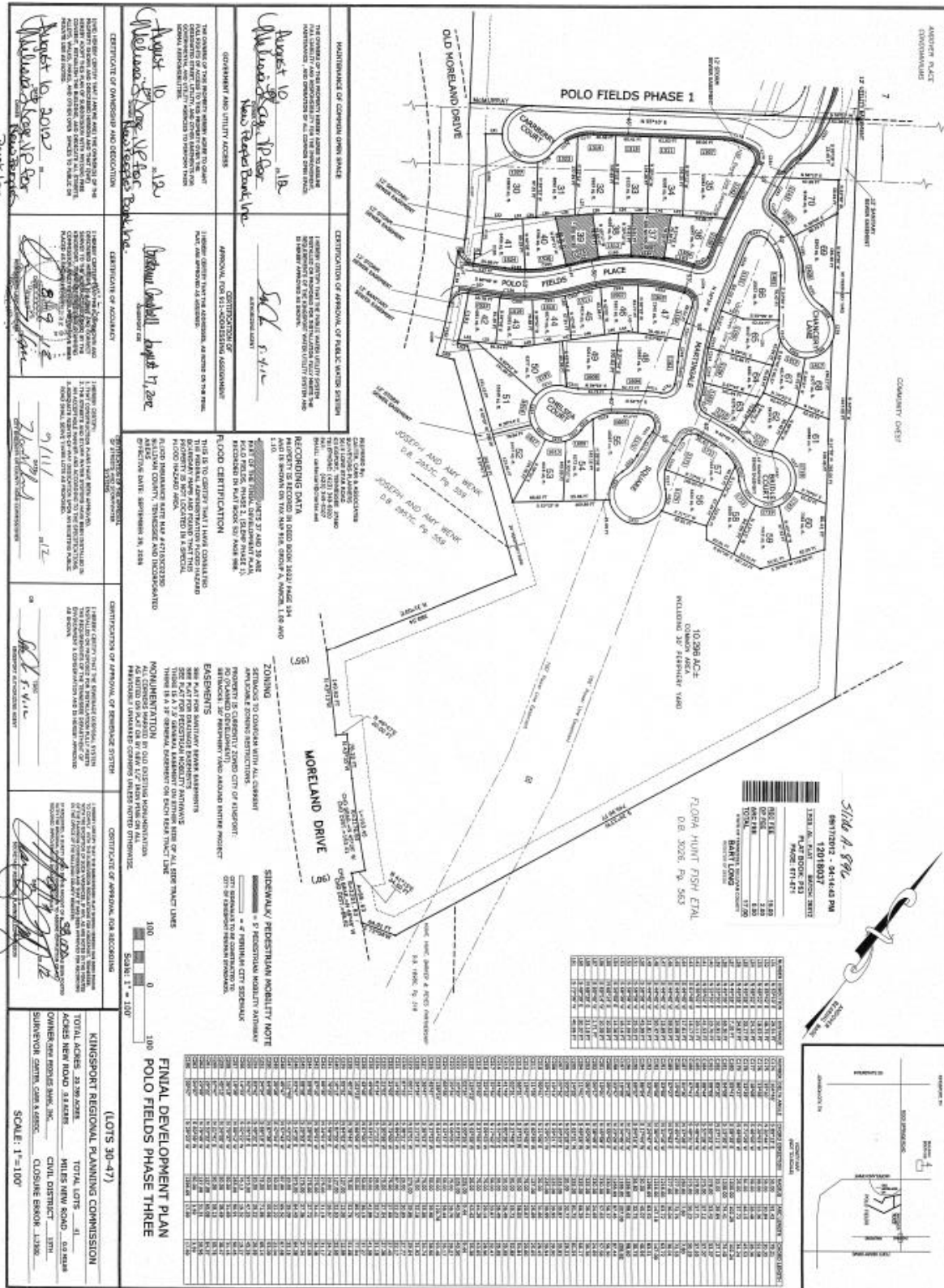
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Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 15th, 2023

Final Development Plan lots 1-8; 2012

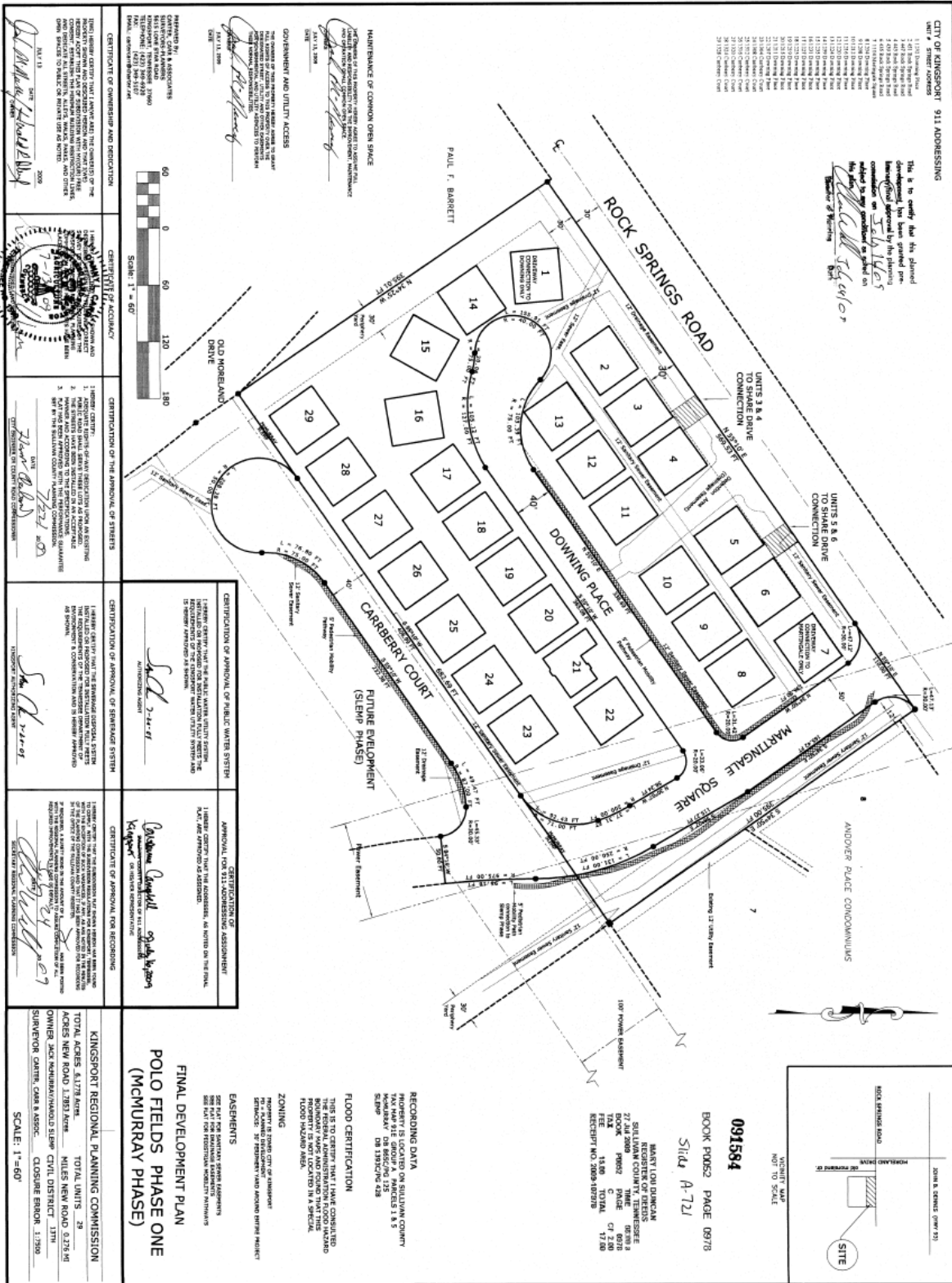


Polo Fields Phase 3; 2012



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on June 15th, 2023

Polo Fields Phase 1; 2009



Polo Fields Ph 2 units 30-47; 2009

CITY OF KINGSPORT 911 ADDRESSING
UNIT # STREET ADDRESS

This is to certify that the plat development has been granted preliminary approval by the City of Kingsport and is subject to any conditions set forth on this plan.

MAINTENANCE OF COMMON OPEN SPACE
The City of Kingsport shall be responsible for the maintenance of the common open space located within the subdivision. The City shall be responsible for the maintenance of the common open space located within the subdivision. The City shall be responsible for the maintenance of the common open space located within the subdivision.

GOVERNMENT AND UTILITY ACCESS
The City of Kingsport shall be responsible for the maintenance of the common open space located within the subdivision. The City shall be responsible for the maintenance of the common open space located within the subdivision. The City shall be responsible for the maintenance of the common open space located within the subdivision.

CERTIFICATE OF OWNERSHIP AND OBLIGATION
I, the undersigned, do hereby certify that the subdivision shown on this plat is in accordance with the provisions of the Subdivision Control Act, Chapter 129, R.S., and the provisions of the Kingsport City Code, Chapter 12, and the provisions of the Kingsport City Code, Chapter 13.

CERTIFICATE OF APPROVAL OF STREETS
I, the undersigned, do hereby certify that the streets shown on this plat are in accordance with the provisions of the Subdivision Control Act, Chapter 129, R.S., and the provisions of the Kingsport City Code, Chapter 12, and the provisions of the Kingsport City Code, Chapter 13.

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
I, the undersigned, do hereby certify that the public water system shown on this plat is in accordance with the provisions of the Subdivision Control Act, Chapter 129, R.S., and the provisions of the Kingsport City Code, Chapter 12, and the provisions of the Kingsport City Code, Chapter 13.

CERTIFICATE OF APPROVAL FOR RECORDING
I, the undersigned, do hereby certify that the subdivision shown on this plat is in accordance with the provisions of the Subdivision Control Act, Chapter 129, R.S., and the provisions of the Kingsport City Code, Chapter 12, and the provisions of the Kingsport City Code, Chapter 13.

RECORDING DATA
PROPERTY IS LOCATED ON SULLIVAN COUNTY TAX MAP BY GROUP A, PARCELS 1 & 5
SUBDIVISION NO. 13920/9148
FEE \$1.00 TOTAL \$17.00
RECIPIENT NO. 2009-08029

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL AGENCY FROM FLOOD HAZARD INFORMATION AND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ZONING
PROPERTY IS ZONED CITY OF KINGSPORT R-1, COUNCIL PRESENTATION NO. 13920/9148 AND SHOULD BEHAVE ACCORDING TO THE ZONING ORDINANCE.

EASEMENTS
SEE PLAN FOR EASEMENT BOUNDARIES
THE CITY OF KINGSPORT IS THE GRANTEE OF THE EASEMENTS SHOWN ON THIS PLAN FOR THE RECORDATION HOUSING PLAN.

FINAL DEVELOPMENT PLAN
POLO FIELDS PHASE TWO
(SLEMP PHASE ONE)

(UNITS 30-47)
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES 2.534 ACRES
TOTAL UNITS 18
ACRES NEW ROAD 1.316 ACRES
MILES NEW ROAD 5.181 MILES
OWNER JAMES EARL SLEMP
CIVIL DISTRICT 13TH
SILVERTON DAMER, CARL & ASSOC. CLOSURE ERROR 11/23/09
SCALE: 1" = 60'

092544
BOOK P0652 PAGE 0088
Slemp #723
MARTY LOUI DUNCAN
SULLIVAN COUNTY, TENNESSEE
NO. AUG 2009 TIME 03:20 P
TAX PARCELS C OF 2.00
FEE \$1.00 TOTAL \$17.00
RECIPIENT NO. 2009-08029

NOT PART OF SLEMP PHASE ONE
CHANCERY LANE
MARTINGALE SQUARE
POLO FIELDS PHASE ONE

NOTE
1. RECORDATION HOUSING PLAN
2. RECORDATION HOUSING PLAN
3. RECORDATION HOUSING PLAN
4. RECORDATION HOUSING PLAN
5. RECORDATION HOUSING PLAN
6. RECORDATION HOUSING PLAN
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8. RECORDATION HOUSING PLAN
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10. RECORDATION HOUSING PLAN
11. RECORDATION HOUSING PLAN
12. RECORDATION HOUSING PLAN
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47. RECORDATION HOUSING PLAN

Downing St. facing Rock Springs Road



Facing Cranberry Court





Conclusion

Staff recommends final plat approval of the Polo Fields Phase 2 based upon conformance to the Minimum Subdivision Regulations and the PD District Standards.

Property Information		Janet Sullivan- Davis	
Address		452 Island Road	
Tax Map, Group, Parcel		TM 048 Parcels 080.00	
Civil District		7 th Civil District	
Overlay District		N/A	
Land Use Designation		Single Family Residential	
Acres		+/- 3.02	
Major or Minor / #lots		Minor – 2	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Janet Sullivan-Davis Address: 452 Island Road City: Kingsport State: TN Zip Code: 37664 Email: Phone Number: N/A		Name: Larry Culbertson Address: P.O. box 190 City: Nickelsville State: VA Zip Code: 24271 Email: Cubsurvey4u@gmail.com Phone Number: 276-479-3093	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends final plat approval for the following reasons:</p> <ul style="list-style-type: none"> • Plat meets the minimum subdivision regulations <p>A request for final subdivision of lot 1 & 2 for property located inside the City’s Urban Growth Boundary has been received. The property is located off of Island Road.</p> <p>The submitted plat divides the 3.02+/- acre tract. Lot 1 will be +/-1.27 acres. Lot 2 will be +/- 1.75 acres. These parcels are zoned R-1 in Sullivan County. The owner is requesting a road frontage variance to section 3.1 of the Subdivision Regulations. This section states that the physical surroundings or condition of the property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience. The road frontage is currently 26.17’ feet. The owner rejects to give the additional 23.83’ feet because that would cut through the parking pad, retention wall, and across field lines.</p> <p><u>Staff recommends final plat approval of the division of the Janet-Sullivan Davis property along with the requested variance.</u></p>			
Planner:		Garland	Date: 5/22/2023
		Meeting Date:	June 15th, 2023

452 Island Road
Kingsport, TN 37664
May 15, 2023

Kingsport Board of Zoning & Appeals
Kingsport City Hall
415 Broad Street
Kingsport, TN 37660

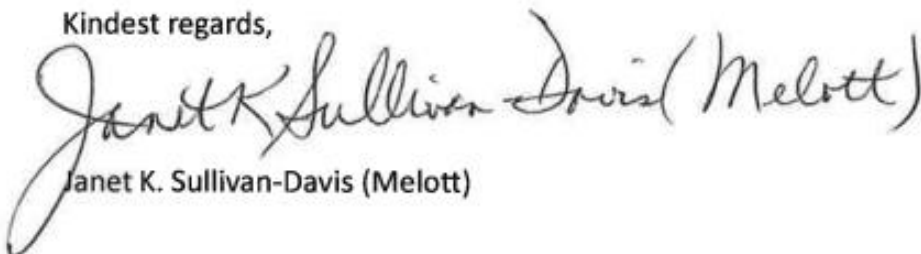
To Whom It May Concern,

My name is Janet Sullivan-Davis and I live at 452 Island Road, Kingsport, TN 37664. Culbertson Surveying submitted a request to the County to subdivide a portion of my property which was fully approved and would enable my sister and brother-in-law to build a small home. After being approved, it was realized that the property falls under the planning and zoning jurisdiction of the City rather than the County.

The City requires 50 feet of road frontage instead of 25 feet of road frontage that is required by the County. However, this requirement causes significant hardship. Specifically, this amount of footage from the road back to the property would cut through my parking pad, retention wall, and across field lines. I am therefore humbly requesting a variance to allow a 25-foot road frontage which will mitigate the issue. The 25-foot road frontage will still provide adequate access to Island Road and the driveway will remain contained within the 25-foot strip.

If you have any questions, or need any further information, please feel free to contact me at 407-489-3353.

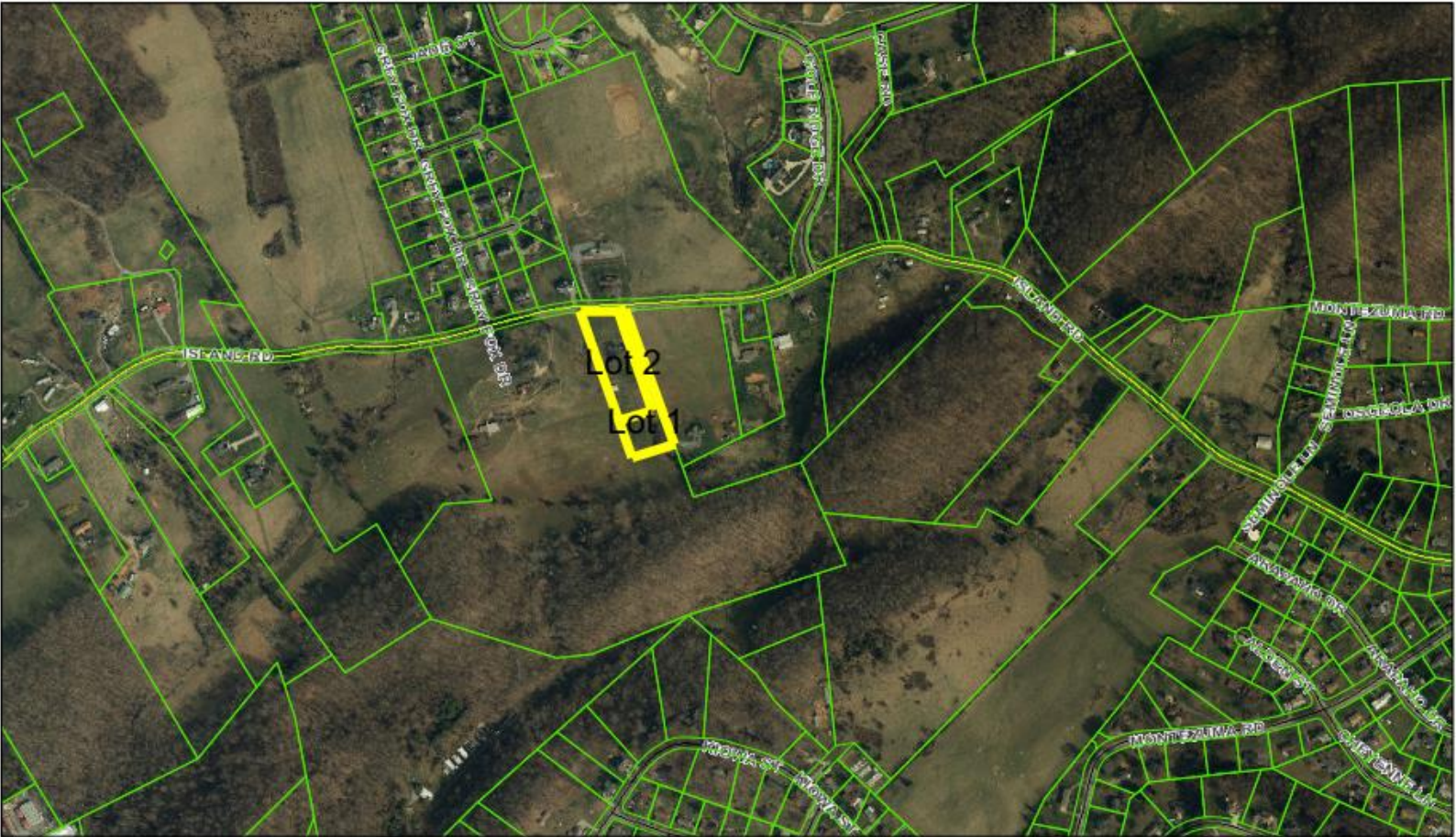
Kindest regards,



Janet K. Sullivan-Davis (Melott)

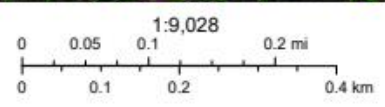
cc: Culbertson Surveying

Site Map



5/22/2023, 2:55:28 PM

- Sullivan County Parcels Jan 2023 Streets 2948821.tif
- Parcels
 - Urban Growth Boundary
 - Interstate
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
 - Ramp
 - Red: Band_1
 - Green: Band_2



Web AppBuilder for ArcGIS

R-1 Sullivan County Zone



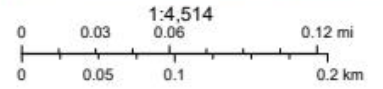
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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sull Co Zoning
- A-1

- A-2
- B-4
- PBD/SC
- R-1
- R-3A
- AR
- M-1
- PMD-1
- R-2
- R-3B
- B-1
- M-2
- PMD-2
- R-2A
- Split
- B-3
- PBD-3
- PUD
- R-3
- Urban Growth Boundary

- Streets
- Interstate
- Expressway
- Major Arterial



Web AppBuilder for ArcGIS

Future Land Use



5/22/2023, 3:09:33 PM

Sullivan County Parcels Jan 2023

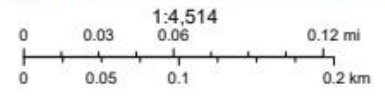
Parcels
Kpt 911 Address

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
Private Street



Web AppBuilder for ArcGIS

Utilities



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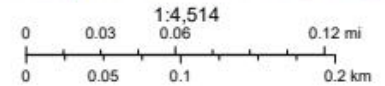
Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

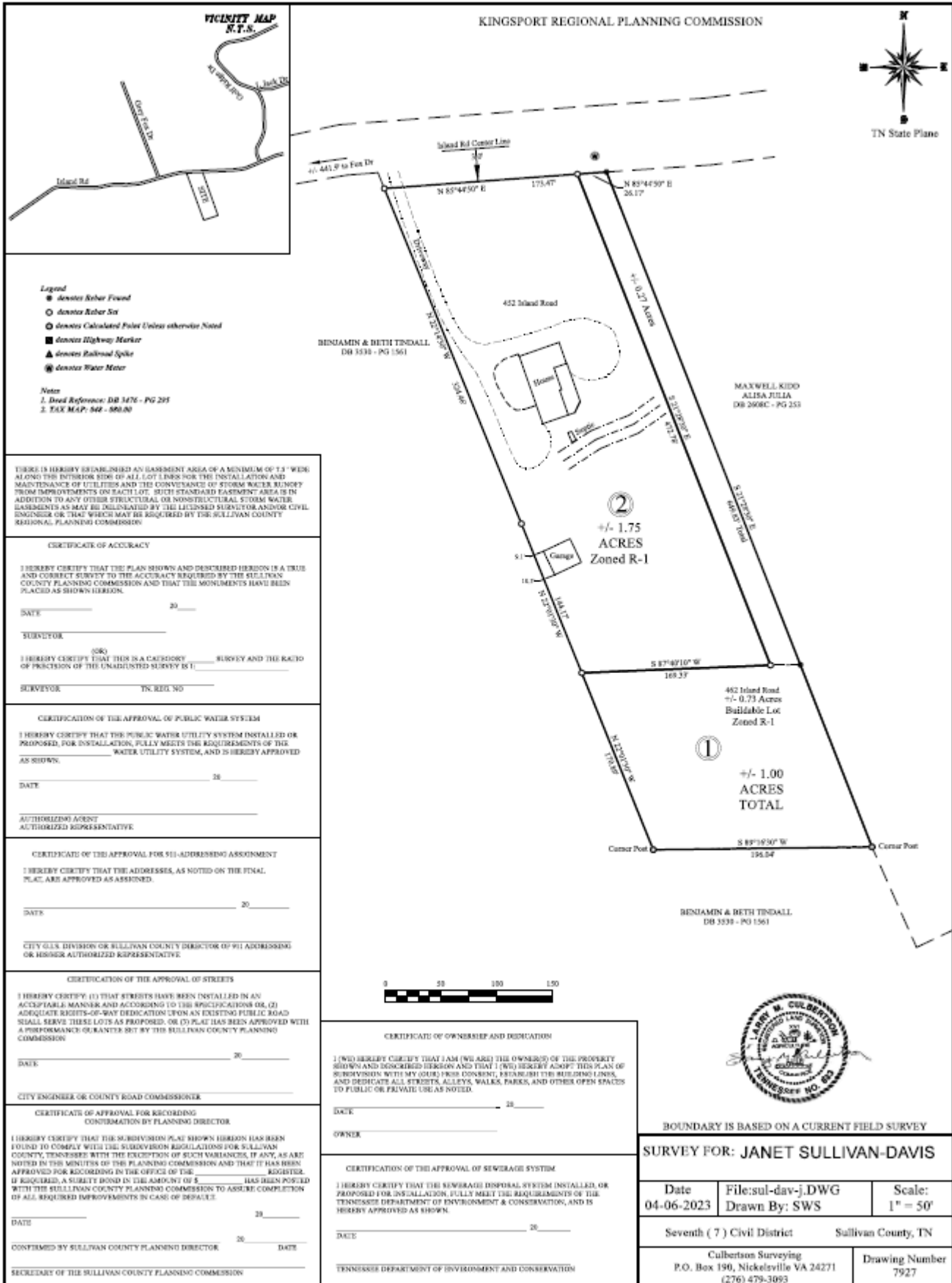
- Water Lines
- Urban Growth Boundary
- Interstate

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

- 2948821.tif
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Web AppBuilder for ArcGIS







CONCLUSION

Staff recommends final plat approval of the division of lot 1 & 2 of the Janet Sullivan-Davis property along with the road frontage variance.

Property Information	Surplus Request		
Address	1180 Riverbend Drive		
Tax Map, Group, Parcel	Tax Map 077H, Group C, Parcel 002.50		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Planned Development District		
Acres	+/- 3.865		
Applicant #1 Information		Intent	
Name: City of Kingsport		Intent: To declare Tax Map 077J Group C Parcel 2.50 as surplus property by the City of Kingsport. Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
Address: 415 Broad Street			
City: Kingsport			
State: TN	Zip Code: 37660		
Phone Number: (423) 229-9485			
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends declaring 1180 Riverbend Road as surplus: <ul style="list-style-type: none"> Request reviewed by all city departments 			
Staff Field Notes and General Comments:			
The City is requesting that the Planning Commission declare Tax Map 077J Group C Parcel 2.50 as surplus property. The requested area is located off Fort Henry Drive on Riverbend Road. All city departments and utility providers have reviewed the request and see no need to retain this property as city property. Staff recommends that the Planning Commission declare 1180 Riverbend Road as surplus property due to the City seeing no future use for the property.			
Planner:	Garland	Date: 5/22/2023	
Planning Commission Action		Meeting Date:	June 15th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Surplus Request

ADDRESS	1180 Riverbend Road
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 077H Group C, Parcel 2.50
OVERLAY DISTRICT	N/A
CURRENT ZONING	PD – Planned Development
PROPOSED ZONING	No Change
ACRES +/-	3.865
EXISTING USE	Vacant
PROPOSED USE	Residential

PETITIONER 1: City of Kingsport
415 Broad St., Kingsport, TN 37660

INTENT

To declare Tax Map 077H Group C Parcel 2.50 as surplus property by the City of Kingsport.

LEGAL DESCRIPTION

BEGINNING AT A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD LOCATED ON THE SOUTHERLY SIDELINE OF A CUL-DE-SAC FOR RIVERBEND DRIVE AND A CORNER TO LOT 8 RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE 154). THENCE LEAVING SAID SIDELINE AND ALONG LOT 8 SOUTH 60° 08' 41" WEST, A DISTANCE OF 83.66 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP AND SOUTH 28° 59' 38" WEST. A DISTANCE OF 521.05 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD A CORNER TO TRACT B, RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE, 49). THENCE THROUGH TRACT B NORTH 61° 48' 55" WEST, A DISTANCE OF 161.73 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 07° 42' 39" WEST, A DISTANCE OF 194.11 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 20° 26' 23" EAST, A DISTANCE OF 164.82 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 56° 56' 26" EAST, A DISTANCE OF 282.20 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 44° 04' 55" EAST, A DISTANCE OF 194.98 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; AND SOUTH 55° 23' 13" EAST, A DISTANCE OF 121.99 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD LOCATED ON THE WESTERLY SIDELINE OF RIVERBEND DRIVE. THENCE ALONG SAID SIDELINE BY A CURVE TO THE RIGHT HAVING A RADIUS 64.00 FEET AN ARC LENGTH 44.98 FEET AND A CHORD SOUTH 34° 59' 44" WEST, A DISTANCE OF 44.06 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD THE PRC TO A CUL-DE-SAC. THENCE ALONG SAID CUL-DE-SAC WITH A CURVE TO THE LEFT HAVING A RADIUS 75.50 FEET AN ARC LENGTH 130.65 FEET AND A CHORD SOUTH 05° 33' 18" WEST, A DISTANCE OF 114.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 3.865 ACRES, MORE OR LESS AND IS KNOWN AS LOT B – 1, RESUBDIVISION OF TRACT B, RIVERBEND DEVELOPMENT, CITY OF KINGSFORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58, AT PAGE 517.

Site Map

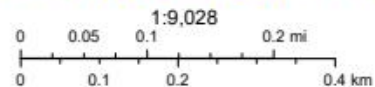


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Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary

- | | | |
|----------------|------------------|---------------|
| Streets | Minor Arterial | Ramp |
| Interstate | Collector Street | 2948821.tif |
| Expressway | Local Street | Red: Band_1 |
| Major Arterial | Private Street | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning



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Sullivan County Parcels Jan 2023

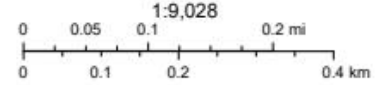
Parcels

City Zoning

<Null>

T/A/C

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



Web AppBuilder for ArcGIS

Future Land Use



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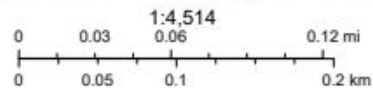
Sullivan County Parcels Jan 2023

- 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
 - Private Street



Web AppBuilder for ArcGIS

Utilities



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Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

Sewer Mains

Water Lines

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

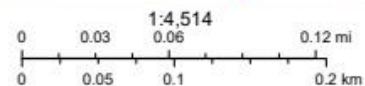
Ramp

2948821.tif

Red: Band_1

Green: Band_2

Blue: Band_3



Web AppBuilder for ArcGIS





RECOMMENDATION:

Staff recommends that the Planning Commission declare 1180 Riverbend Road as surplus property.

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 back to 15 foot buffer strip width to accommodate mature tree width and align with neighboring communities codes.

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

The City of Kingsport has a detailed Landscape and Land Use Buffers ordinance found in [Article VII](#) of the Municipal City Code which addresses landscape requirements, landscape materials, installation and maintenance.

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: [Cherith Young](#); [Heather Cook](#); [Ross Peters](#); [Steve Blankenship](#); [Weems, Ken](#); [Garland, Savannah](#); [McMurray, Jessica](#)
Cc: [Luke Meade](#)
Subject: ZTA for county - Buffer Code
Date: Friday, May 19, 2023 3:14:27 PM
Attachments: [ZTA Buffer Code.pdf](#)
[Appendix G - TN Native Trees and Planting Guidelines.pdf](#)

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

Happy Friday all,

Can you please add this minor ZTA on your next available Planning Commission agenda. Luke has researched a lot on this and had included a new Appendix to our Zoning Resolution to help property owners select the appropriate tree for satisfying buffering requirements and landscaping.

I will be on vacation next week. If you have any questions, please contact Luke. He was my lead on this.

Thank you all so 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

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: May 16, 2023

Article Reference (Pg #):

8-107.1

Existing Zoning Resolution Text:

see attached

Proposed Zoning Resolution Text Amendment:

see highlighted words

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

amend back to 15-foot buffer width to accommodate mature tree width and align with neighboring communities codes

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	<u>March 21, 2023</u>	<u>yes</u>	<u>review</u>
2 nd Review by SCRPC	<u>May 16, 2023</u>	<u>yes</u>	<u>8 yes / 1 abst</u>
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			



8-107 Buffering and Landscaping Requirements for all Commercial and Manufacturing Districts - Buffering and/or landscaping standards shall be required in order to visibly screen incompatible land uses from one another and to assist in the controls of stormwater run-off. The following minimum standards shall be required for all proposed commercial and manufacturing developments, as well as, any non-residential facility and multi-family housing complexes as stated in ARTICLE III:

8-107.1 Buffering Strip - A minimum of a fifteen (15) an-eight (8) foot reserved portion of a parcel perimeter, which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces for the purpose of buffering one land use from another, possibly incompatible land uses. Such strip shall be planted with year-round evergreen trees and shrubs a minimum of four (4) feet in height (when planted) on ten (10) feet staggered centers to achieve a natural and full buffer depending on tree species. Total overall height of at least one (1) row of plantings shall be a minimum of eight (8) feet upon mature growth. Such buffer shall be maintained and free of debris with other specifications as may be required by the Planning Commission or Building Commissioner to ensure proper screening between properties, wherever required. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified so as to preserve the established trees. Furthermore, the selection of trees may be specified by the Building Commissioner or Planning Commission due to existing overhead utility lines, which may interfere with the mature height of such selected tree specification. Where appropriate a solid (opaque) wood, masonry and/or solid PVC fence, a minimum of six (6) feet in height, may be constructed in lieu of or part of a planned buffer strip. All buffer strips and/or fencing shall be maintained for the life of the use and/or improvements (amended August 15, 2005). Refer to Appendix G for the list of approved Tennessee Native Trees and list of prohibited invasive species.

8-107.2 Vegetative Reserve Green Strip A minimum of a ten (10) foot vegetative reserve green strip shall be maintained on all road frontages in order to control vehicular access, sight visibility and to assist in the stormwater run-off from the parking lot and other impervious surfaces. Such reserve strip shall be free from all structures and parking. Such reserve strip may be planted with any type of shrubs and/or grasses that, at mature growth, do not exceed three (3) feet in height, so as to not interfere with vehicular sight visibility. Such requirement may be waived for all new developments within the B-2 district should alternative access controls and stormwater designs be implemented.

G. NEW BUSINESS: - Sub Regs.

G1. SEPTIC CERTIFICATION FOR EXISTING SYSTEMS WITH NO TDEC RECORD

LOT ***** is improved with a structure utilizing an existing septic system. No evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division of Groundwater Protection of the Tennessee Department of Environment and Conservation. The Sullivan County Regional Planning Commission makes no certification or guarantee to the viability of the septic system. Any purchase of this lot should verify to their satisfaction the viability of sewage disposal for the property prior to purchase.

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify that Lot ***** contains a separate properly functioning septic system and that the septic tank, field lines, and duplication area with each system are located entirely within each lot.

DATE:

OWNER SIGNATURE:

PRINT NAME:

APPENDIX G

TENNESSEE NATIVE TREES & PLANTING GUIDELINES

Sections

F-101 Statement of Purpose

F-102 Buffering and Landscaping Requirements for all Commercial and Manufacturing Districts

F-103 Native Tree Recommendations

F-101 Statement of Purpose - Appendix G serves the purpose of providing updated regulations for buffering strips and suggesting native trees suitable for planting in local yards. To reduce the risks of damage to sidewalks and infrastructure, the updated regulations encourage planting of native trees with deep root systems that can anchor themselves. To further enhance the ecological and aesthetic benefits of the urban forest, the updated buffering strip regulations also aim to provide more privacy and natural separation between neighboring properties of different zonings and land uses. Native trees recommended in Appendix G were selected based on their adaptability to local conditions and their ability to support local wildlife and ecosystem services. By promoting the planting of these trees, shall result in a healthier and more resilient urban forest that provides numerous benefits to community health and well-being, such as shade, air and water purification, and greater aesthetic value. Included are clear guidelines and resources to help property owners and local authorities transition to more sustainable, resilient, and native landscaping practices.

F-102 Buffering and Landscaping Requirements for all Commercial and Manufacturing Districts

(See Zoning Article 8-107.1 and 8-107.2)

F-103 Tennessee Native Tree Recommendations In order to ensure biogeographical synchronization, and ensure previous minimums are met, the following species of trees are recommended:

F-103.1 Evergreen trees that are suitable for planting in buffer strips:

Eastern Hemlock (Tsuga Canadensis)

Average Height: 40-70 feet

Maximum Height: 100 feet

Average Width: 25-35 feet

Maximum Width: 40 feet

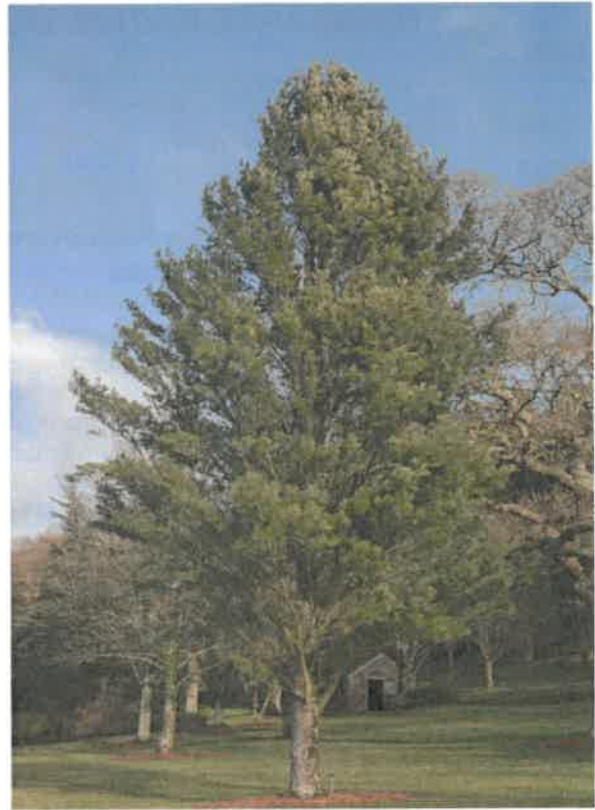
Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 3 feet



White Pine (*Pinus Strobus*)

Average Height: 50-80 feet
Maximum Height: 150 feet
Average Width: 20-40 feet
Maximum Width: 50 feet
Average Trunk Diameter: 2-3 feet
Maximum Trunk Diameter: 5 feet



Red Cedar (*Juniperus Virginiana*)

Average Height: 20-40 feet
Maximum Height: 90 feet
Average Width: 8-20 feet
Maximum Width: 30 feet
Average Trunk Diameter: 1-2 feet
Maximum Trunk Diameter: 4 feet



American Holly (Ilex Opaca)

Average Height: 15-30 feet

Maximum Height: 50 feet

Average Width: 10-15 feet

Maximum Width: 25 feet

Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 3 feet

***Fraser Fir (Abies Fraseri)***

Average Height: 30-50 feet

Maximum Height: 80 feet

Average Width: 15-25 feet

Maximum Width: 40 feet

Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 4 feet



F-103.2 Native Tree Recommendations

Native Trees without invasive tendencies:

- American Holly (*Ilex opaca*)
- Black Gum (*Nyssa sylvatica*)
- Eastern Hemlock (*Tsuga canadensis*)
- Flowering Dogwood (*Cornus florida*)
 - Red Oak (*Quercus rubra*)
 - Redbud (*Cercis canadensis*)
- Sugar Maple (*Acer saccharum*)
- Sweetgum (*Liquidambar styraciflua*)
- Tulip Poplar (*Liriodendron tulipifera*)
 - White Oak (*Quercus alba*)
 - White Pine (*Pinus strobus*)
- Yellow Birch (*Betula alleghaniensis*)

Native trees to Northeast Tennessee with shallow root systems:

- Black Gum (*Nyssa sylvatica*)
- Flowering Dogwood (*Cornus florida*)
 - Redbud (*Cercis canadensis*)
- Tulip Poplar (*Liriodendron tulipifera*)
- Yellow Birch (*Betula alleghaniensis*)

Native trees to Northeast Tennessee that might not be suitable for yards under 1 acre:

- Black Gum (*Nyssa sylvatica*)
- Eastern Hemlock (*Tsuga canadensis*)
 - Red Oak (*Quercus rubra*)
- Sweetgum (*Liquidambar styraciflua*)
 - White Oak (*Quercus alba*)
 - White Pine (*Pinus strobus*)

Native trees to Northeast Tennessee that are well-suited for rocky or clay soil:

- American Sycamore (*Platanus occidentalis*)
- Bald Cypress (*Taxodium distichum*)
 - Black Cherry (*Prunus serotina*)
 - Black Walnut (*Juglans nigra*)
- Eastern Red Cedar (*Juniperus virginiana*)
 - Eastern White Pine (*Pinus strobus*)
 - Northern Red Oak (*Quercus rubra*)
 - Redbud (*Cercis canadensis*)
 - Sourwood (*Oxydendrum arboreum*)
 - Tulip Poplar (*Liriodendron tulipifera*)
 - White Oak (*Quercus alba*)

Source Materials

1. "Abies fraseri." Missouri Botanical Garden, www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=b409.
2. "Eastern Hemlock." The Morton Arboretum, mortonarb.org/plant-and-animal-collections/tree-plant-descriptions/eastern-hemlock.
3. "Ilex opaca." Missouri Botanical Garden, www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=b611.
4. "Juniperus virginiana." University of Tennessee Department of Forestry, Wildlife and Fisheries, fwf.tennessee.edu/wp-content/uploads/2017/03/juniperus-virginiana.pdf.
5. "Native Trees of Tennessee." Tennessee Department of Agriculture, www.tn.gov/agriculture/forests/forestry-promotion/natural-heritage-program/native-trees-of-tennessee.html.
6. "Pinus strobus." USDA Forest Service, www.fs.fed.us/database/feis/plants/tree/pinstro/all.html.
7. "Red Cedar." USDA Forest Service, www.fs.fed.us/database/feis/plants/tree/junvir/all.html.
8. "Shade Trees for the Landscape." North Carolina State University Department of Horticultural Science, content.ces.ncsu.edu/shade-trees-for-the-landscape.
9. "Tennessee's Urban Trees." Tennessee Department of Agriculture, www.tn.gov/agriculture/forests/forestry-promotion/urban-forestry-program/tennessee-s-urban-trees.html.
10. "Tree Selection for Buffer Strips in Tennessee." University of Tennessee Department of Forestry, Wildlife and Fisheries, fwf.tennessee.edu/wp-content/uploads/2017/03/Tree-Selection-for-Buffer-Strips-in-Tennessee-FWF-1.pdf.
11. "Tsuga canadensis." USDA Forest Service, www.fs.fed.us/database/feis/plants/tree/tsucan/all.html.
12. "Types of Roots System in Trees." Home Guides, homeguides.sfgate.com/types-roots-system-trees-56535.html.



June 15th, 2023

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

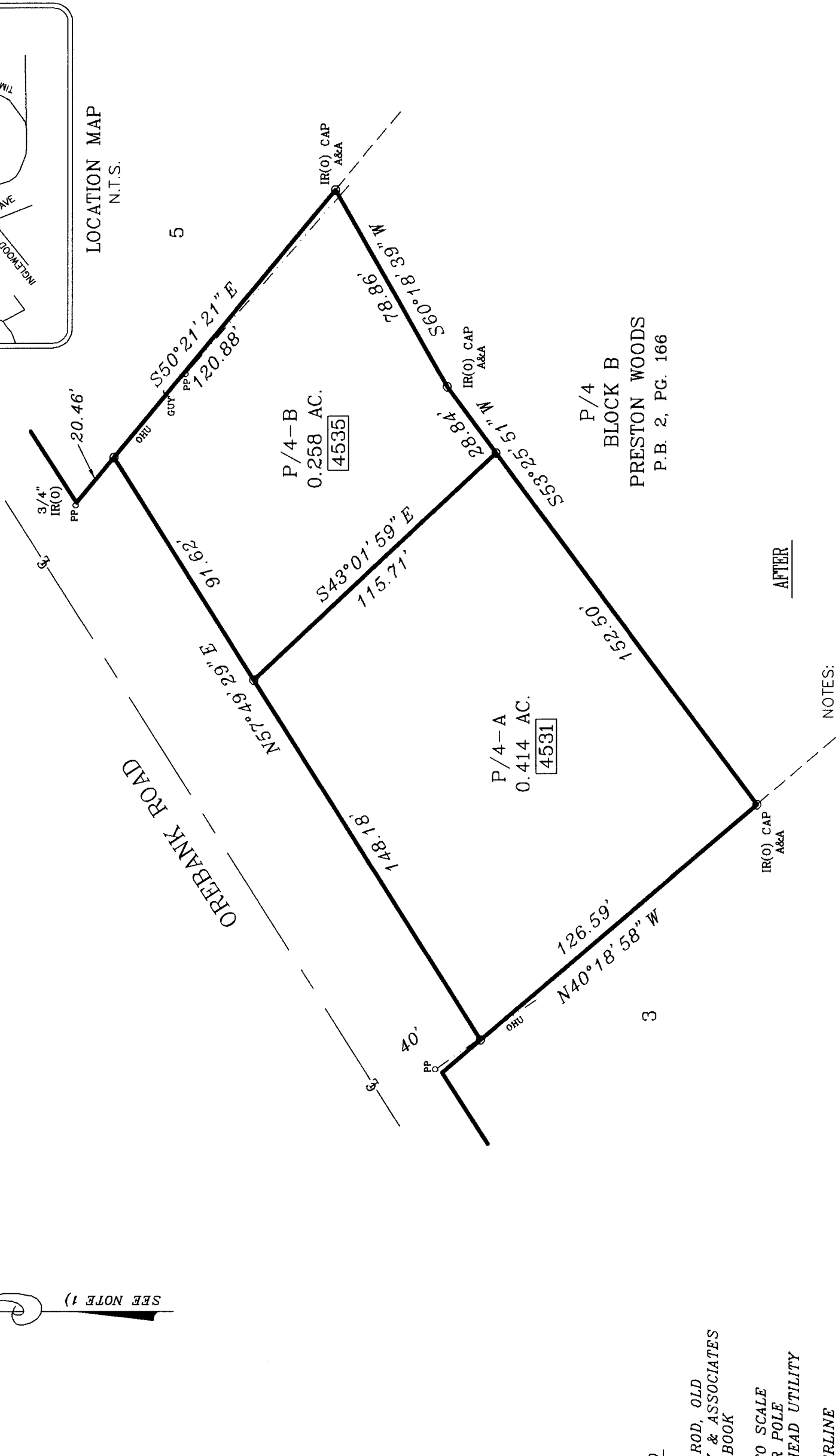
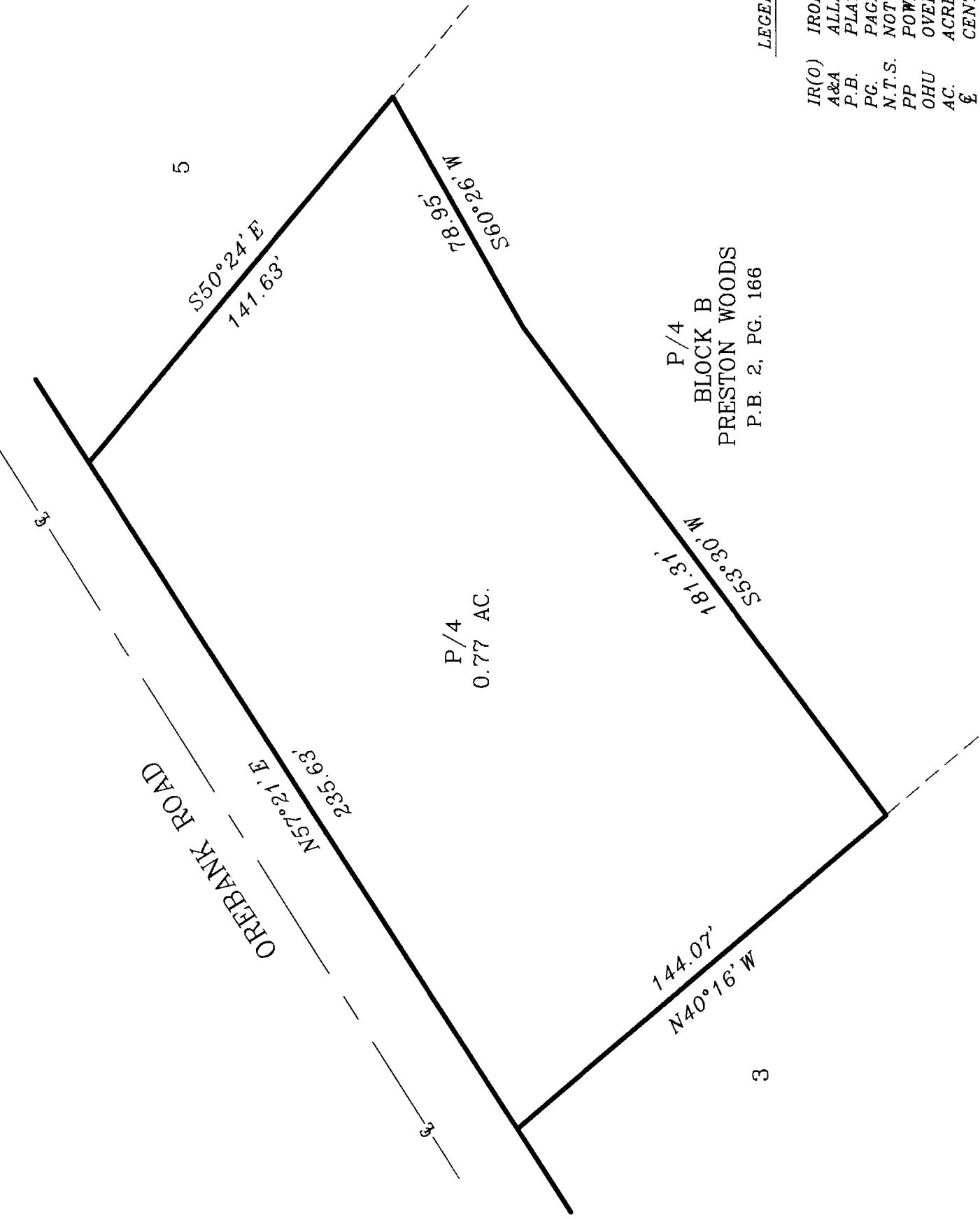
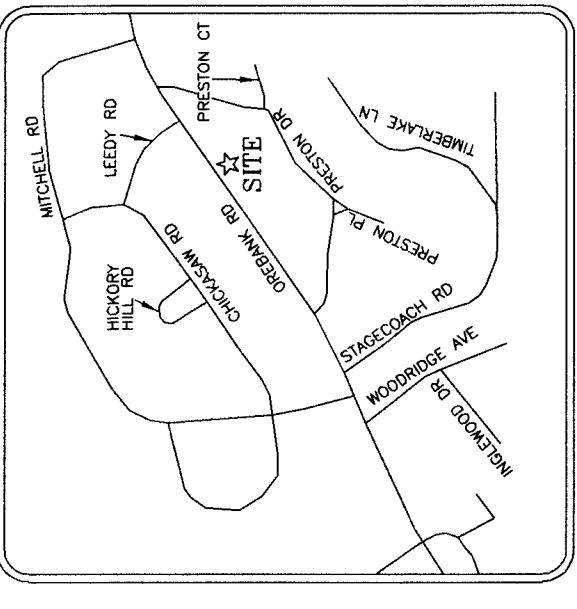
Chairman Booher:

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. Orebank Road
2. Bible Study Two plat
3. Autumn Woods re-plat
4. Fleenor Lane
5. Russell Street
6. Hemlock Road
7. West Park Lot 9
8. Brickyard Lot 2
9. Brickyard Lot 1
10. 1413 Riverport Road
11. 2027 Chapel Drive
12. Caymus Yard Phase 2
13. Old Island Trail
14. Magnolia Ridge Phase 1 Final
15. Henry Harr Road

Sincerely,

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

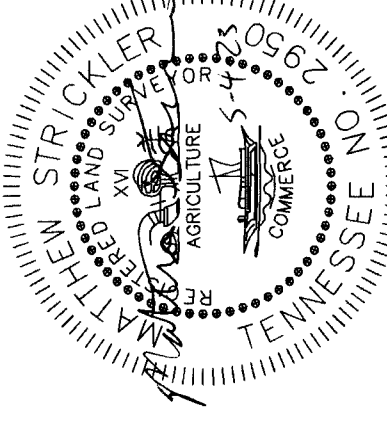


LEGEND
 IR(O) IRON ROD, OLD
 A&A ALLEY & ASSOCIATES
 P.B. PLAT BOOK
 PC. PAGE
 N.T.S. NOT TO SCALE
 PP POWER POLE
 OHU OVERHEAD UTILITY
 AC. ACRES
 £ CENTERLINE
 [723] 911 ADDRESS

NOTES:
 1) NORTH BASED ON N5721E AS SHOWN ON PRIOR RECORDED PLAT. PROPERTY IS ZONED R-1A
 2) SETBACKS:
 FRONT: 40'
 REAR: 30'
 SIDE: 10'

3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0063D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 JOB NO. 23-12935
 4) ACAD FILE: 23-12935 DUCO.DWG
 5) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
 6) PRIOR PLAT REFERENCE: P.B. 2, PAGE 166
 7) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 10) 1/2" IRON RODS WITH ALLEY ASSOCIATES CAPS ON ALL CORNERS UNLESS OTHERWISE NOTED.
 11) TAX MAP 047N D PARCEL 3.10
 12) D.B. 146A, PAGE 284 STATES: EACH LOT OF SAID SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES; NONE OF SAID LOTS SHALL BE SUBDIVIDED EXCEPT FOR ADDITIONS TO OTHER LOTS, THE INTENT BEING THAT NONE OF SAID LOTS SHALL BE SOLD IN A SIZE SMALLER THAN THAT SHOWN ON SAID MAP.
 13) DEED REFERENCE: D.B. 3555, PAGE 146

Slide A-1645
 05/10/2023 - 08:37:32 AM
23007507
 PLAT BOOK: P88
 PAGE: 577-577
 REC FEE 15.00
 OF FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00
 STATE OF TENNESSEE SULLY COUNTY
 SHEENA R TINSLEY
 REGISTERED SURVEYOR



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 B. MARKET STREET
 KINGSPORT, TENNESSEE, 37680
 TELEPHONE (423) 382-8886
 E-MAIL: mstrickler@alleypassassociates.com

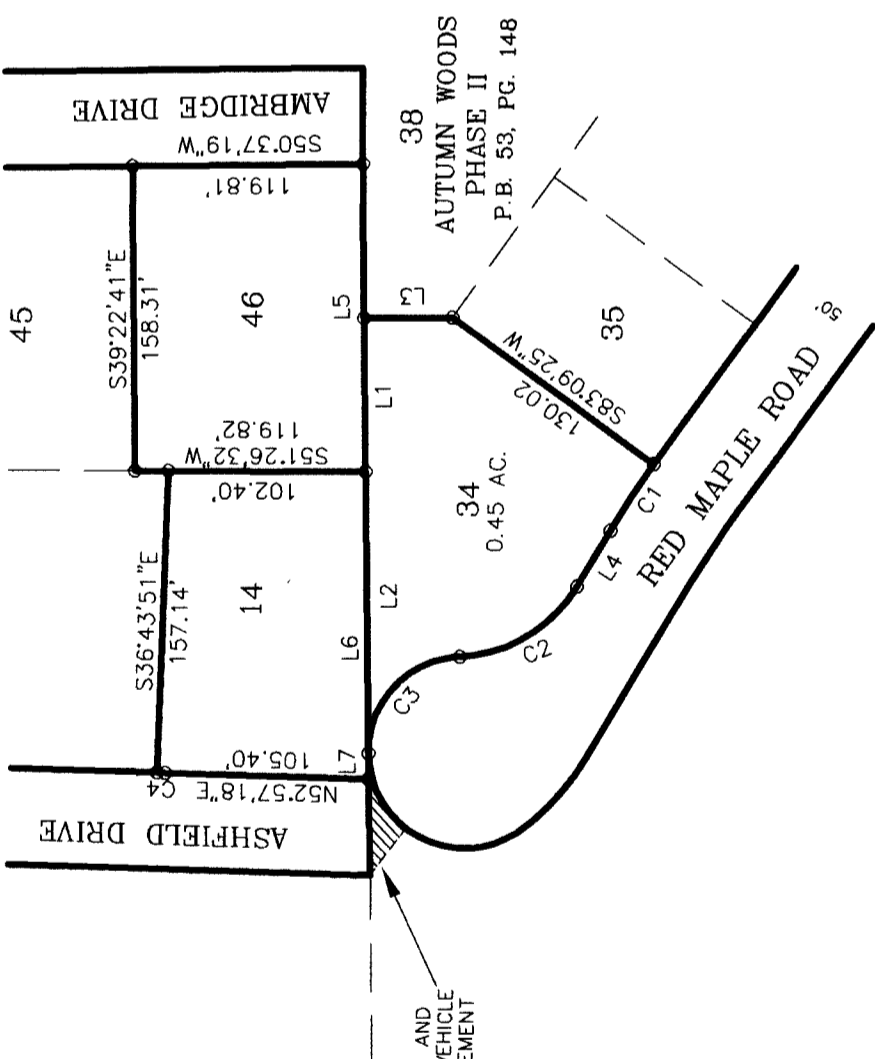
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM (WE) THE OWNER(S) OF THE PLAT(S) SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.</p> <p>OWNER: <i>Maughett</i> DATE: <u>5-8-23</u></p>	<p>CERTIFICATE OF ACQUIRACY I HEREBY CERTIFY THAT THE PLAT, SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>REGISTERED SURVEYOR: <i>M. Tinsley</i> DATE: <u>5-4-23</u></p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF KINGSPORT'S ROADWAY LIGHTING AND INSTALLATION REQUIREMENTS AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER: _____ DATE: <u>20</u></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLY COUNTY REGISTER, IF REQUIRED, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <u>5-4-23</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>[Signature]</i></p>
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE: <u>5-4-23</u> CITY GIS DIVISION: <i>Carroll</i> DIRECTOR OF 911 ADDRESSING: _____</p>	<p>CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR AN ACCEPTABLE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>CITY ENGINEER: _____ DATE: <u>20</u></p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THE KINGSPORT WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>5-4-23</u> KINGSPORT AUTHORIZING AGENT: <i>[Signature]</i></p>	<p>CERTIFICATE OF APPROVAL OF RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLY COUNTY REGISTER, IF REQUIRED, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <u>5-4-23</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>[Signature]</i></p>

RESUBDIVISION OF LOT
P/4, DIVISION OF LOT 4, BLOCK B PRESTON WOODS
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.672 TOTAL LOTS: 2
 ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: DUCO CONSTRUCTION LLC CIVIL DISTRICT: 11TH
 SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000
 SCALE: 1"=40' 40 20 0 40 80

COOKS CROSSING
SUBDIVISION
PHASE I
REPLAT OF LOTS
14, 15, 16, 17, 18 & 19
P.B. 34, PG. 3



- LEGEND
- IR(O) IRON ROD OLD
 - IN(N) MAG NAIL (NEW)
 - IN(O) MAG NAIL (OLD)
 - P.C. PLAIN
 - P.L.B. PLAIN BOOK
 - BLDG BLDG
 - PG PAGE
 - CONC CONCRETE
 - 911 ADDRESS

BEFORE

AUTUMN WOODS, PHASE II

- 1) NORTH BASED ON RECORDED PLAT (P.B. 53, PG. 148)
- 2) 7.5' UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES;
15' ALONG FRONT OF ALL LOTS. ALL STORM AND SANITARY SEWER LINES ARE TO BE LOCATED WITHIN THE PREVIOUSLY DESCRIBED EASEMENTS UNLESS OTHERWISE NOTED.

BEFORE

COOKS CROSSING, PHASE I & II

- 1) NORTH BASED ON RECORDED PLAT (P.B. 38, PG. 5)
- 2) 7.5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES.

CURVE RADIUS	LENGTH	CHORD
C1	525.00' 41.40'	S09°39'15"E 41.42'
C2	75.00' 73.87'	S16°18'00"W 70.92'
C3	50.00' 76.73'	S00°33'00"W 69.42'
C4	3925.00' 4.34'	N55°14'15"E 4.34'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY ADAPTED TO THIS SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, AND UTILITIES, AND MARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Alley & Associates, Inc. DATE: 5/4/23

PREPARED BY: [Signature] DATE: 5/11/23

CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature] DATE: 5/4/23

TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE STREET LIGHTING SYSTEM TO BE INSTALLED WITHIN THE CITY OF KINGSPORT, AND ANY INSTALLATION HAS BEEN MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEER.

DATE: 5-4 2023

TRAFFIC ENGINEERING MANAGER: [Signature]

KINGSPORT AUTHORIZING AGENT: [Signature] DATE: 5-4 2023

CITY ENGINEER: [Signature] DATE: 5-4 2023

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE SEWERAGE REGULATIONS AND ENVIRONMENTAL PROTECTION ACT AND IS HEREBY APPROVED AS SHOWN.

DATE: 5-4 2023

KINGSPORT AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PLANNING AND SURVEYING WORK DONE BY ME OR UNDER MY SUPERVISION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/11 2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PLANNING AND SURVEYING WORK DONE BY ME OR UNDER MY SUPERVISION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/11 2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

RESUBDIVISION OF LOT 34
AUTUMN WOODS, PHASE II, LOT 46, COOKS
CROSSING SUBDIVISION PHASE II, & LOT 14,
COOKS CROSSING SUBDIVISION PHASE I

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 1.273 TOTAL LOTS: 2

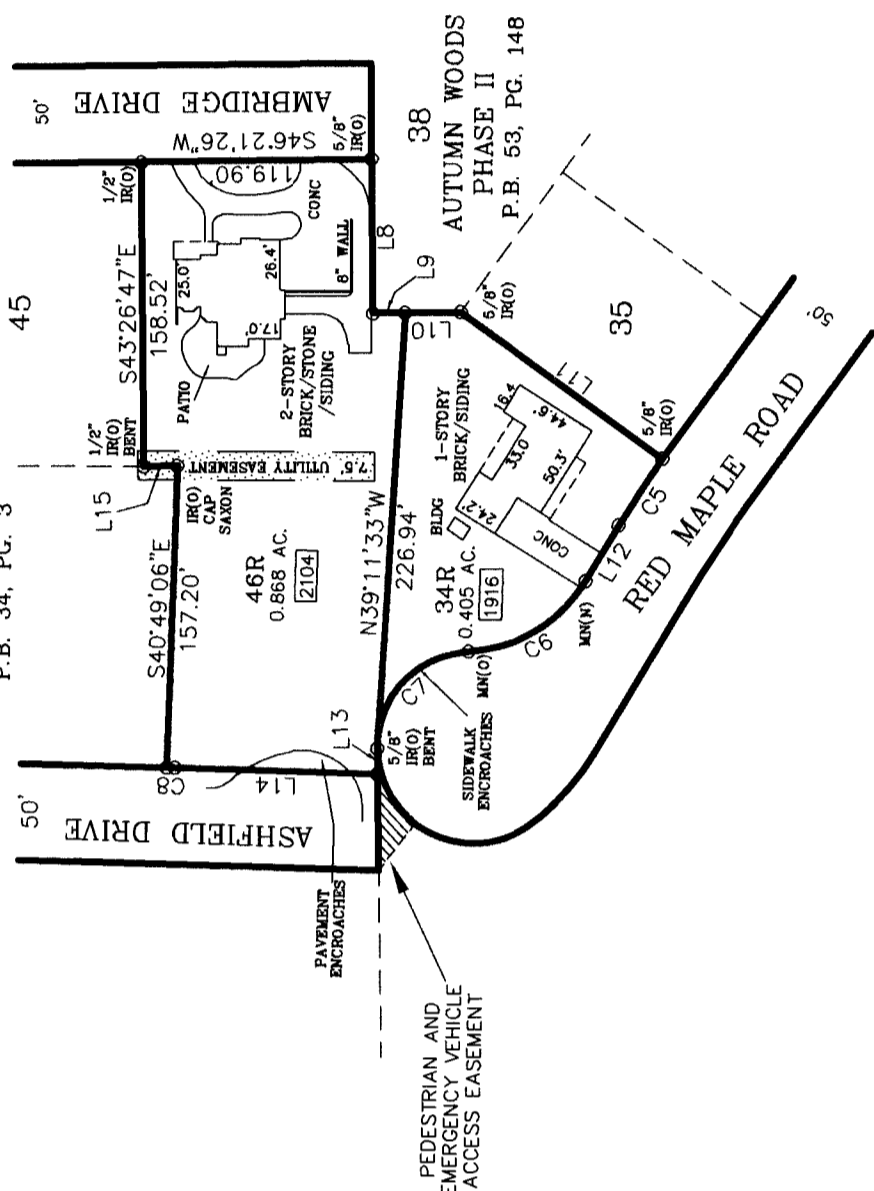
ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: BARGER & CAMPBELL CIVIL DISTRICT 2TH

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

SCALE: 1" = 100' 100 50 200

COOKS CROSSING
SUBDIVISION
PHASE I
REPLAT OF LOTS
14, 15, 16, 17, 18 & 19
P.B. 38, PG. 5

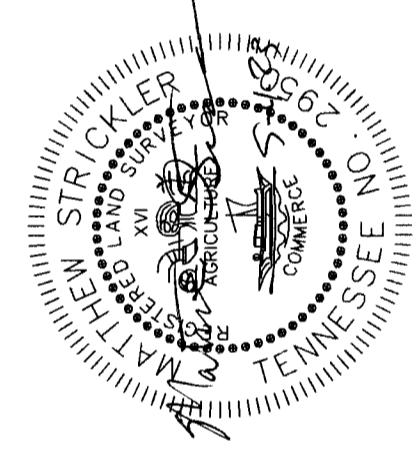


AFTER

LINE BEARING	DISTANCE
L1	S43°28'00"E 146.50'
L2	S43°24'54"E 146.50'
L3	S46°32'00"W 45.79'
L4	S11°54'54"E 135.89'
L5	S13°22'41"W 150.00'
L6	N39°22'41"W 13.40'
L7	N39°22'41"W 13.40'

CURVE RADIUS	LENGTH	CHORD
C5	525.00' 41.40'	S09°39'15"E 41.39'
C6	75.00' 73.87'	S16°18'00"W 70.92'
C7	50.00' 76.73'	S00°33'00"W 69.79'
C8	3925.00' 4.34'	N49°15'29"E 4.34'

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



CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PLANNING AND SURVEYING WORK DONE BY ME OR UNDER MY SUPERVISION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/11 2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PLANNING AND SURVEYING WORK DONE BY ME OR UNDER MY SUPERVISION AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/11 2023

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

RESUBDIVISION OF LOT 34
AUTUMN WOODS, PHASE II, LOT 46, COOKS
CROSSING SUBDIVISION PHASE II, & LOT 14,
COOKS CROSSING SUBDIVISION PHASE I

KINGSPORT REGIONAL PLANNING COMMISSION

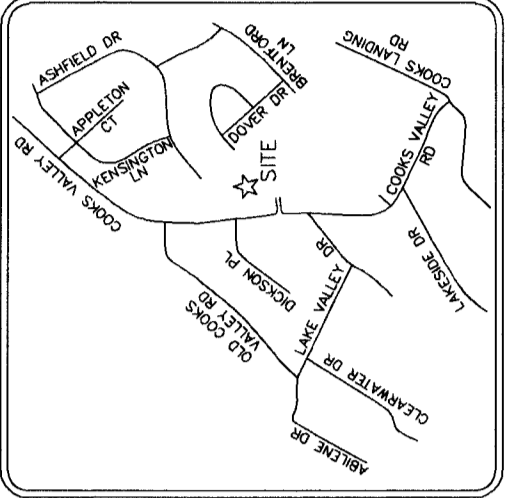
TOTAL ACRES: 1.273 TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: BARGER & CAMPBELL CIVIL DISTRICT 2TH

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

SCALE: 1" = 100' 100 50 200



Slide A-1648
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23007666

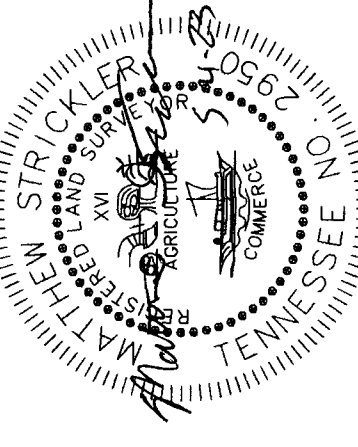
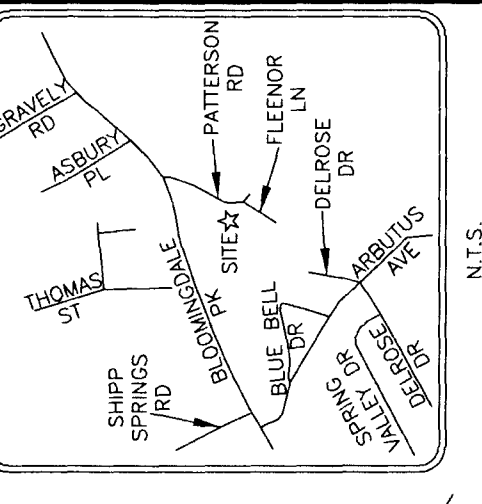
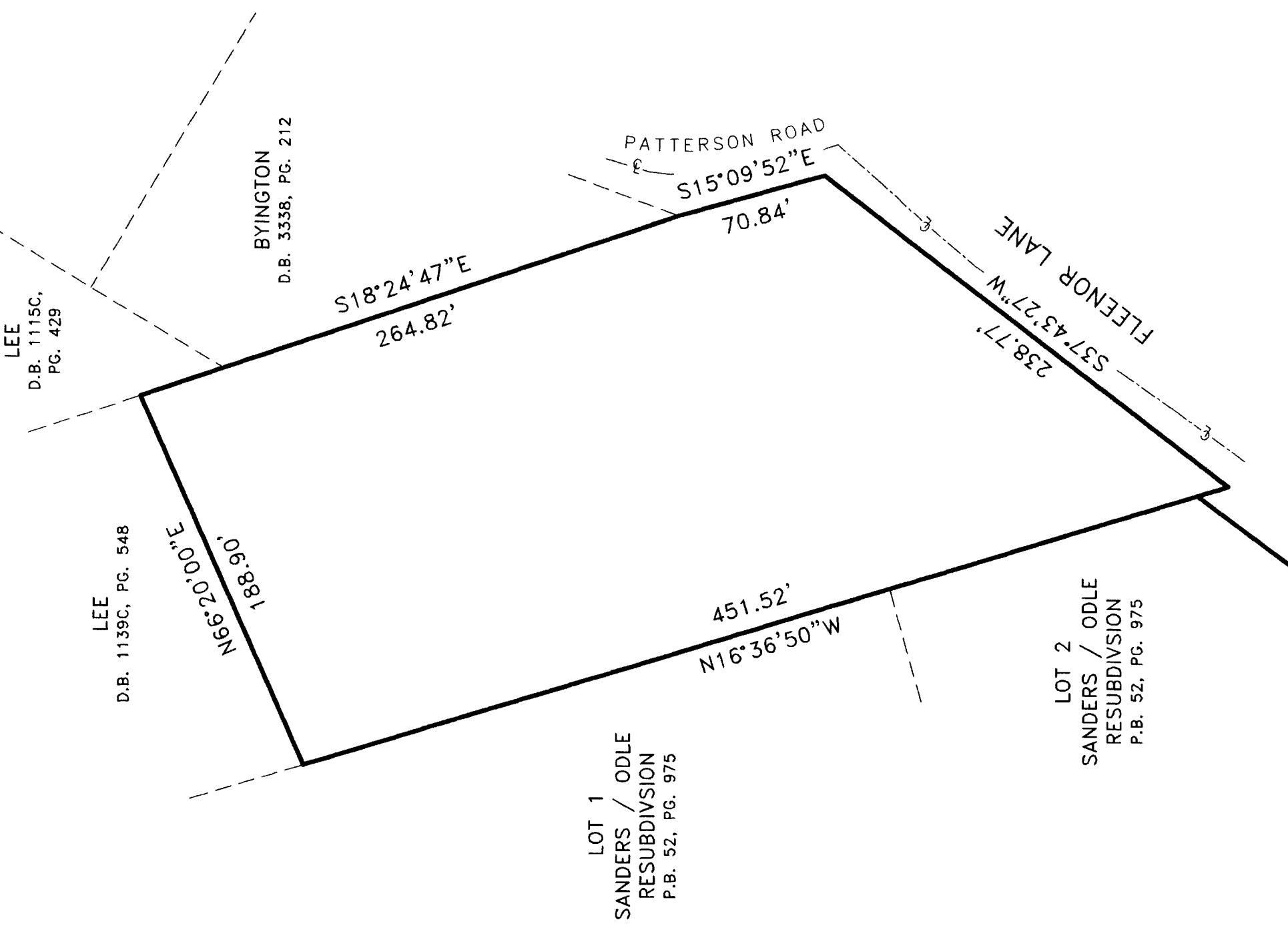
1 PGS. AL PLAT BATCH: 324085
PLAT BOOK: P88
PAGE: 580-580

REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, COUNTY
SHEENIA R. TINSLEY
REGISTERED PROFESSIONAL SURVEYOR

- NOTES:
- 1) NORTH BASED ON N06°50'35"W AS SHOWN IN PLAT BOOK 53, PAGE 148.
 - 2) PROPERTY ZONED: R-1B
FRONT 30'
REAR 30'
SIDE 8'
 - 3) THIS IS TO CERTIFY THAT I HAVE CERTIFIED THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0005D, EFFECTIVE DATE SEPTEMBER 28, 2006 AND SPECIAL FLOOD HAZARD AREA. THE ABOVE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 21-12131 BARGER/DWG
 - 5) ACAD FILE 21-12131
 - 6) TAX MAP 062N "A", PARCELS 13 & 23 AND TAX MAP 077C "C", PARCEL 10
 - 7) PLAT REFERENCES: P.B. 53, PG. 148, P.B. 34, PG. 3, & P.B. 38, PG. 5
 - 8) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE
 - 9) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 11) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2023



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND I (WE) HEREBY AGREE TO RECORD THIS PLAN OF SUBDIVISION IN THE PUBLIC RECORDS OF THE COUNTY OF SULLIVAN, TENNESSEE, FOR THE PURPOSES OF PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Susan C. Shurt DATE: 05/10/2023
 CITY USE DIVISION: _____
 DIRECTOR OF 911 ADDRESSING: _____

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.
 REGISTERED SURVEYOR:
Matthew Strickler DATE: 5-4-2023

CERTIFICATE OF THE APPROVAL OF THE SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 5-4-2023
 KINGSPORT, AUTHORIZING AGENT: [Signature]

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

DATE: 5-4-2023
 KINGSPORT, AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE REGULATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION. THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. THE KINGSPORT REGIONAL PLANNING COMMISSION HAS BEEN ADVISED OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/12/2023
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]

LEGEND:

- IR(O) IRON ROD (OLD)
- IR(C) IRON ROD (CAP)
- D.B. DEED BOOK
- P.B. PAGE BOOK
- PG. PAGE
- AC. ACRES
- CENTERLINE
- 911 ADDRESS
- SANITARY SEWER MANHOLE
- UNMARKED POINT

LINE	BEARING	DISTANCE
L1	S32°59'07"E	126.50'
L2	S66°44'47"W	111.00'
L3	S18°24'47"E	21.25'

CURVE	RADIUS	LENGTH	CHORD
C1	855.24'	49.92'	S37°14'14"W 49.92'
C2	855.24'	64.87'	S41°04'56"W 64.85'
C3	20.00'	20.65'	S13°40'53"W 19.74'
C4	198.70'	62.42'	S06°53'36"E 62.16'

NOTES:

- 1) NORTH BASED ON N16°36'50"W PER REFERENCED DEED.
- 2) PROPERTY IS ZONED R-1B.
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 22-12858
- 5) ACAD FILE: 22-12858 GREER.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 030N "B" PARCEL 0078.00
- 8) DEED REFERENCES: D.B. 3411, PG. 687
- 9) PLAT REFERENCE: P.B. 1, PG. 73
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY MAY BE SUBMITTED TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13)

DIVISION OF THE GREER PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

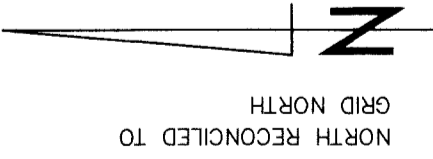
TOTAL ACRES: 1.685 TOTAL LOTS: 2

ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: GREER ALLEY & ASSOCIATES, INC. CIVIL DISTRICT: 11TH

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

SCALE: 1"=60'



LINE	BEARING	DISTANCE
L1	N 01°45'35" E	99.94'
L2	S 33°44'39" E	12.34'
L3	S 02°02'50" W	60.00'
L4	S 87°54'20" E	11.16'
L5	S 01°13'02" W	70.26'

CARROLL CHILDRESS TRUSTEE
TAX MAP-091A "E"
PARCEL-012.00
D.B.-3380/PAGE-1976

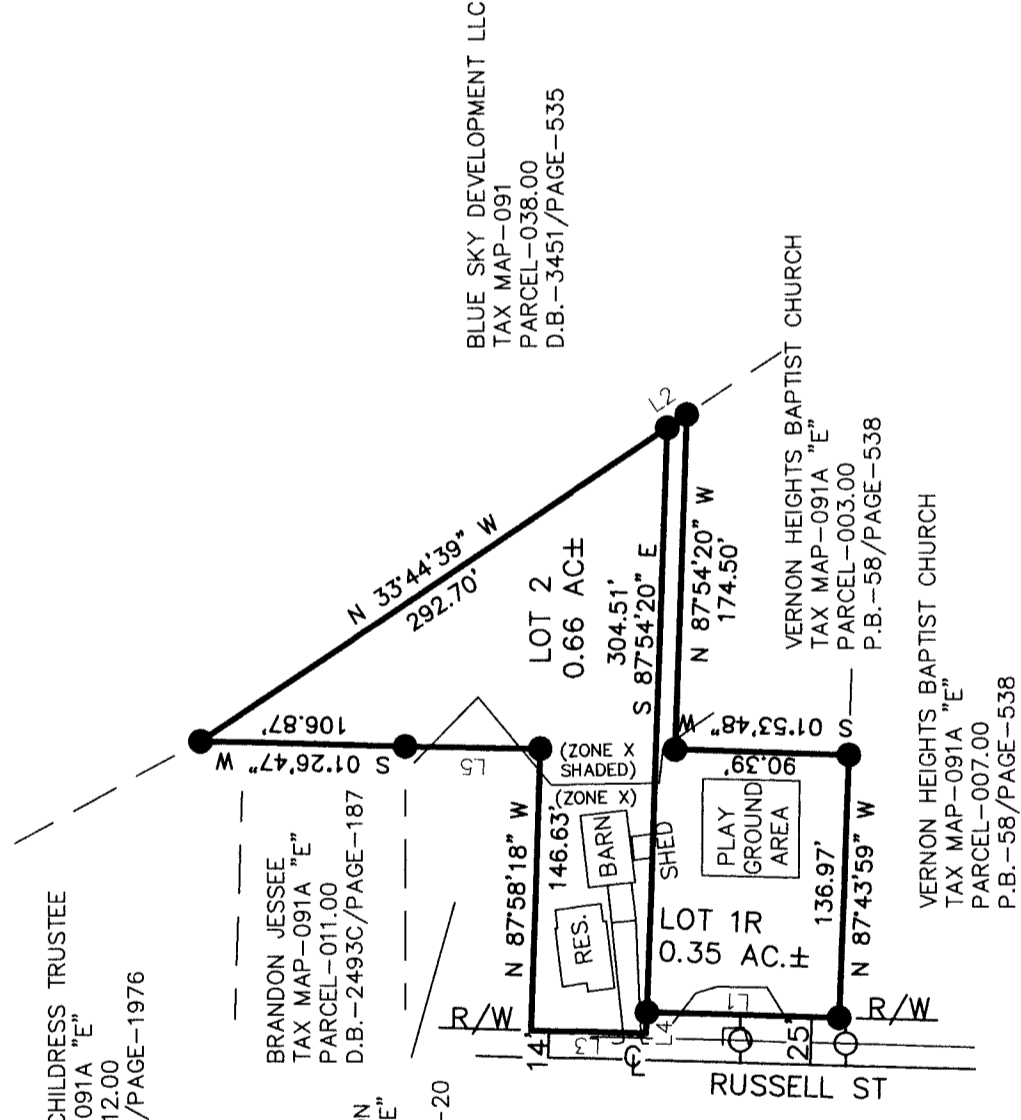
SAMMY STAPLETON
TAX MAP-091A "E"
PARCEL-010.00
D.B.-3348/PAGE-20

BRANDON JESSEE
TAX MAP-091A "E"
PARCEL-011.00
D.B.-2493C/PAGE-187

BLUE SKY DEVELOPMENT LLC
TAX MAP-091
PARCEL-038.00
D.B.-3451/PAGE-535

VERNON HEIGHTS BAPTIST CHURCH
TAX MAP-091A "E"
PARCEL-003.00
P.B.-58/PAGE-538

VERNON HEIGHTS BAPTIST CHURCH
TAX MAP-091A "E"
PARCEL-007.00
P.B.-58/PAGE-538



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X & X SHADED" of the Flood Insurance Rate Map/Community Panel No. 47163002300 which bears an effective date of 09/29/2006 and is in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATED: 11-15-23
Charles T. Johnson
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: TPSI DATED: 4-7-23
OWNER: TPSI DATED: 4-7-23
OWNER: _____ DATED: _____

CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
DATED: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATED: 4-7-23
SURVEYOR

CERTIFICATE OF THE APPROVAL OF STORMWATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 SHALL BE PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
SECRETARY: 5-16-23
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 SHALL BE PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
SECRETARY: 5-16-23
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 SHALL BE PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
SECRETARY: 5-16-23
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 SHALL BE PROVIDED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
SECRETARY: 5-16-23
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATED: 11-15-23
Charles T. Johnson
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: TPSI DATED: 4-7-23
OWNER: TPSI DATED: 4-7-23
OWNER: _____ DATED: _____

LINE	BEARING	DISTANCE
L1	N 01°45'35" E	99.94'
L2	S 33°44'39" E	12.34'
L3	S 02°02'50" W	60.00'
L4	S 87°54'20" E	11.16'
L5	S 01°13'02" W	70.26'

CARROLL CHILDRESS TRUSTEE
TAX MAP-091A "E"
PARCEL-012.00
D.B.-3380/PAGE-1976

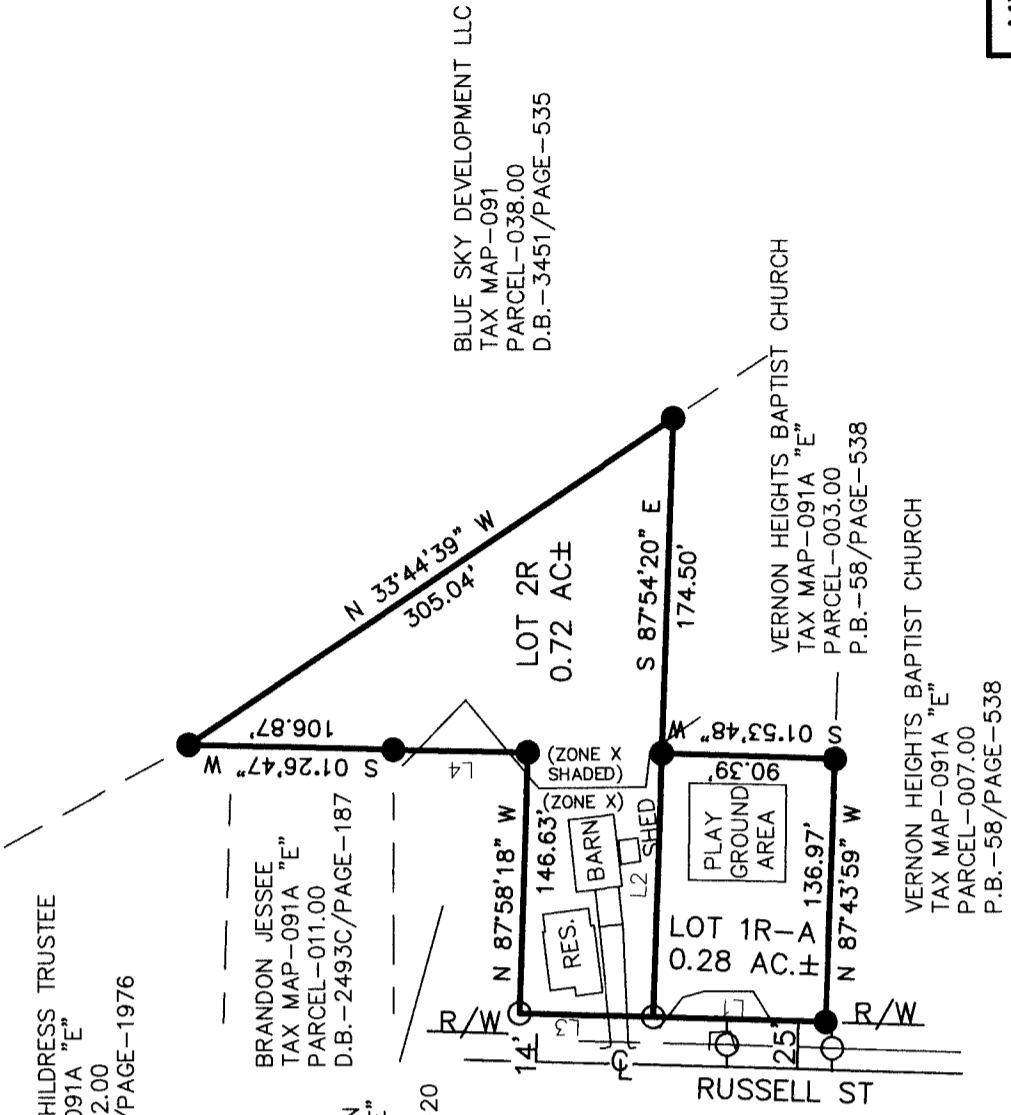
SAMMY STAPLETON
TAX MAP-091A "E"
PARCEL-010.00
D.B.-3348/PAGE-20

BRANDON JESSEE
TAX MAP-091A "E"
PARCEL-011.00
D.B.-2493C/PAGE-187

BLUE SKY DEVELOPMENT LLC
TAX MAP-091
PARCEL-038.00
D.B.-3451/PAGE-535

VERNON HEIGHTS BAPTIST CHURCH
TAX MAP-091A "E"
PARCEL-003.00
P.B.-58/PAGE-538

VERNON HEIGHTS BAPTIST CHURCH
TAX MAP-091A "E"
PARCEL-007.00
P.B.-58/PAGE-538



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) "X & X SHADED" of the Flood Insurance Rate Map/Community Panel No. 47163002300 which bears an effective date of 09/29/2006 and is in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATED: 11-15-23
Charles T. Johnson
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

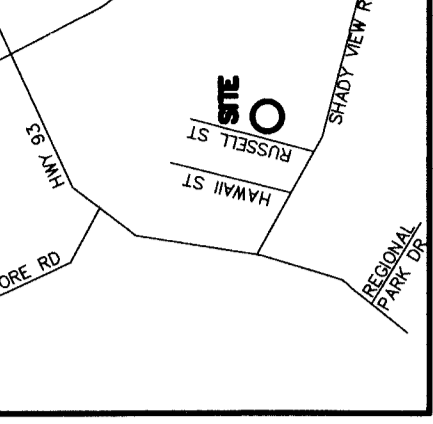
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: TPSI DATED: 4-7-23
OWNER: TPSI DATED: 4-7-23
OWNER: _____ DATED: _____

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATED: 11-15-23
Charles T. Johnson
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.
DATED: 5-16-23
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (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: TPSI DATED: 4-7-23
OWNER: TPSI DATED: 4-7-23
OWNER: _____ DATED: _____



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ✕ POINT ON RIGHT-OF-WAY
- ⊕ WATER METER
- UTILITY POLE

Side A-1650
05/17/2023 - 08:47:16 AM
23007933

1 PGSAL-PLAT BATCH: 324305
PLAT BOOK: P88
PAGE: 585-585

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

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.

SUBJECT PROPERTY IS ZONED R-1B & M-1R

VERNON HEIGHTS BAPTIST CHURCH
2541 RUSSELL STREET
KINGSPORT, TN 37660
TAX MAP 091A "E"
PARCEL 008.00
REPLAT VERNON HGTS REPLAT LOT 2
PLAT BOOK 57
PAGE 538
DEED BOOK 2038C
PAGE 91

VERNON HEIGHTS BAPTIST CHURCH
2541 RUSSELL STREET
KINGSPORT, TN 37660
TAX MAP 091A "E"
PARCEL 008.00
REPLAT VERNON HGTS REPLAT LOT 1R
PLAT BOOK 58
PAGE 538
DEED BOOK 2038C
PAGE 91

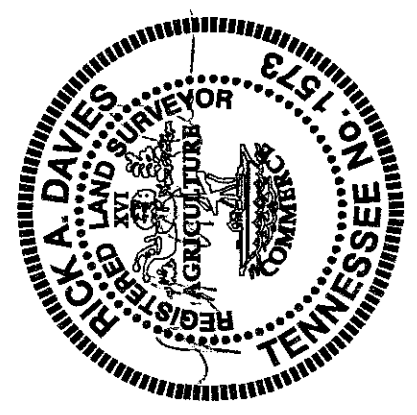
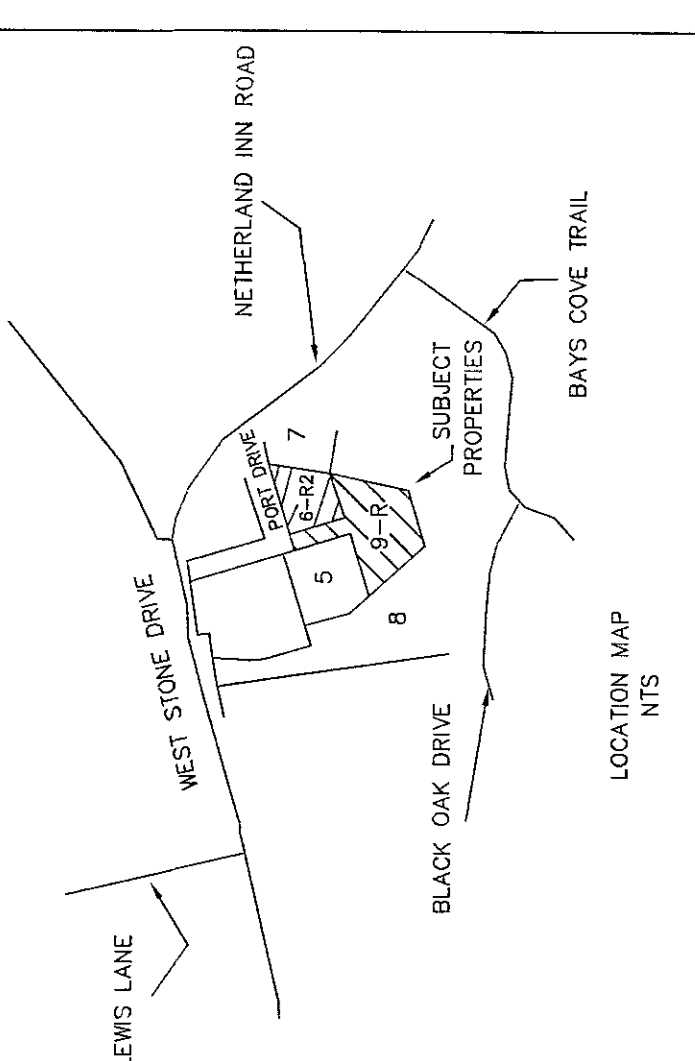
VERNON HEIGHTS BAPTIST CHURCH
2541 RUSSELL STREET
KINGSPORT, TN 37660
TAX MAP 091A "E"
PARCEL 008.00
REPLAT VERNON HGTS REPLAT LOT 2
PLAT BOOK 57
PAGE 538
DEED BOOK 2038C
PAGE 91

VERNON HEIGHTS BAPTIST CHURCH
2541 RUSSELL STREET
KINGSPORT, TN 37660
TAX MAP 091A "E"
PARCEL 008.00
REPLAT VERNON HGTS REPLAT LOT 1R
PLAT BOOK 58
PAGE 538
DEED BOOK 2038C
PAGE 91

VERNON HEIGHTS BAPTIST CHURCH
2541 RUSSELL STREET
KINGSPORT, TN 37660
TAX MAP 091A "E"
PARCEL 008.00
REPLAT VERNON HGTS REPLAT LOT 2
PLAT BOOK 57
PAGE 538
DEED BOOK 2038C
PAGE 91

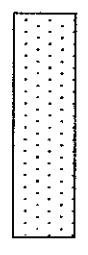
KINGSPORT REGIONAL PLANNING COMMISSION
REPLAT OF VERNON HGTS REPLAT OF LOTS 1R & 2
TOTAL ACRES 1.00 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 13TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 100' 0' 100' 200'

Item VII.



"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" - 10,500" AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

Rick A. Davies
 RICK A. DAVIES - SURVEYOR
 TENN. REG. NO. 1573



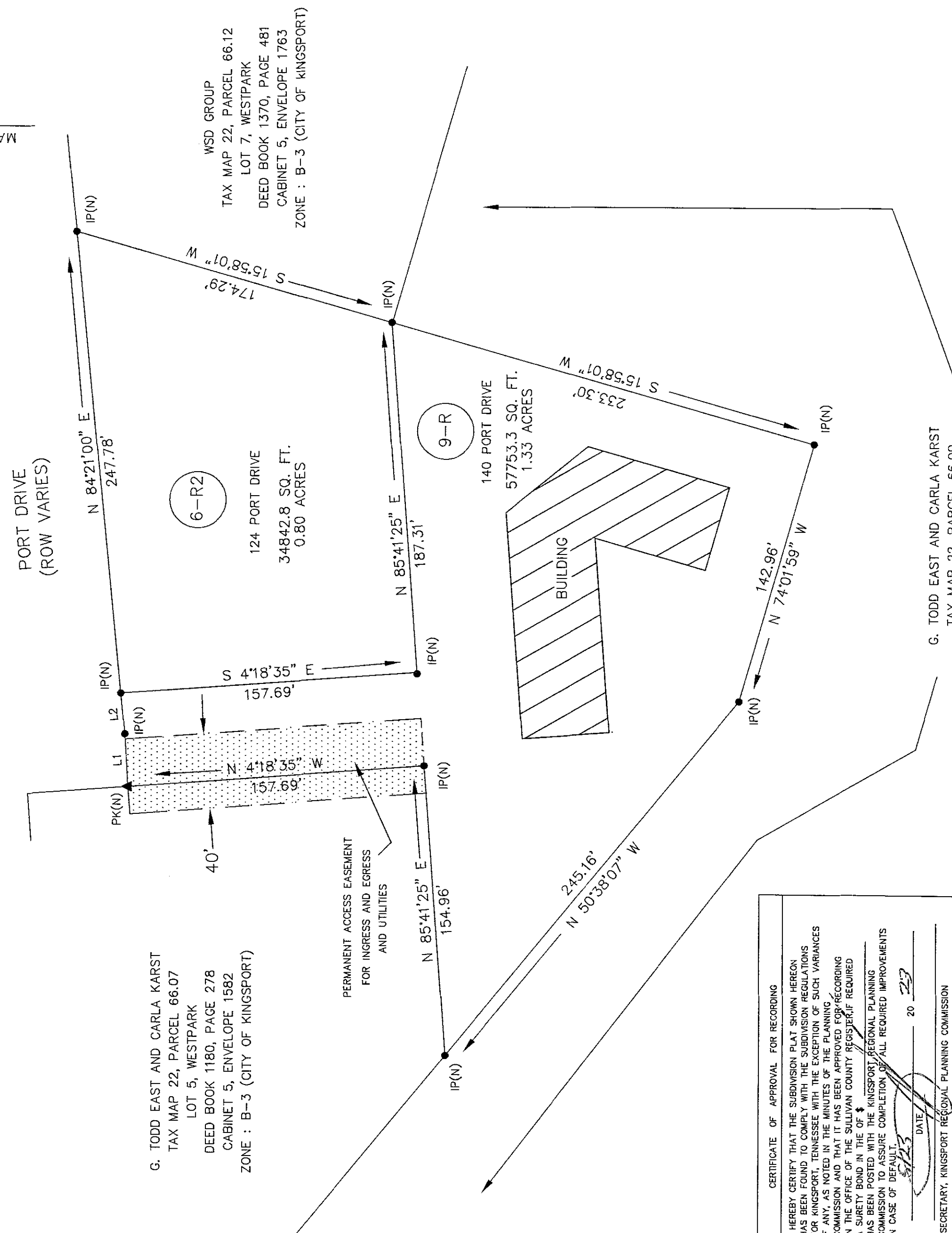
PERMANENT ACCESS EASEMENT

6-R2 - G. TODD EAST AND CARLA KARST
 MOST OF LOT 6-R, WESTPARK
 TAX MAP 22, MOST OF PARCEL 66.09
 DEED BOOK 1180, PAGE 278
 CABINET 5, ENVELOPE 1731
 ZONE : B-3 (CITY OF KINGSPORT)
 CITY OF KINGSPORT
 7TH CIVIL DISTRICT, HAWKINS COUNTY, TENNESSEE
 9-R - WSD GROUP, GP
 LOT 9 AND PART OF LOT 6-R, WESTPARK
 TAX MAP 22, PARCEL 66.08 AND PART OF PARCEL 66.09
 DEED BOOK 1180, PAGE 278
 DEED BOOK 1341, PAGE 180
 DEED BOOK 1336, PAGE 338
 CABINET 5, ENVELOPE 1649
 CABINET 5, ENVELOPE 1731
 ZONE : B-3 (CITY OF KINGSPORT)
 CITY OF KINGSPORT
 7TH CIVIL DISTRICT, HAWKINS COUNTY, TENNESSEE

C- / 12314WB 5-16-23

WESTPARK - REPLAT LOT 6-R AND LOT 9	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.13	TOTAL LOTS 2
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER EAST AND KARST; WSD GROUP, GP CIVIL DISTRICT 7	
SURVEYOR RICK A. DAVIES	CLOSURE ERROR 1:10,500'
SCALE 1" = 50'	50'
	100'

LINE	BEARING	DISTANCE
L1	N 86°43'20" E	28.17'
L2	N 84°21'00" E	21.84'



NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2 : THE LOT AS SHOWN HEREON IS NOT IN A SPECIAL HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47073C01200 - EFFECTIVE DATE JULY 03, 2006.

NOTE #3 : ALL FUTURE CONSTRUCTION HEREON MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

NOTE #4 : THE LOT AS SHOWN HEREON HAS PUBLIC UTILITIES AVAILABLE INCLUDING WATER, SEWER AND ELECTRIC POWER.

NOTE #5: 7.5' UTILITY AND DRAINAGE EASEMENT ON ALL INTERIOR LOT LINES.

NOTE #6: ZONE B-3

NOTE #7 : BUILDING SETBACKS - FRONT - 20'
 REAR - 30'
 SIDE - 0'

G. TODD EAST AND CARLA KARST
 TAX MAP 22, PARCEL 66.07
 LOT 5, WESTPARK
 DEED BOOK 1180, PAGE 278
 CABINET 5, ENVELOPE 1582
 ZONE : B-3 (CITY OF KINGSPORT)

Map Cabinet 5
 Envelope 2251

23003184

TPGAL-SUB PLAT
 SAMANTHA BACH, 161470
 VALUE 05/24/2023 - 01:34 PM
 MORTGAGE TAX 0.00
 TRANSFER TAX 0.00
 RECORDING FEE 15.00
 DP FEE 24.00
 REGISTER'S FEE 0.00
 TOTAL AMOUNT 17.00

STATE OF TENNESSEE, HAWKINS COUNTY
 REGISTERED CLERK
 JUDY KIRKPATRICK

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 SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

Judy Kirkpatrick
 DATE 5-22-23 OWNER 20 23

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED A SURETY BOND IN THE AMOUNT OF \$1000.00 SHALL BE OBTAINED AND POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Judy Kirkpatrick
 DATE 5/23/23

SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION. ANY UNCORRECTED ERRORS OR OMISSIONS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 5-22-23
Rick A. Davies
 REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 5/23/23
Robin Wheeler
 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE 5/23/23
Christina Campbell
 KINGSPORT DIRECTOR OF 911 ADDRESSING OR REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREETS

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

DATE 5/23/23
Robin Wheeler
 KINGSPORT AUTHORIZING AGENT

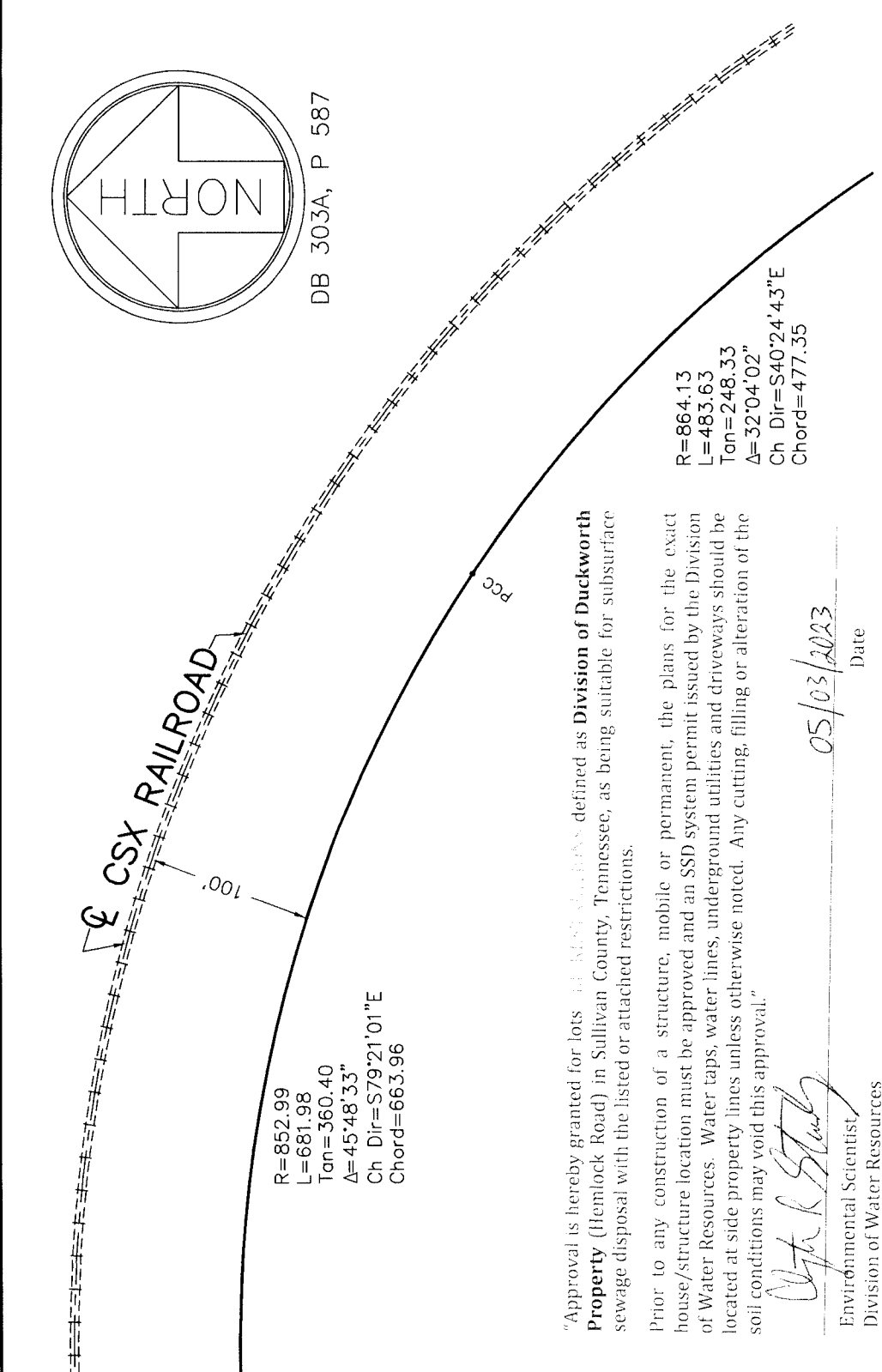
CITY ENGINEER

LEGEND

- IP(N) - 1/2 INCH REBAR (NEW) - "DAVIES" CAP
- ▲ PK(N) - PK NAIL - NEW



DB 30.3A, P 587



Saxon & Associates
129 Otari Drive
Kingsport, TN 37664-5200
PHONE: (423) 612-1226 CELL
dansaxon@chartertn.net

- LEGEND:**
- 1. Δ = REBAR FOUND
 - 2. ○ = IRON PIPE FOUND
 - 3. ○ = IRON BAR FOUND
 - 4. ○ = 1/2" REBAR SET W/ CAP
 - 5. ○ = CONCRETE MONUMENT
 - 6. ○ = UTILITY POLE
 - 7. ○ = O.H. UTILITY WIRES
 - 8. ○ = FENCE ON OR NEAR LINE
 - 9. ★ = P-K NAIL SET IN PAVEMENT
- *UNMARKED POINTS ARE ON ROCK OR STEEP BLUFFS

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES OF EACH LOT

THIS PROPERTY IS LOCATED ON FIRM COMMUNITY PANEL NO. 47163C 0065D, DATED 29 SEP 2006, AND IS IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)

ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATE: 3-27 2023

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 KANSAS CITY WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE: 5/22 2023

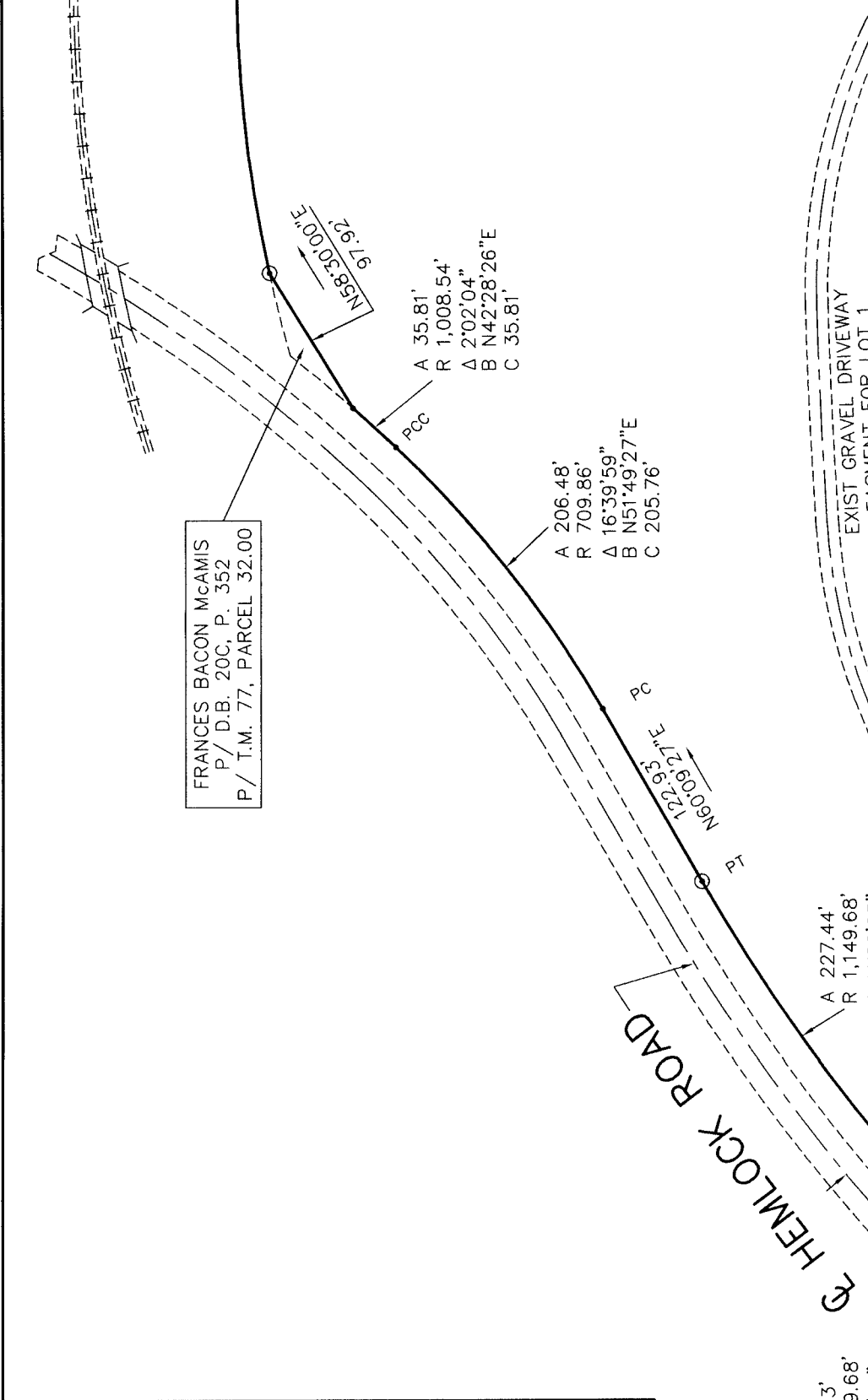
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN HEREON.
DATE: 3-26-23

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE RECORD COPY ON FILE IN THE OFFICE OF THE CLERK OF THE COMMISSION, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATE: MAR 20 20 23

CERTIFICATE OF THE APPROVAL OF STREETS
I HEREBY CERTIFY THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR AN ADEQUATE RIGHT-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
DATE: 3-24 2023

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.
DATE: 5/22 2023

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HERE HAS BEEN RECEIVED IN THE OFFICE OF THE CLERK OF THE COMMISSION, TENNESSEE REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.
DATE: 5/22 2023



FRANCES BACON MGAMIS
P / D.B. 20C, P. 352
P / T.M. 77, PARCEL 32.00

EXISTING GRAVEL DRIVEWAY
EASEMENT FOR
FOR INGRESS & EGRESS

BRAD DUCKWORTH, ET UX.
DEED BOOK 3320, PAGE 1673
TAX MAP 77, PARCEL 31.00
46.644 ACRES REMAINING

DAVID EDGELL, ET AL.
DB 3222, P 856
TRACT NO. 1
67.17 ACRES ±
TAX MAP 77, PARCEL 34.00

GLORIA & EDWARD STANFORD
DB 3157, P 116
PG 50, ACEN DRIVE
DB 3157, P 116
TAX MAP 77, PARCEL 34.10

NO Driveway Permit will be issued for lot (1).

OWNER CONTACT:
BRAD & LAURIE DUCKWORTH
423-361-3825
MAIL: 345 HEMLOCK RD
KINGSPORT, TN 37663

OWNER: BRAD & LAURIE DUCKWORTH
SURVEYOR: DANIEL L. SAXON, RLS #334
CIVIL DISTRICT: 14th
CLOSURE ERROR: 1:10,000

SCALE 1" = 100'

AUTOCAD FILE 1-1072 NEW LOT 2, COORDINATE FILE: 1-1072.CRD, FOLDER 286

GENERAL NOTES:
1. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, WRITTEN OR UNWRITTEN.
2. ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN HEREON, ARE BASED UPON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
3. UTILITIES AND UNDERGROUND FEATURES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
4. THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT GUARANTEE THE ACCURACY OF ANY LEGAL DOCUMENTATION THAT MAY AFFECT PROPERTY SHOWN HEREON.
5. THIS SURVEY IS SUBJECT TO ANY ZONING REGULATIONS WHICH MAY BE IN EFFECT AS OF THE DATE HEREON.
6. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF BURIAL SITES, TOXIC WASTE SITES, WETLANDS, CAVES OR SHIP HOLES OR THIS PROPERTY, NOR OF ANY OF THESE DANGERS OR PRESENCE WHICH COULD AFFECT THE USE AND VALUE OF THIS PROPERTY.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY; THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY CONFORMS TO THE TENNESSEE STANDARD OF PRACTICE

Slide A-1651
05/23/2023 - 08:57:04 AM
230008243

1 PGS PLAT BATCH: 32454
PLAT BOOK: P88
PAGE: 589-589

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

DIVISION OF DUCKWORTH PROPERTY
TAX MAP 77, PARCEL 31.00
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.561
ACRES NEW ROAD NONE
MILES NEW ROAD NONE

OWNERS: BRAD & LAURIE DUCKWORTH
SURVEYOR: DANIEL L. SAXON, RLS #334
CIVIL DISTRICT: 14th
CLOSURE ERROR: 1:10,000

SCALE 1" = 100'

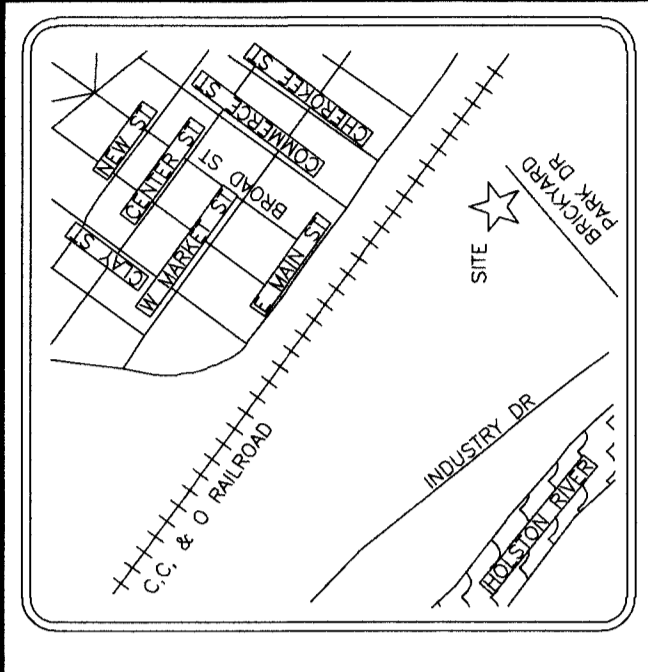
AUTOCAD FILE 1-1072 NEW LOT 2, COORDINATE FILE: 1-1072.CRD, FOLDER 286

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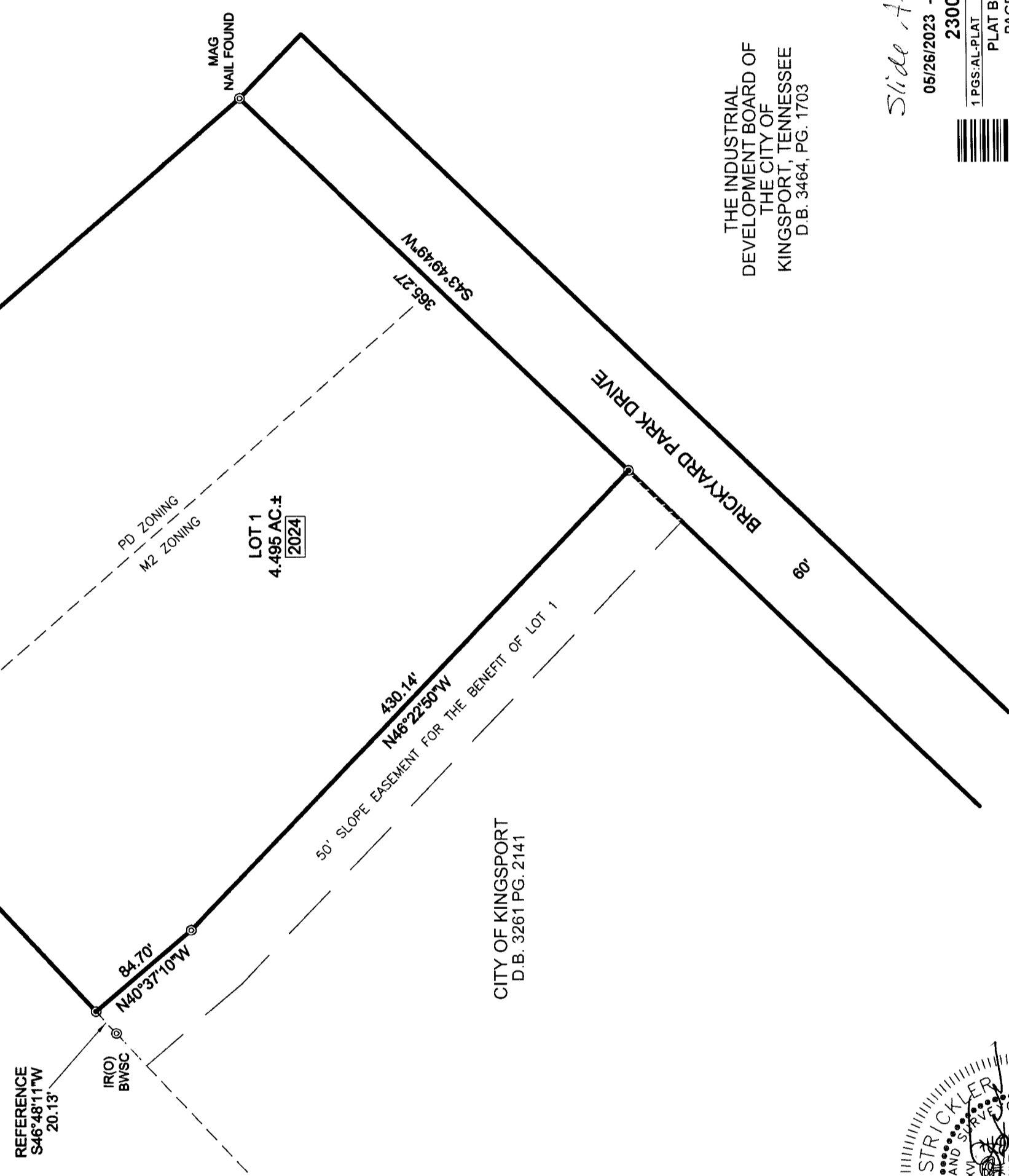


THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

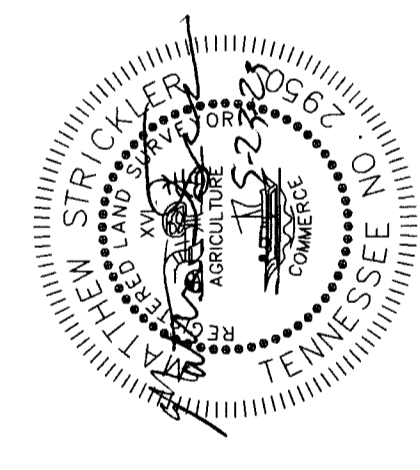


LOCATION MAP
N.T.S.



LEGEND
 IR(O) IRON ROD OLD
 D.B. DEED BOOK
 N.T.S. NOT TO SCALE
 AC ACRES
 BWSC BARCE WACOMER
 SUMNDR & CANNON
 911 ADDRESS
 (BT)

ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E MARKET STREET KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 392-1886
 E-MAIL: mstrickler@alleysassociates.com



- NOTES:**
- 1) NORTH BASED ON KINGSPORT GEODETIC REFERENCE NETWORK
 - 2) PROPERTY IS ZONED M-2 & PD
 - 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716300040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND DETERMINED THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 22-12718
 - 5) ACO FILE: 22-12718 KEDB BRICKYARD.DWG
 - 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
 - 7) TAX MAP 046P "F", PART OF PARCEL 009.50
 - 8) DEED REFERENCE: D.B. 3261, PG. 2141
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THE RATIO OF PRECISION IS BETTER THAN 1:10,000
 - 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 13) THESE ARE APPROXIMATELY 10 ACRES± REMAINING IN THE ORIGINAL ACRES.
 - 14) LOT 1 IS TO BE ADDED TO TAX MAP 046P "F" PARCEL 9.00

THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE
D.B. 3464, PG. 1703

Slide A-1653
 05/26/2023 - 09:16:09 AM

1 PGS/PLAT	BATCH: 3247E7
PLAT BOOK: P68	
PAGE: 597-597	
REC FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, HULL COUNTY
SHEENAR TINSLEY
 REGISTER OF FEES

CERTIFICATE OF OWNERSHIP AND INDICATION
 I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) CONSENT TO THE SURVEY, RECORDING, AND DEEDS TO ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Nay Peterson 5-22-23
 DATE: 5/22/23
 OWNER

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

M. W. ... 5-23-23
 DATE: 5/23/23
 CITY GIS DIVISION
 DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN AND THAT I (WE) CONSENT TO THE SURVEY, RECORDING, AND DEEDS TO ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Matthew Strickler 5-23-23
 DATE: 5/23/23
 REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM SHOWN AND DESCRIBED HEREIN AND THAT I (WE) CONSENT TO THE SURVEY, RECORDING, AND DEEDS TO ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

... 5-18-23
 DATE: 5/18/23
 KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS, INSTALLED OR PROPOSED FOR INSTALLATION, FULLY COMPLY WITH THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

... 5-18-23
 DATE: 5/18/23
 KINGSPORT AUTHORIZING AGENT

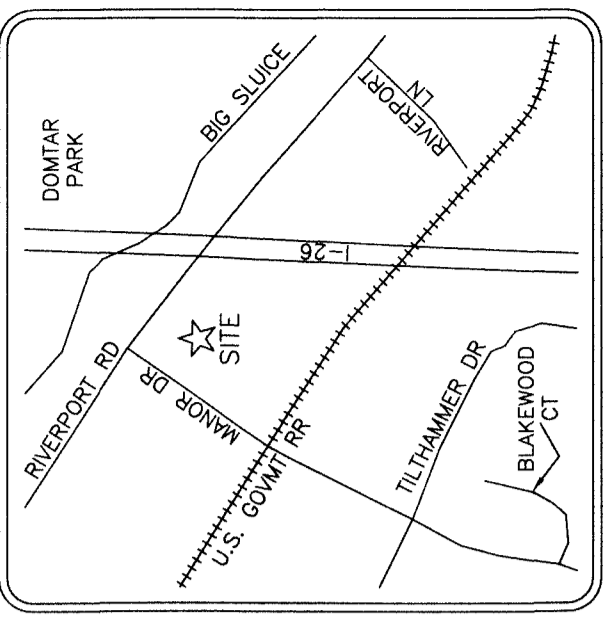
CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE CITY OF KINGSPORT, TENNESSEE. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 TO GUARANTEE THE FULFILLMENT OF ALL REQUIREMENTS IN THIS PLAN HAS BEEN POSTED BY THE REGISTRAR OF DEEDS.

... 5/24/23
 DATE: 5/24/23
 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

DIVISION OF THE CITY OF KINGSPORT, TENNESSEE PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	4.495	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT, TENNESSEE		
SURVEYOR	ALLEY & ASSOCIATES, INC.		
CIVIL DISTRICT	11TH	CLOSURE ERROR	1:10,000
SCALE	1" = 80'		



LOCATION MAP
N.T.S.

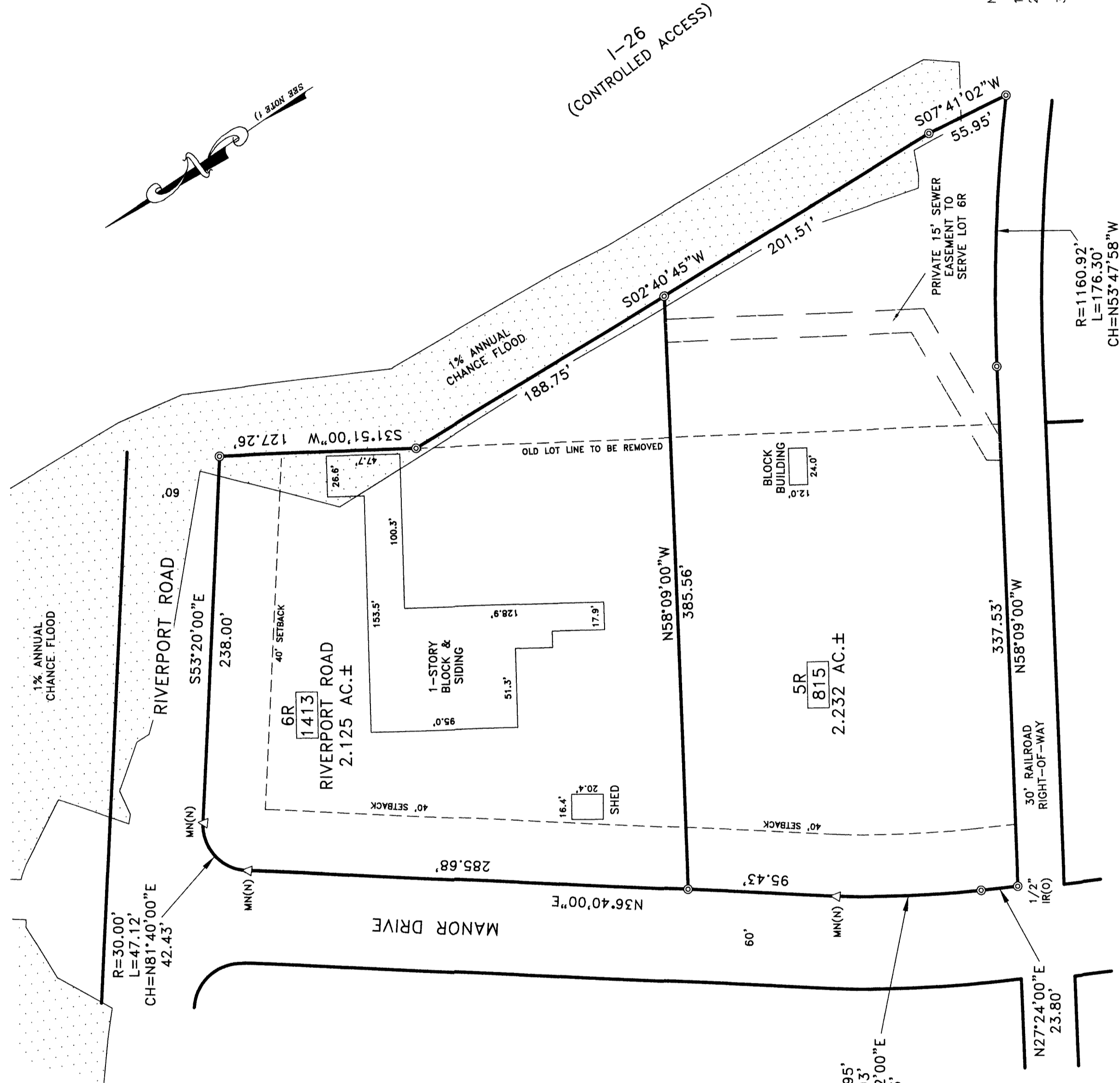
Side A-1652
05/26/2023 - 09:12:37 AM

1 PGS:AL-PLAT	BATCH: 324786
PLAT BOOK: P88	
PAGE: 596-598	
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

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY ZONED: M-1R
SETBACKS TO CONFORM TO CURRENT ZONING.
- 3) 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 23-12988
- 5) ACAD FILE 23-12988 THOMAS.DWG
- 6) TAX MAP 045N "A" PARCELS 15.00 & 16.00
- 7) PLAT REFERENCE: P.B. 9, PG. 48
- 8) THERE SHALL BE A 15' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
- 9) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I 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 WITHOUT RESERVATION OF ANY RIGHTS OR INTERESTS IN THE ESTABLISHED OR PROPOSED STREETS, MINUTE WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>MAY 24 2023 OWNER: LEE DWALK DATE: MAY 24 2023 ECC</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING AND MEETS THE REQUIREMENTS OF THE CITY ENGINEER'S SPECIFICATIONS FOR THE PURPOSE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE: 5/25/2023 TRAFFIC ENGINEERING MANAGER: <i>Shane Dwyer</i> KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS SHOWN ON THIS PLAN MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 5/25/2023 KINGSPORT AUTHORIZING AGENT: <i>Shane Dwyer</i></p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 5/25/2023 KINGSPORT AUTHORIZING AGENT: <i>Shane Dwyer</i></p>
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>MAY 25 2023 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <i>Cassandra Campbell</i></p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE: 5/25/2023 CITY ENGINEER: <i>Shane Dwyer</i></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT AND THAT THE PLAT IS IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THIS PLAT SHALL BE RECORDED WITH THE KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 5/25/2023 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>Shane Dwyer</i></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT AND THAT THE PLAT IS IN ACCORDANCE WITH THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, THIS PLAT SHALL BE RECORDED WITH THE KINGSPORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 5/25/2023 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <i>Shane Dwyer</i></p>

RESUBDIVISION OF LOT 6 & PART OF LOT 5,

INDUSTRIAL PARK RIDGEFIELDS CENTER
KINGSPORT REGIONAL PLANNING COMMISSION
TOTAL ACRES: 4.357 TOTAL LOTS: 2
ACRES NEW ROAD: 0 MILES NEW ROAD: 0
OWNER: WALK & EVERGREEN GARDEN CENTER CIVIL DISTRICT 12TH
SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000
SCALE: 1"=60' 0 30 60 120



LOTS 1 & 2 CONTAIN A STRUCTURE UTILIZING AN EXISTING SEPTIC SYSTEM. THE SEPTIC SYSTEM IS LOCATED UNDER THE STRUCTURE. THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR THE SEPTIC SYSTEM SHOULD BE VERIFIED BY THE PURCHASER OF THE PROPERTY PRIOR TO PURCHASE. ANY PURCHASER OF THE PROPERTY SHOULD BE ADVISED THAT THE SEPTIC SYSTEM IS NOT A GUARANTEE OF THE PROPERTY'S SUITABILITY FOR RESIDENTIAL USE. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

DATE: 5-19-2023
 SIGNED: Judy M. Henry
 Jody Henry
 OWNER
 PRINT NAME

LINE	BEARING	DISTANCE
L1	N14°35'14"W	62.56
L2	N75°24'46"E	20.00
L3	N14°35'14"W	30.00
L4	S12°55'56"E	98.46
L5	S78°39'46"W	81.03
L6	S10°37'44"E	86.13
L7	N29°40'05"E	79.87
L8	N60°28'48"E	138.50
L9	N76°37'31"E	37.32
L10	N31°49'00"W	36.69
L11	N14°35'14"W	79.41

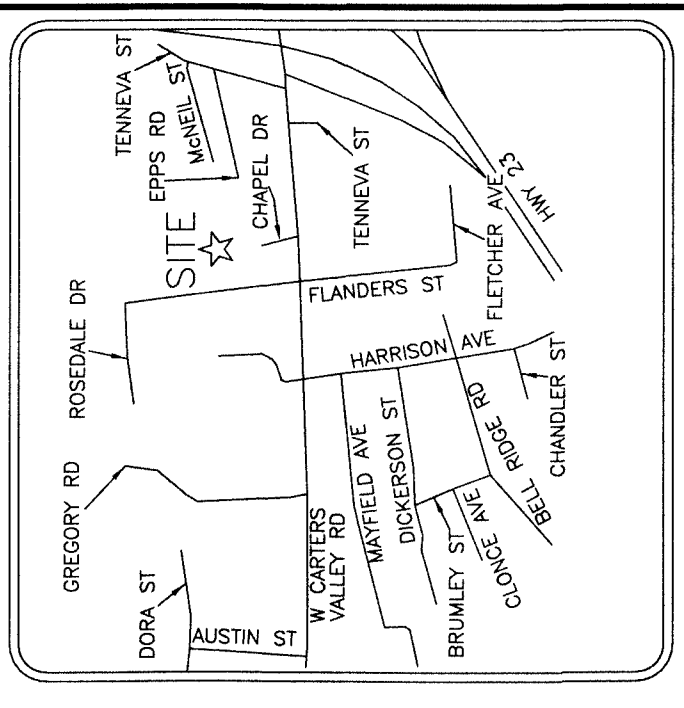
CURVE	RADIUS	LENGTH	CHORD
C1	392.42'	118.01'	N23°12'07"W 117.56'
C2	431.25'	94.93'	N25°30'43"W 94.74'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I, THE OWNER, AND THE OWNER(S) OF THE LAND SHOWN HEREON HAVE CONSENTED TO THE DEDICATION OF THE OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 ALLEY & ASSOCIATES, INC.
 422 E. MARKET STREET
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 382-8886
 E-MAIL: market@alleyassociates.com

OWNER: Judy M. Henry
 DATE: 5-19-23

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE LAND SHOWN AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 REGISTERED SURVEYOR: Judy M. Henry
 DATE: 5-17-23

REGISTERED SURVEYOR: Judy M. Henry
 DATE: 5-17-23



LOCATION MAP
 N.T.S.

- LEGEND
- MN(N) MAG NAIL (NEW)
 - IR(O) IRON ROD (OLD)
 - IR(C) IRON ROD (COP)
 - IR(C) IRON ROD (CAP)
 - CONC CONCRETE
 - PP POWER POLE
 - OHU OVER HEAD UTILITIES
 - BLDG BUILDING
 - P.B. PLAT BOOK
 - PC PAGE
 - D.B. DEED BOOK
 - AC ACRES
 - SW SIDEWALK
 - N.T.S. NOT TO SCALE
 - WM WATER METER
 - MON MONUMENT
 - APPR APPROXIMATE
 - CL CENTER LINE
 - 911 ADDRESS
 - UNMARKED POINT

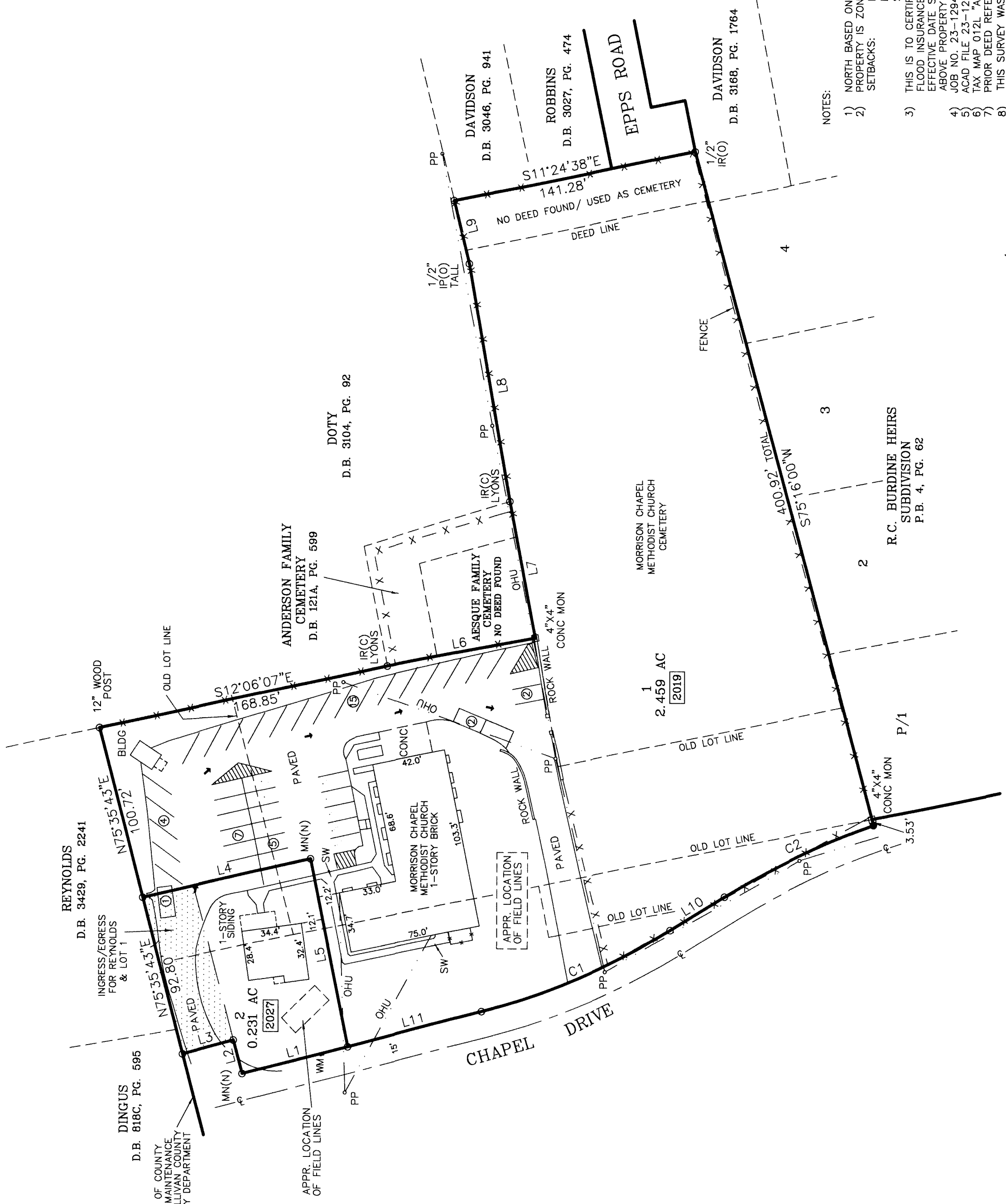
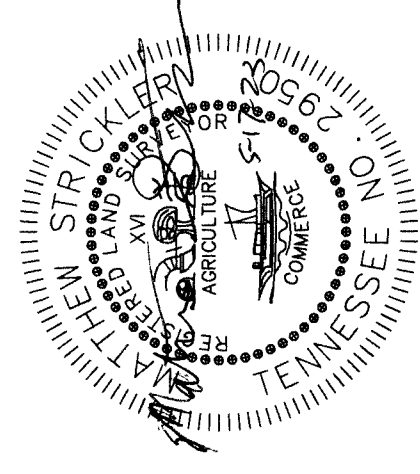
- NOTES:
- NORTH BASED ON S7°21'6"00"W PER REFERENCED DEED.
 - PROPERTY IS ZONED R-1 30' SETBACKS: FRONT 30', REAR 30', SIDE 12'.
 - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00300 EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - JOB NO. 23-12943 MORRISON CHAPEL UMC.DWG
 - TAX MAP 012L "A", PARCEL 031.00
 - PRIOR DEED REFERENCE D.B. 274A, PG. 594
 - THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM SURVEYING STANDARDS.
 - THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND ACCORDING TO THE SULLIVAN COUNTY ZONING RESOLUTION.
 - I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - PARKING: REGULAR 36, HANDICAP 7, TOTAL 43
 - STRUCTURES PREDATE COUNTY-WIDE ZONING AND ARE CONSIDERED LEGAL BUT ACCORDING TO THE SULLIVAN COUNTY ZONING RESOLUTION.
 - STRUCTURE ON LOT 2 WAS BUILT PRIOR TO 1950.
 - STRUCTURE ON LOT 2 WAS BUILT IN 1950.

Slide A-1652
 05/26/2023 09:04:18 AM
 23008528

1 PGS./PLAT BATCH: 32784
 PLAT BOOK: P88
 PAGE: 594-594

REC FEE 15.00
 DP FEE 2.00
 ARC FEE 0.00
 TOTAL 17.00

SHEENA R. TINSLEY
 REGISTERED SURVEYOR



CERTIFICATE OF APPROVAL FOR RECORDING

MORRISON CHAPEL METHODIST CHURCH PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 2.690 TOTAL LOTS 2

ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER MORRISON CHAPEL METHODIST CHURCH CIVIL DISTRICT 14TH

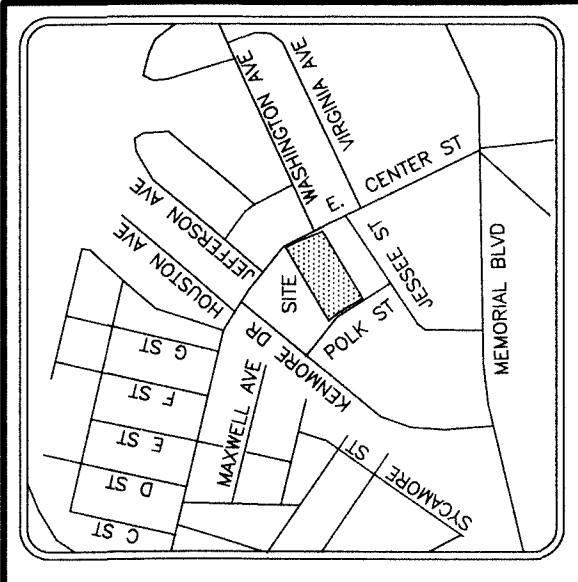
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=50'

SECRETARY: SHEENA R. TINSLEY

DATE: 5-23-23

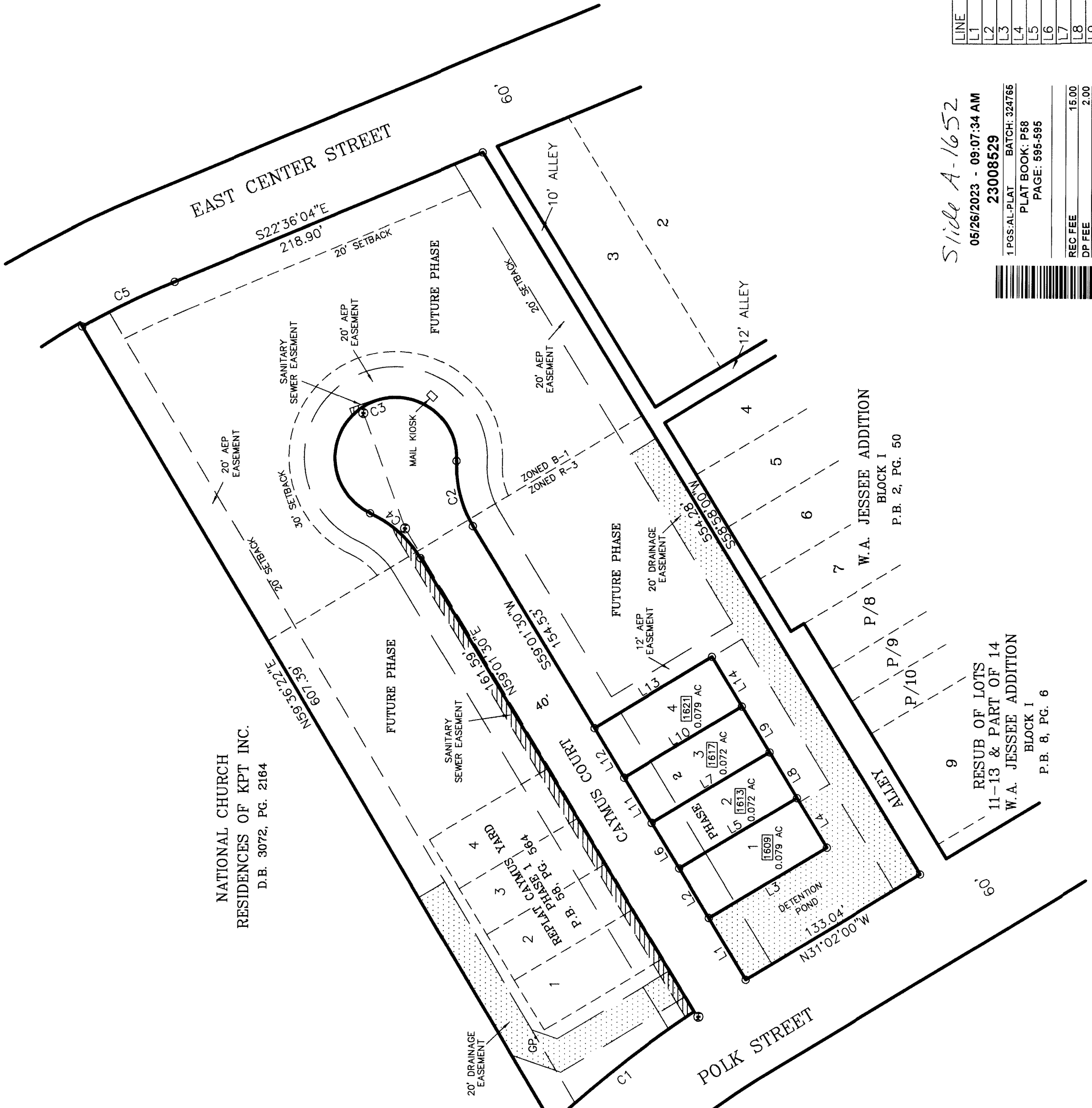
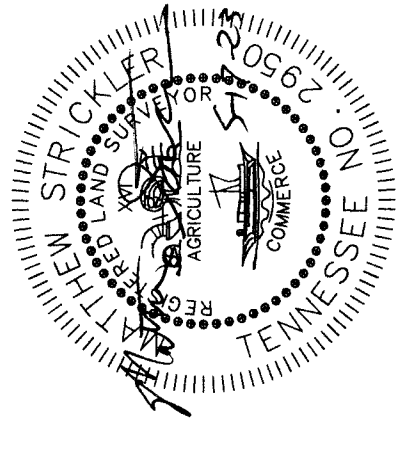
5-17-23



LOCATION MAP N.T.S.

LEGEND

N.T.S. NOT TO SCALE
 D.B. DEED BOOK
 P.G. PAGE
 P.B. PLAT BOOK
 AC ACRES
 GP GAS POST
 APP APPALACHIAN ELECTRIC
 PWR POWER
 SANITARY SEWER
 MANHOLE



NATIONAL CHURCH
 RESIDENCES OF KPT INC.
 D.B. 3072, PG. 2164

- NOTES:**
- 1) NORTH BASED ON S5858'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50.
 - 2) PROPERTY IS ZONED B-1 & REAR 20' SETBACK N/A FRONT 30' REAR 20' SIDE N/A
 - 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716300045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 20-11912
 - 5) ACAD FILE 20-11912 BEGLEY.DWG
 - 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
 - 7) TAX MAP 62A 'X', PARCEL 3.00
 - 8) DEED REFERENCE: DEED BOOK 57, PAGE 380
 - 9) PRIOR PLAT REFERENCE: DEED BOOK 368, PAGE 314
 - 10) MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - 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.
 - 14) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED.

Slide A-1652
 05/26/2023 - 09:07:34 AM
 23000829

LINE	BEARING	DISTANCE
L1	N59°01'30"E	47.09
L2	N59°01'30"E	38.00
L3	N30°58'30"W	30.00
L4	N59°01'30"E	38.00
L5	S30°58'30"E	30.00
L6	N59°01'30"E	35.00
L7	S30°58'30"E	30.00
L8	S50°01'30"W	35.00
L9	S50°01'30"W	35.00
L10	S30°58'30"E	30.00
L11	N59°01'30"E	35.00
L12	N59°01'30"E	35.00
L13	N30°58'30"W	30.00
L14	S58°58'00"W	35.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	716.20'	118.55'	118.41'	N38°08'07"W
C2	75.00'	17.36'	17.36'	S27°58'30"E
C3	75.00'	44.30'	44.23'	N41°52'28"E
C5	543.00'	67.32'	67.48'	S28°09'49"E

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSPOUR, TENNESSEE 37660
 TELEPHONE (423) 382-8886
 E-MAIL: mstrickler@alleysurveyors.com

CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM AN (WE) ARE, THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND I HAVE HEREBY RECEIVED THE NECESSARY CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED AND SHOWN ON THIS SURVEY IS IN ACCORDANCE WITH THE CITY OF KINGSPOUR, TENNESSEE, SPECIFICATIONS FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING FOR THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED.	CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM DESIGNATED AS SHOWN ON THIS SURVEY IS IN ACCORDANCE WITH THE CITY OF KINGSPOUR, TENNESSEE, SPECIFICATIONS FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.	CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPOUR, TENNESSEE, SPECIFICATIONS FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
OWNER: <u>National Church Residences of KPT Inc.</u> DATE: <u>5-22-23</u>	TRAFFIC ENGINEERING MANAGER: <u>Matthew Strickler</u> REGISTERED SURVEYOR: <u>Matthew Strickler</u>	CITY ENGINEER: _____ KINGSPOUR AUTHORIZING AGENT: _____

REPLAT OF CAYMUS YARD, PHASE 2

KINGSPOUR REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.302
 ACRES NEW ROAD: 0.463
 MILES NEW ROAD: 0.085

OWNER: HYP, LLC.
 SURVEYOR: ALLEY & ASSOCIATES, INC.
 CIVIL DISTRICT: 11TH
 SCALE: 1"=60'
 CLOSURE ERROR: 1:10,000

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MILLERSURVEYS.COM
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SHEET 2 OF 4

FINAL PLAT
TAX MAP 78, PARCEL 44
DEED BOOK 3459, PAGE 412
DATE: MAY 1, 2023

CERTIFICATION OF THE NATIONAL
ORDER OF SURVEYORS (N.O.S.)
I HEREBY CERTIFY THAT THE SURVEY AND THIS
FINAL PLAT HAVE BEEN APPROVED AS ASSIGNED.

May 26, 2023
DATE
Carol Ann Campbell
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO
CONVEY TO THE CITY OF KINGSPORT, TENNESSEE, ALL
NECESSARY EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES
TO PERFORM THEIR NORMAL RESPONSIBILITIES.

5/26/23
DATE
James W. Bogg
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE
AND STORMWATER DETENTION FACILITIES

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO
MAINTAIN, REPAIR, REPLACE, IMPROVE, AND OPERATE ALL
COMMON OPEN SPACE AND STORMWATER DETENTION
FACILITIES.

5/26/23
DATE
James W. Bogg
OWNER - SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S)
OF THE COMMON OPEN SPACE SO DESIGNATED
HEREIN AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH
MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING
SETBACKS, EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC OR
PRIVATE USE AS NOTED.

5/26/23
DATE
James W. Bogg
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHTING SYSTEM
FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF
KINGSPORT'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY
LIMITS AND THAT THE CITY ENGINEER HAS REVIEWED THE
OF PURCHASE AND INSTALLATION HAVE BEEN MET.

5/26/2023
DATE
Michael E. Zug
AUTHORIZED AGENT

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
HEREBY APPROVED.

5/26/23
DATE
James W. Bogg
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN
SPACE

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND
RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND
OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED
HEREIN. ANY SUCH RESPONSIBILITY SHOULD THE COMMON OPEN SPACE BE
DEDICATED FOR PUBLIC USE AT A LATER DATE. THE OWNERS HEREBY
MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY
CONFORM TO THE CURRENT STANDARDS AND CODES AND SHALL BE
DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

5/26/23
DATE
James W. Bogg
AUTHORIZED REPRESENTATIVE

NOTES

1. See Sheet 3 for complete Notes and Sheet 1 for Legend.

3R
REPLAT OF ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

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REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

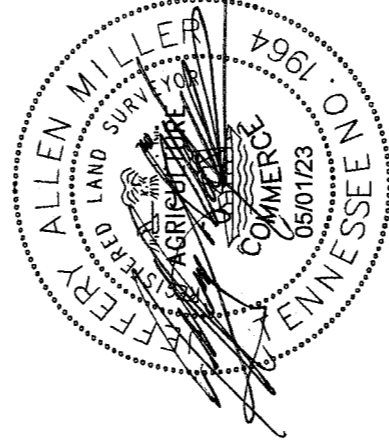
3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

3R
REPLAT ROCKY BRANCH SUBDIVISION 44, 5RR
TAX MAP 78B, GROUP A, PARCEL 5
DEED BOOK 3224, PAGE 1866

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH
C1	N77°17'45"E	22.57	5.00	25.55
C2	N29°41'42"E	79.56	324.98	79.76
C3	N74°22'32"E	39.25	25.00	45.13
C4	S12°20'40"E	19.91	15.00	21.77
C5	S39°52'52"W	62.22	757.16	62.24
C6	S84°57'28"W	27.13	20.00	29.81
C7	N5°58'36"W	36.41	25.00	40.79
C8	N88°56'08"E	25.09	324.98	25.09
C9	S5°35'36"E	36.41	25.00	40.79
C10	N84°24'24"E	34.26	25.00	37.75
C11	S5°55'36"E	36.41	25.00	40.79
C12	N84°24'24"E	34.26	25.00	37.75
C13	N4°52'04"W	3144	25.00	34.00
C14	S29°26'35"W	52.47	275.00	52.49
C15	S38°01'50"W	29.93	275.00	29.94
C16	N84°24'24"E	34.26	25.00	37.75
C17	S5°02'32"E	29.39	20.00	33.02



Slide A-1653
05/30/2023 - 08:42:05 AM
23008614
4 PGS/SAL-PLAT BATCH: 324831
PLAT BOOK: P59
PAGE: 1-4

REC.FEE	60.00
DP.FEE	2.00
DOC.FEE	2.00
TOTAL	64.00
STATE OF TENNESSEE SULLIVAN COUNTY	62.00
SHEENA R TINSLEY	2.00

REGISTERED DEEDS

MAGNOLIA RIDGE SUBDIVISION - PHASE 1

KINGSPORT REGIONAL PLANNING COMMISSION

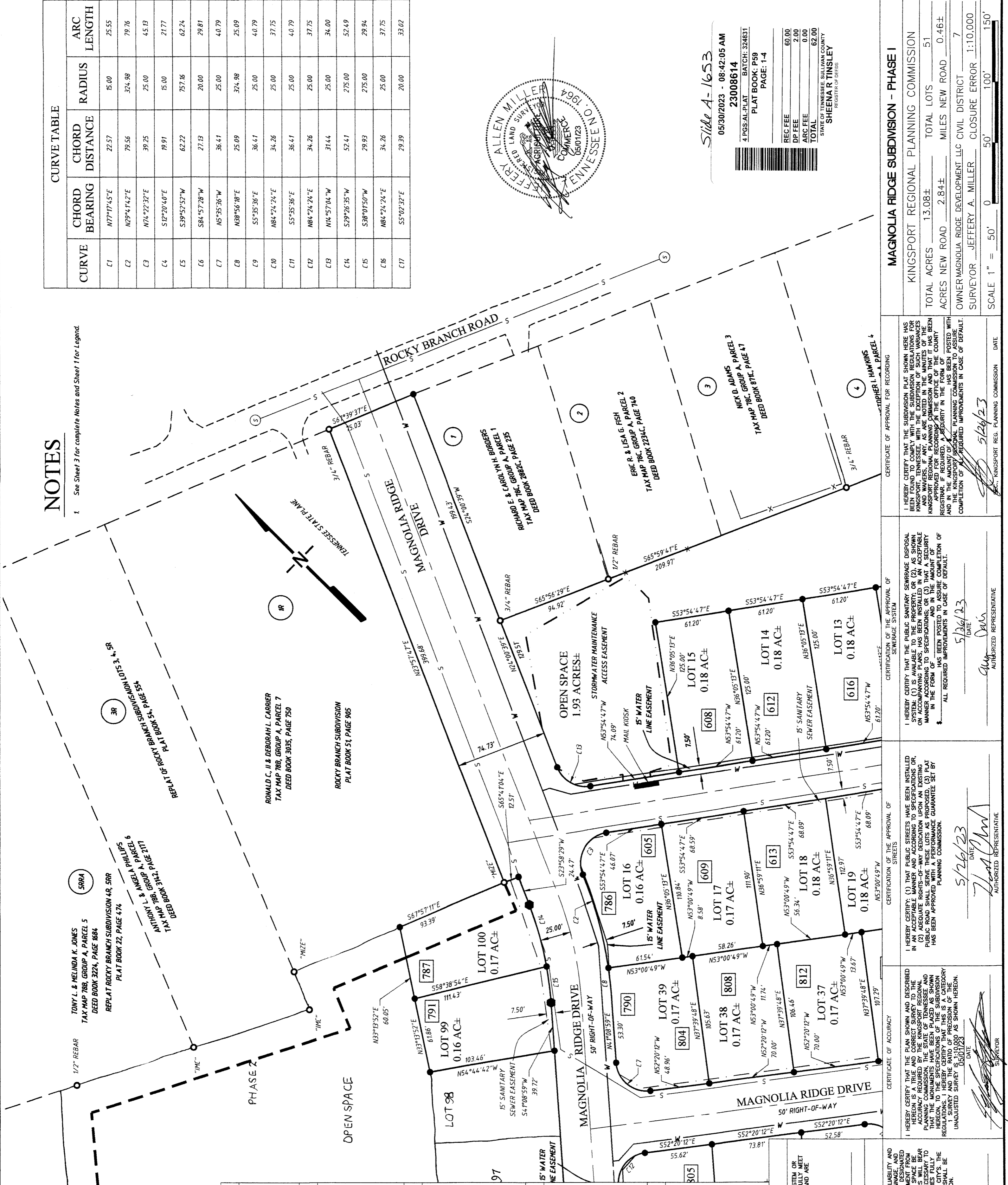
TOTAL ACRES 13.08± TOTAL LOTS 51

ACRES NEW ROAD 2.84± MILES NEW ROAD 0.46±

OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT 7

SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR 1:10,000

SCALE 1" = 50' 0 50' 100' 150'



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR
PLANNING AND MAPS AS SET FORTH IN THE CITY OF KINGSPORT
AND MAPS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE
KINGSPORT REGIONAL PLANNING COMMISSION AND THAT A SECURITY
REGISTER, IF REQUIRED, IS BEING FILED IN THE OFFICE OF THE
REGISTER OF DEEDS. I HEREBY CERTIFY THAT THIS IS A CATEGORY
AND IN THE AMOUNT OF THE PLANNING COMMISSION'S REVIEW
COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

5/26/23
DATE
James W. Bogg
AUTHORIZED REPRESENTATIVE

MULLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
WWW.MULLERSURVEYS.COM

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SHEET 3 OF 4

FINAL PLAT
TAX MAP 78, PARCEL 44
DEED BOOK 3459, PAGE 412
DATE: MAY 1, 2023

CERTIFICATE OF THE APPROVAL FOR 911 STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESS AS NOTED ON THIS FINAL PLAT ARE APPROVED AS SHOWN.

DATE: May 26, 2023

Jeffery A. Miller
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY TO THE LOCAL UTILITY DISTRICT AND TO THE LOCAL GOVERNMENT FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

DATE: 5/26/23

James W. Tate
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE, AND OPERATION OF ALL COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES.

DATE: 5/26/23

James W. Tate
OWNER - SIGNATURE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN IN THIS SUBDIVISION AND I (WE) HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE PURCHASE AND INSTALLATION OF ALL PUBLIC OR PRIVATE USE AS NOTED.

DATE: 5/26/23

James W. Tate
OWNER - SIGNATURE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 5/26/2023

Michael W. Jorg
AUTHORIZED AGENT

CERTIFICATE 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 HEREBY APPROVED AS SHOWN.

DATE: 5/26/23

Clayton DeWitt
AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE MAINTENANCE OF COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY LIABILITY FOR SUCH MAINTENANCE. THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE COMPLY WITH THE CITY'S STANDARDS. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE: 5/26/23

James W. Tate
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE AND CORRECTLY REPRESENTS THE REALITY OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT THIS IS A CATEGORY UNAUDITED SURVEY AS SHOWN HEREON.

DATE: 5/26/23

Jeffery A. Miller
SURVEYOR

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE AND CORRECTLY REPRESENTS THE REALITY OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT THIS IS A CATEGORY UNAUDITED SURVEY AS SHOWN HEREON.

DATE: 05/01/23

Jeffery A. Miller
SURVEYOR

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE PUBLIC STREET ACT, (2) THAT PUBLIC RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (3) PLAT HAS BEEN APPROVED BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

DATE: 5/26/23

Jeffery A. Miller
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE SYSTEM SHOWN ON THIS PLAN, AND DESCRIBED HEREON, IS ACCURATE AND CORRECTLY REPRESENTS THE REALITY OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT THIS IS A CATEGORY UNAUDITED SURVEY AS SHOWN HEREON.

DATE: 5/26/23

Clayton DeWitt
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE. WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED ON THIS PLAN, THE SUBDIVISION PLAT IS ACCURATE AND CORRECTLY REPRESENTS THE REALITY OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY CERTIFY THAT THIS IS A CATEGORY UNAUDITED SURVEY AS SHOWN HEREON.

DATE: 5/26/23

Jeffery A. Miller
SURVEYOR

MAGNOLIA RIDGE SUBDIVISION - PHASE I

KINGSPORT REGIONAL PLANNING COMMISSION

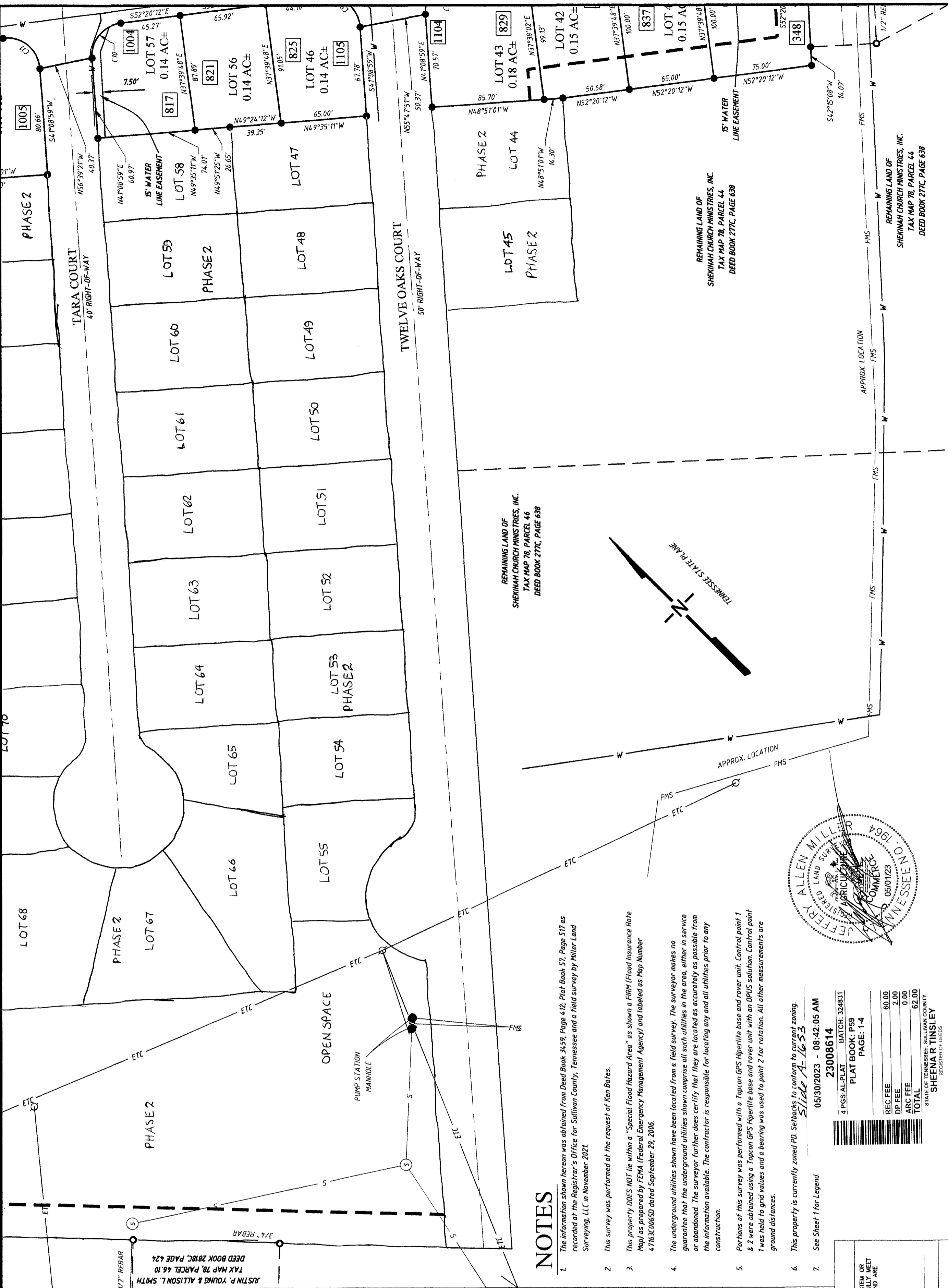
TOTAL ACRES: 13.08± TOTAL LOTS: 51

ACRES NEW ROAD: 2.84± MILES NEW ROAD: 0.46±

OWNER: MAGNOLIA RIDGE DEVELOPMENT LLC CIVIL DISTRICT 7

SURVEYOR: JEFFERY A. MILLER CLOSURE ERROR: 1:10,000

SCALE: 1" = 50' 0" 50' 100' 150'



- NOTES**
- The information shown hereon was obtained from Deed Book 3459, Page 412, Plat Book 57, Page 570 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in November 2021.
 - This survey was performed at the request of Ken Bates.
 - This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRI (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0065D dated September 29, 2006.
 - The underground utilities shown here have been located from a field survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does certify that they are located as accurately as possible from the information available. The contractor is responsible for locating any and all utilities prior to any construction.
 - Portions of this survey were performed with a Topcon GPS High-precision base and rover unit. Control point 1 & 2 were obtained using a Topcon GPS High-precision base and rover unit with an OPUS solution. Control point 1 was held to grid values and a bearing was used to point 2 for rotation. All other measurements are ground distances.
 - This property is currently zoned PD. Subjects to conform to current zoning.
 - See Sheet 1 for Legend.

23008614

05/30/2023 - 08:42:05 AM

PLAT BOOK: P69

PAGE: 14

REG FEE	60.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	62.00

STATE OF TENNESSEE
SULLIVAN COUNTY
REGISTERED AGENT
JEFFERY A. MILLER



MULLER
Land Surveying, LLC
116 ROBINDALE COURT
KINGSFORD, TENNESSEE 37663
PHONE: 423-532-5300
WWW.MULLERSURVEYS.COM
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SHEET 4 OF 4

FINAL PLAT
TAX MAP 78C, PARCEL 44
DEED BOOK 3459, PAGE 412
DATE: MAY 1, 2023

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THIS FINAL PLAT ARE APPROVED AS ASSIGNED.
DATE: 5/25/23
AUTHORIZED AGENT: [Signature]

GOVERNMENT AND UTILITY ACCESS
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER DESIGNATED UTILITIES, AND OTHER UTILITIES BASED TO PERFORM THEIR NORMAL RESPONSIBILITIES.
DATE: 5/25/23
AUTHORIZED REPRESENTATIVE: [Signature]

MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME THE MAINTENANCE AND OPERATION OF THE COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES.
DATE: 5/25/23
OWNER - SIGNATURE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE), HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACKS, OTHER RESTRICTIONS, AND OTHER SPACE TO PUBLIC OR PRIVATE USE AS NOTED.
DATE: 5/25/23
OWNER - SIGNATURE: [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 KINGSFORD'S POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORD. ALL REQUIREMENTS FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
DATE: 5/26/2023
AUTHORIZED AGENT: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR TO BE INSTALLED WILL MEET THE REQUIREMENTS OF THE CITY OF KINGSFORD AND ARE HEREBY APPROVED AS SHOWN.
DATE: 5/25/23
AUTHORIZED REPRESENTATIVE: [Signature]

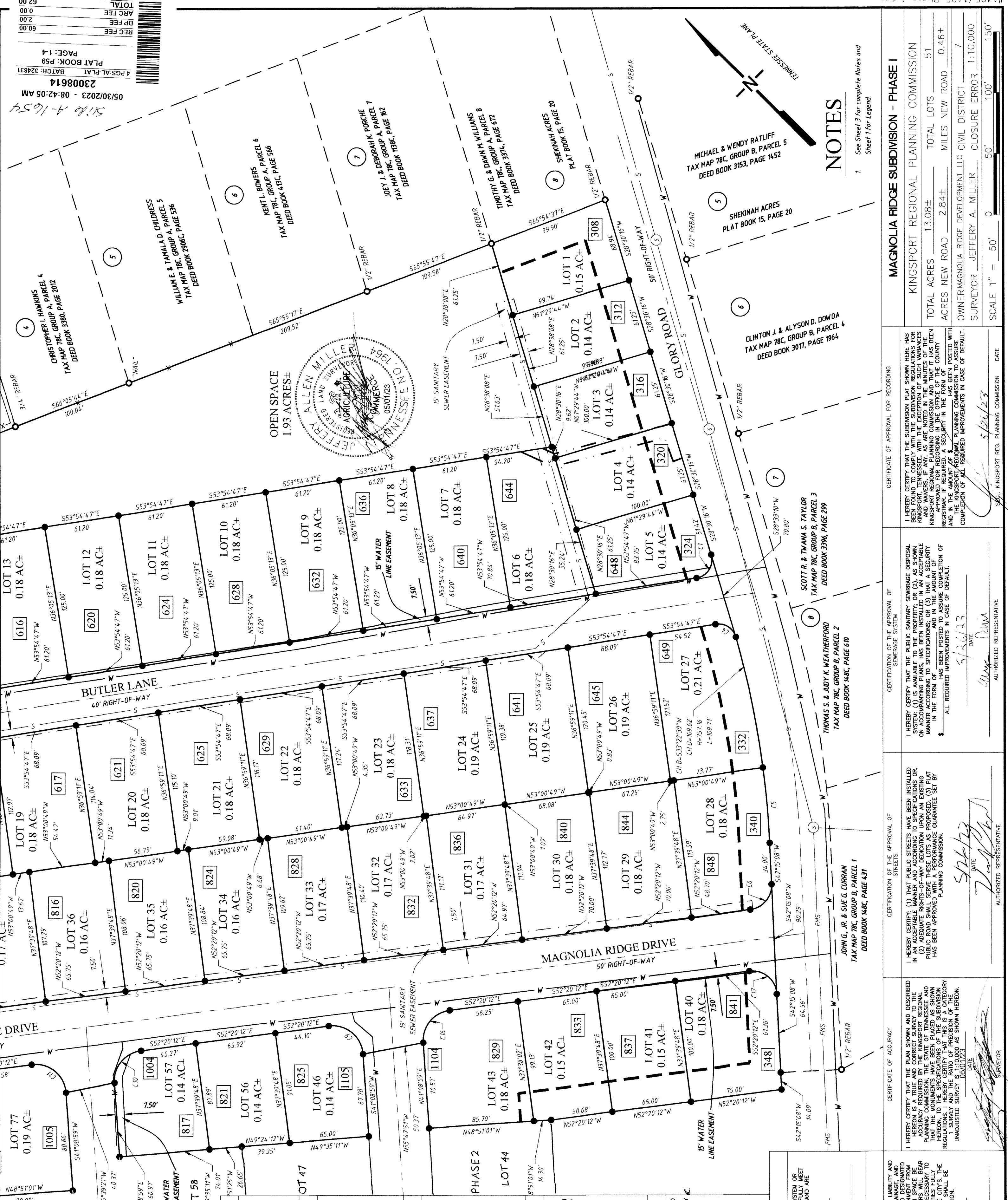
MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND TO MAINTAIN AND OPERATE THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM LIABILITY FOR THE COMMON OPEN SPACE. THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAINTAIN OR IMPROVE THE COMMON OPEN SPACE TO CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.
DATE: 5/25/23
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF ACQUAITY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS THE TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSFORD AND THE PLANNING COMMISSION OF THE STATE OF TENNESSEE AND THAT THE PLAN IS IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS OF THE CITY OF KINGSFORD AND THE PLANNING COMMISSION. I HEREBY CERTIFY THAT THIS IS A CATEGORY UNADJUSTED SURVEY.
DATE: 05/01/23
SURVEYOR: [Signature]

CERTIFICATE OF THE APPROVAL OF THE STREETS
I HEREBY CERTIFY (1) THAT PUBLIC STREETS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSFORD AND THE PLANNING COMMISSION AND (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING OR NEW PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. (3) THAT THE PLAN IS IN ACCORDANCE WITH THE SPECIFICATIONS AND REGULATIONS SET BY THE CITY OF KINGSFORD AND THE PLANNING COMMISSION.
DATE: 5/26/23
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF THE APPROVAL OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEMS INSTALLED OR TO BE INSTALLED WILL MEET THE REQUIREMENTS OF THE CITY OF KINGSFORD AND ARE HEREBY APPROVED AS SHOWN.
DATE: 5/26/23
AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENNESSEE. WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED ON THIS PLAN, THE PLAT IS IN ACCORDANCE WITH THE CITY OF KINGSFORD AND THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. I HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 5/26/23
AUTHORIZED REPRESENTATIVE: [Signature]



REC FEE 60.00
DP FEE 2.00
ARC FEE 0.00
TOTAL 62.00
SHEENA R TINSLEY
REGISTERED SURVEYOR
STATE OF TENNESSEE
23008614
PLAT BOOK P59
PAGE: 14
05/30/2023 - 08:42:05 AM

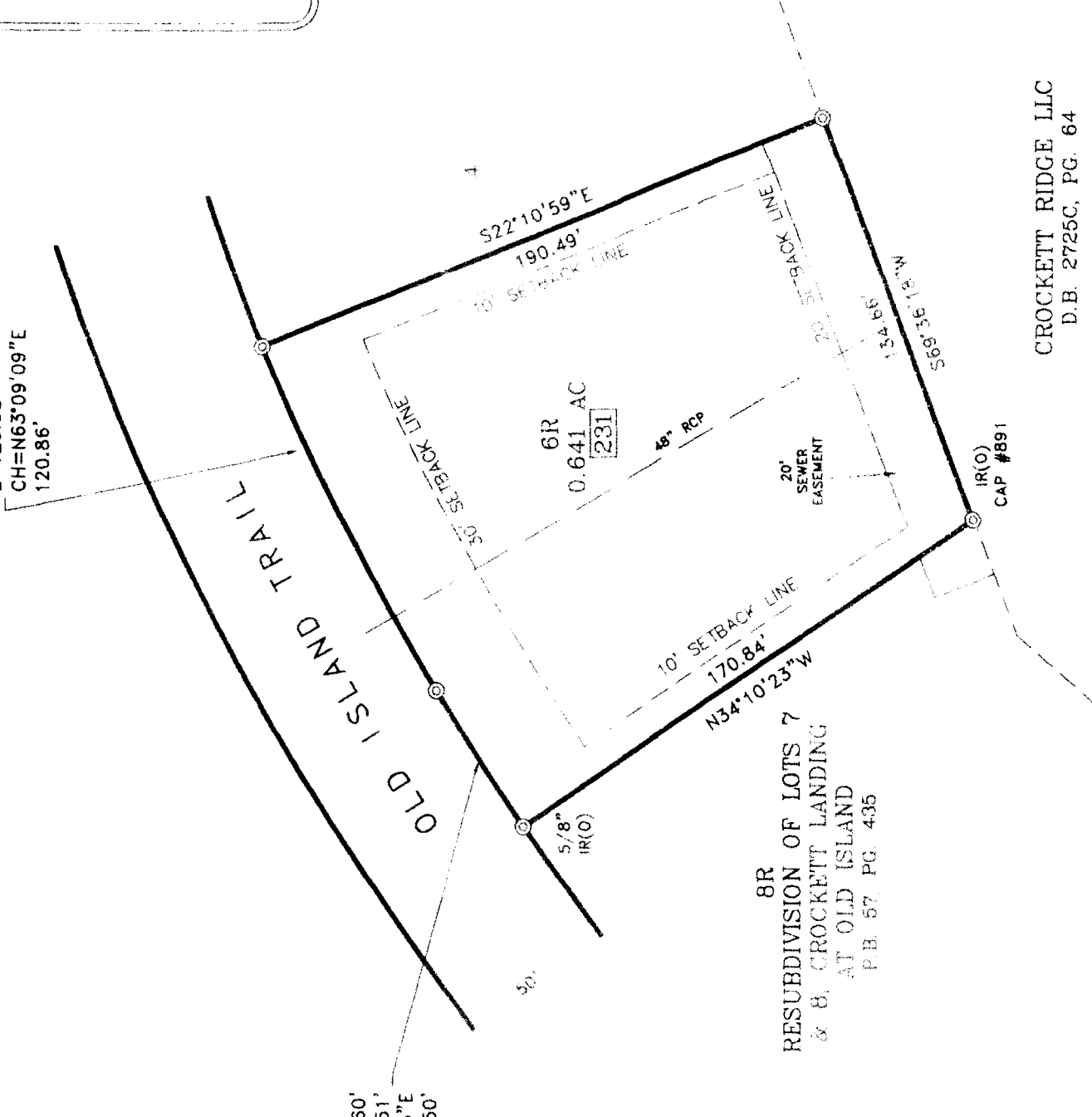
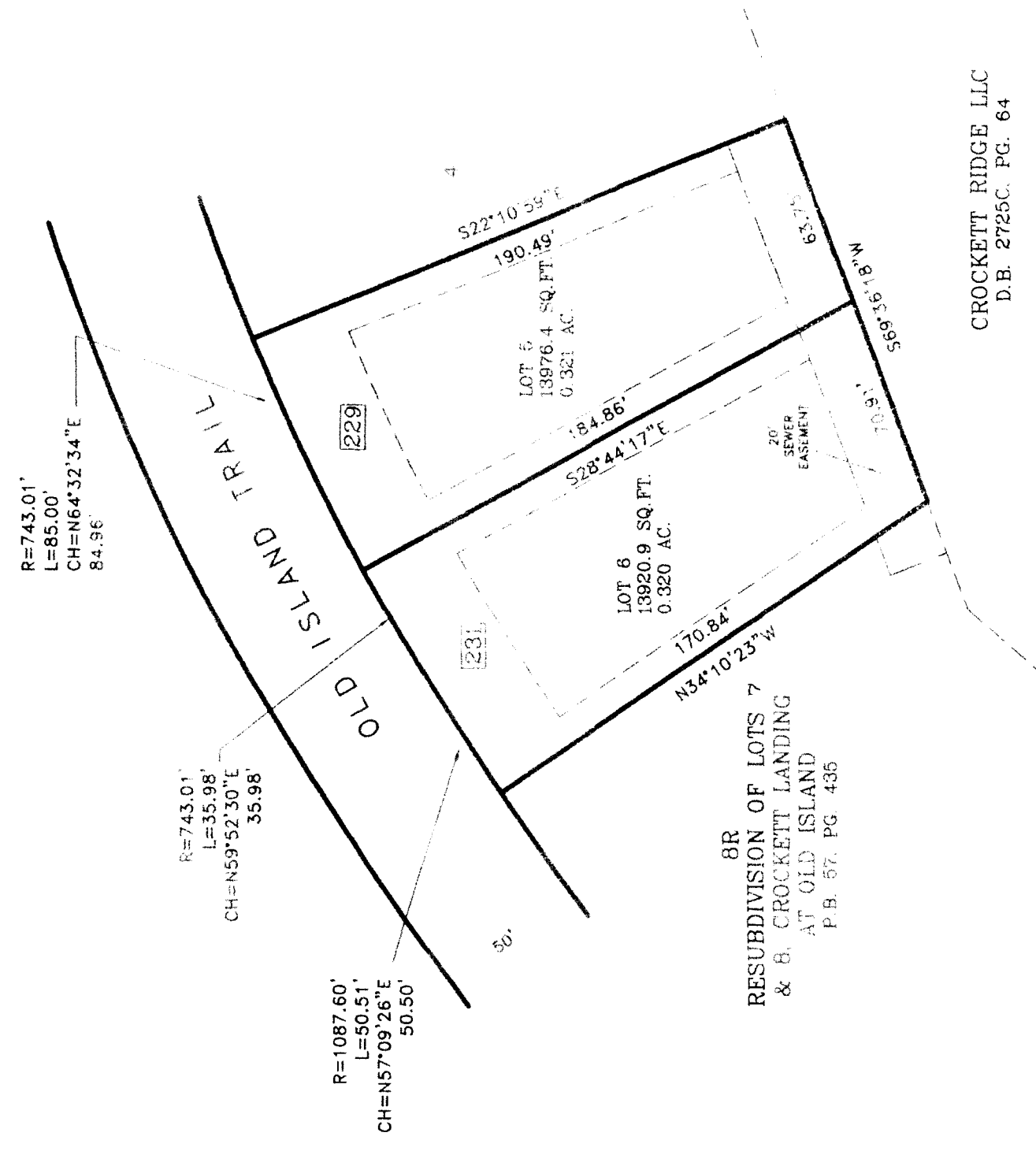
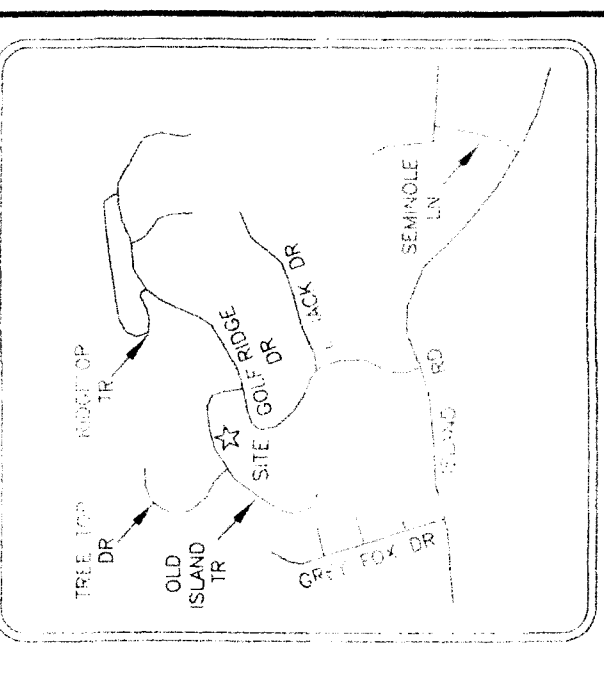
NOTES

1. See Sheet 3 for complete Notes and Sheet 1 for Legend.

MAGNOLIA RIDGE SUBDIVISION - PHASE I

KINGSFORD REGIONAL PLANNING COMMISSION	TOTAL ACRES	13.08±	TOTAL LOTS	51
ACRES NEW ROAD	2.84±	MILES NEW ROAD	0.4±	
OWNER MAGNOLIA RIDGE DEVELOPMENT, LLC	CIVIL DISTRICT	7		
SURVEYOR - JEFFERY A. MILLER	CLOSURE ERROR	1:10,000		
SCALE 1" = 50'		50'	100'	150'

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- LEGEND:
- A.C. ACRES
 - R. RADIUS
 - L. LENGTH
 - CH. CHORD
 - P.L. PLAT BOOK
 - P.B. DEED BOOK
 - P.G. PAGE
 - IP(O) IRON ROD OLD
 - P.O. REINFORCED CONCRETE P.O.

CROCKETT RIDGE LLC
D.B. 2725C, PG. 64

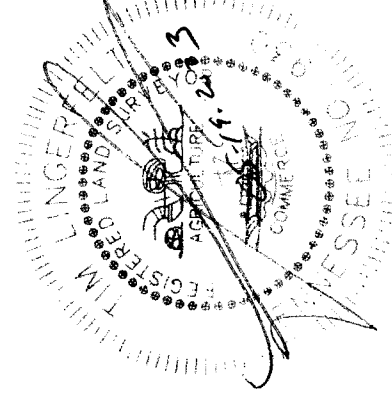
CROCKETT RIDGE LLC
D.B. 2725C, PG. 64

NOTES:

- 1) BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.
- 3) PROPERTY AND DEVELOPMENT SHALL COMPLY WITH THE SULLIVAN COUNTY ZONING ORDINANCE AND CITY OF KINGSPORT SUBDIVISION REGULATIONS.
- 4) THERE SHALL BE A 10' FRONT AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
- 5) SANITARY SEWER EASEMENT SHALL BE 20' WIDE.
- 6) PRIORITY ZONE: P-3B.
- 7) ALL BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY OWNED BY BROTHER SEWELL, INC.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00700 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) JOB NO. 23-17-006
- 4) ACAD FILE 23-12866 ROSE.DWG
- 5) TAX MAP CLM 78, PARCELS 27 & 33
- 6) PLAT REFERENCE P.B. 52, PG. 216
- 7) THERE SHALL BE A 10' FRONT AND 7.5' SIDE AND REAR EASEMENT FOR UTILITIES AND DRAINAGE.
- 8) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MAPPING STANDARDS OF PRACTICE.
- 10) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



Slide A-1651
05/26/2023 - 08:56:59 AM

1 PASSAL PLAT	BATCH 324751
PLAT BOOK: P58	
PAGE: 592-592	
REC FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE SULLIVAN COUNTY
SHEENA R. TINSLEY
REGISTERED PROFESSIONAL ENGINEER

ALLEY & ASSOCIATES, INC.
SURVEYORS
402 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 382-8886
E-MAIL: tin@alleyandassociates.com

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION.</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT TO ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DEVIATE FROM THE TRIPLE SETBACKS, EASEMENTS, AND OTHER SETBACKS OF PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 5-23 OWNER: <i>Sheena R. Tinsley</i></p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESCRIBED FOR THIS SUBDIVISION COMPLIES WITH THE LIGHTING REQUIREMENTS OF THE CITY OF KINGSPORT, AND ALL REQUIREMENTS OF THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON.</p> <p>DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i></p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i></p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR REGULATIONS OF THE CITY OF KINGSPORT, AND ALL REGULATIONS THEREON.</p> <p>DATE: 5-16 KINGSPORT AUTHORIZING AGENT: <i>Sheena R. Tinsley</i></p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THE INFORMATION THEREON. I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN WAS OBTAINED FROM THE BEST AVAILABLE SOURCES AND THAT THE INFORMATION IS TRUE AND CORRECT.</p> <p>DATE: 05-19 TENNESSEE REGISTERED PROFESSIONAL SURVEYOR: <i>Sheena R. Tinsley</i></p>	<p>CITY ENGINEER</p> <p>DATE: 5-23 CITY ENGINEER: <i>Sheena R. Tinsley</i></p>
<p>CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>DATE: May 23 CITY GS DIVISION DIRECTOR OF 911 ADDRESSING: <i>Sheena R. Tinsley</i></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY TO COMPLY WITH THE SUBDIVISION AND SURVEYING ACTS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS AS NOTED ON THIS PLAN. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN REGISTERED FOR RECORDING AND THAT I HAVE BEEN ADVISED BY THE REGISTERED PROFESSIONAL SURVEYOR OF THE SULLIVAN COUNTY PLANNING AND ZONING DEPARTMENT THAT THE PLAN MEETS ALL REQUIREMENTS IN THE CASE OF DEFAULT.</p> <p>DATE: 5/23 REGISTERED PROFESSIONAL SURVEYOR: <i>Sheena R. Tinsley</i></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY TO COMPLY WITH THE SUBDIVISION AND SURVEYING ACTS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIATIONS AS NOTED ON THIS PLAN. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN REGISTERED FOR RECORDING AND THAT I HAVE BEEN ADVISED BY THE REGISTERED PROFESSIONAL SURVEYOR OF THE SULLIVAN COUNTY PLANNING AND ZONING DEPARTMENT THAT THE PLAN MEETS ALL REQUIREMENTS IN THE CASE OF DEFAULT.</p> <p>DATE: 5/23 REGISTERED PROFESSIONAL SURVEYOR: <i>Sheena R. Tinsley</i></p>	<p>CROCKETT LANDING AT OLD ISLAND KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES: 0.641 TOTAL LOTS: 2 ACRES NEAR ROAD: 0 OWNER: STINSON REGISTERED PROFESSIONAL SURVEYOR: ALLEY & ASSOCIATES, INC. CIVIL DISTRICT: 27th CLOSURE ERRORS: 1:1,000</p> <p>SCALE: 1"=50'</p>		

**BY-LAWS
KINGSPORT REGIONAL PLANNING COMMISSION**

ARTICLE I

Objective

The objectives, powers, duties, and membership of the Kingsport Regional Planning Commission shall be as set forth in Sections 13-3-102 thru 13-3-104 and 13-4-101 thru 13-4-103 of the Tennessee Code Annotated, and amendments and supplements thereto.

The Planning Commission shall act in accordance with the above mentioned laws and such other laws as are applicable.

ARTICLE II

Officers

Section 1. The officers of the Planning Commission shall be Chairman, Vice Chairman, and Secretary. The Chairman and Vice-Chairman shall be appointive members of the Commission. The Development Services Director or his/her designee shall serve as a non-voting Secretary of the Commission.

Section 2. The Chairman shall preside at all meetings and hearings and shall have the duties common to parliamentary usage of that office. The Chairman may vote on and enter the discussion on all matters before the Commission.

Section 3. The Vice Chairman shall act for the Chairman in his/her absence.

Section 4. The Secretary shall validate the minutes and records of the Commission and perform other duties common to this office. Should the Secretary be unavailable, the Chairman shall perform all duties of the Secretary.

Section 5. Officers shall be elected by majority vote at the annual organization meeting in July of each year. Nominations may be made by a committee of three Planning Commission members appointed by the Chairman in June of each year, or nominations may be made from the floor.

Section 6. The Chairman and Vice Chairman shall be elected for one year terms and may succeed themselves up to five (5) consecutive terms. Vacancies in office shall be filled immediately for the unexpired term by regular election procedure. A Chairman vacancy may be filled by a previous Chairman for an interim period of up to one (1) year.

ARTICLE III

Meetings

Section 1. Regular meetings shall be held on the third Thursday of each month.