



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, November 16, 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.](#) Approval of the October 16, 2023 Work Session Minutes
- [2.](#) Approval of the October 19, 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.](#) West Gate Phase 2 Cash Bond Release (PLNCOM21-0312) - The Commission is requested to release the cash bond for the West Gate Phase 2 Development. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) 1506 Lynn Garden Drive Rezoning (REZ23-0328). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to B-3 zone. (Weems)

- [2.](#) Highway 126 County Rezoning (REZONE23-0339) The Commission is requested to send a positive recommendation in support of the rezoning request from the R-1 zone to PBD/SC zone to the Sullivan County Commission. (Garland)
- [3.](#) Riverbend Preliminary Planned Development (PD23-0329)) The Commission is requested to approve the Riverbend Preliminary PD plat. (Garland)
- [4.](#) E. Main St. Right-Of-Way Dedication Plat (MINSUB23-0351) The Commission is requested to approve the E. Main St. Right-Of-Way dedication plat. (Garland)
- [5.](#) 2023 Sullivan County ZTA (ZTA23-0338). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. (McMurray)

VII. OTHER BUSINESS

- [1.](#) Approved Oct. - Nov. 2023 Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, October 16, 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: Sharon Duncan, James Phillips, Sam Booher, Tim Lorimer, Jason Snapp, Chip Millican, Travis Patterson, Anne Greenfield

Commission members absent: John Moody

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the September 18, 2023 Work Session Minutes
2. Approval of the September 21, 2023 Regular Meeting Minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Granby Road Rezoning (REZONE23-0298). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from

the R-1B zone to the R-3 zone. Staff presented the case to the Commission. Staff noted that the purpose of the request is to facilitate future multifamily residential use. Staff drew attention to the future land use plan that designates the majority of site as appropriate for multifamily use. Staff noted that a traffic study would be required of the project. No official action was taken.

- 2. Tidewater Court Rezoning (REZONE23-0306). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P and A-1 zone to the M-1R zone. Staff presented the details of the item to the Commission. Staff noted that a local power provider was seeking the rezoning to locate their new customer service center on the property. Staff noted that the entirety of the rezoning site resides inside the Gateway Overlay district. Staff further stated that the M-1R zoning proposal was the same zone as the abutting M-1R property at the terminus of Tidewater Court. No official action was taken.

- 3. 2023 Sullivan County ZTA (ZTA23-0307). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff presented the details of the item to the Commission. Staff stated that the text amendment proposal grants the County Board of Zoning Appeals with the authority to approve or disapprove parking reduction variances and also requires that any request for a temporary special event shall be considered as a special exception or conditional use by the County Board of Zoning Appeals. Staff stated that Kingsport already seeks City Board of Zoning Appeals approval for parking reduction requests. No official action was taken.

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Monday, October 19, 2023 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission members present: Sharon Duncan, James Phillips, Sam Booher, Tim Lorimer, Jason Snapp, Chip Millican

Commission members absent: John Moody, Anne Greenfield, Travis Patterson

Visitors: Barry Boggs, Melissa Boggs, Kevin Kindy, Todd Wood

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

II. APPROVAL OF THE AGENDA

Staff noted that the approved minor subdivisions since the last meeting were inadvertently left off the agenda. Staff recommended approving an amended agenda with the said approved subdivisions included. A motion was made by James Phillips, seconded by Chip Millican, to approve the agenda as amended. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the September 18, 2023 Work Session Minutes
2. Approval of the September 21, 2023 Regular Meeting Minutes

A motion was made by James Phillips, seconded by Chip Millican, to approve the September 18, 2023 work session minutes and the September 21, 2023 regular meeting minutes. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Granby Road Rezoning (REZONE23-0298). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the R-3 zone. Staff presented the case to the Commission. Staff noted that the purpose of the request is to facilitate future multifamily residential use. Staff drew attention to the future land use plan that designates the majority of site as appropriate for multifamily use. Staff noted that a traffic study would be required of the project. Mr. Barry Boggs stated that he lives next to the rezoning site and commented that he has concerns about the potential for increased traffic and increased crime in the area. Staff noted that a traffic study would be required for the project to ensure appropriate handling of any future traffic. A motion was made by Sam Booher, seconded by Tim Lorimer, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
2. Tidewater Court Rezoning (REZONE23-0306). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P and A-1 zone to the M-1R zone. Staff presented the details of the item to the Commission. Staff noted that a local power provider was seeking the rezoning to locate their new customer service center on the property. Staff noted that the entirety of the rezoning site resides inside the Gateway Overlay district. Staff further stated that the M-1R zoning proposal was the same zone as the abutting M-1R property at the terminus of Tidewater Court. Staff pointed out the major features of the proposed development and stated that no public comment had been received on the proposal. A motion was made by Tim Lorimer, seconded by Chip Millican, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
3. 2023 Sullivan County ZTA (ZTA23-0307). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff presented the details of the item to the Commission. Staff stated that the text amendment proposal grants the County Board of Zoning Appeals with the authority to approve or disapprove parking reduction variances and also requires that any request for a

temporary special event shall be considered as a special exception or conditional use by the County Board of Zoning Appeals. Staff stated that Kingsport already seeks City Board of Zoning Appeals approval for parking reduction requests. A motion was made by James Phillips, seconded by Jason Snapp to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

Receive October/November 2023 approved minor subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: NOVEMBER 17, 2023

SUBJECT: CASH BOND FOR WEST GATE PHASE II

FILE NUMBER: PLNCOM21-0312

The City Engineering Division calculated an estimate in November 2022 to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of West Gate Phase II. The last estimate amount was \$3,692.46. The Developer has deposited the amount matching that estimate. The remaining improvements included 6” concrete sidewalk 6’-6” wide and it has been completed.

All improvements have been satisfied and staff sees no need to keep this cash bond.

Staff recommends releasing this cash bond deposit in the amount of \$3,692.46, as calculated by the City Engineering Division, since all remaining improvements have been made.

ENGINEERS ESTIMATE
Roadways and Utilities - West Gate Phase 2 Development

FILE NO. 2021-D6

September 27, 2022

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalk					
1	474	S.F.	6' Wide, 6" Depth Concrete Sidewalk	\$ 7.79	\$ 3,692.46
				Total	\$ 3,692.46

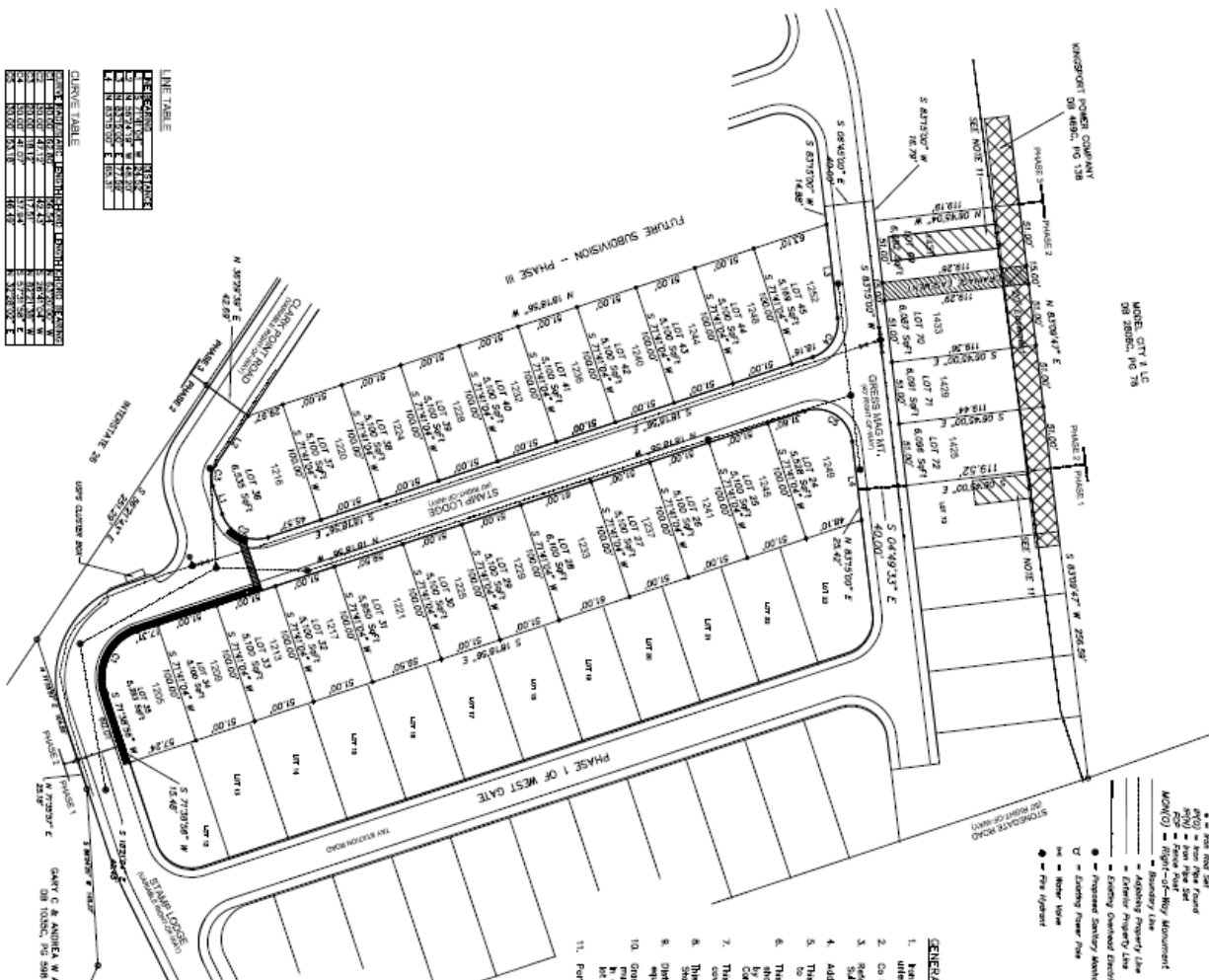


David Harris
Civil Engineer I
City of Kingsport

September 27, 2022
Date

DESCRIPTION OF CONCEPT AND RATIONALE
 THE PROJECT CONSISTS OF THE DEVELOPMENT OF A HOUSING SUBDIVISION IN THE WEST GATE AREA OF KINGSPORT, TENNESSEE. THE PROJECT IS A PHASE II DEVELOPMENT TO THE WEST GATE HOUSING SUBDIVISION PHASE I DEVELOPMENT. THE PROJECT IS A PHASE II DEVELOPMENT TO THE WEST GATE HOUSING SUBDIVISION PHASE I DEVELOPMENT. THE PROJECT IS A PHASE II DEVELOPMENT TO THE WEST GATE HOUSING SUBDIVISION PHASE I DEVELOPMENT.

GENERAL NOTES
 1. THE PART OF ALL CORNERS SHOWN ON SHEET NLS 2085.
 2. CO MAP NO. 048C PAVED 04120
 3. REVISION: DED DED 2490C PAGE 598
 4. ADDRESS: 000 STEVENS AVENUE, TN 37080
 5. THIS PROPERTY IS CURRENTLY ZONED R-3, WHICH IS TO BE IN CONFORMANCE WITH LOCAL ORDINANCES.
 6. THIS PROPERTY DOES NOT HAVE A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON A MAP PROVIDED BY FEMA (FLOOD INSURANCE RATE MAP) AS PREPARED CURRENTLY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATED SEPTEMBER 28, 2005.
 7. THIS PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE STATEMENTS, WARRANTIES, COVENANTS OR RESTRICTIONS EITHER WITHIN OR WITHOUT THE BOUNDARIES OF THIS PROPERTY.
 8. THE SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE ALTIMETER STANDARDS OF PRACTICE.
 9. DIMENSIONS ARE BASED ON A 3-DIMENSIONAL SURVEY USING GPS AND EDM. EQUIPMENT ADJUSTED FOR TEMPERATURE.
 10. CORNERS WITHIN THE ROW ARE PART OF THE PUBLIC UTILITY SYSTEM AND ARE NOT INTENDED TO BE CONVEYED WITH THIS PROPERTY. THE BOUNDARIES OF THE ROW ARE SHOWN ON THIS SURVEY. THE BOUNDARIES OF THE ROW ARE SHOWN ON THIS SURVEY.
 11. PORTION OF DEED BOOK 469C PAGE 138 TO BE DISCARDED AND TERMINATED BY DEP.



FINAL TABLE

LOT NO.	AREA (SQ. FT.)	BEARING	DISTANCE
1	1,234.56	N 89° 52' 30" E	42.87
2	1,234.56	N 89° 52' 30" E	42.87
3	1,234.56	N 89° 52' 30" E	42.87
4	1,234.56	N 89° 52' 30" E	42.87
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7	1,234.56	N 89° 52' 30" E	42.87
8	1,234.56	N 89° 52' 30" E	42.87
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96	1,234.56	N 89° 52' 30" E	42.87
97	1,234.56	N 89° 52' 30" E	42.87
98	1,234.56	N 89° 52' 30" E	42.87
99	1,234.56	N 89° 52' 30" E	42.87
100	1,234.56	N 89° 52' 30" E	42.87

SCALE 1" = 60'
 SCALE IN FEET

**FINAL PLAT OF PHASE 2
 WEST GATE HOUSING DEVELOPMENT**

Kingstport, TN
 11th and 12th Civil District, Sullivan Co., TN
 Date: 11-21-2021 Scale: 1" = 60'
 By: Chris R. Stewart NLS 2858
 Chris Land Surveying LLC
 8078 Cross Creek Drive
 Paducah, TN 37817
 Ph. 423-312-1878

(Total Acres: 4.468; Total Lots: 26)

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0328

1506 Lynn Garden Drive Rezoning

Property Information			
Address		1506 Lynn Garden Drive, Kingsport TN	
Tax Map, Group, Parcel		Tax Map 029D, Group D, Parcel 002.00	
Civil District		12	
Overlay District		n/a	
Land Use Designation		Retail/Commercial	
Acres		0.5 acres +/-	
Existing Use		Existing Zoning	R-1B
Proposed Use		Proposed Zoning	B-3
Climate controlled indoor storage			
Owner /Applicant Information			
Name: Jody Stewart Address: PO Box 1817 City: Mount Carmel State: TN Zip Code: 37645 Email: stewartjw2000@yahoo.com Phone Number: (423) 367-8082		Intent: <i>To rezone from R-1B (Residential District) to B-3 (Highway Oriented Business District) to accommodate transition of the existing structure into climate controlled indoor storage.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The requested B-3 zone request conforms to the 2030 Future Land Use Plan.</i> • <i>The other commercial properties along Lynn Garden Drive are also zoned B-3.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site currently contains a structure that is vacant of any commercial use.</i> • <i>The parcel fronts Lynn Garden Drive</i> • <i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i> 			
Planner:	Ken Weems	Date:	November 3, 02023
Planning Commission Action		Meeting Date:	November 16, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0328

PROPERTY INFORMATION

ADDRESS	1506 Lynn Garden Drive
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	0.5 +/-
EXISTING USE	parcel contains vacant structure
PROPOSED USE	climate controlled indoor storage

PETITIONER

ADDRESS PO Box 1817, Mount Carmel, TN 37645

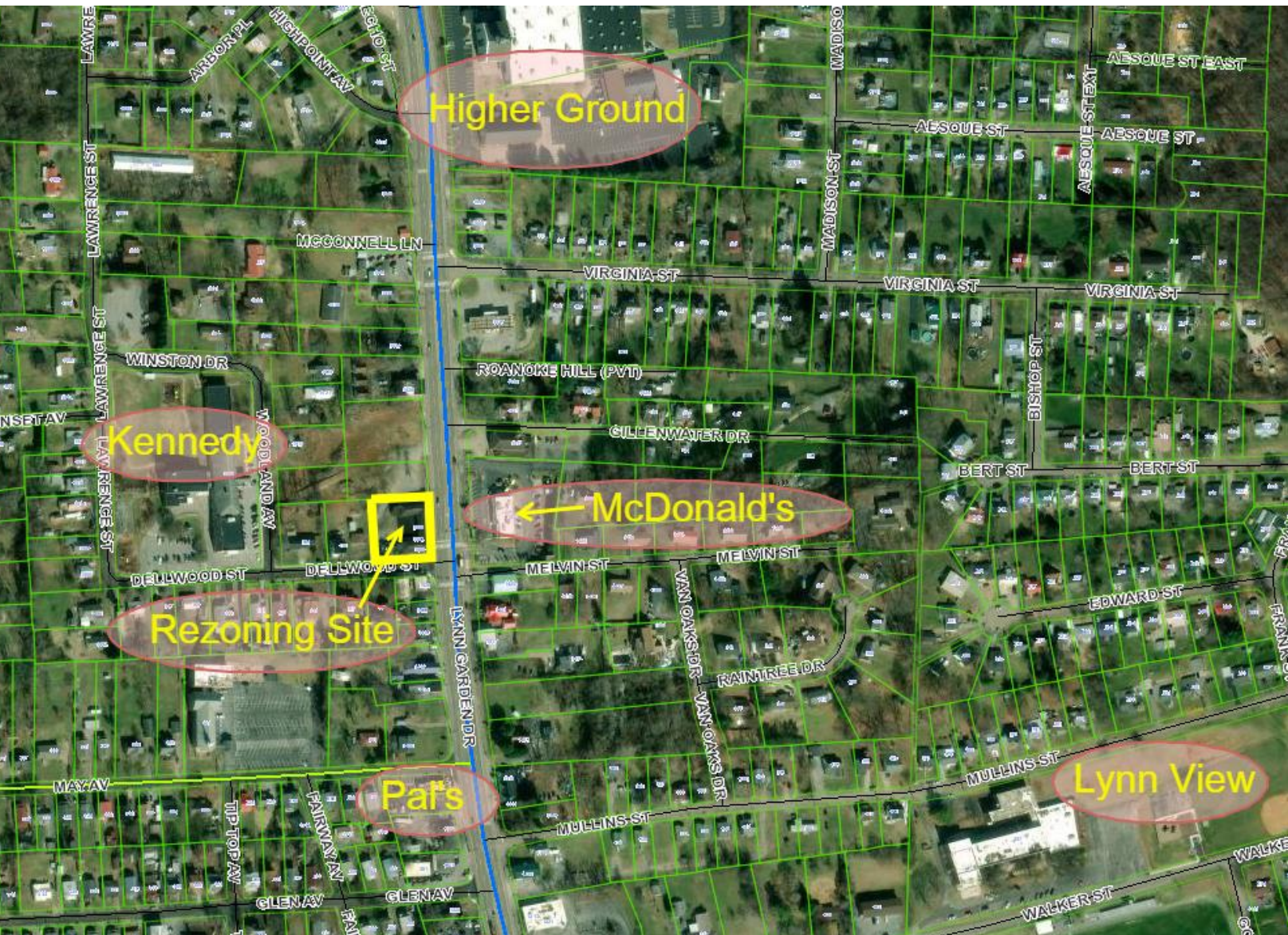
REPRESENTATIVE

PHONE (423) 367-8082

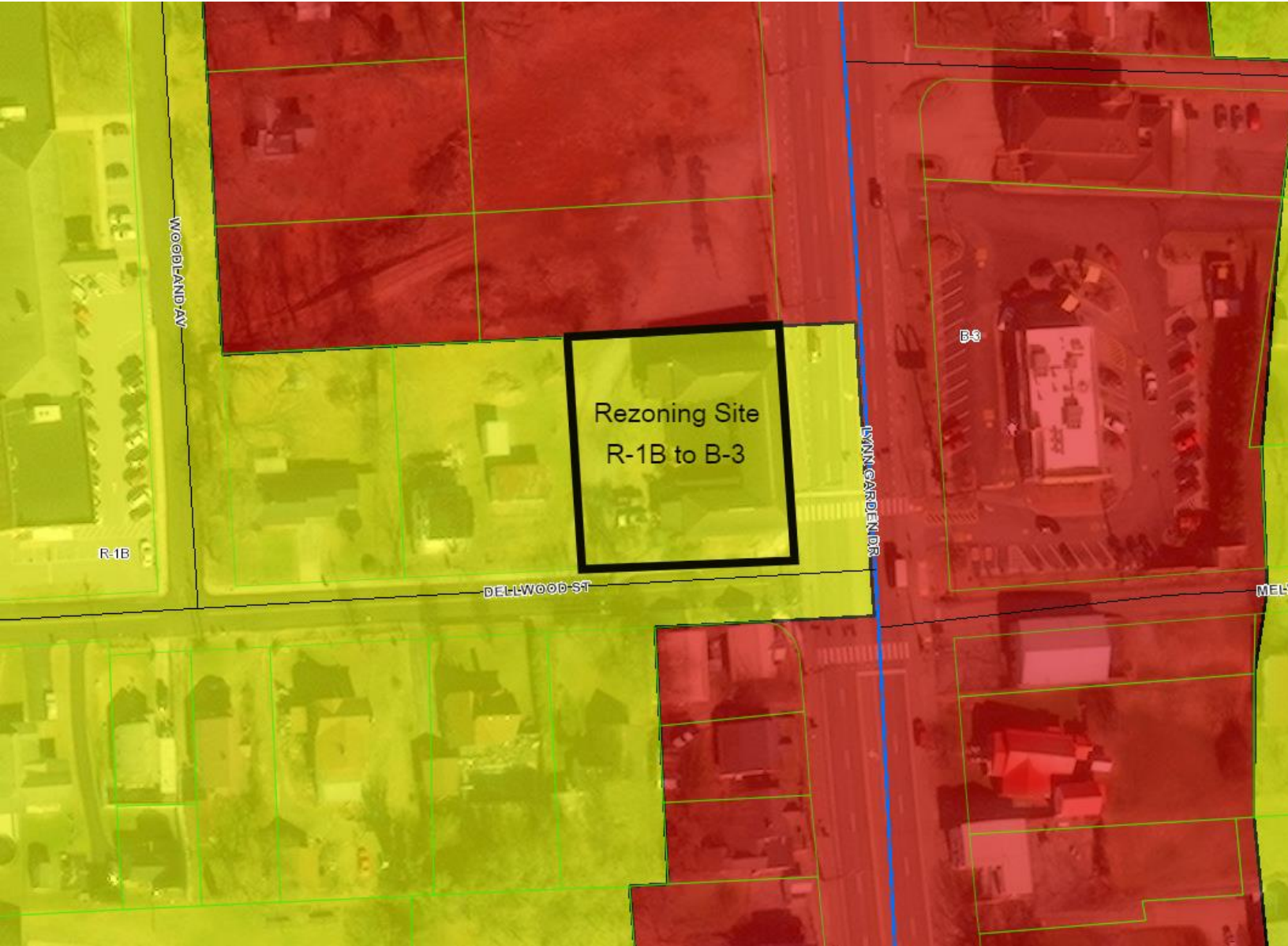
INTENT

To rezone from R-1B (Residential District) to B-3 (Highway Oriented Business District) to accommodate transition of the existing structure into climate controlled indoor storage.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030: Retail/Commercial Designation



Aerial



Conceptual Site Plan

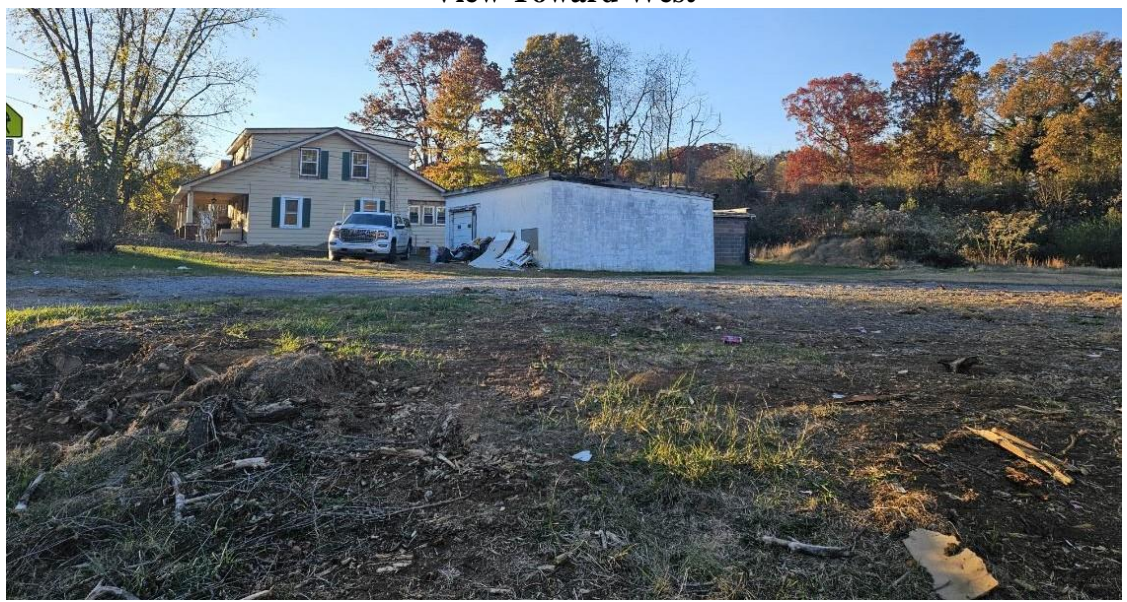


Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on November 16, 2023

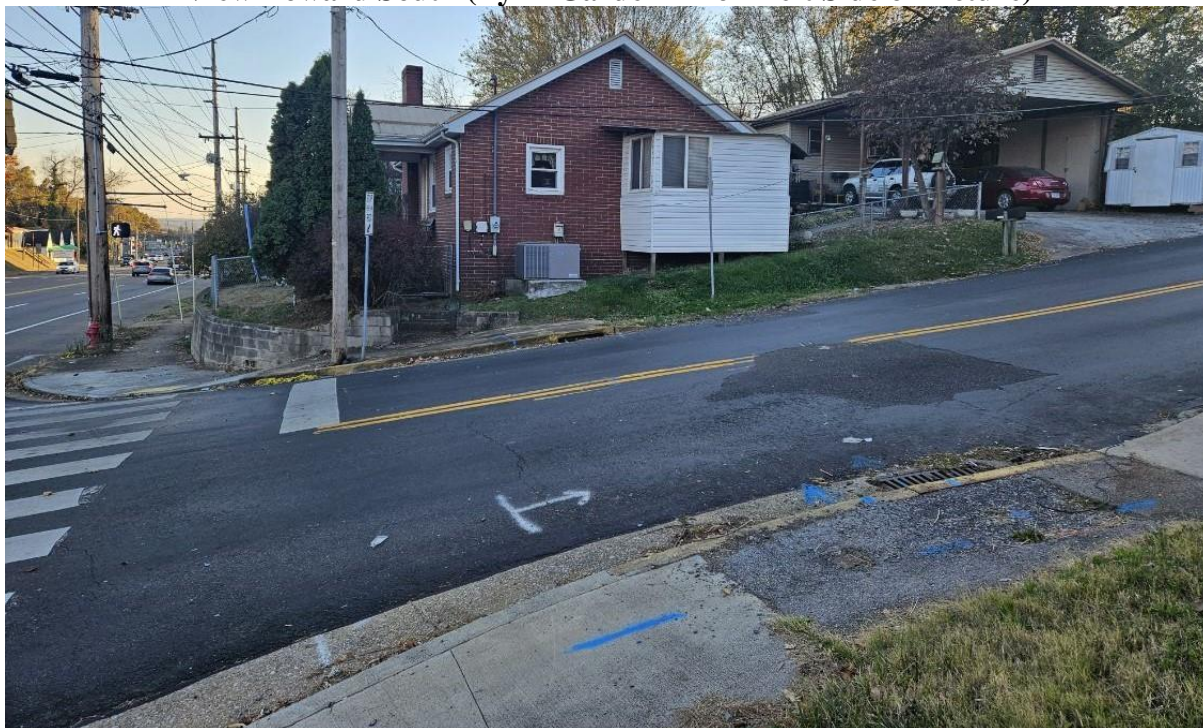
View Toward North (Lynn Garden Dr on the Right Side of Picture)



View Toward West



View Toward South (Lynn Garden Dr on Left Side of Picture)



View Toward East



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0328

EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-3</u> Use: vacant lot/ future potential restaurant	n/a
East	2	<u>Zone: City B-3</u> Use: restaurant	n/a
Southeast	3	<u>Zone: City B-3</u> Use: commercial and residential	n/a

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0328

South	4	<u>Zone: City B-3</u> Use: residential	n/a
Southwest	5	<u>Zone: City R-1B</u> Use: church	n/a
West	6	<u>Zone: City R-1B</u> Use: elementary school	n/a
Northwest	7	<u>Zone: City B-3</u> Use: residential	n/a

Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The property has had commercial use for several decades. The new B-3 zone will support the same commercial use allowance moving forward.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The commercial use of this property has been in place for several decades.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The most appropriate zone for this parcel is B-3. It is unlikely that a single family home use would ever happen at this site.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed B-3 zone conforms to the future land use plan designation.

Proposed use: climate controlled indoor storage

The Future Land Use Plan Map recommends retail/commercial

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning.
6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The rezoning will match what the use of the property has been for several decades (commercial).

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to B-3 based upon conformance with the 2030 Future Land Use Plan.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0339

Highway 126 (County Rezoning)

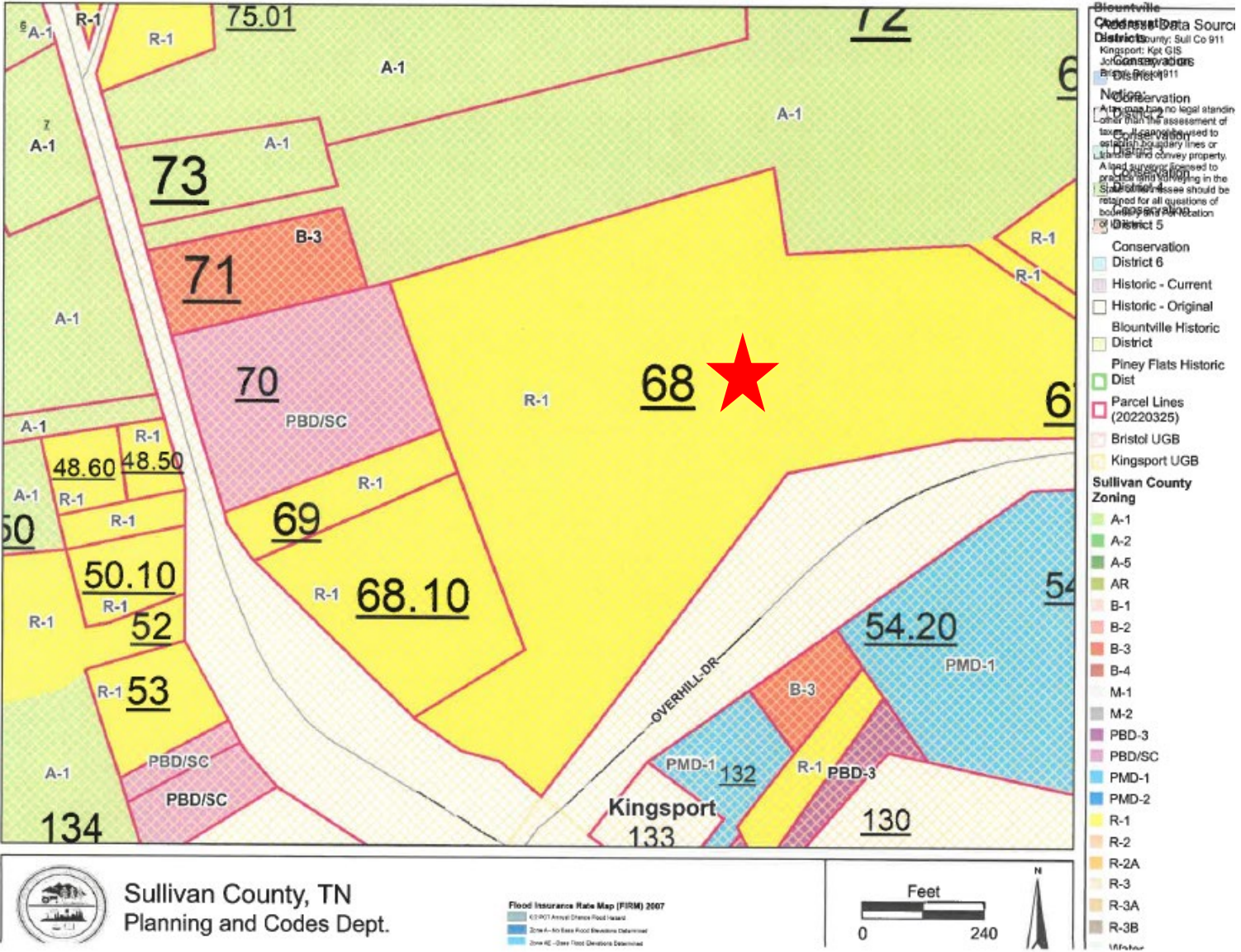
Property Information			
Address		Highway 126	
Tax Map, Group, Parcel		Map 049, Parcel 068.00	
Civil District		5	
Overlay District		n/a	
Land Use Designation		Residential	
Acres		6.041+/-	
Existing Use		Existing Zoning	R-1 (County)
Proposed Use		Proposed Zoning	PBD/SC (County)
Owner /Applicant Information			
Name: George M. Moody Jr., Trustee Address: 1312 Linville Street City: Kingsport State: TN Zip Code: 37660 Phone: (423) 782-7901		Intent: <i>To rezone from R-1 to PBD/SC to build a storage facility.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with the surrounding Planned Business/Shopping District</i> • <i>The zoning change will appropriately match the existing use</i> <p>Staff Field Notes and General Comments:</p> <p><i>The zoning area consists of 1 parcel and approximately 6.041 +/- acres. A rezoning to PBD/SC, in staff's opinion, is the most appropriate use for the property.</i></p>			
Planner:	Savannah Garland	Date:	October 19 th , 2023
Planning Commission Action		Meeting Date:	Nov. 16th, 2023
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION		County Rezoning
ADDRESS		Highway 126
DISTRICT		5
OVERLAY DISTRICT		n/a
EXISTING ZONING		R-1 (County)
PROPOSED ZONING		PBD-SC (County)
ACRES	6.014 +/-	
EXISTING USE	Vacant	
PROPOSED USE	Storage Facility	

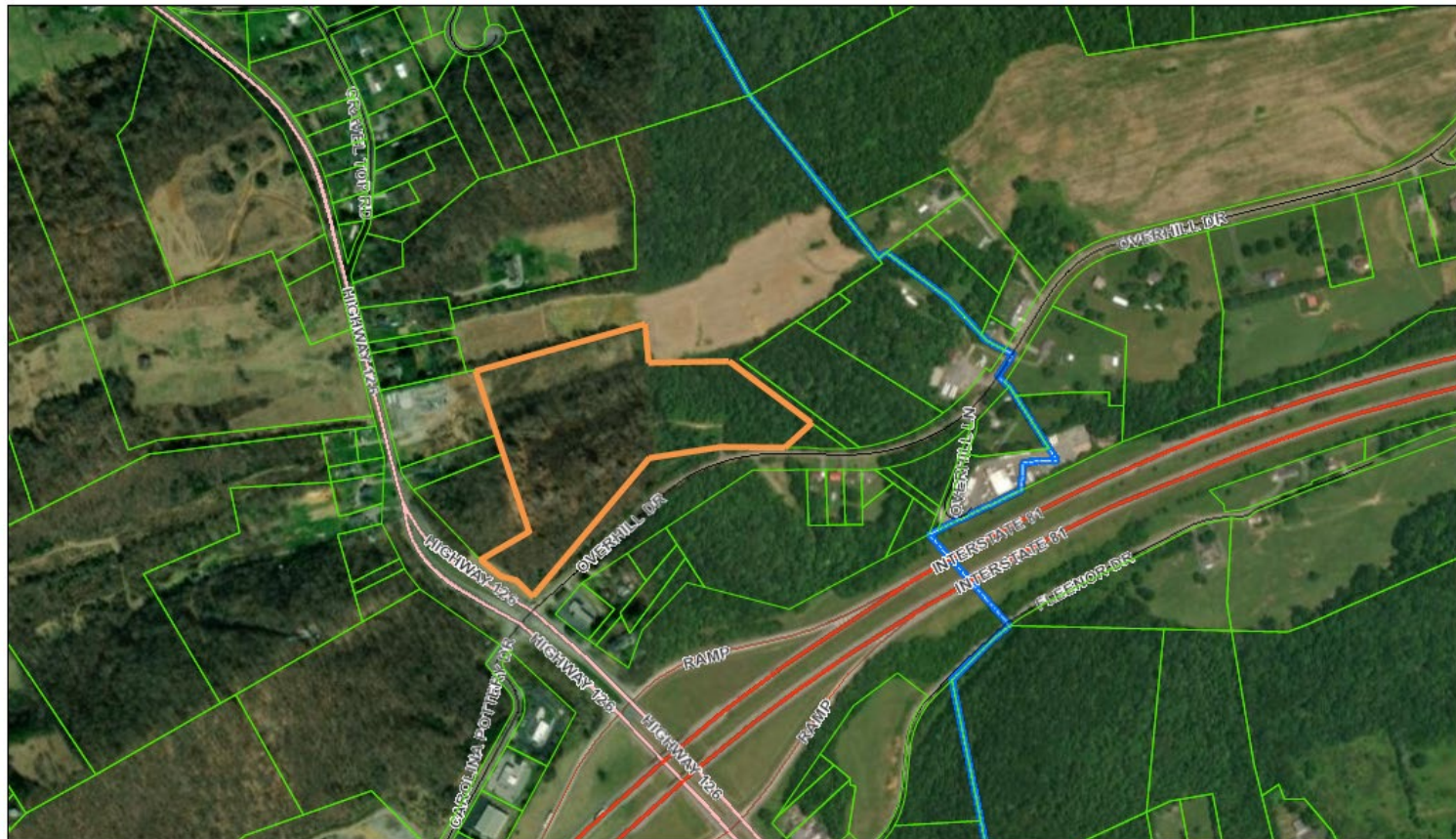
INTENT

To rezone from R-1 to PBD-SC for the purpose of building a storage facility.

Surrounding Zoning Map (Sullivan County Zoning)



Site Map

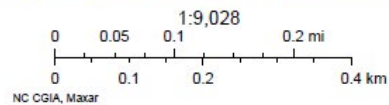


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Sullivan County Parcels Jan 2023

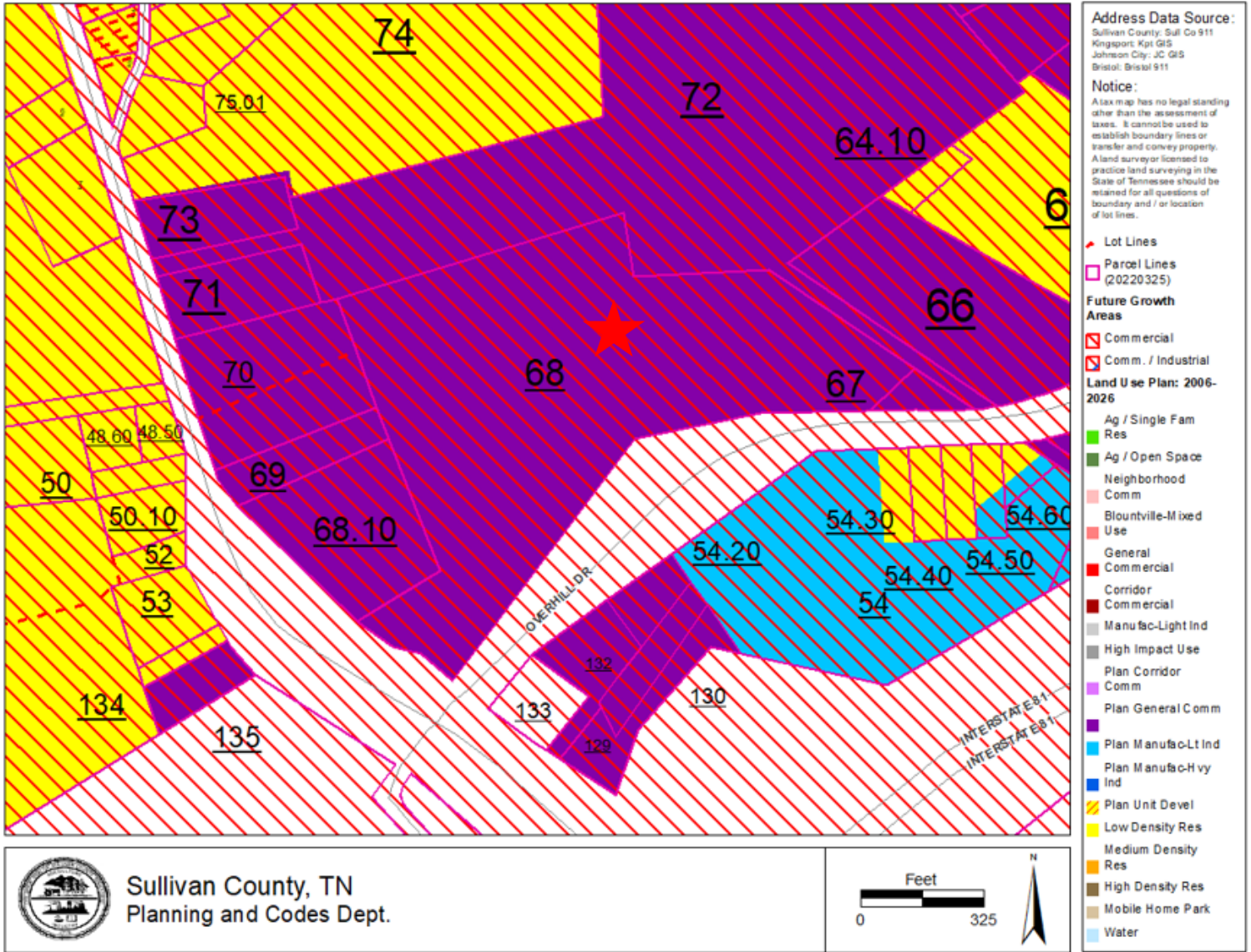
- Parcels
- Urban Growth Boundary

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



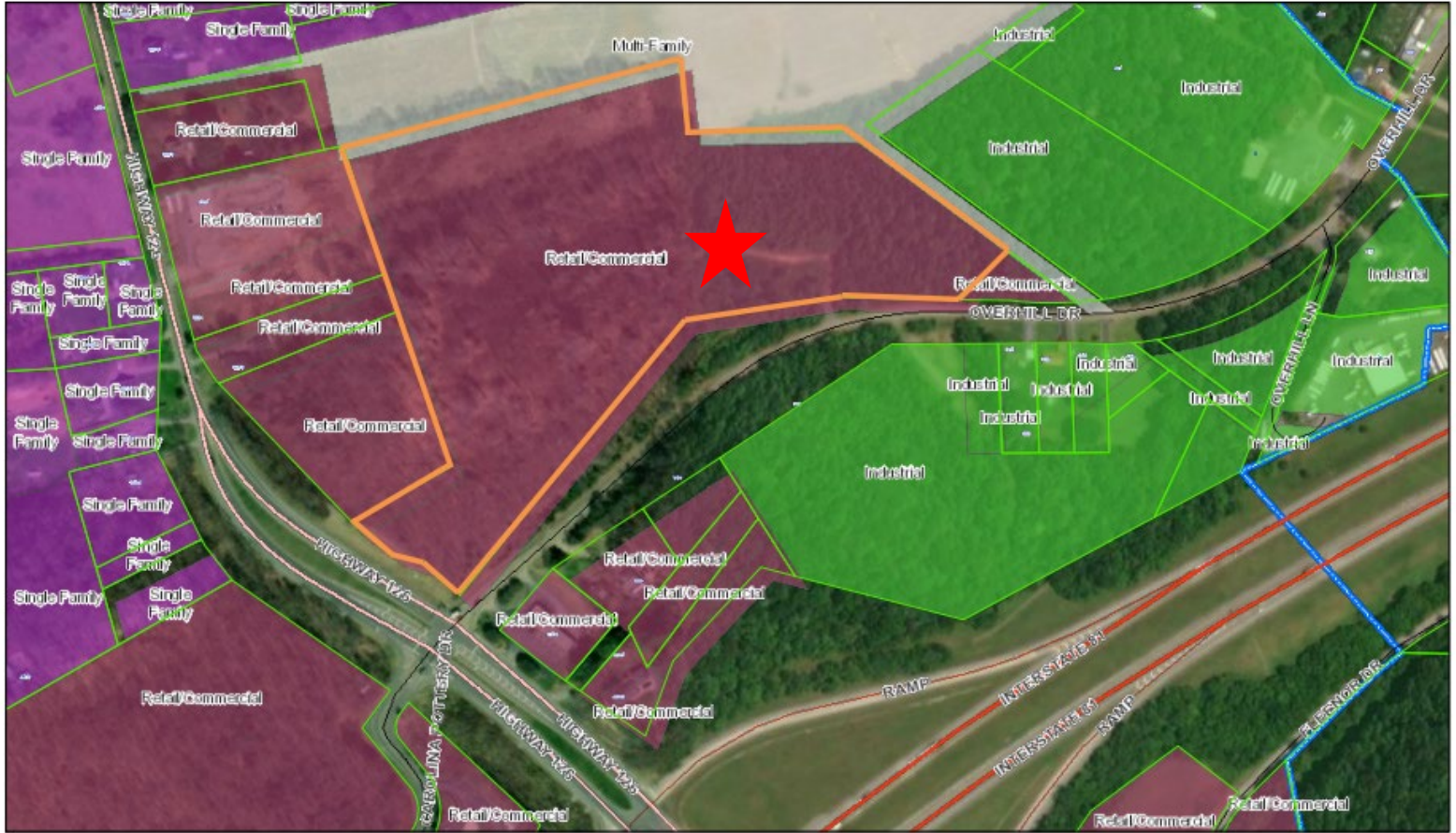
Web AppBuilder for ArcGIS

Sullivan County Future Land Use – Commerical



City Future Land Use – Retail/Commercial

Future Land Use Plan

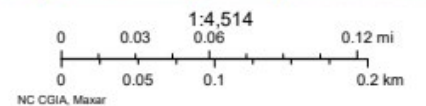


10/30/2023, 10:31:48 AM

Sullivan County Parcels Jan 2023

Parcels
• Kpt 911 Address

- | | | |
|--|--|--|
| <p>Future Land Use</p> <ul style="list-style-type: none"> Agri/Vacant Retail/Commercial Public Multi-Family Utilities | <p>Industrial</p> <ul style="list-style-type: none"> Industrial | <p>Streets</p> <ul style="list-style-type: none"> Urban Growth Boundary Interstate Expressway Major Arterial Minor Arterial Collector Street Local Street |
|--|--|--|



Web AppBuilder for ArcGIS

126 Highway







Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0339

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 already has a PBD/SC parcel in front of it. It will permit a use that is suitable for the Future Land Use development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** ? Both the City and County land use plans address the rezoning site as appropriate for Planned Business and/or Shopping Center District.

Proposed use: PBD/SC (Planned Business and/or Shopping Center District)

The Future Land Use Plan Map recommends county: Commercial; city: Retail/Commercial

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 present supporting grounds for the zoning change, as the Future Land Use plans calls for Retail/Commercial.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for PBD/SC.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed PBD/SC zone will exist in harmony with the abutting/ existing PBD/SC.

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE23-0339****CONCLUSION**

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to PBD/SC. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

PROPERTY INFORMATION	Riverbend Townhomes Preliminary PD
ADDRESS	Riverbend Drive
DISTRICT, LAND LOT OVERLAY DISTRICT	11th Civil District, TM 077H, Group C, Parcel 002.30 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	N/A
ACRES	+/-6.954
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Land Star LLC

ADDRESS:

REPRESENTATIVE: Mattern and Craig

PHONE: 423-979-2220

INTENT

The applicant is requesting Preliminary Planned Development plat approval for the Riverbend Townhomes located off of Riverbend Drive.

The proposal consists of 45 new units located on +/-6.954 acres with 5.40 acres being disturbed.

The plan shows 25' periphery setback as well as the areas designated for open space. Required open space for 8 units/acre is 35%. 3.494 acres is dedicated to open space resulting in a maximum allowance of 7.32 units per acre with 57% open space. There are 45 total units.

The overall length in street is 760.98' and the cul-de-sac meets the minimum subdivision requirements. The 10' indication on the back of each unit is just to identify a flat yard area.

Staff recommends granting preliminary plat approval for the Riverbend Preliminary PD development.

Site Map



10/30/2023, 11:18:36 AM

Sullivan County Parcels Jan 2023

Parcels

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

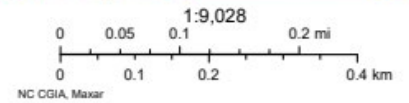
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for ArcGIS

Zoning

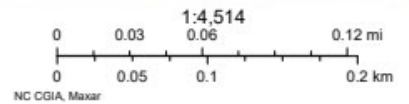


10/30/2023, 11:26:57 AM

Sullivan County Parcels Jan 2023

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

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



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Future Land Use



10/30/2023, 11:28:59 AM

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

Future Land Use

Agri/Vacant

Single Family

Multi-Family

Industrial

Retail/Commercial

Public

Utilities

Urban Growth Boundary

Streets

Interstate

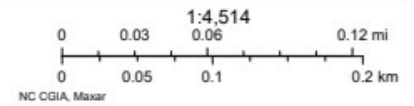
Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street



Web AppBuilder for ArcGIS

Utilities

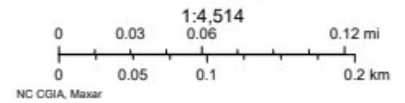


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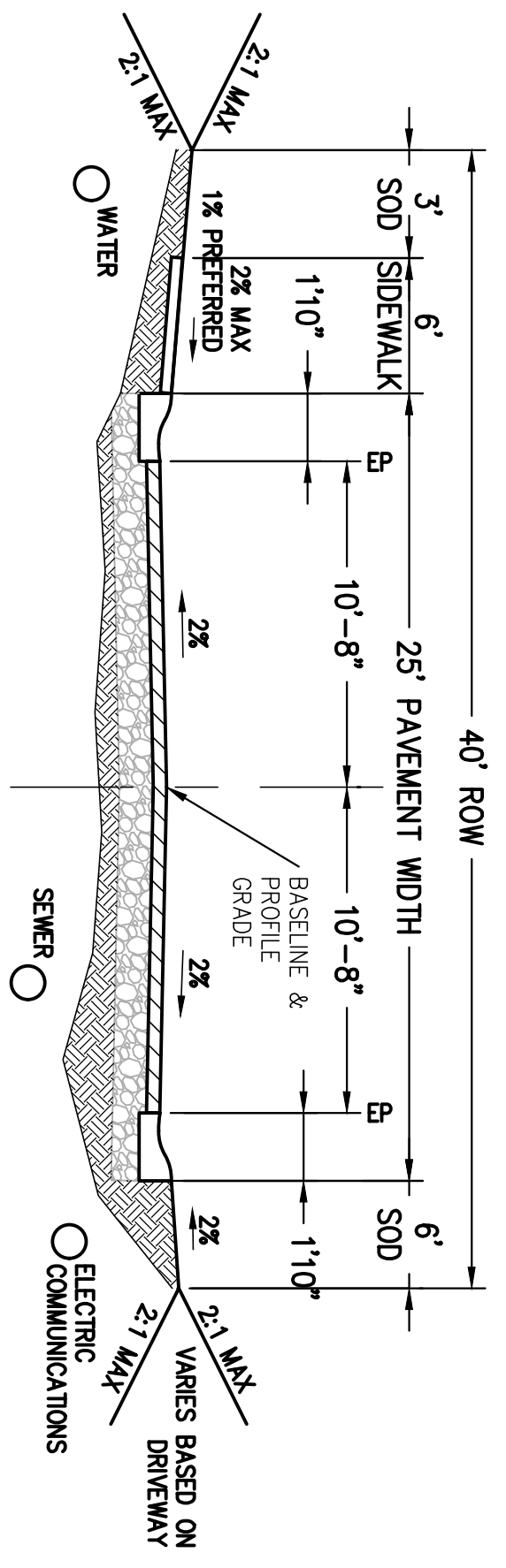
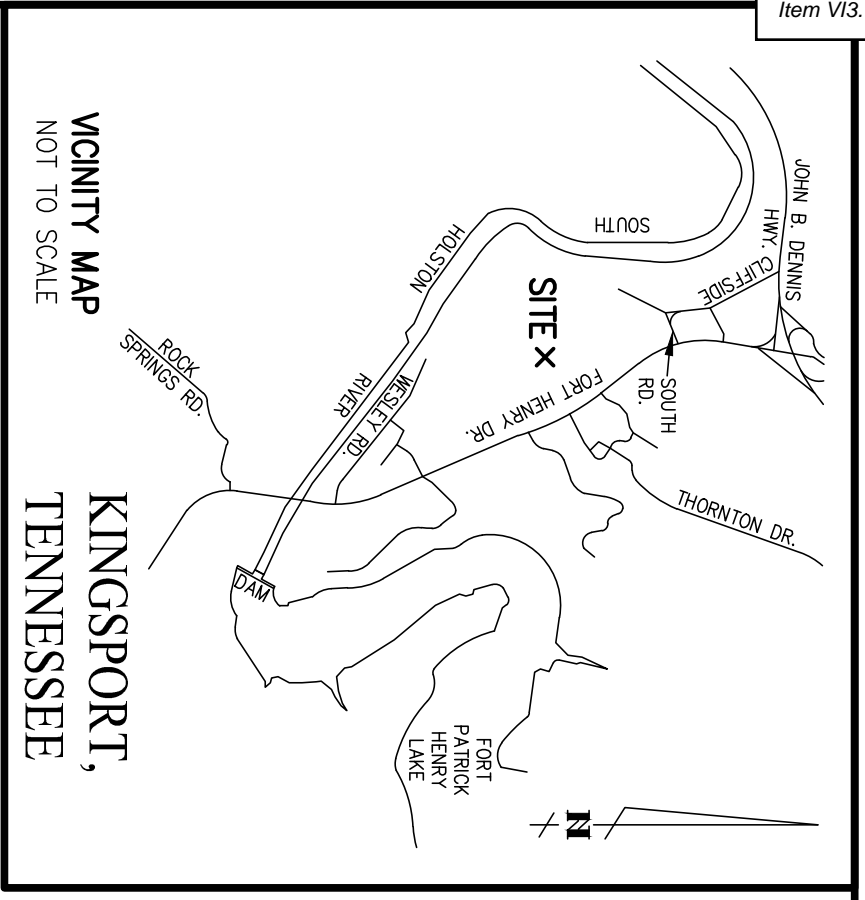
Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

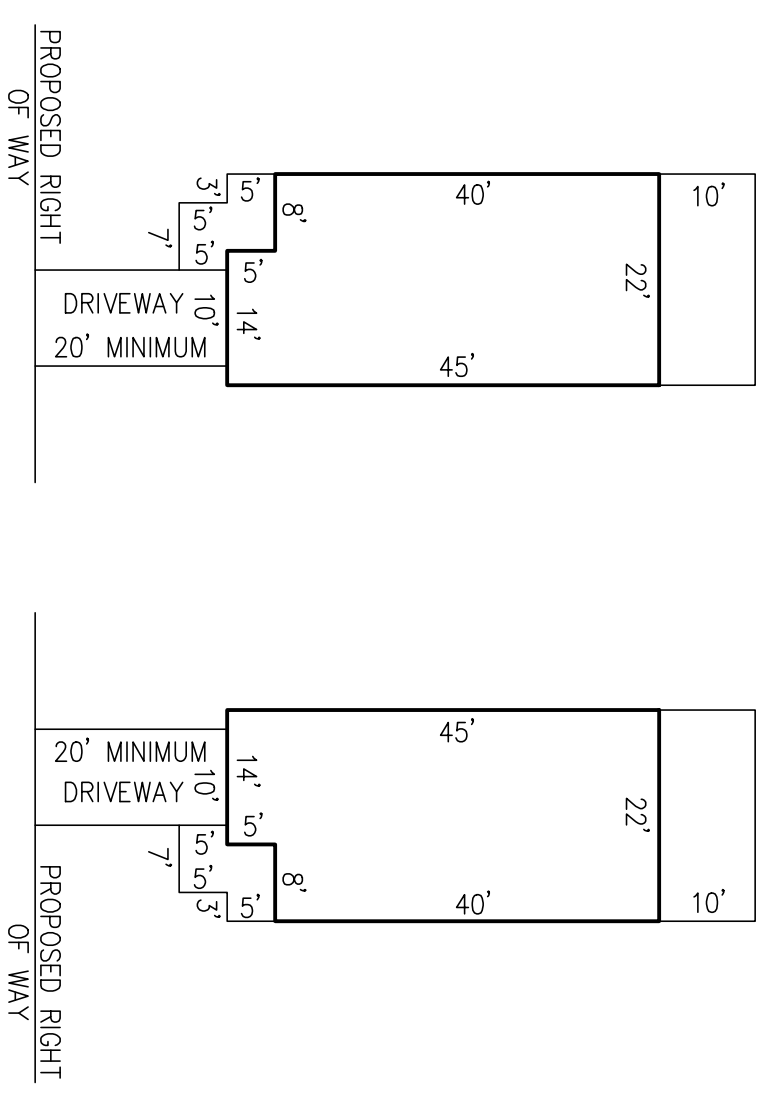
- Water Lines
- Urban Growth Boundary
- Streets
- Interstate
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



Web AppBuilder for ArcGIS



**RIVERSIDE TRAIL
TYPICAL SECTION**
(RESIDENTIAL STREET)



**UNIT
TYPICAL DIMENSIONS**

LEGEND

- ☒ PROPOSED CONCRETE MONUMENT
- EXISTING FIRE HYDRANT
- ♿ DESIGNATED HANDICAP PARKING SPACE
- ▭ EXISTING TELEPHONE PEDESTAL
- Ⓢ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- Ⓢ PROPOSED STORM DRAIN MANHOLE
- Ⓢ PROPOSED WATER METER
- Ⓢ PROPOSED SANITARY SEWER CLEAN OUT
- ↖ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ① UNIT NUMBER
- (SIZE) SD — EXISTING STORM STRUCTURE & DRAIN PIPE
- SD — PROPOSED STORM STRUCTURE & DRAIN PIPE
- W — EXISTING WATER LINE
- 8"W — PROPOSED 8" WATER LINE
- S — EXISTING SANITARY SEWER LINE
- 8"S — PROPOSED 8" SANITARY SEWER LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- UC — EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- X — X — EXISTING FENCE LINE

NOTES:

1. OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC, 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615. PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC, PLAT BOOK P58, PAGE 271.
2. TOTAL ACREAGE OF SURVEYED PROPERTY IS 6.954 ACRES.
3. TOTAL DISTURBED ACREAGE: 5.40 ACRES.
4. CONTOURS FROM THE USGS LIDAR 2016 AND ARE SHOWN AT 5' INTERVALS. VERTICAL DATUM IS NAVD88.
5. CURRENT AND PROPOSED ZONING: KINGSPORT, TENNESSEE PLANNED DEVELOPMENT DISTRICT (PD). SETBACKS: PERMETER-25'.
6. THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE, MAP NUMBER 47163C00450, EFFECTIVE DATE SEPTEMBER 29, 2006.
7. PLAT DATE NOVEMBER 7, 2023.
8. ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
9. ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
10. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
11. 48" CMP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPCON PHASE 1" BY EDWARDS ENGINEERING, PLLC. WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSPORT ENGINEERING DEPARTMENT.
12. UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
13. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE.
14. THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
15. AREAS AND DENSITY:
TOTAL DEVELOPMENT - 6.954 ACRES
RIGHT OF WAY - 0.804 ACRES
16. OVERALL LENGTH IN STREET - 760.98'
TOTAL DEVELOPMENT AREA MINUS RIGHT OF WAY - 6.150 ACRES USEABLE
FORTY FIVE UNITS (INCLUDING PORCHES) - 1025 SQUARE FEET EACH (1,059 AC. TOTAL)
17. OVERALL LENGTH IN STREET - 760.98'
45 UNITS DIVIDED BY 6.150 ACRES EQUALS 7.32 UNITS/ACRE
REQUIRED OPEN SPACE FOR 8 UNITS/ACRE - 35%
OPEN SPACE (USEABLE AREA MINUS UNITS WITH A 25' BUFFER) - 3,494 ACRES
3,494 AC. (OPEN SPACE) DIVIDED BY 6.150 AC. (USEABLE) EQUALS 57% OPEN SPACE
18. OVERALL LENGTH IN STREET - 760.98'
19. RADIUS OF THE CUL-DE-SAC RIGHT OF WAY IS 50'.
20. RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'.
21. TOTAL NUMBER OF UNITS IS 45.
22. TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	88°33'47"	20.00'	30.91'
C2	88°34'11"	118.50'	183.18'
C3	100°49'17"	81.50'	143.41'
C4	83°2'54"	118.50'	17.68'
C5	42°34'10"	67.17'	49.90'
C6	262°25'12"	50.00'	229.00'
C7	48°23'56"	75.00'	63.35'
C8	100°49'17"	121.50'	213.80'
C9	86°36'11"	78.50'	118.65'
C10	93°24'13"	20.00'	32.60'
C11	90°00'00"	100.00'	157.08'
C12	100°49'17"	100.00'	175.97'
C13	90°00'00"	100.00'	15.71'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 63°23'42" E	49.42'
L2	N 74°35'16" E	49.65'

403 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (423) 979-2222

CERTIFICATE OF ACCURACY

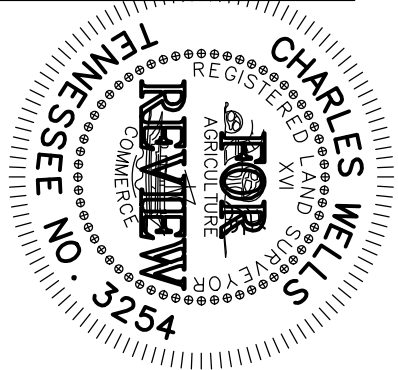
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

REGISTERED LAND SURVEYOR _____ DATE _____ 20____

CERTIFICATE OF OWNERSHIP AND DEDICATION

(ONE) 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 ALL RIGHTS, 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 _____ DATE _____
OWNER _____ DATE _____

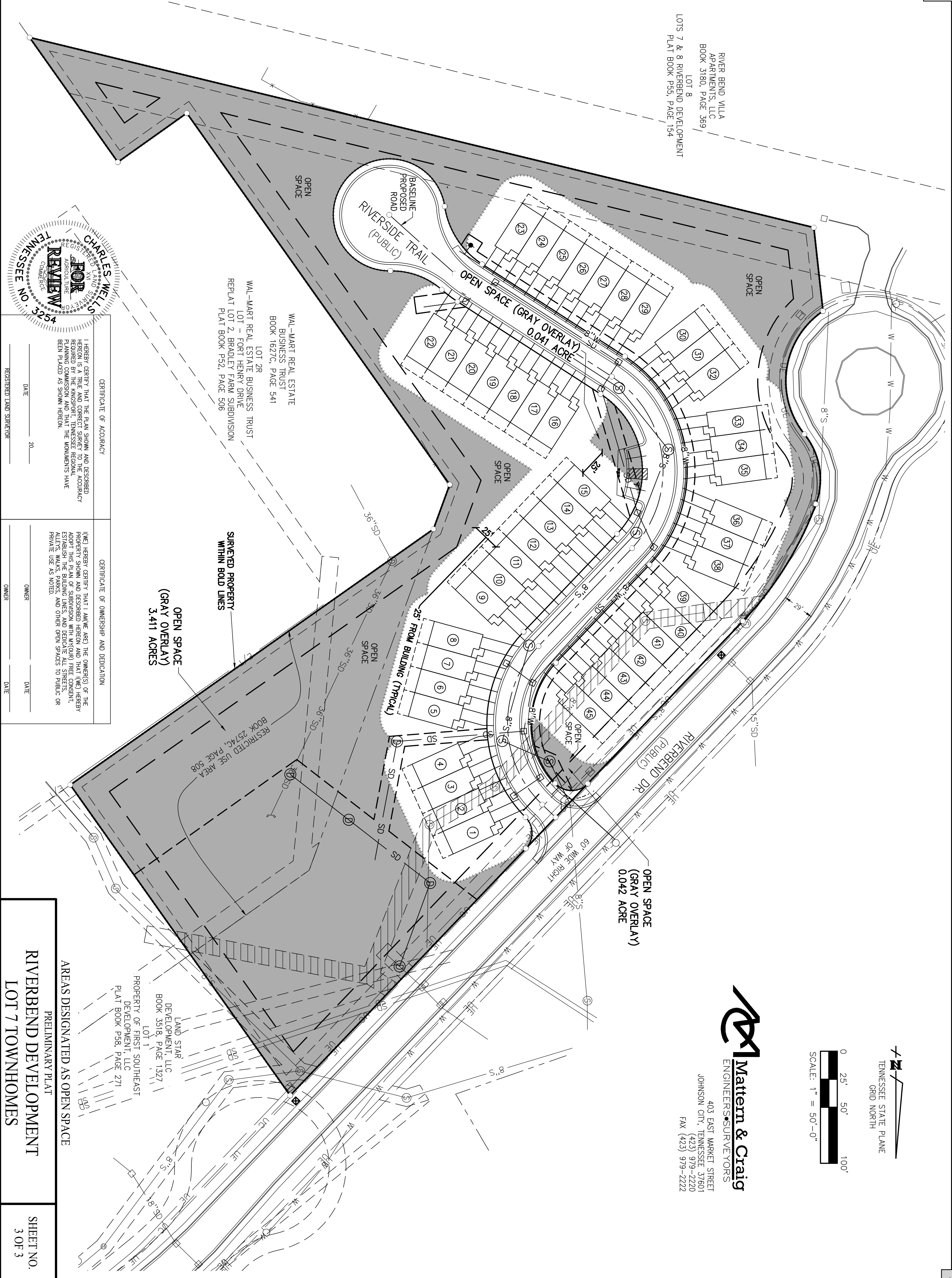


COVER

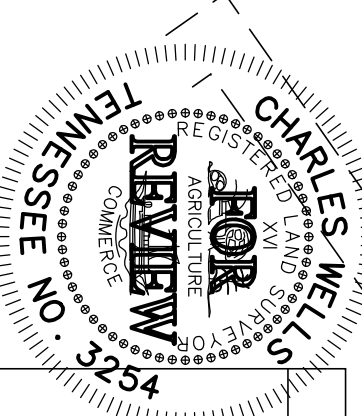
PRELIMINARY PLAT
RIVERBEND DEVELOPMENT
LOT 7 TOWNHOMES

- SHEET INDEX**
1. COVER
 2. SITE LAYOUT
 3. OPEN SPACE AREAS

SHEET NO.
1 OF 3



RIVER BEND VILLA
APARTMENTS, LLC
BOOK 3180, PAGE 369
LOT 8
LOTS 7 & 8 RIVERBEND DEVELOPMENT
PLAT BOOK P55, PAGE 154



CERTIFICATE OF ACCURACY

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

REGISTERED LAND SURVEYOR
DATE: 20____

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) 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: _____ DATE: _____
OWNER: _____ DATE: _____

SURVEYED PROPERTY
WITHIN BOLD LINES

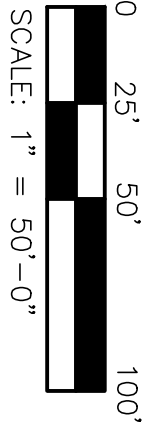
OPEN SPACE
(GRAY OVERLAY)
3.411 ACRES

RESTRICTED USE AREA
BOOK 2574C, PAGE 508

25' FROM BUILDING (TYPICAL)

OPEN SPACE
(GRAY OVERLAY)
0.042 ACRE

TENNESSEE STATE PLANE
GRID NORTH



PC1 Mattern & Craig
ENGINEERS • SURVEYORS

403 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (423) 979-2222

AREAS DESIGNATED AS OPEN SPACE

PRELIMINARY PLAT

RIVERBEND DEVELOPMENT
LOT 7 TOWNHOMES

SHEET NO.
3 OF 3





Conclusion

Staff recommends granting preliminary PD plat approval for the Riverbend Townhomes Development.

Property Information	E. Main St. Alley ROW Dedication		
Address	E. Main Street		
Tax Map, Group, Parcel	046P, F, 003.12		
Civil District	11 th Civil District, Sullivan County		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Zoning	B-2; Business District		
Area	0.103 acres of Alley way		
Major or Minor / #lots	Alley ROW Dedication	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Industrial Development Board of the City of KPT Address: 400 Clinchfield St. Suite 100 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: 423-392-8808		Name: Alley and Associates Address: 422 E Market St. City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@AlleyAssociates.com Phone Number: (423)-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends APPROVAL of the Alley ROW dedication for E. Main Street along with the associated easements:</p> <ul style="list-style-type: none"> • The purpose of this alley dedication is to allow future construction. • The plat meets the requirements of the Subdivision Regulations. <p>Staff Field Notes and General Comments: The submitted plat is proposing to dedicate right-of-way off E. Main Street. The total area of dedication is 0.103 acres. This is located within the Kingsport’s Urban Growth Boundary and zoned B-2. The purpose for this right-of-way dedication is to allow future construction.</p> <p>Staff recommends approval based up conformance with the Subdivision Regulations.</p>			
Planner:	Garland	Date: 11/3/2023	
		Meeting Date:	Nov. 16th, 2023

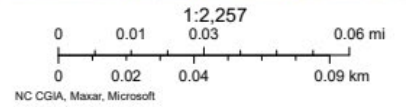
Site Map



11/6/2023, 11:31:10 AM

Sullivan County Parcels Jan 2023

- | | | | |
|-----------------------|----------------|------------------|----------------|
| Parcels | Interstate | Minor Arterial | Private Street |
| Kpt 911 Address | Expressway | Collector Street | Ramp |
| Urban Growth Boundary | Major Arterial | Local Street | |



Web AppBuilder for ArcGIS

Zoning Map



11/6/2023, 11:38:19 AM

Sullivan County Parcels Jan 2023

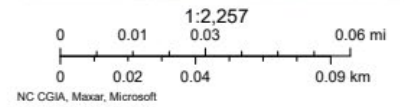
Parcels

Kpt 911 Address

City Zoning

<Null>

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



NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

Future Land Use Map



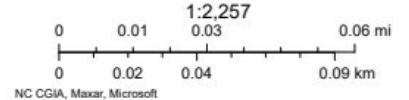
11/6/2023, 11:41:08 AM

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

- | | | | |
|-----------------|-------------------|-----------------------|------------------|
| Future Land Use | Industrial | Urban Growth Boundary | Major Arterial |
| Agri/Vacant | Retail/Commercial | Streets | Minor Arterial |
| Single Family | Public | Interstate | Collector Street |
| Multi-Family | Utilities | Expressway | Local Street |



Web AppBuilder for ArcGIS

Conclusion

Staff is recommending approval of the E. Main Street alley Plat for dedication of right-of-way based on conformance with the Subdivision Regulations.

Presentation:

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

1. Amendment to code introducing a new zoning classification (Blend of Small Business and Light Manufacturing) – PAM or PAD, Planned Artisan Manufacturing District. Permitted uses within the Planned Artisan Districts are artisan workshops, art studios, gallery workshops, blacksmithing, traditional guilds, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture that require some equipment, that are not conducive to general retail or residential.

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

The City of Kingsport may utilize the following districts for similar uses [M-1, Light Manufacturing District](#); [M-2, General Manufacturing Districts](#); [M-1R, Light Manufacturing restricted District](#); [MX, Mixed Use District](#); [B-3, Highway Oriented Business District](#); [B-2, Central Business District](#) and [B-2E, Central Business Edge District](#).

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

Recommendation:

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

SULLIVAN COUNTY ZONING RESOLUTION

Item VI.5.

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: Oct 4, 2023

Article Reference (Pg #):

Article V - ADD Planned Artisan District

Existing Zoning Resolution Text:

5-101.2 ; 5-102A ; 5.103A ; B-103.4 (part 5)

Proposed Zoning Resolution Text Amendment:

5-101.2 add part 5.; add P.A.D. to Use Table

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

& Bulk Resp
& Supplemental
Regs.

Initiated by:

Planning Director *Staff*

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>Oct 17, 2023</u>	<u>yes</u>	<u>9 yes</u>
2nd Review by SCRPC	<u>send to cities</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			

F3. Zoning Text Amendment: Introducing a new Zoning Classification (Blend of Small Business and Light Manufacturing)

PAM or PAD

Planned Artisan Manufacturing District

This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses.

Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges.

Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.

Permitted uses within the PAM District are limited to artisan workshops, art studios, gallery workshops, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture.

Buildings are limited to a 5,000 square foot maximum building footprint. Multistory buildings are to be arranged with manufacturing limited to the base floor and the second story to be used for residence. If retail operations are present, the primary use for the building will be manufacturing and retail as a secondary use.

Notes

- 5000 sq ft maximum
 - o Building footprint
 - If it is multistory the second floor is for residential use only.
 - Primary use is for the manufacturing, secondary use is retail.
- Will be a new Zoning District in Article V – Manufacturing Zoning Districts.
 - o Purpose and Need
 - o Land Uses Permitted in Use Table
 - o Supplemental Regulations requiring Planning Commission site plan approval

Meeting Notes at Planning Commission:

5-101.2 District Purposes

Item VI5.

1. PMD-2 Planned General Manufacturing District - This class of district is intended to provide space for manufacturing activities within the county. By reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics these activities require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
2. PMD-1 Planned Light Manufacturing District - This class of district is intended to provide space for a wide range of manufacturing and related uses, which conform to a high level of performance criteria and have the least objectionable characteristics. These districts may provide a buffer between other districts and other manufacturing activities, which have more objectionable influences. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Community facilities and commercial establishments, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
3. M-2 Heavy Manufacturing District - This class of district is intended to provide suitable areas for intense, potentially noxious and/or dangerous manufacturing operations, including open land operations. It is specifically intended that all newly created districts be so located as to prevent possible negative impact upon adjoining uses and the environment. To this end, these districts are to be protected from encroachment by other activities. All new M-2 districts shall not be located wherein recognized environmentally sensitive lands exist unless all applicable permits are obtained prior to consideration of zone, to ensure environmentally sustainable practices can be achieved.
4. M-1 Light Manufacturing District - This class of district is intended to provide space for the types of manufacturing activities, which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new M-1 districts should be located along arterial or major collector routes and near existing commercial or manufacturing centers.
5. Planned Artisan District - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks. Permitted uses within the Planned Artisan Districts are limited to artisan workshops, art studios, gallery workshops, blacksmithing, traditional guilds, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture that require some equipment, that are not conducive to general retail or residential. All new PAD zones should be located along arterial or collector routes and near existing commercial or manufacturing centers. Supplemental Regulations are required with Planning Commission review.

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	PMD-2	PMD-1	M-2	M-1	PAD
I. MANUFACTURING ACTIVITIES					
A. Manufacturing – Limited	PC	PC	SUP	SUP	X
B. Manufacturing – General	PC	PC	SUP	SUP	X
C. Manufacturing - Basic Industry	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	PC	X	SUP	X	X
E. Planned Artisan Limited – see B-103.4	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES					
A. Adult Entertainment Establishments	X	X	O/PC	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	X
C. Automotive Parking	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	PC	PC	SUP	SUP	X
J. Wholesale Sales	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES					
A. Administrative Services *	PC	PC	SUP	SUP *	PC
B. Child Care Facilities, any type	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	BZA	X	BZA	X
I. Waste Disposal Operations	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES					
A. Agricultural – General	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	X
C. Agricultural Services	P	P	P	P	X
D. Plant and Forest Nurseries	PC	PC	PC	PC	P
V. ACCESSORY /SEASONAL/TEMPORARY ACTIVITIES					
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP	PC
B. Accessory Child Care	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	PC
G. Residential Occupancy (approved administratively)	SUP	SUP	X	SUP	SUP
H. Special Events on Private Property	BZA	BZA	BZA	BZA	BZA

<p>KEY TO INTERPRETING USE CLASSIFICATIONS</p> <p>P = Indicates Permitted Use.</p> <p>SUP = Indicates Use Permitted with Supplemental Provisions.</p> <p>PC = Indicates Permitted Use on Site Plan Review by the Planning Commission.</p> <p>O = Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)</p> <p>BZA = Special Exception of Use after Approval of the Board of Zoning Appeals</p> <p>NOTES:</p> <p>(1) See Section 5-104.</p>	Item VI5.
<p>*Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.</p>	

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

	-----DISTRICTS-----				
	PMD-2	PMD-1	M-2	M-1	PAD
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment##))	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS					
A. Area (In Square Feet)	80,000	80,000	80,000	43,560	43,560
B. Width (In Feet, Measured at Building Line)	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)					
A. Front	50	50	50	50	40
B. Side	50	30	50	30	30
C. Rear	50	30	50	30	30
D. Corner Side (additional street frontage)	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road)	50	50	50	50	40
NOTES:					
(1) The minimum lot size shall be as required to meet other provisions of this article.					
(2) See Subsection 5-103.4, Subpart 7 and 8-107.					
(3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.					

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing
Arsenals
Atomic Reactors
Explosives and Fireworks Manufacture and Storage

5. Activity Type – Planned Artisan Limited

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.
 Artisan Workshop
 Art Studios
 Cultural Creation Centers
 Gallery Workshops
 Jewelry making
 Pottery making
 Small Artisan/ Traditional Guild Group Learning Spaces
 Shared or Collaborative Workshops
 Sculpture making
 Traditional Guild Blacksmithing
 Woodworking

B-103.5 Agricultural and Extractive Activities - Class and Types

1. Activity Type - Agriculture - General

- a. Intent and Limitations - This grouping is intended to include the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase.
- b. Use Listing
Animal Raising
Food Crop Production

From: [Ambre Torbett](#)
To: [Heather Moore \(hmoore@bristoltn.org\)](#); [Cherith Young](#); [Weems, Ken](#); [Garland, Savannah](#); [McMurray, Jessica](#)
Cc: [Luke Meade](#)
Subject: Emailing: SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District
Date: Wednesday, October 18, 2023 3:26:48 PM
Attachments: [SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District.pdf](#)

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

Good afternoon city planners:

Attached is a Sullivan County Zoning Text Amendment packet to create a new zoning district, which will be called Planned Artisan Manufacturing District. The Sullivan County Regional Planning Commission voted unanimously last night to send a favorable recommendation on to the city regional PCs and then County Commission for adoption. Thank you so much for your recent email responses regarding how your respective cities handle these types of land uses. Since the county does not have a warehouse district that has been redeveloped for these types of uses, nor an Arts District like Gatlinburg and Asheville, we needed to develop a new district to support these traditional guilds such as pottery, stained glass, woodworking, jewelry making and blacksmithing at this small-scale level. These types of craftsmen often are part of our heritage festivals in Blountville, Rocky Mount, Exchange Place and such, so they have to be working somewhere. A General Manufacturing district is "overkill" however our business zones do not allow such uses. Please note, these uses shall be permitted in existing manufacturing districts; however, if a landowner requests a rezoning for this purpose we would direct them to the PAD. Please let me know if you have any questions. If you have any further suggestions for improvements to the codification and narrative of this new district, please share and I can take it back to our county PC.

We do not have any rezoning requests filed for November that are within your UGBs. Just this additional Text Amendment. Sorry. We do have a landowner seeking this opportunity so thus the need to move forward.

Thanks 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

Your message is ready to be sent with the following file or link attachments:

SC ZTA Article 5-101.2 add Planned Artisan Manufacturing District

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



November 16th, 2023

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

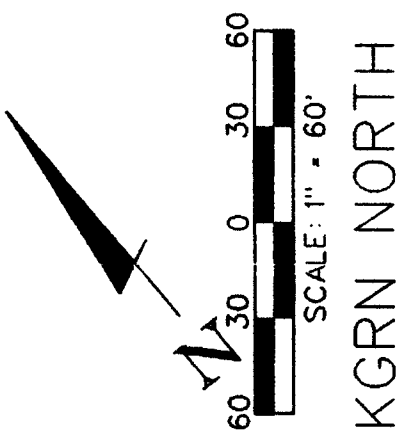
Chairman Duncan:

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

1. Hunt's Crossing Phase 3 lots 24 & 28
2. E. Stone Drive
3. Edinburgh Phase 14
4. Vanderpool Pvt. Drive
5. Brickyard Park Drive Lot 3
6. Providence Point
7. Samlola Road
8. Orleans Road

Sincerely,

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



DELORES MARTIN
D. B. 750C PG. 615

PHASE 14
AREA: 207.148 SQ. FT.
OR 4.755 ACRES

DELORES MARTIN
D. B. 750C PG. 615

JAME & HOLLY McBRIDE
D. B. 3548 PG. 366

JAME & HOLLY McBRIDE
D. B. 3548 PG. 366

EDINBURGH GROUP LLC
DB. 2378C, PG. 420

EDINBURGH PHASE 12
PB. 57 P. 40

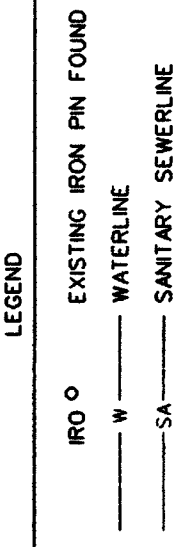
EDINBURGH PHASE 12
PB. 57 P. 40

EDINBURGH PHASE 12
PB. 57 P. 40

EDINBURGH PHASE 12
PB. 57 P. 40

EVARTS VALLEY
COMMON SPACE

VICINITY MAP



NOTES:

- DEED REFERENCE: PARCEL 11.00, TAX MAP 119, 15th CIVIL DISTRICT, D.B. 2378C P. 420.
- PROPERTY IS ZONED P. D. THERE IS A 30 FOOT PERIPHERY YARD ALONG THE EXTERIOR BOUNDARY.
- THIS PROPERTY IS SHOWN ON FIRM COMMUNITY PANEL #4716302300, REVISED SEPTEMBER, 2006, AND DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.

Slide A-1686
10/23/2023 - 09:04:51 AM
230117763

REG FEE	15.00
DP FEE	2.00
ARG FEE	0.00
TOTAL	17.00



BARGE
DESIGN SOLUTIONS
Four Franklin Square E. Suite 100 • Kingsport, Tennessee 37660
PHONE: (615) 347-0257 FAX: (615) 347-4223

PROJECT NO. 38367-00

EDINBURGH PHASE 14	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	4.755
ACRES NEW ROAD/ALLEYS	0.00
MILES NEW ROAD	0.00
OWNER	The Edinburgh Group, LLC
SURVEYOR	DAVID BRIAN HILL
CIVIL DISTRICT	15th
CLOSURE ERROR	1:10,000
SCALE	1" = 60'

<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL ACCESS TO THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.</p> <p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.</p> <p>DATE: 10/19/23</p> <p>OWNER: <i>[Signature]</i></p>	<p>CERTIFICATE OF THE APPROVAL FOR BI-ADDRESSING ASSIGNMENT</p> <p>HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FIRM PLAT ARE APPROVED AS ASSIGNED.</p> <p>DATE: 10/18/23</p> <p>CITY CLERK: <i>[Signature]</i></p>	<p>CERTIFICATE OF ACCURACY</p> <p>HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ACCURACIES REQUIRED BY THE KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: 10/23/23</p> <p>SURVEYOR: <i>[Signature]</i></p> <p>HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AS 1:10,000 AS SHOWN HEREON.</p> <p>DATE: 10/19/23</p> <p>SURVEYOR: <i>[Signature]</i></p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THE PROPOSED LOT MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN APPROVED AS SHOWN.</p> <p>DATE: 10/19/23</p> <p>TRAFFIC ENGINEERING MANAGER: <i>[Signature]</i></p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 10/19/23</p> <p>AUTHORIZING AGENT: <i>[Signature]</i></p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE CITY OF KINGSPORT AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 10/19/23</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION: <i>[Signature]</i></p>
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SECRETARY OF KINGSPORT CITY PLANNING COMMISSION

CONFIRMED BY KINGSPORT CITY PLANNING DIRECTOR _____ DATE _____

CONFIRMATION BY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER _____ DATE _____

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

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE: 12-15-2023

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

DATE: 10-19-23

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

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

AUTHORIZING AGENT _____ DATE: 10-19-23

I HEREBY CERTIFY THAT THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT PLAT, ARE APPROVED AS ASSIGNED.

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 Broomfield WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: 10-19-23

AUTHORIZING AGENT _____

CERTIFICATE OF ACCURACY

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

DATE: October 12th 2023

SURVEYOR _____

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

TN. REG. NO. _____

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DATE: 10-26-2023

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

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEM

OWNER: _____ DATE: 10-26-2023

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

SURVEY FOR: James Nottingham

Lot 1 of the Vanderpool Property Division

Date: 10-05-23

Drawn By: SWS

File: NOTNGHM-J.dwg

Scale: 1" = 60'

Tenth (10th) Civil District

Sullivan County, TN

Culbertson Surveying

P.O. Box 190, Nickelsville VA 24271

(276) 479-3093

Drawing Number 7941



10/23/2023 - 08:00 AM

23017762

BATCH: 337667

PLAT BOOK: P59

PAGE: 132-132

REC FEE 15.00

DP FEE 2.00

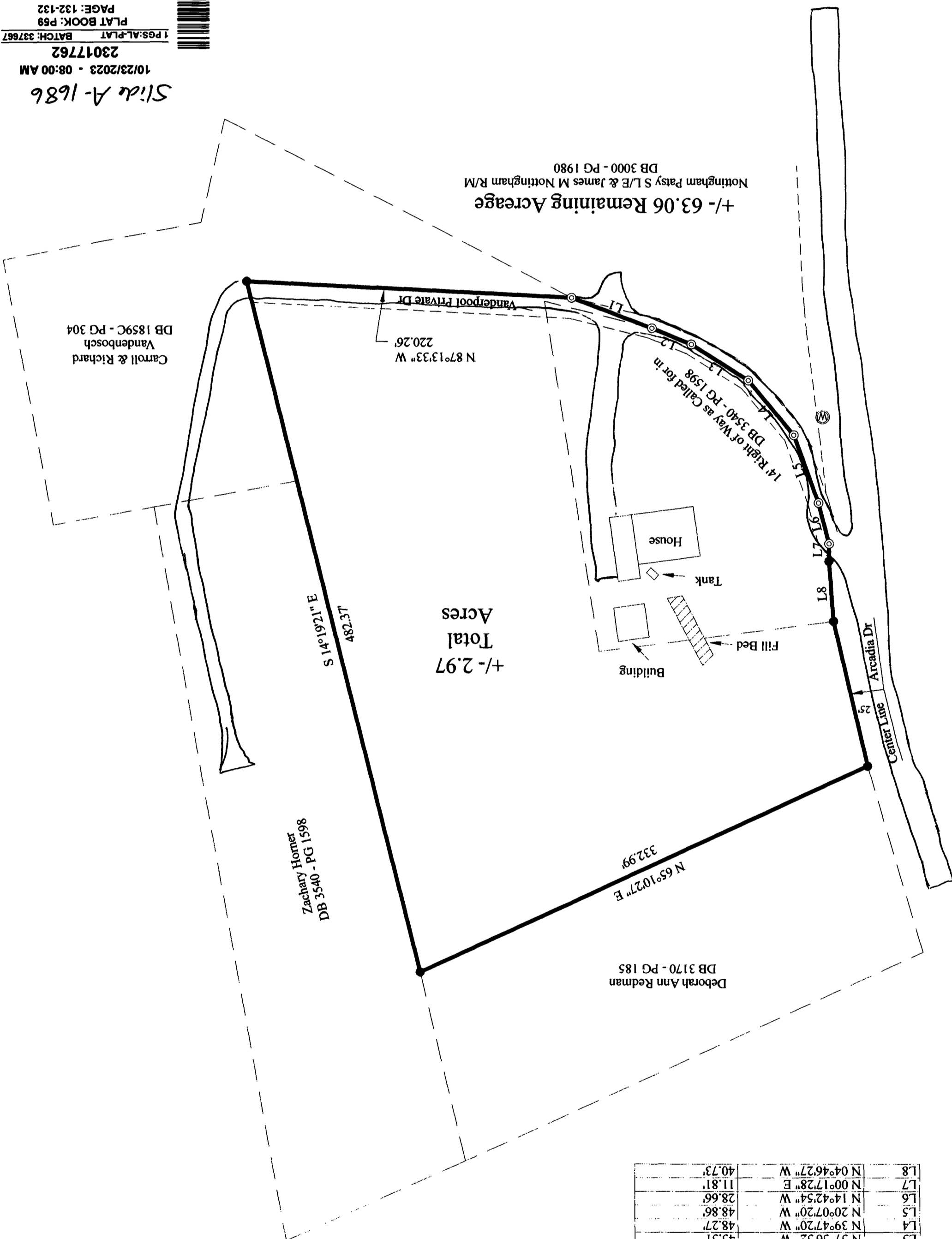
ARC FEE 0.00

TOTAL 17.00

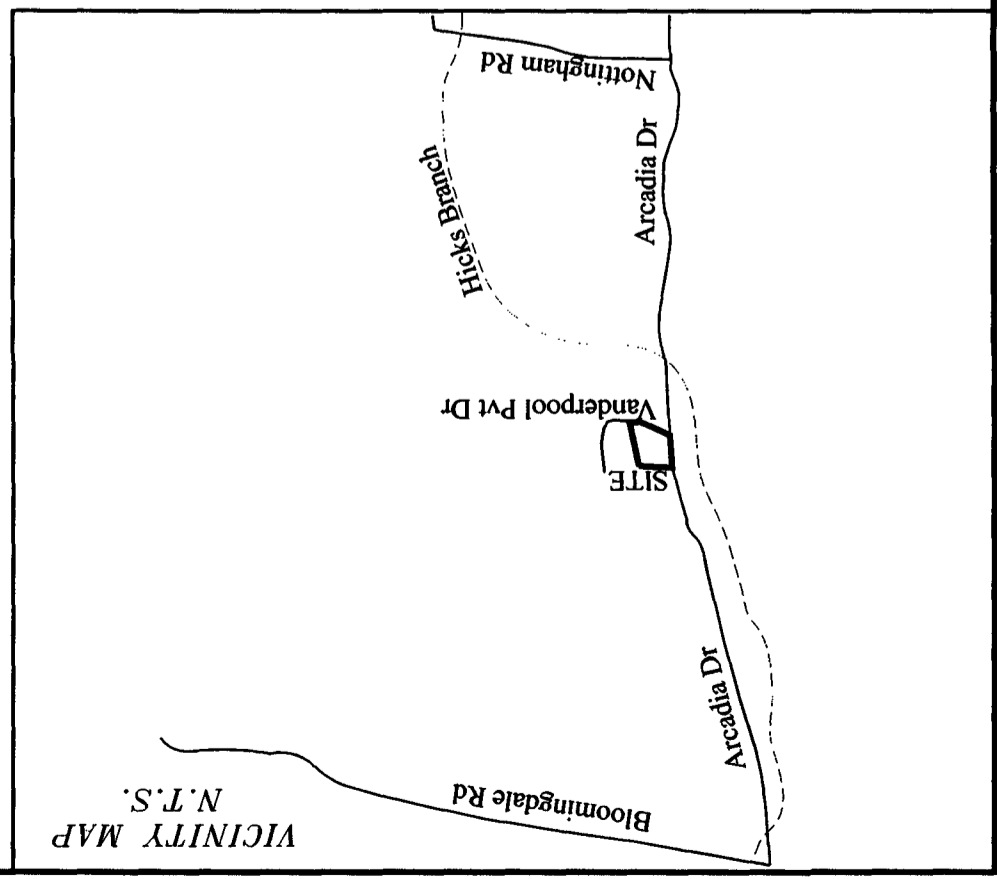
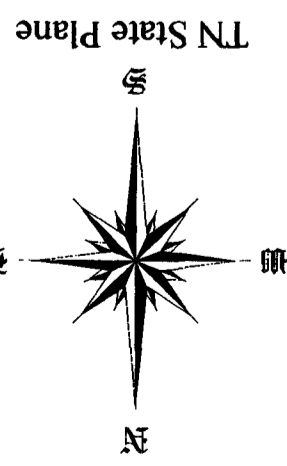
SHEENA R TINSLEY

REGISTER OF DEEDS

STATE OF TENNESSEE SULLIVAN COUNTY



LINE	BEARING	DISTANCE
L1	N 69°12'12" W	58.24'
L2	N 67°41'26" W	29.11'
L3	N 57°56'52" W	45.51'
L4	N 39°47'20" W	48.27'
L5	N 20°07'20" W	48.86'
L6	N 14°42'54" W	28.66'
L7	N 00°17'28" E	11.81'
L8	N 04°46'27" W	40.73'



Notes

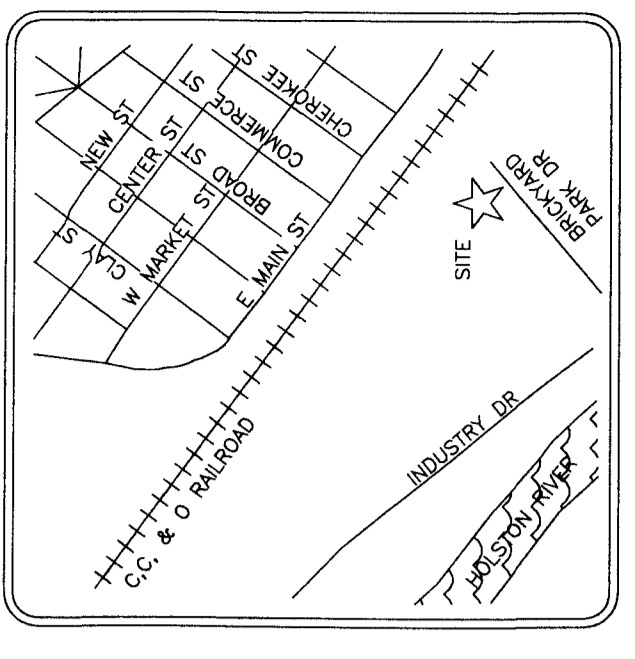
1. Deed Reference: DB 790C - PG 494 / DB 3000 - PG 1980

2. TAX MAP: 032 - 129.35 / Portion of 032 - 129.00

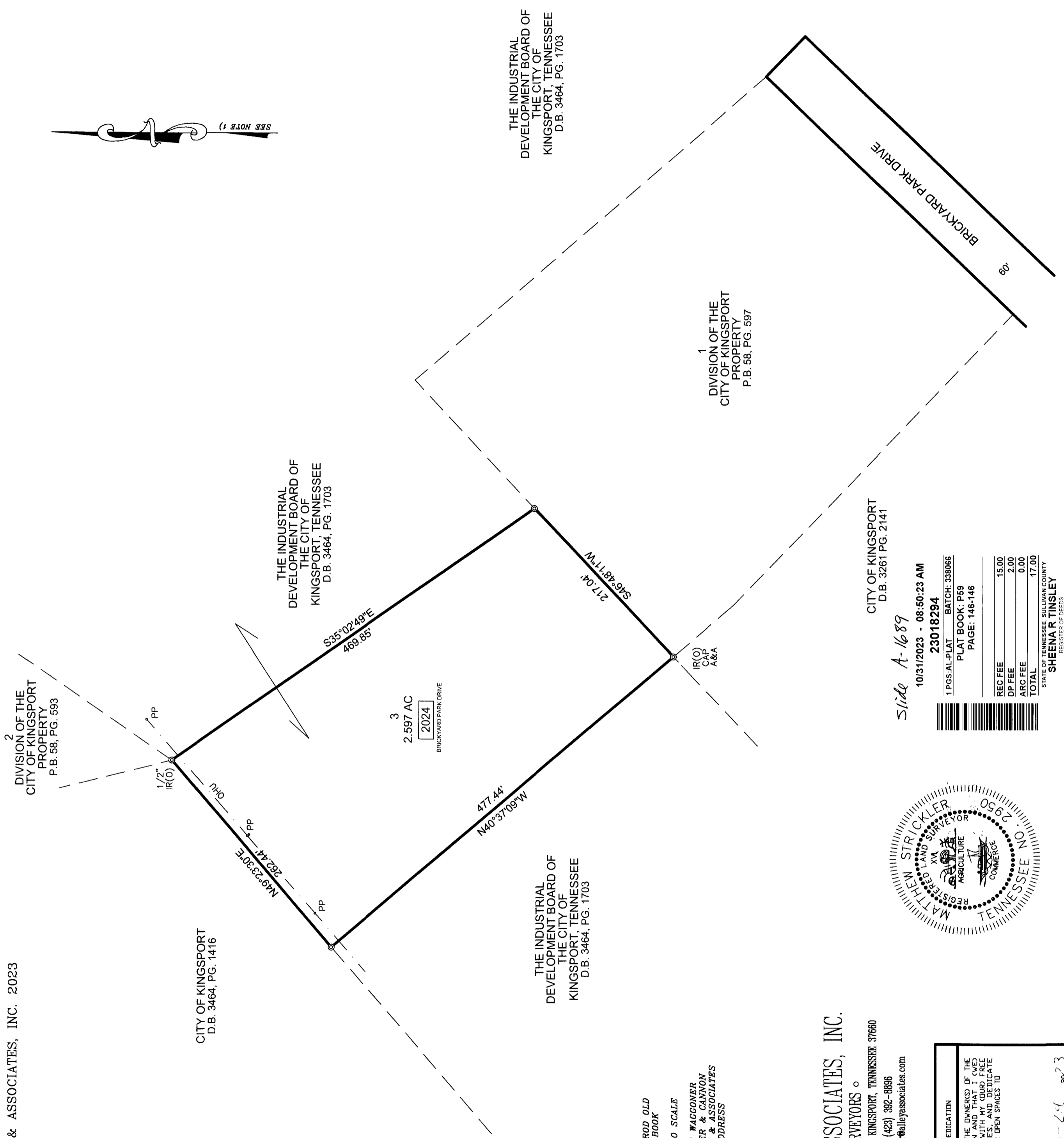
Legend

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

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LOCATION MAP
N.T.S.



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

DIVISION OF THE
CITY OF KINGSPORT
PROPERTY
P.B. 58, PG. 597

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

DIVISION OF THE
CITY OF KINGSPORT
PROPERTY
P.B. 58, PG. 593

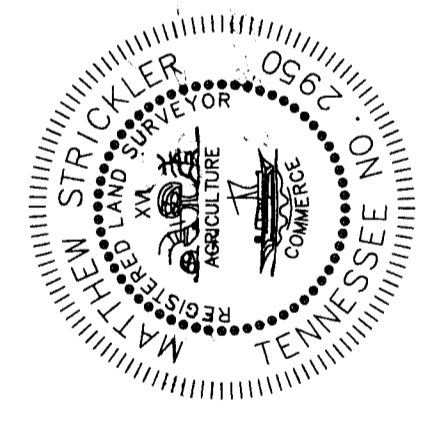
CITY OF KINGSPORT
D.B. 3464, PG. 1416

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

LEGEND

- IR(O) IRON ROD OLD
- D.B. DEED BOOK
- P.B. PLAT BOOK
- N.T.S. NOT TO SCALE
- AC ACRES
- BARGE BARGE WAGGONER
- SUMNER & CANNON SUMNER & CANNON
- A&A ALLEY & ASSOCIATES
- 911 911 ADDRESS

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 382-8986
E-MAIL: mstrickler@alleyassociates.com



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, ALLEY & ASSOCIATES, INC. WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREIN AND HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE PUBLIC OR PRIVATE USE AS NOTED.

DATE: 10-24-23 DATE: 10-24-23

CERTIFICATE OF APPROVAL FOR RECORDING

1 PGS. AL-PLAT BATCH: 338066
PLAT BOOK: P69
PAGE: 146-146

10/31/2023 - 08:50:23 AM
Slide A-1689

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

CITY OF KINGSPORT
D.B. 3261 PG. 2141

NOTES:

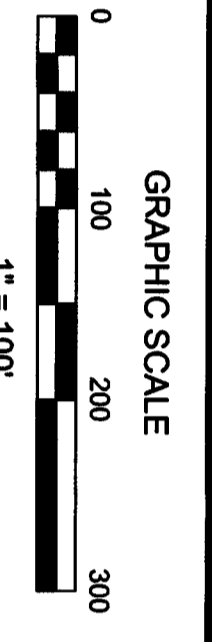
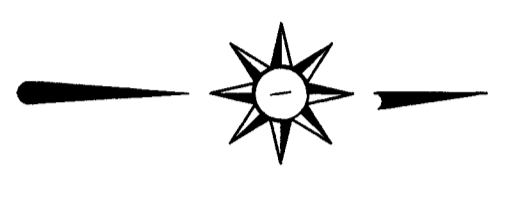
- 1) NORTH BASED ON KINGSPORT GEODETIC REFERENCE NETWORK
- 2) PROPERTY IS ZONED M-2 & PD
- 3) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 22-12718
- 5) ACAD 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) 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.
- 12) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13) THERE ARE APPROXIMATELY 10 ACRES± REMAINING IN THE ORIGINAL PARCEL.
- 14) LOT 3 IS TO BE ADDED TO TAX MAP 046P "F", PARCEL 9.00

LOT 3, DIVISION OF THE CITY OF KINGSPORT, TENNESSEE PROPERTY

<p>CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAN, ARE APPROVED AS ASSIGNED.</p> <p>DATE: <u>10-23-23</u> DATE: <u>10-23-23</u></p> <p><u>Matthew Strickler</u> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE REGIONAL PLANNING COMMISSION HAVE BEEN PLACED AS SHOWN HEREIN.</p> <p>DATE: <u>10-23-23</u> DATE: <u>10-23-23</u></p> <p><u>Matthew Strickler</u> REGISTERED SURVEYOR</p>	<p>CERTIFICATE OF THE 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 ENVIRONMENTAL PROTECTION AGENCY AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: <u>10-23-23</u> DATE: <u>10-23-23</u></p> <p><u>Matthew Strickler</u> KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>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.</p> <p>DATE: <u>10-23-23</u> DATE: <u>10-23-23</u></p> <p><u>Matthew Strickler</u> KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, ANY AS ARE NOTED IN THE MARGINS OF THIS PLAN. I HEREBY CERTIFY THAT THE AMOUNT OF THE SURETY BOND IN THE AMOUNT OF \$ _____ WAS DEPOSITED IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: <u>10-23-23</u> DATE: <u>10-23-23</u></p> <p><u>Matthew Strickler</u> SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION</p>	<p>CITY OF KINGSPORT, TENNESSEE PROPERTY</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>2.597</u> TOTAL LOTS <u>1</u></p> <p>ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNER <u>THE CITY OF KINGSPORT, TENNESSEE</u> CIVIL DISTRICT <u>11TH</u></p> <p>SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE 1" = 80'</p>
---	--	---	--	---	---

LEGEND:

- EIPC: EXISTING IRON PIN CAP (found)
- EIP: EXISTING IRON PIN (found)
- IPCS: IRON PIN W/CAP SET
- P: POINT
- C: CENTER LINE
- CAP: CORRUGATED METAL PIPE
- TBC: TOP OF BANK/CREEK
- WM: WATER METER
- BPP: BLACK PLASTIC PIPE
- WV: WATER VALVE
- U: UTILITY POLE
- ADJOINING PROPERTY LINE: (not surveyed unless noted)
- M: MANHOLE
- FHYD: FIRE HYDRANT
- CB: CATCH BASIN
- SMN: SET MAG NAIL



LINE TABLE

LINE BEARING	DISTANCE
1 N 81°11'27" E	24.47
2 N 82°49'02" E	31.86
3 N 86°13'17" E	28.72
4 S 58°14'59" W	40.52
5 S 59°00'38" W	23.75

CURRENT ZONING DESIGNATION: R 1

BUILDING SETBACKS:
 Minimum Front: 30'
 Minimum Rear: 30'
 Minimum Side: 12'

NOTE: All future construction will conform to the requirements of the Sullivan County or Kingsport, TN Zoning Ordinance in effect at the time of construction.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Owners: Holl, Jennifer A. & Jacob E.
 Lot 12 937 Childress Ferry Rd.
 Blountville, TN 37617
 Date 10/30/23

Owners: Andrews, Lisa M. & Thomas B.
 Lot 10 285 Samiola Rd.
 Blountville, TN 37617
 Date 10/27/23

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify: (1) that construction plans have been approved; (2) that streets have been installed in an acceptable manner and according to the specifications; (3) that adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

City Engineer or County Road Commissioner
 Date 9/22/23

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 are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Sullivan County Register. If required a surety bond in the amount of \$2,000.00 has been posted with the Kingsport Planning Commission for assurance of completion of all required improvements in case of default.

Secretary, Kingsport Municipal / Regional Planning Commission
 Date 10/27/23

CERTIFICATE OF APPROVAL OF STORMWATER SYSTEMS

I hereby certify: (1) that construction plans have been approved; (2) storm water systems installed or proposed for installation fully meet City of Kingsport requirements. OR
 I hereby certify: (1) that total curtilage land disturbance for all lots is less than one (1) acre as shown; (2) No public stormwater improvements are proposed.

City Stormwater Manager
 Date

NOTES

- 1) New iron pins, (3" rebar w/ ID Cap) were set at all property corners unless otherwise noted.
- 2) This survey is subject to any assessments that may affect the subject property, whether of record or implied.
- 3) This survey was done without the benefit of a Title Report and may be subject to real estate rights and interests of others that might possibly be discovered by such a report from a Title Attorney.
- 4) The location of the utilities and in-ground structures shown are approximate and are not necessarily all that may exist in the area. Locations should be verified by the appropriate utility authority prior to any excavation or construction. Easements for all utilities are applicable.
- 5) Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities and drainage structures, including but not limited to: sanitary sewers, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines, as well as the drainage of surface water.
- 6) Lot 10R is not improved, Lot 11R is improved but the improvements were not located for this survey and are not shown.

Approval is hereby granted for lots 10, 11, & 12 of SUNRISE VALLEY ESTATES II, defined as REPLAT of Lots 10, 11 & 12 of SUNRISE VALLEY ESTATES II (Samiola Rd) in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions:

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

Environmental Scientist
 Division of Water Resources
 Date 10/19/2023

- The following restrictions apply to the installation of a conventional subsurface sewage disposal system on this property:
- A) A permit for the installation of the subsurface sewage disposal system must be obtained from the Tennessee Department of Environment and Conservation's Division of Water Resources before any construction begins.
 - Lot 10R 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.
 - Lot 10R has specific areas designated for the SSD system. House location, Storm Water Pollution Prevention Plans, construction of dwellings with large floor plans, irregular configurations, excavated basements, as well as topography of property may result in reduction of bedrooms and/or SSD system requiring to be pumped. Prior to construction the property owner needs to contact this office to insure proper house site location.
 - Lot 11R has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.
 - There shall be a 50-foot setback between all wells or springs and all SSD systems or duplication area.

SURVEYOR CERTIFICATION

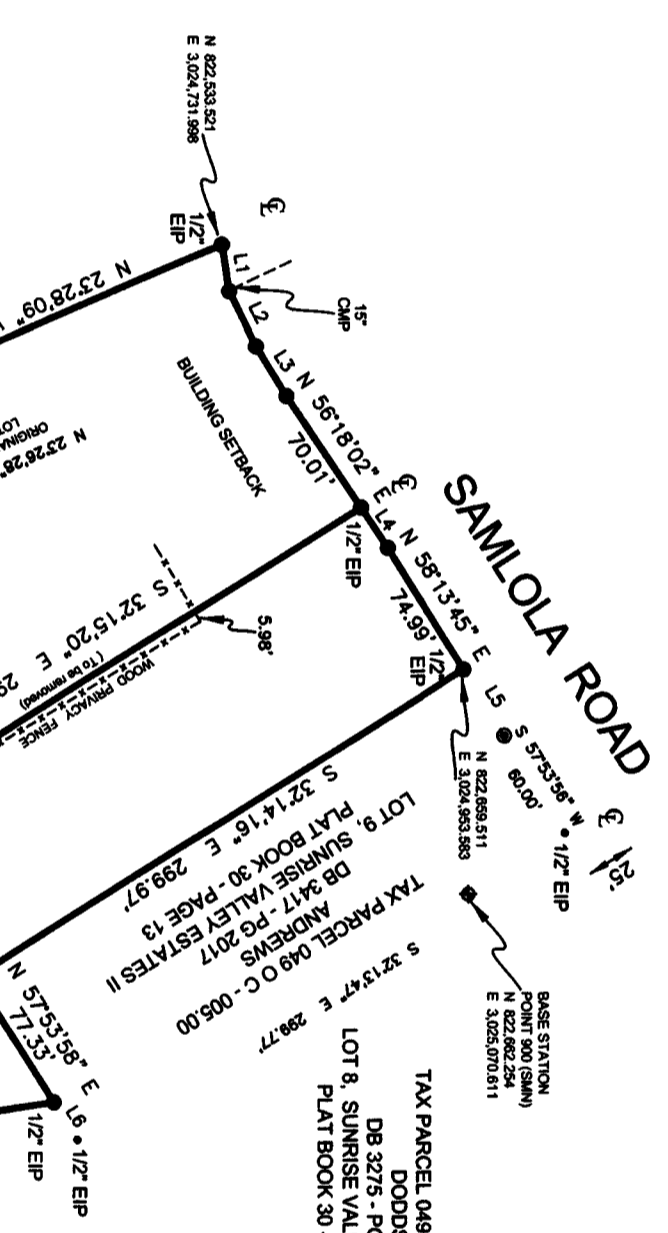
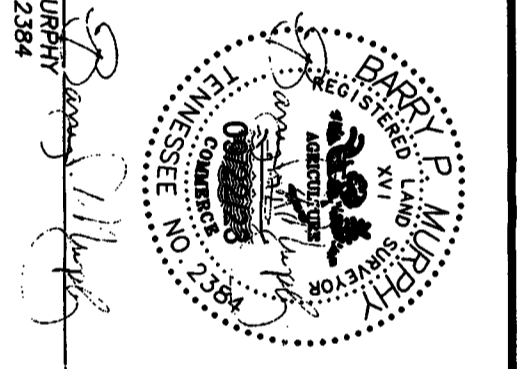
This is to certify that this survey has been prepared in accordance with the Standards of Practice for Land Surveys in the State of Tennessee

That on the dates shown I made an accurate survey of the premises shown hereon using the latest recorded deed and other information furnished to me, that there are no easements, encroachments or projections evident other than those show.

That I have examined the Federal Insurance Administration Special Hazard Map and found the described is not located in a special hazard hazard area.

As Per FIRM, Map #47155C0070D Effective Date: Sept. 23, 2008.

SURVEYOR
 BARRY P. MURPHY
 TN RLS # 2384



11/01/2023 - 08:00 AM

23018446

POSAL-PLAT BATCH: 38177

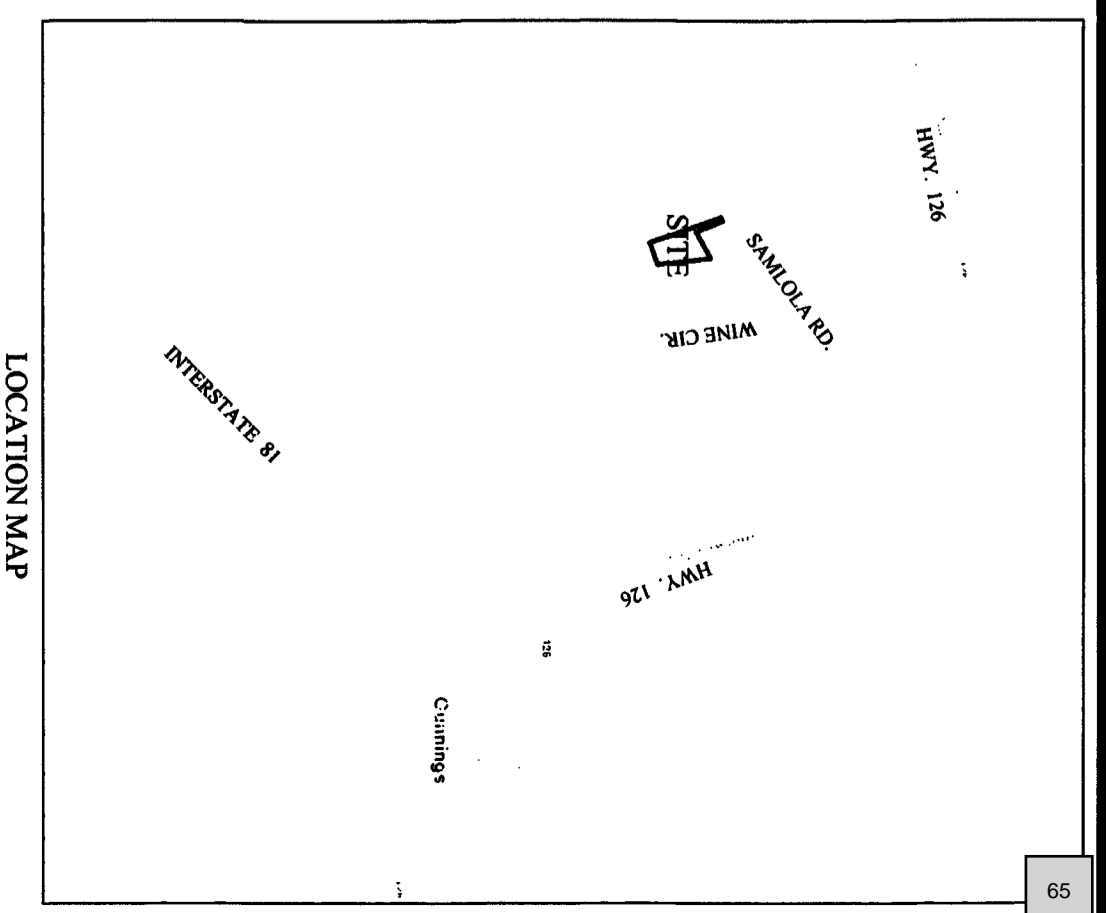
PLAT BOOK: P59

PAGE: 150-150

REG FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

Slide 4 of 90



CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation as shown.

Authorizing Agent
 Date 10/31/23

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's policies on roadway lighting within the City of Kingsport, and any required changes for the purchase and installation have been met.

Traffic Engineering Manager
 Date

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

I hereby certify that the sewerage disposal system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment & Conservation and is hereby approved as shown.

Tennessee Department of Environment & Conservation
 Date

CERTIFICATE OF ACCURACY

I hereby certify that the Plan shown and described hereon is a true and correct survey to the accuracy required by the Kingsport, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

Surveyor
 Date 09/22/23

CERTIFICATE OF THE APPROVAL FOR 911 - ADDRESSING ASSIGNMENT

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

City GIS Division or Sullivan County Director of 911
 Addressing or his/her authorized representative
 Date 9/24/23

REPLAT OF LOTS 10, 11, & 12 OF SUNRISE VALLEY ESTATES II

KINGSPORT TENNESSEE REGIONAL PLANNING COMMISSION

DISTRICT 5th COUNTY OF SULLIVAN WITHIN THE CITY OF WARD

LOT NO. 10,11,12 IN SUNRISE VALLEY ESTATES II

ROUTE NO. BOX ADDRESSES: LOT 10R, 289 Samiola Rd., LOT 11R, 293 Samiola Rd.
 PLAT BOOK 30 PAGE 13 SCALE 1" = 100' DATE 09/22/23

MAP C&B SLIDE DATE 09/22/23

TAX MAP 049 O - C PARCEL 002.00, 003.00, 004.00
 WARRANTY DEED BK 2855C / PG 459 BK 3284 / PG 898 & BK 3417 / PG 2017

OTY BLOCK NO. DRAWN BY B.P.M.

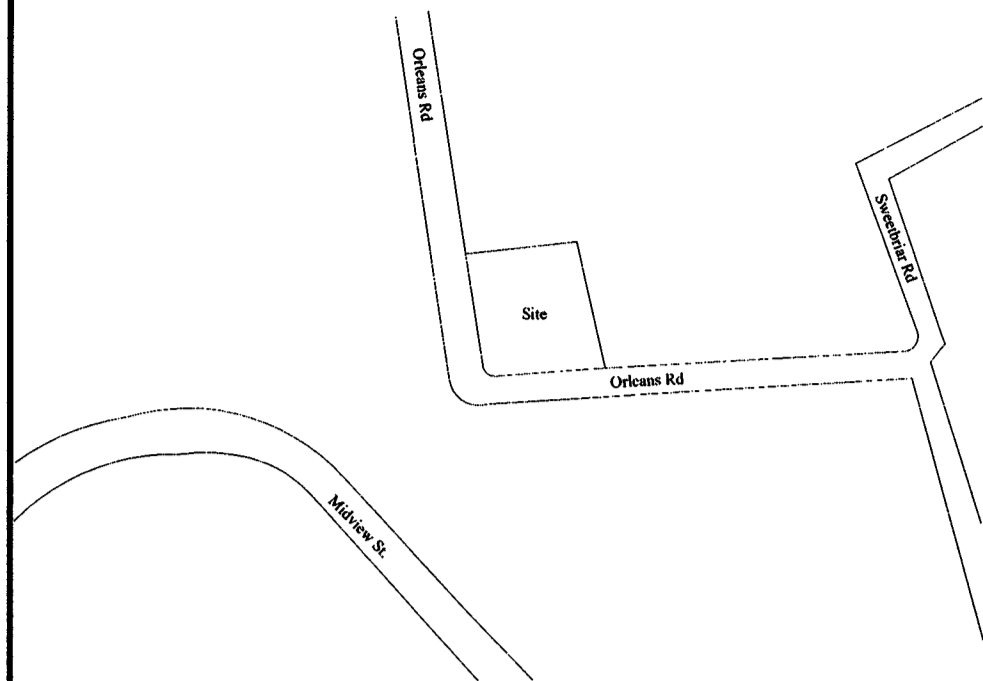
BEARING BASE TSPCS NAAD 83
 TOTAL ACRES 3,306 +/-

NEW LOTS 2 (10R & 11R)

DRAWING NO. 23032ED

ADVANCED SURVEYING AND MAPPING
 BARRY P. MURPHY R.L.S. # 2384
 277 OLD WEAVER PARK
 BLOUF CITY, TN 37618
 PHONE: (423) 234-2134

VICINITY MAP
N.T.S.



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

Notes
 1. Deed Reference: DB 555 C - PG 528
 2. TAX MAP: 029F - C - 007.00

Slide A-1691
 11/06/2023 - 08:22:06 AM

23018734

1 PGS:AL-PLAT	BATCH: 339641
PLAT BOOK: P69	
PAGE: 155-155	
REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

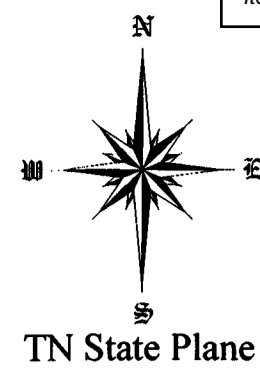
I hereby certify that this is a category I survey and the ratio of precision of the un-adjusted survey is 1-10,000+ as shown hereon.

BUILDING SETBACK NOTE

The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE

This property is subject to all right of ways and easements, recorded and / or unrecorded.



FLOOD CERTIFICATION

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

FIRM MAP #: 47163C0030D
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
 EFFECTIVE DATE: 9-29-2006

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 11/2/23 20 23

Ally Van
 TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 11-1 20 23

Glenda LaForce
 OWNER

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 11/2 20 23

Ally Van
 AUTHORIZING AGENT
 AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE November 1 20 23

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

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE _____ 20 _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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

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

DATE 11/2 20 23

CONFIRMED BY SULLIVAN COUNTY PLANNING DIRECTOR _____ DATE _____

SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

DATE 10/31 2023

Larry M. Culbertson
 SURVEYOR

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

SURVEYOR _____ TN. REG. NO _____
 DATE _____



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: Kingsport Regional Planning Commission		
GLENDALAFORCE		
Date 08-16-2023	File: laforce-g.DWG Drawn By: SWS	Scale: 1" = 20'
Twelfth (12th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8065



Yesenia Rojas Luevano
 DB 3439 - PG 261

Darien & Alishia
 Dingus
 DB 3339 - PG 513