



## **REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Thursday, April 20, 2023 at 5:30 PM  
City Hall, 415 Broad Street, Boardroom**

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

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

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

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

1. March 13, 2023 Work Session Minutes
2. March 16, 2023 Regular Meeting Minutes
3. March 29, 2023 Called Meeting Minutes

### **IV. CONSENT AGENDA**

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

### **V. NEW BUSINESS**

1. West Park Development Lot 5 ILOC Release (2021-201-00012). The Commission is requested to release the irrevocable letter of credit for the West Park Lot 5 development. (Garland)
2. West Park Road ILOC Call (21-201-00009). The Commission is requested to call the irrevocable letter of credit for the West Park Road (now known as Port Drive) in order for the remaining improvements to be completed. (Garland)

## **VI. UNFINISHED BUSINESS**

## **VII. OTHER BUSINESS**

- [1.](#) March through April 2023 Subdivision Letters

## **VIII. ADJOURN**



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, March 13, 2023 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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

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

**Commission Members Present: Sam Booher, Pat Breeding, John Moody**

**Commission Members Absent: Phil Rickman, Sharon Duncan, James Phillips, Travis Patterson, Paula Stauffer**

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

**Visitors: none**

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

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

1. February 13, 2023 Work Session Minutes
2. February 16, 2023 Regular Meeting Minutes

The Commission reviewed the February 2023 minutes with no changes requested.

### **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. NEW BUSINESS**

1. Surplus Request New Street (PLNCOM23-0059). The Commission is requested to declare city-owned property along New Street as surplus property. Staff stated that this property was acquired by the City as part of the purchase of the City Hall located at 415 Broad Street. Staff further stated that the City waited a while after the purchase to ensure that the parking lot contained on the property would not be needed for City Hall parking purposes. With the parking not being utilized, the proposal for a surplus designation has come forward. No official action was taken.
2. Magnolia Ridge Phase 1 Final (RESDEV23-0005) The Commission is requested to grant final subdivision approval for the Magnolia Ridge Phase 1 development contingent upon completion of construction. Staff noted that this first phase of the new Magnolia Ridge Development contains 51 new single family lots and approximately .46 miles of new city street. Staff noted that phase 1 conforms to the existing preliminary approval for the development. Staff noted the developer is close to being finished with phase 1 construction and has requested final approval contingent upon completion of construction. No official action was taken.
3. Division of Duckworth Property (MINSUB23-0068). The Commission is requested to grant final subdivision approval along with an accompanying irregular lot shape variance. Staff identified the vicinity of the request located off Colonial Heights Rd and Hemlock Road. Staff noted that the terrain of the property presents unique topographical challenges due to steep terrain. No official action was taken.

## **VI. UNFINISHED BUSINESS**

## **VII. OTHER BUSINESS**

1. March Subdivision Letter

## **VIII. ADJOURN**



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

**Thursday, March 16, 2023 at 5:30pm  
City Hall, 415 Broad Street, 3<sup>rd</sup> Floor Boardroom**

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

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

**Commission Members Present: Sam Booher, Pat Breeding, John Moody, James Phillips, Phil Rickman, Sharon Duncan, Paula Stauffer**

**Commission Members Absent: Travis Patterson**

**Staff Present: Ken Weems, AICP, Jessica McMurray, Garret Burton**

**Visitors: Dan Saxon, Brad Duckworth, Ken Bates**

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

A motion was made by Pat Breeding, seconded by Sharon Duncan, to approve the agenda. The motion passed unanimously, 7-0.

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

1. February 13, 2023 Work Session Minutes
2. February 16, 2023 Regular Meeting Minutes

A motion was made by Pat Breeding, seconded by John Moody, to approve the minutes of the February 13, 2023 work session and February 16, 2023 regular meeting. The motion passed unanimously, 7-0.

### **IV. CONSENT AGENDA**

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

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

## **V. NEW BUSINESS**

1. Surplus Request New Street (PLNCOM23-0059). The Commission is requested to declare city-owned property along New Street as surplus property. Staff stated that this property was acquired by the City as part of the purchase of the City Hall located at 415 Broad Street. Staff further stated that the City waited a while after the purchase to ensure that the parking lot contained on the property would not be needed for City Hall parking purposes. With the parking not being utilized, the proposal for a surplus designation has come forward. A motion was made by Sharon Duncan, seconded by Phil Rickman, to declare the property along New Street as surplus property. The motion passed unanimously, 7-0.
2. Magnolia Ridge Phase 1 Final (RESDEV23-0005) The Commission is requested to grant final subdivision approval for the Magnolia Ridge Phase 1 development contingent upon completion of construction. Staff noted that this first phase of the new Magnolia Ridge Development contains 51 new single family lots and approximately .46 miles of new city street. Staff noted that phase 1 conforms to the existing preliminary approval for the development. Staff noted the developer is close to being finished with phase 1 construction and has requested final approval contingent upon completion of construction. A motion was made by Pat Breeding, seconded by James Phillips, to grant final PD approval contingent upon completion of phase 1 construction. The motion passed unanimously, 7-0.
3. Division of Duckworth Property (MINSUB23-0068). The Commission is requested to grant final subdivision approval along with an accompanying irregular lot shape variance. Staff identified the vicinity of the request located off Colonial Heights Rd and Hemlock Road. Staff noted that the terrain of the property presents unique topographical challenges due to steep terrain. The Commission acknowledged the steep slope of the property in question. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to grant the irregular lot shape variance and minor subdivision approval. The motion passed unanimously, 7-0.

## **VI. UNFINISHED BUSINESS**

## **VII. OTHER BUSINESS**

1. March Subdivision Letter

## **VIII. ADJOURN**



## **REGIONAL PLANNING COMMISSION CALLED MEETING MINUTES**

**Wednesday, March 29, 2023 at Noon  
City Hall, 415 Broad Street, Conference Room 226**

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

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

**Commission Members Present: Sam Booher, Pat Breeding, James Phillips, John Moody, Paula Stauffer, Sharon Duncan**

**Commission Members Absent: Travis Patterson, Phil Rickman**

**Staff Present: Ken Weems, AICP, Bart Rowlett, Jessica Harmon, Jessica McMurray, Michael Price**

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

A motion was made by James Phillips, seconded by John Moody, to accept the agenda as presented. The motion was approved unanimously, 6-0.

### **III. 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.

### **IV. UNFINISHED BUSINESS**

### **V. NEW BUSINESS**

1. 1804 Kenwood Road Property Surplus (SURPLS23-0109) The Commission is requested to declare city-owned property along Kenwood Road as surplus property. Staff presented the details of the item to the Commission. Staff stated that the city is in the process of acquiring

the property to recover back taxes. Staff noted that the house that was formerly on the property has been torn down many years ago due to dilapidation. Staff stated that no departments had a use for the parcel. A motion was made by James Phillips, seconded by John Moody, to declare 1804 Kenwood Road as surplus property. The motion passed unanimously, 6-0.

## **VI. OTHER BUSINESS**

## **VII. ADJOURN**



**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAVANNAH GARLAND, PLANNER**

**DATE: APRIL 20<sup>TH</sup>, 2023**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT RELEASE FOR WEST PARK  
DEVELOPMENT LOT 5**

**FILE NUMBER: 2021-201-00012**

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The City currently holds an Irrevocable Letter of Credit for the West Park Development Lot 5. This letter of credit totals \$14,118.00 and is to cover the cost of the remaining improvements. Those improvements have been completed and staff recommends releasing the bond.

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 \$14,118.00, as calculated by the City Engineering Division, since all remaining improvements have been made.

**BOND ESTIMATE**  
**West Park Lot 5 - 25' Aisle Continued**

FILE NO. 2018-D20

April 4, 2022

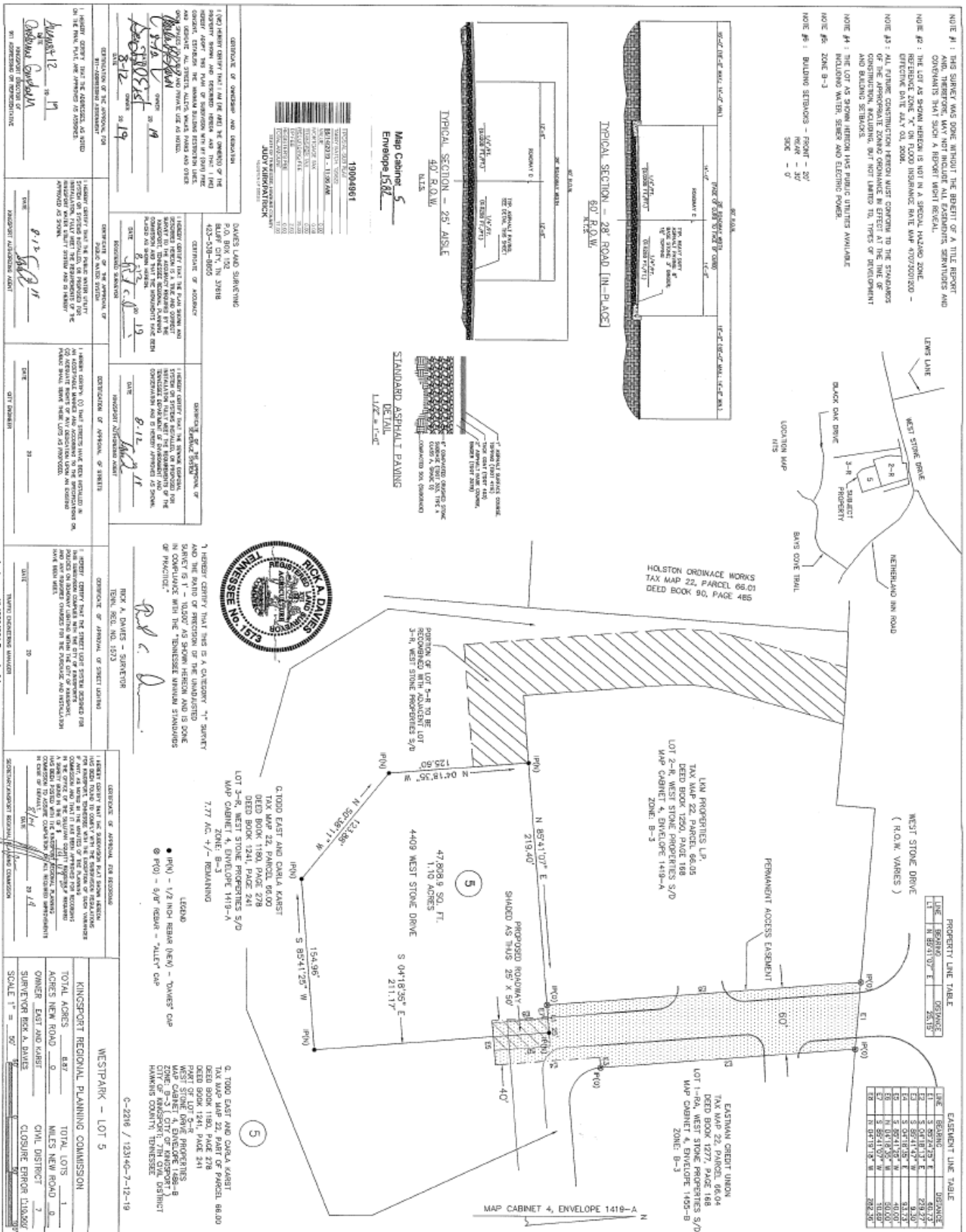
ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	LS	Mobilization	\$ 5,000.00	\$ 5,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 2,000.00	\$ 2,000.00
3	1	LS	Erosion Control	\$ 4,000.00	\$ 4,000.00
<b>Paving</b>					
4	14	TON	6" Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 338.26
5	8	TON	2" Asphaltic Concrete Binder Mix (PG64-22, Grade B-M2)	\$ 127.52	\$ 1,000.70
6	12	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 1,768.43
<b>TOTAL</b>				<b>\$</b>	<b>14,118.00</b>



Dave Harris  
 Civil Engineer I  
 City of Kinasport

**April 4, 2022**

Date



**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAVANNAH GARLAND, PLANNER**

**DATE: APRIL 20<sup>TH</sup>, 2023**

**SUBJECT: IRREVOCABLE LETTER OF CREDIT CALL FOR WEST PARK DEVELOPMENT ROAD CONSTRUCTION**

**FILE NUMBER: 2021-201-00009**

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The City currently holds an Irrevocable Letter of Credit in the amount of \$382,661.77 for the West Park development road construction. The letter of credit for West Park Development road construction (now officially called Port Drive) is recommended to be called for non-compliance. The requested payment of such monies due amounts to \$382,661.77.

The Irrevocable Letter of Credit will expire date of May 11, 2023. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2023. These improvements have not been satisfied. In the bond estimate description shown on the next page of this report, what is circled red has been installed. However, the As-builts are being reviewed and acceptance of the related items cannot be completed until the As-builts have been approved/accepted by the water/sewer department. Once the As-builts are accepted by the City the reminder total will be \$5,884.15 to account for the remaining items on the second page of the bond estimate.

The developer is very well aware of the remaining items to be completed and is currently working diligently to complete all the remaining items. However, with time drawing close to expiration of the letter of credit, staff recommends calling of the Irrevocable Letter of Credit in the amount of \$382,661.77 as calculated by the City Engineering Division, to cover all remaining improvements for West Park Development road construction. It should be noted that only the amount needed of the \$382,661.77 would be utilized to pay for any remaining improvements.

The appropriate motion to state in the event that the Commission sees fit to call the ILOC is as follows: “We direct the City Treasurer to submit on a date in compliance with the terms of the letter of credit a request to the guarantor bank, Eastman Credit Union, for such monies as are due the beneficiary, the City of Kingsport, from the account party.”

**BOND ESTIMATE**  
**Roadways and Utilities - West Park Development**

FILE NO. 2020-D14

April 28, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<b>General Items</b>					
1	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 2,000.00	\$ 2,000.00
2	4	EA	Stop Signs	\$ 40.00	\$ 160.00
3	2	EA	Plastic Pavement Marking (Turn Lane Arrow)	\$ 160.91	\$ 321.82
4	36	LFT	Plastic Pavement Marking (Stop Line)	\$ 10.42	\$ 375.12
5	120	LFT	Plastic Pavement Marking (Cross-Walk)	\$ 10.91	\$ 1,309.20
6	1	LS	As-Built	\$ 15,000.00	\$ 15,000.00
<b>Utilities - Water</b>					
7	750	LFT	8 inch Ductile iron Pipe (D.I.P.) Pipe Including Fittings	\$ 40.00	\$ 30,000.00
8	3	EA	8 inch Gate Valves and Boxes	\$ 1,400.00	\$ 4,200.00
9	2	EA	Fire Hydrant Assembly - Complete includes Tee, Valve and Hydrant	\$ 3,700.00	\$ 7,400.00
10	4	EA	Service Connection to Existing 3/4" - Short w/ Copper w/ New Meter Box and Setter	\$ 3,910.00	\$ 15,640.00
11	459	TON	8" Mineral Aggregate Base (Type A, Grade D)	\$ 24.72	\$ 11,346.48
<b>Sidewalk</b>					
12	125	S.F.	5' Wide, 4" Concrete Sidewalk	\$ 7.79	\$ 973.75
				<b>SUBTOTAL</b>	\$ 88,726.37
CONTINGENCIES (6%)					\$ 5,323.58
					\$ 94,049.95
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 7,524.00
				<b>TOTAL</b>	\$ 101,573.95

**Dave Harris**  
**Civil Engineer I**  
**City of Kingsport**

April 28, 2022

Date

**BOND ESTIMATE**  
**Roadways and Utilities - West Park Development**

FILE NO. 2020-D14

April 28, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
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General Items

1	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 2,000.00	\$ 2,000.00
2	4	EA.	Stop Signs	\$ 40.00	\$ 160.00
3	2	EA.	Plastic Pavement Marking (Turn Lane Arrow)	\$ 160.91	\$ 321.82
4	36	LFT	Plastic Pavement Marking (Stop Line)	\$ 10.42	\$ 375.12
5	120	LFT	Plastic Pavement Marking (Cross-Walk)	\$ 10.91	\$ 1,309.20

Sidewalk

6	125	S.F.	5' Wide, 4" Concrete Sidewalk	\$ 7.79	\$ 973.75
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<b>SUBTOTAL</b>	\$	5,139.89
	\$	308.39
	\$	5,448.28
	\$	435.86
<b>TOTAL</b>	\$	5,884.15

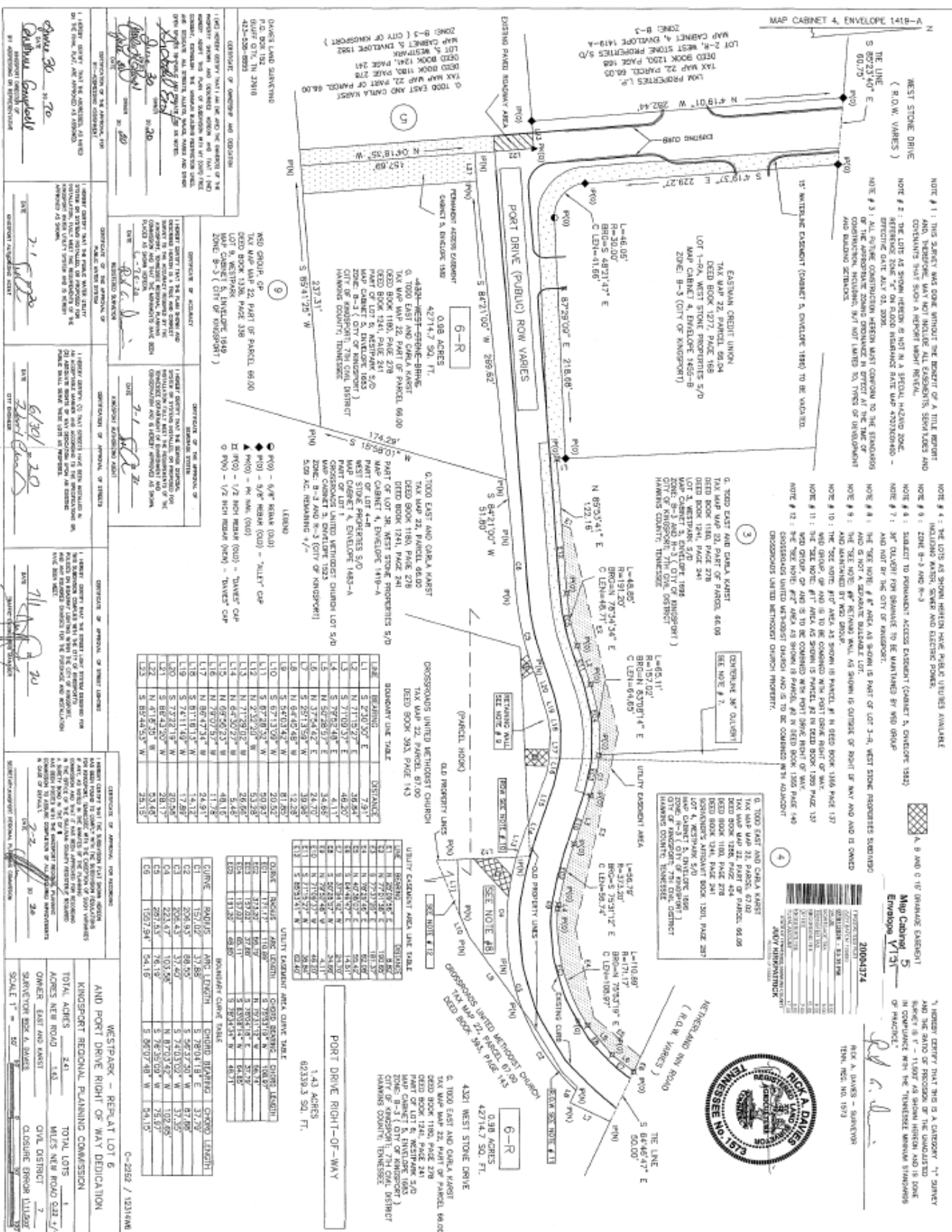
CONTINGENCIES (6%)

CONSTRUCTION CONTRACT ADMINISTRATION &amp; INSPECTION (8%)

**Dave Harris**  
**Civil Engineer I**  
**City of Kingsport**

April 28, 2022

Date



April 20<sup>th</sup>, 2023

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

Chairman Booher:

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

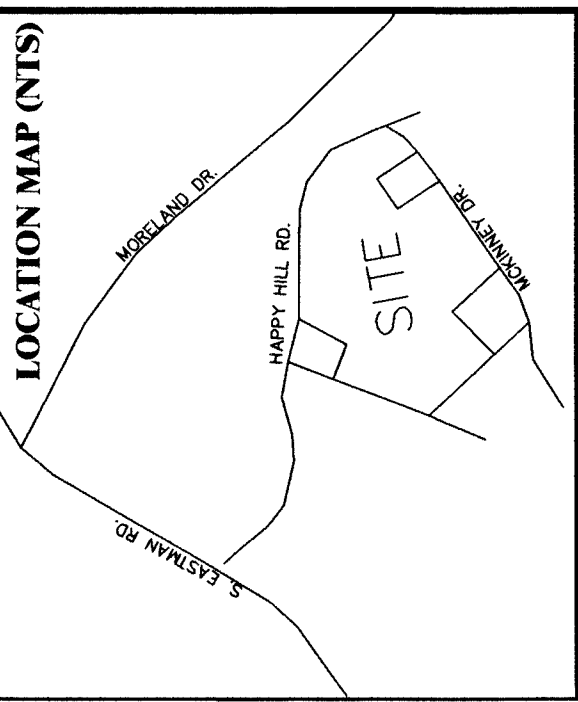
1. 2020 McKinney Dr.
2. Millennium Dr.
3. Hunt's Crossing PH 3 Final
4. Dakota Drive
5. Russell Street
6. Forest View Road
7. Cooks Valley Road
8. Hunt's Crossing Phase 1B
9. Brookside Drive

Sincerely,

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



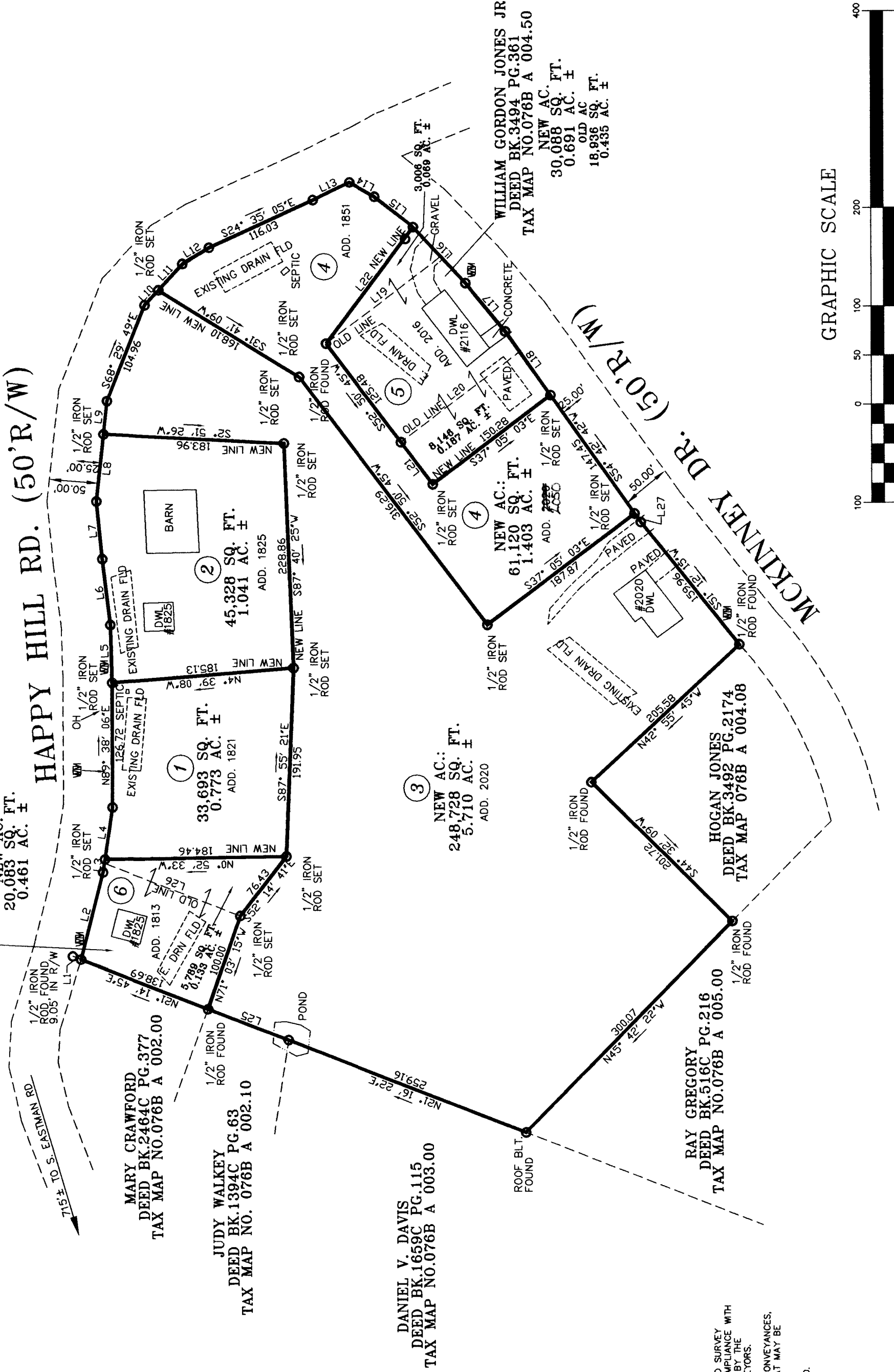
LOCATION MAP (NTS)



ZONING: R-1 SULLIVAN CO. TN.  
FRONT SETBACK 30'  
SIDE YARDS 12'  
REAR YARDS 30'  
MINIMUM SQ. FT. PER LOT 20,000  
MINIMUM LOT WIDTH 80'

LARRY A. & TAMMY J. HAWKINS  
DEED BK.2841C PG.521  
TAX MAP NO.076B A 004.05  
14,323 SQ. FT.  
0.328 AC. ±

HAPPY HILL RD. (50'R/W)



MARY CRAWFORD  
DEED BK.2464C PG.377  
TAX MAP NO.076B A 002.00

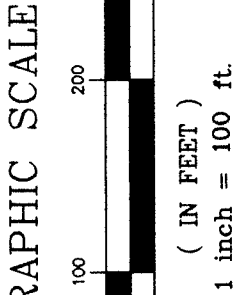
JUDY WALKEY  
DEED BK.1394C PG.63  
TAX MAP NO. 076B A 002.10

DANIEL V. DAVIS  
DEED BK.1659C PG.115  
TAX MAP NO.076B A 003.00

RAY GREGORY  
DEED BK.516C PG.216  
TAX MAP NO.076B A 005.00

HOGAN JONES  
DEED BK.3492 PG.2174  
TAX MAP 076B A 004.08

WILLIAM GORDON JONES JR  
DEED BK.3494 PG.361  
TAX MAP NO.076B A 004.50



TAX MAP NO. 076B A 004.00  
TAX MAP NO. 076B A 004.50  
TAX MAP NO. 076B A 004.05  
SCALE: 1" = 100'

LEGEND

SYMBOLS THAT MAY BE USED  
IN THIS DRAWING:  
0 1/2" IRON ROD FOUND OR SET

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I, HEREBY CERTIFY THAT I, JAMES AND THE OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, HAVE ADOPTED THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 3/16/23  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_  
OWNER: \_\_\_\_\_

CERTIFICATE OF ACCURACY  
I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 12/19/22  
SULLIVAN COUNTY REGISTERED LAND SURVEYOR: \_\_\_\_\_

CERTIFICATION OF THE APPROVAL OF STREETS  
I, HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION AND ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING OR NEW PAVED ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATE: 3-6-23  
CITY NEW IRON DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST: \_\_\_\_\_

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS  
I, HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

DATE: 3-6-23  
LOCAL UTILITY DISTRICT PROVIDER OR HIS AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING  
I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF SUCH JURISDICTIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT COUNTY REGISTRAR.

IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$\_\_\_\_\_, TO BE FILED WITH THIS PLAT, SHALL BE REQUIRED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 3-6-23  
SULLIVAN COUNTY REGISTRAR: \_\_\_\_\_

ADDISON SURVEYORS

PHONE: (276) 676-3001 FAX: (276) 676-3190

DIVISION OF THE LANDS OF

WILLIAM GORDON & BETTY JANE JONES

LOCATED AT THE INTERSECTION  
OF HAPPY HILL RD. AND  
MCKINNEY DR. KINGSFORT, TN.  
IN THE 13TH CIVIL DISTRICT OF  
SULLIVAN CO. TN.

PLAT NO. 9347

1 INCH=100'

KINGSFORT CITY REGIONAL PLANNING COMMISSION

TOTAL ACRES 10.079 AC. ±

ACRES NEW ROAD 0.0

MILES NEW ROAD 0.0

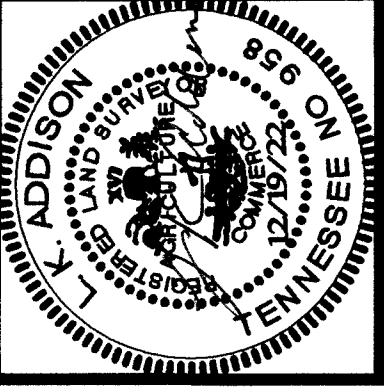
OWNERS WILLIAM GORDON & BETTY JANE JONES

CIVIL DISTRICT 13TH

SURVEYOR ADDISON SURVEYORS

CLOSURE ERROR 1.10.000

SCALE 1" = 100'



- NOTES:
1. THERE ARE 5 NEW LOTS AND TWO TRACTS (TM 076B A 004.05 AND 076B A 004.50) BEING BOUNDARY LINE ADJUSTED.
  2. ALL LOTS ARE SERVED BY PUBLIC WATER
  3. 1813 HAPPY HILL RD. PERMIT NO. 100678
  - 1825 HAPPY HILL RD. PERMIT NO. 1647
  - 1851 HAPPY HILL RD. PERMIT NO. 1647
  - 2016 MCKINNEY DR. PERMIT NOT FOUND BY TDEC
  - 2020 MCKINNEY DR. PERMIT NO. 1427

Line #	Length	Direction
11	9.05	N21° 14' 45"E
12	91.42	S75° 59' 08"E
13	13.38	S81° 44' 04"E
14	53.47	S81° 44' 04"E
15	52.83	N88° 06' 50"E
16	87.38	N82° 56' 40"E
17	59.07	N84° 12' 31"E
18	68.74	S83° 43' 25"E
19	33.98	S89° 43' 25"E
110	20.58	S47° 22' 00"E
111	38.25	S47° 22' 00"E
112	31.95	S31° 04' 11"E
113	41.39	S83° 47' 03"E
114	29.35	S29° 24' 55"W
115	49.75	S38° 14' 10"W
116	77.92	S46° 57' 34"W
117	83.74	S50° 38' 42"W
118	79.32	S54° 42' 42"W
119	148.65	S37° 09' 30"E
120	152.04	S37° 09' 15"E
121	53.80	S52° 50' 45"W
122	148.21	S53° 13' 05"E
125	87.88	S21° 06' 04"W
126	148.28	S21° 14' 45"W
127	10.85	S54° 42' 42"W

Slide A-1635

03/10/2023 - 08:47:00 AM

23003818

1 PGS AL PLAT BATCH: 319182

PLAT BOOK: P58

PAGE: 528-528

REC FEE 15.00

DP FEE 2.00

APC FEE 0.00

TOTAL 17.00

STATE OF TENNESSEE SULLIVAN COUNTY

REGISTERED SURVEYOR

SHEENA R TINSLEY



LEGEND

- IR(C)

IRON ROD (CAP)
- IR(O)

IRON ROD (OLD)
- PG

NOT TO SCALE
- P.B.

PAGE
- HWY

PLAT BOOK
- MON

HIGHWAY
- AC

MONUMENT
- RCP

ACRES
- CMP

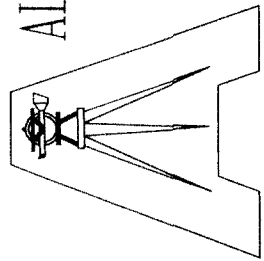
REINFORCED CONCRETE PIPE
- HDPE

CORRUGATED METAL PIPE
- PH

HIGH DENSITY POLYETHYLENE
- Ⓢ

FIRE HYDRANT
- 123

STORM MANHOLE
- 911 ADDRESS



ALLEY & ASSOCIATES, INC.  
SURVEYORS  
243 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8866  
FAX: (423) 392-8896  
E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

CERTIFICATE OF OWNERSHIP AND DEDICATION  
(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE GIVEN MY (OUR) FULL AND COMPLETE CONSENT, AS NOTED ON THE PLAT, TO THE CITY OF KINGSPORT, TENNESSEE, TO ACCEPT, CONSIDER, AND TAKE THE SAME AS A PUBLIC HIGHWAY, AND TO TAKE THE SAME AS A PUBLIC OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER  
DATE 03-28-2023

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

HEREBY CERTIFY THAT THE ADDRESSING SHOWN ON THIS PLAT HAS BEEN REVIEWED AND APPROVED AS SHOWN.  
CITY ENGINEER  
CITY DIVISION DIRECTOR OF 911 ADDRESSING

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM  
I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLES WITH THE CITY OF KINGSPORT'S SPECIFICATIONS AND (2) ADEQUATE RIGHTS-OF-WAY DEDICATION AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER  
20

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS  
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT, TENNESSEE, AND IS HEREBY APPROVED AS SHOWN.

2 - 23  
KINGSPORT AUTOMATING AGENT

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN PLACED AS SHOWN HEREON.

REGISTERED SURVEYOR  
20

CERTIFICATE OF APPROVAL OF STREETS  
I HEREBY CERTIFY (1) THAT THE STREETS SHOWN HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF KINGSPORT, TENNESSEE, SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

20  
CITY ENGINEER

Slide 4 1635

03/10/2023 - 08:50:27 AM

23003819

1 POSS-PLAT BATCH 315163

PLAT BOOK: P58

PAGE: 527-527

REG FEE 15.00

DP FEE 2.00

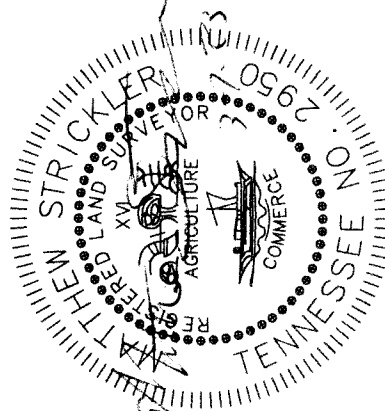
ARC FEE 0.00

TOTAL 17.00

STATE OF TENNESSEE, HAMILTON COUNTY

REGISTERED SURVEYOR

SHEENA R TINSLEY



CERTIFICATION OF THE APPROVAL OF SURVEYING SYSTEM  
I HEREBY CERTIFY THAT THE SURVEYING SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN

2 - 23  
KINGSPORT AUTOMATING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

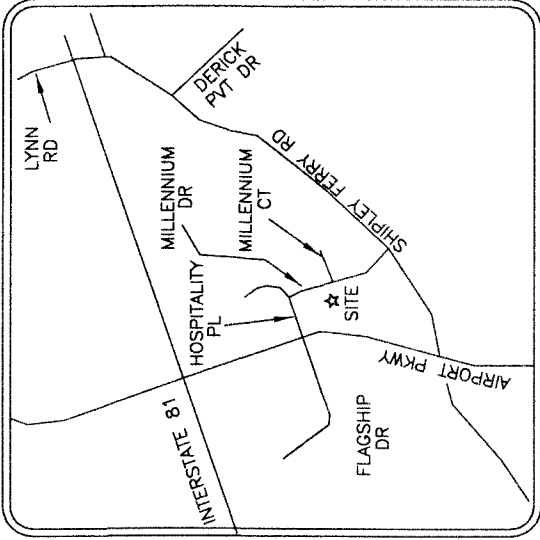
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING BY THE KINGSPORT, TENNESSEE, CIVIL DISTRICT CLERK. A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN OBTAINED FROM THE SURVEYOR TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

20  
SECRETARY

LOT 1, DIVISION OF BOONES CREEK PROPERTIES

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.733 TOTAL UNITS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER BOONES CREEK PROPERTIES, LLC CIVIL DISTRICT 7TH  
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000  
SCALE 1"=100'



LOCATION MAP  
N.T.S.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	332.00'	63.53'	63.44'	S23°24'33"E
C2	1762.02'	360.69'	360.06'	N02°45'21"E

NOTES:

- 1) NORTH BASED ON N42°39'41"E AS SHOWN IN PLAT BOOK 50, PG. 644
- 2) PROPERTY IS ZONED B-3  
FRONT SETBACK 20'  
REAR SETBACK 20'  
SIDE SETBACK 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 47163C00700 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
JOB NO. 22-12783
- 4) ACAD FILE 22-12783.DWG
- 5) ALL CURVE DATA WAS GEOMETRICALLY COLLECTED
- 6) TAX MAP 78 PART OF PARCEL 70.30
- 7) DEED REFERENCE DEED BOOK 1259C PAGE 24
- 8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 12) 1/2 ACROSS 7TH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13)





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\*Approval is hereby granted for lots 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277,

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Water Resources. Water laps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval.<sup>8</sup>

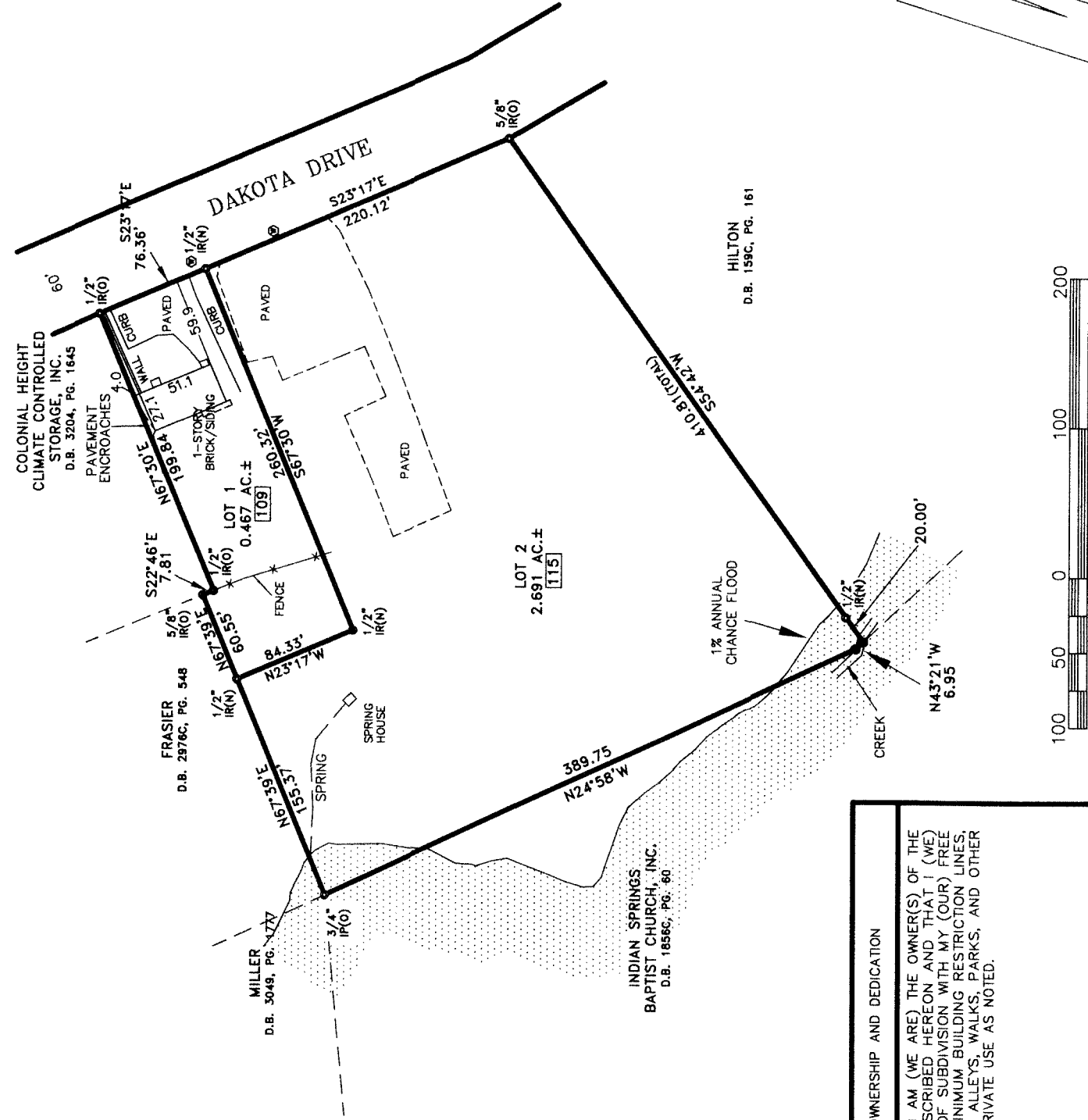
03/15/2023  
Date

Environmental Scientist  
Division of Water Resources

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

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

TDEC USE



ALLEY & ASSOCIATES, INC.

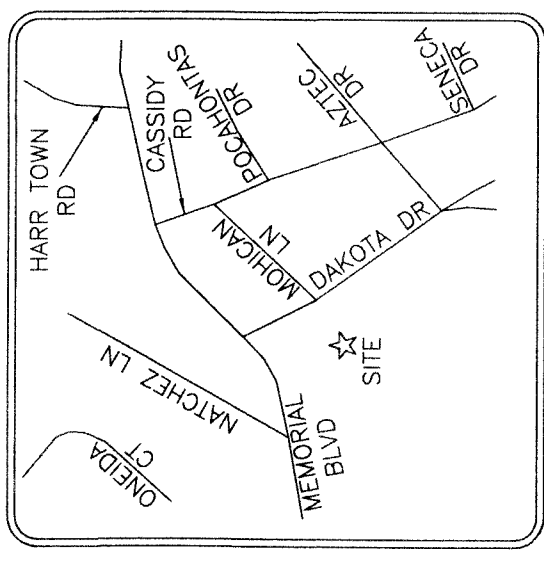
o SURVEYORS o  
243 E. MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE (423) 392-8896  
FAX : (423) 392-8898  
E-MAIL: mstrickler@allvassociates.com

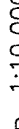
NOTES:

- 1) NORTH BASED ON REFERENCED DEED.
- 2) PROPERTY IS ZONED B-1
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 4) 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 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 5) JOB NO. 22-1-2856
- 6) CAD FILE: 22-12856 HILTON.DWG
- 7) FLOOD MAP REFERENCE: PARCEL 007.00
- 8) TAX MAP OR MAP REFERENCE: B 192A-043
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND 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.

LEGEND

IR(N)	IRON ROD(NEW)
IR(O)	IRON ROD(OLD)
IP(O)	IRON PIPE(OLD)
D.B.	DEED BOOK
PG	PAGE
AC.	ACRES
WM	WATER METER
N.T.S.	NOT TO SCALE
●	UNMARKED POINT
W	WATER METER
123	911 ADDRESS



CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF AGENCY	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING	DIVISION OF HILTON PROPERTY
<p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE <u>3-1-2023</u></p> <p>SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING</p>	<p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND THE SULLIVAN COUNTY PLANNING COMMISSION AND THE SULLIVAN COUNTY PLANNING COMMISSION HAVE REVIEWED HEREIN, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE <u>2-26-2023</u></p> <p><u>Sharon Green</u></p> <p>TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>I HEREBY CERTIFY:</p> <p>1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p>2. AND THAT THE EXISTING PUBLIC UTILITY SYSTEMS ARE IN ACCORD WITH THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>3. THAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE.</p> <p>4. SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.</p> <p>DATE <u>3-1-2023</u></p> <p><u>John J. Kelly</u></p> <p>COMMISSIONER OF HIGHWAYS</p>	<p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND THE SULLIVAN COUNTY PLANNING COMMISSION AND THE SULLIVAN COUNTY PLANNING COMMISSION HAVE REVIEWED HEREIN, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE <u>3-1-2023</u></p> <p><u>Sharon Green</u></p> <p>TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND THE SULLIVAN COUNTY PLANNING COMMISSION AND THE SULLIVAN COUNTY PLANNING COMMISSION HAVE REVIEWED HEREIN, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>DATE <u>3-1-2023</u></p> <p><u>Sharon Green</u></p> <p>TENNESSEE REGISTERED LAND SURVEYOR</p>	<p><b>KINGSPORT REGIONAL PLANNING COMMISSION</b></p> <p>TOTAL ACRES <u>3.265</u> TOTAL LOTS <u>2</u></p> <p>ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNER <u>HILTON</u> CIVIL DISTRICT <u>7TH</u></p> <p>SURVEYOR <u>ALLEY &amp; ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE <u>1" = 60'</u>  <u>60</u> <u>30</u> <u>0</u></p> <p><u>120</u></p>





[illegible]

