



## REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, January 18, 2024 at 5:30 PM  
City Hall, 415 Broad Street, Boardroom

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

- [1.](#) Approval of the December 18, 2023 Work Session Minutes
- [2.](#) Approval of the December 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.](#) N Eastman Road Rezoning (REZONE23-0379). 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-1C zone to the P-1 zone. (Weems)

### VII. OTHER BUSINESS

- [1.](#) Receive the December 2023 - January 2024 approved subdivisions

2. Discussion of amending the 2024 meeting schedule to move the April 2024 regular meeting from April 18, 2024 to April 25, 2024.

## **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 MEETING MINUTES

Monday, December 18, 2023 at Noon  
City Hall, 415 Broad Street, Conference Room 226

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

Commission members present: Sharon Duncan, Sam Booher, Jason Snapp, Anne Greenfield, Tim Lorimer

Commission members absent: John Moody, James Phillips, Travis Patterson, Chip Millican

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

Visitors: none

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

1. Approval of the November 13, 2023 Work Session Minutes
2. Approval of the November 16, 2023 Regular Meeting Minutes

The Commission conducted a review of the minutes. No official action was taken.

### IV. CONSENT AGENDA

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

### V. UNFINISHED BUSINESS

## VI. NEW BUSINESS

1. Lebanon Meadows Preliminary PD (PD23-0357) The Commission is requested to grant contingent Preliminary PD approval for the Lebanon Meadows Preliminary PD plat. Staff described the vicinity of the request. Staff noted that the development site had been rezoned to the PD zone earlier in the year. Staff stated that the proposal consists of one dead end residential lane, approximately 795 feet in length, to serve a proposed 14 single family homes. Staff noted that the proposal consists of 4.46 acres and will have a total of 28.5% open space to justify the proposed density. Staff noted that no variances are necessary for the proposal and that the PD zone standards have been adhered to. Staff noted that the proposal is contingent upon the construction plans being approved. No official action was taken.
2. Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. Staff noted the vicinity of the request being the existing Polo Fields development in the City. Staff noted that the only proposed changes is to create 16 individual lots for existing homes spaces. Staff noted that this had already been done in the past for many of the home sites in the development. No official action was taken.

## VII. OTHER BUSINESS

1. Receive the November - December 2023 approved subdivisions

## VIII. PUBLIC COMMENT

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

## IX. ADJOURN

The meeting adjourned at 12:20 p.m.



## REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, December 21, 2023 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

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

Commission members present: Sharon Duncan, Sam Booher, Jason Snapp, Anne Greenfield, Tim Lorimer

Commission members absent: John Moody, James Phillips, Travis Patterson, Chip Millican

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

Visitors present: Brandon Thompson

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

Staff stated that the applicant for item PD23-0372 has requested that the agenda item not be considered during the December 2023 meeting. The applicant stated that minor revisions were being made. A motion was made by Sam Booher, seconded by Anne Greenfield, to approve the amended agenda without item PD23-0372. The motion passed unanimously, 5-0.

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

1. Approval of the November 13, 2023 Work Session Minutes
2. Approval of the November 16, 2023 Regular Meeting Minutes

A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of the November 13, 2023 work session and the November 16, 2023 regular meeting. The motion was passed unanimously, 5-0.

#### **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. Lebanon Meadows Preliminary PD (PD23-0357) The Commission is requested to grant contingent Preliminary PD approval for the Lebanon Meadows Preliminary PD plat. Staff described the vicinity of the request. Staff noted that the development site had been rezoned to the PD zone earlier in the year. Staff stated that the proposal consists of one dead end residential lane, approximately 795 feet in length, to serve a proposed 14 single family homes. Staff noted that the proposal consists of 4.46 acres and will have a total of 28.5% open space to justify the proposed density. Staff noted that no variances are necessary for the proposal and that the PD zone standards have been adhered to. Staff noted that the proposal is contingent upon the construction plans being approved. A motion was made by Sam Booher, seconded by Jason Snapp, to grant preliminary PD approval contingent upon the construction plans being approved. The motion passed unanimously, 5-0.

#### **VII. OTHER BUSINESS**

1. Receive the November - December 2023 approved subdivisions (Garland)

#### **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**

With no further business the meeting adjourned at 5:39 p.m.

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0379

## N Eastman Road Rezoning

<b>Property Information</b>			
<b>Address</b>		N Eastman Rd, Kingsport TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 61D Parcel 023.10	
<b>Civil District</b>		11	
<b>Overlay District</b>		n/a	
<b>Land Use Designation</b>		Multi-Family	
<b>Acres</b>		0.55 acres +/-	
<b>Existing Use</b>	Vacant land	<b>Existing Zoning</b>	R-1C
<b>Proposed Use</b>	New cell tower	<b>Proposed Zoning</b>	P-1
<b>Owner /Applicant Information</b>			
<b>Name:</b> Vinaya Belagode <b>Address:</b> 1017 Wellington Blvd <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> Rhanbal@gmail.com <b>Phone Number:</b> (423) 914-1391		<b>Intent:</b> <i>To rezone from R-1C (Residential District) to P-1 (Professional Offices District) to accommodate construction of a new cell tower (145' monopole).</i>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends sending a <b>POSITIVE</b> recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> <li>• <i>It is unlikely that an owner would choose to build a single family home at this location along N Eastman Road. A single family home is the principal use in the existing R-1C zone.</i></li> <li>• <i>The site abuts an existing P-1 zone.</i></li> <li>• <i>The sloping terrain of the parcel lends itself to a small development footprint.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site is currently vacant of any structures.</i></li> <li>• <i>Letters were mailed to adjacent property owners within 300' of the rezoning site. No feedback has been received.</i></li> <li>• <i>A successful rezoning to P-1 must be followed by Board of Zoning Appeals approval of a special exception of the cell tower in a P-1 zone before final site plan approval can be made.</i></li> </ul>			
<b>Planner:</b>	Ken Weems	<b>Date:</b>	January 4, 2024
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	January 18, 2024
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE23-0379

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 023.10, N Eastman Rd
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1C (Residential District)
<b>PROPOSED ZONING</b>	P-1 (Professional Offices District)
<b>ACRES</b>	0.55 +/-
<b>EXISTING USE</b>	vacant land
<b>PROPOSED USE</b>	new cell tower

**PETITIONER**

**ADDRESS** 1017 Wellington Blvd, Kingsport, TN 37660

**REPRESENTATIVE**

**PHONE** (423) 914-1391

**INTENT**

*To rezone from R-1C (Residential District) to P-1 (Professional Offices District) to accommodate construction of a new cell tower (145' monopole).*

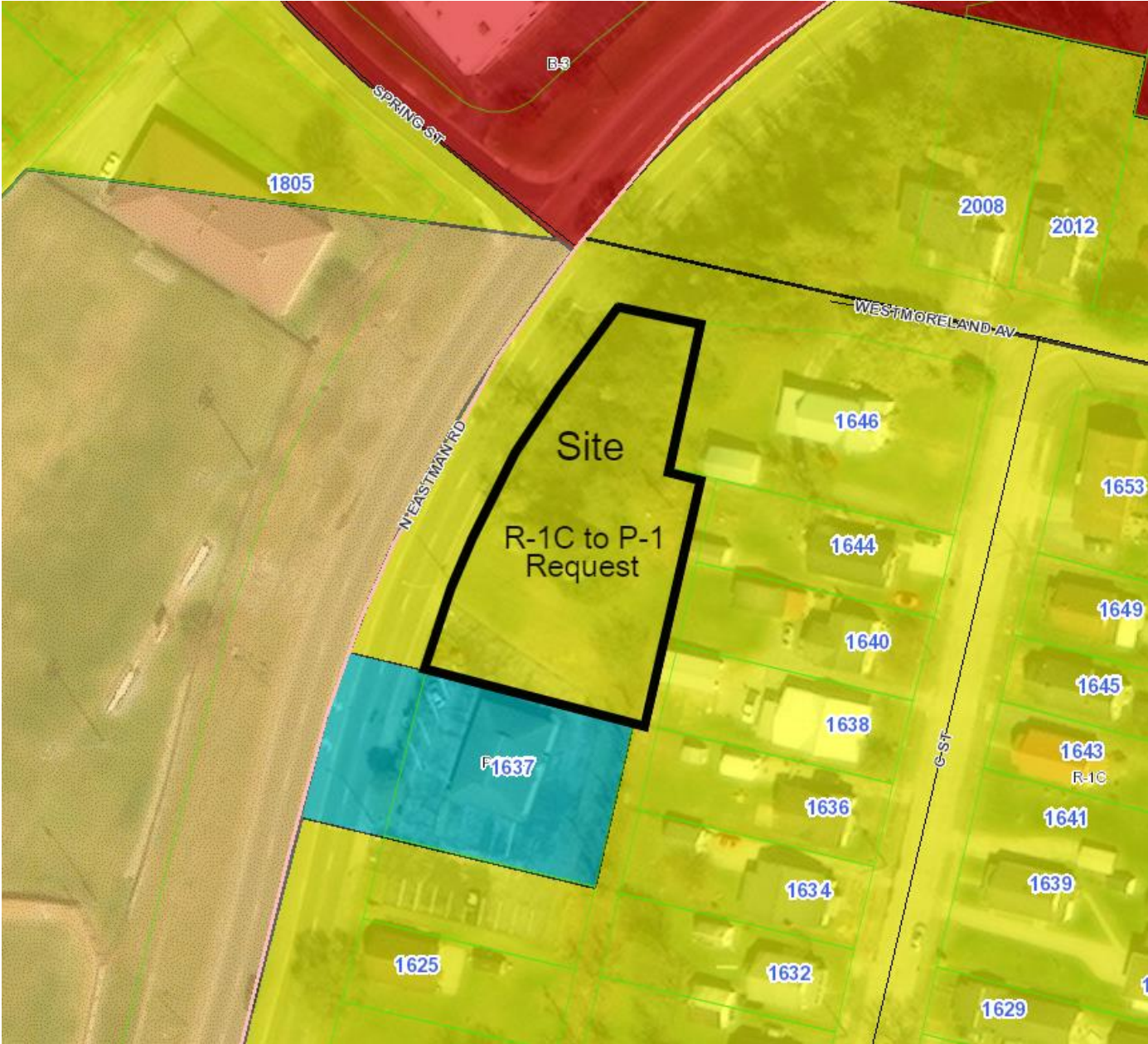


Vicinity Map





Surrounding City Zoning Map



Future Land Use Plan 2030

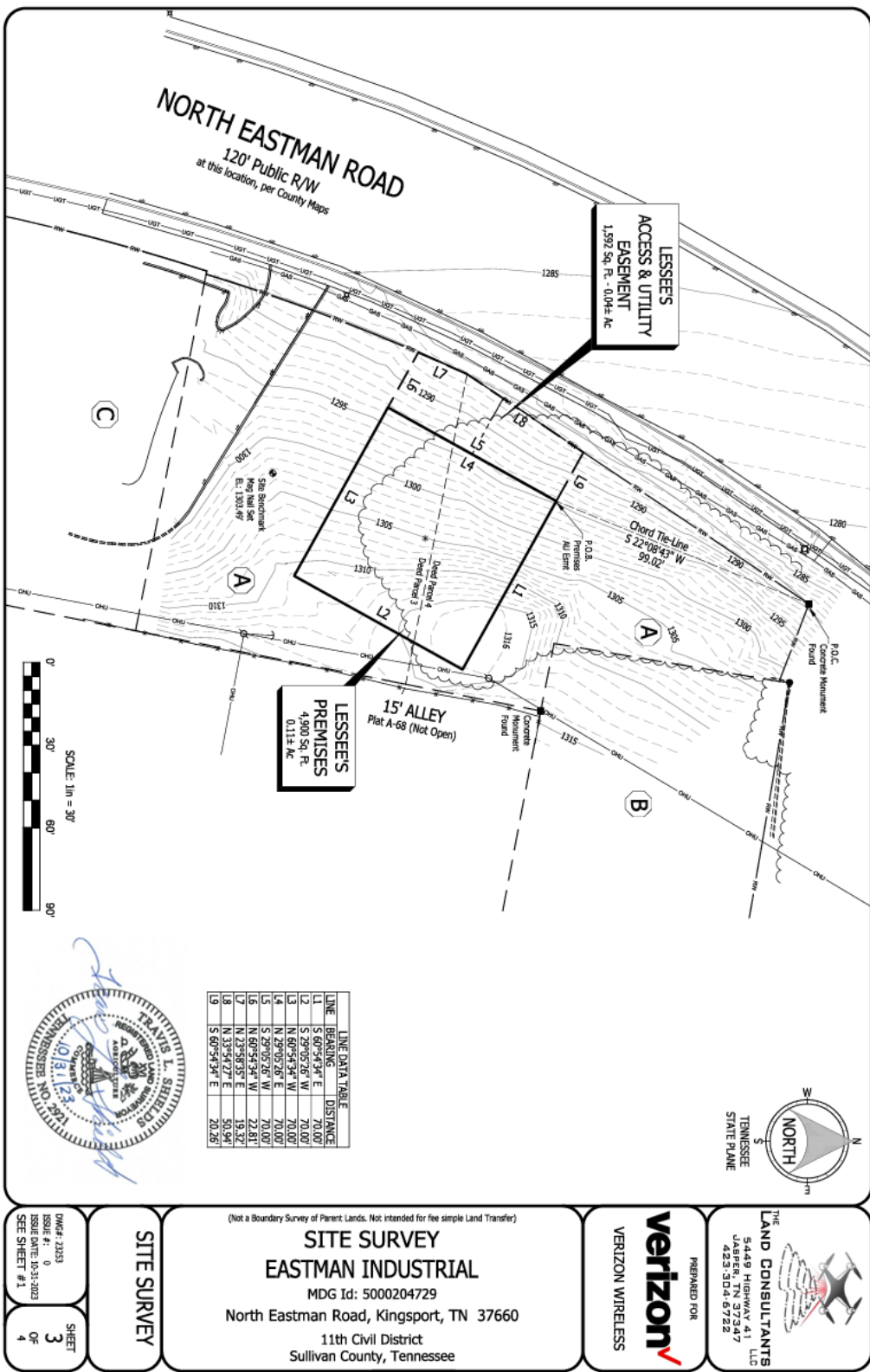




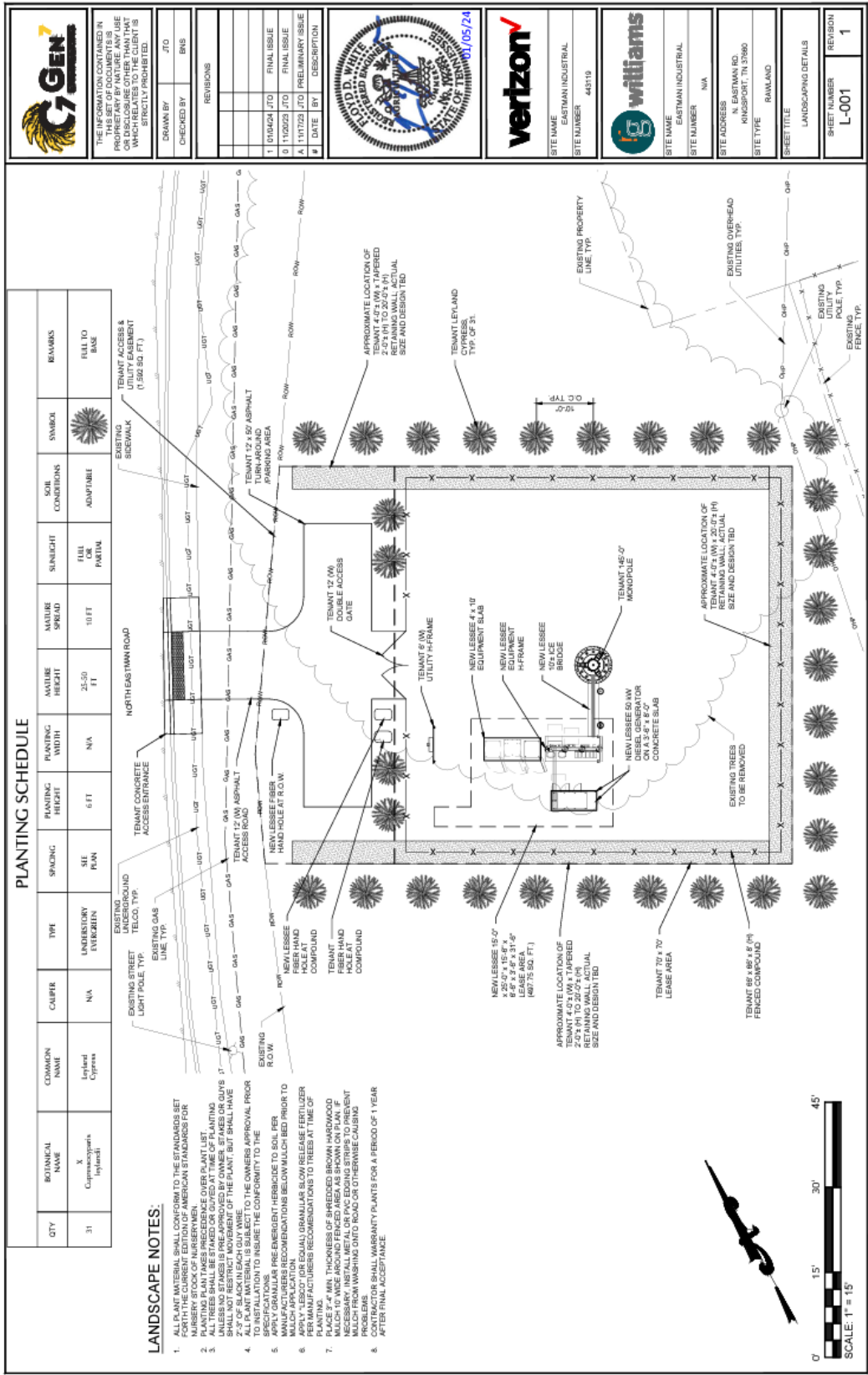
Aerial

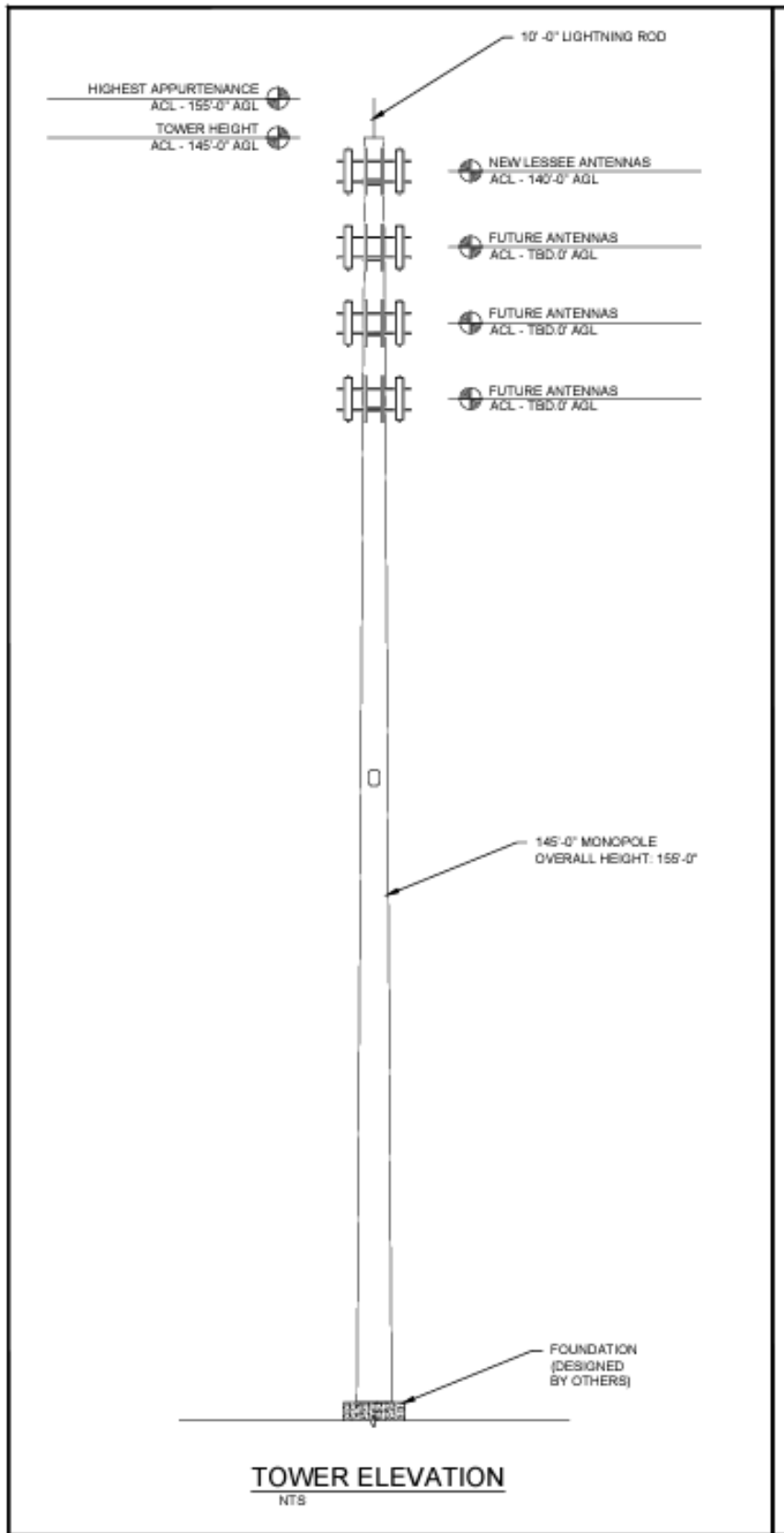


Site Plan



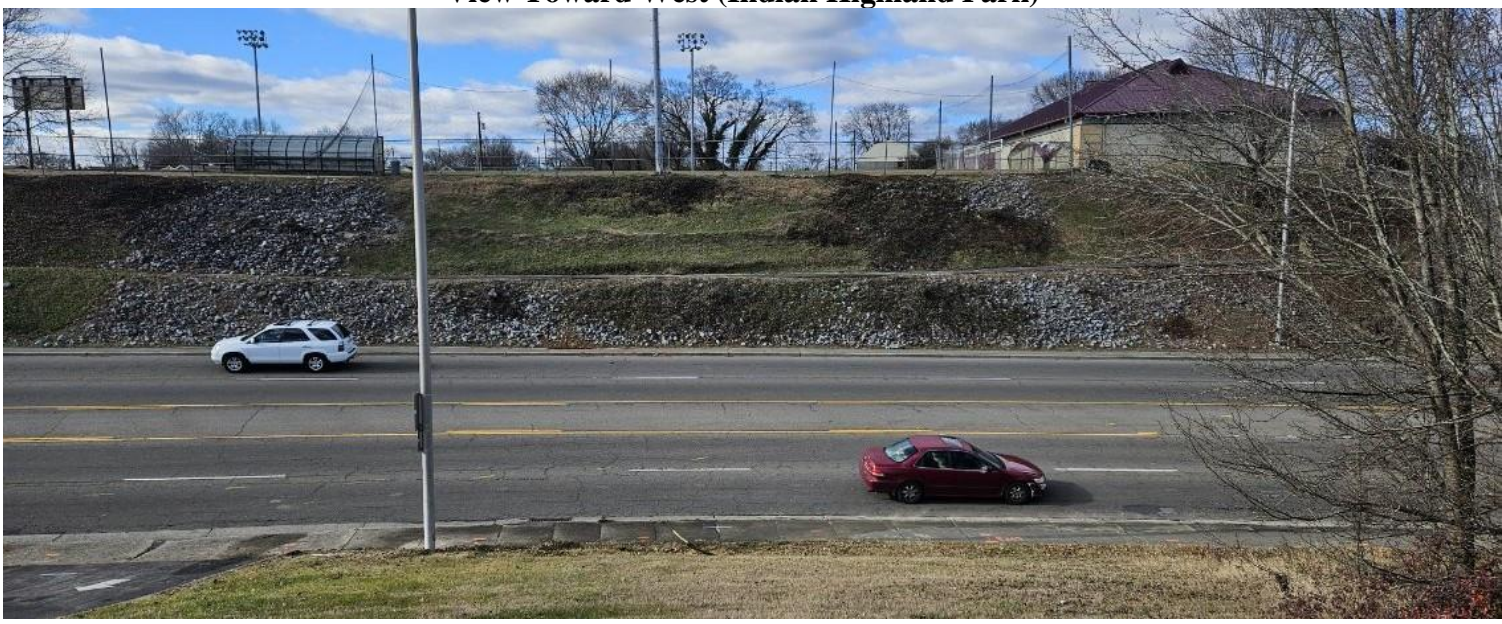
Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on January 18, 2024







**View Toward West (Indian Highland Park)**



**View Toward South (Professional Office Building)**





**View Toward East (Residential Rear Yards)**



**View Toward North**





EXISTING USES LOCATION MAP



**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE23-0379**

**Existing Zoning/ Land Use Table**

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Name</b>	<b>History Zoning Action Variance Action</b>
North	<b>1</b>	<u>Zone: City B-3</u> Use: restaurant	
East	<b>2</b>	<u>Zone: City R-1C</u> Use: single family	
Southeast	<b>3</b>	<u>Zone: City R-1C</u> Use: single family	
South	<b>4</b>	<u>Zone: City P-1</u> Use: professional office	
Southwest	<b>5</b>	<u>Zone: City R-4</u> Use: Indian Highland Park	

**Standards of Review**

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

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The proposal would permit a uses the same as the abutting P-1 zone.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property does not have a reasonable economic use as

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE23-0379

currently zoned (R-1C / single family use). A professional office district is more reasonable for a parcel that fronts N Eastman Rd.

- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Neither the current or proposed zone match the land use designation of multifamily for the site.

**Proposed use:** 145' monopole cell tower

**The Future Land Use Plan Map recommends** multifamily

- 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 slope of the property lends itself to a small development, thus limiting land disturbance.

### CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1C to P-1 based upon the current single family zone not being realistic for single family home construction along N Eastman Rd.



January 18<sup>th</sup>, 2024

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

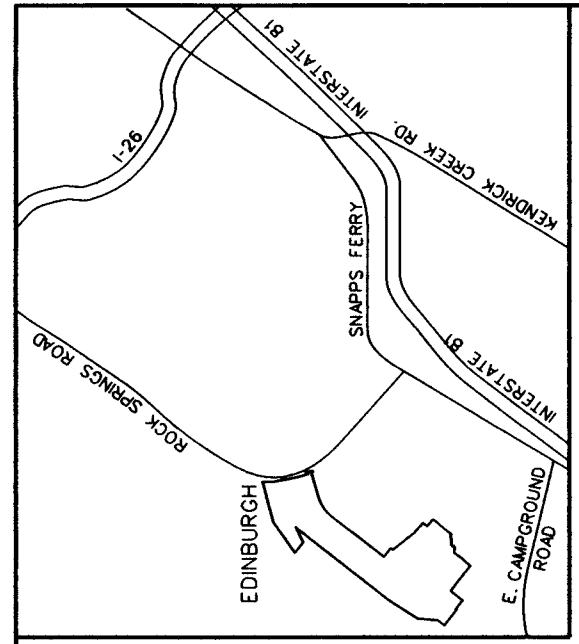
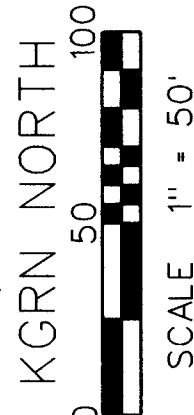
Chairman Duncan:

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

1. Bridgeforth Crossing
2. Hazelnut Drive
3. Harmony Ridge
4. Memorial Blvd.

Sincerely,

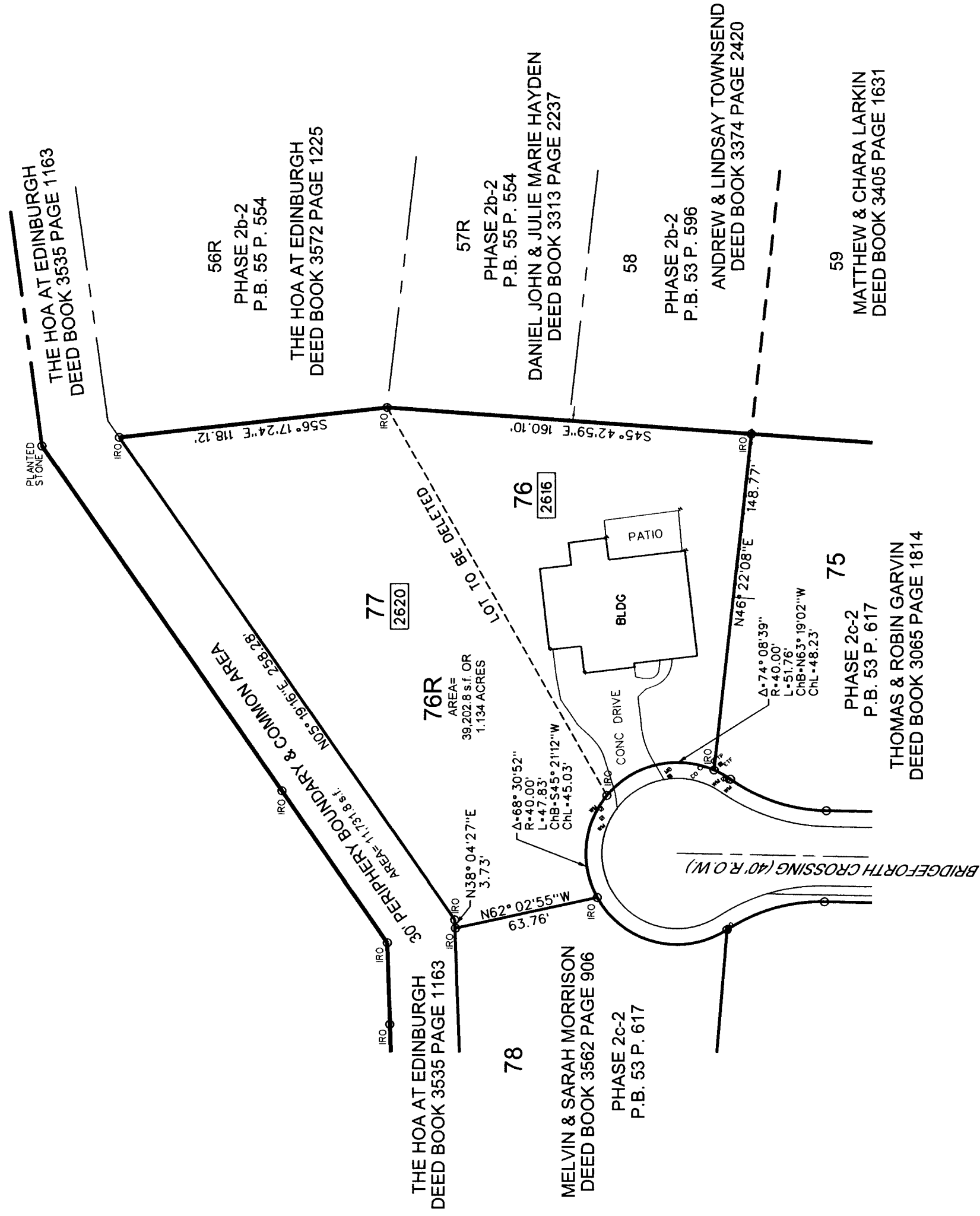
Ken Weems, AICP  
Planning Manager  
C: Kingsport Regional Planning Commission



VICINITY MAP

**LEGEND**

ISN	Iron Spike Set
AI	Angle Iron Found
PKO	PK Nail Found
IRO	Iron Rod Found
IRN	Iron Rod Set
AC	AC Unit
PTP	Power/Tel Pole
LD	Landscape Lamp
MB	Mail Box
WM	Water Meter
GV	Gas Valve
WV	Water Valve
FH	Fire Hydrant
SN	Sign
CO	Clean Out
SAWH	Sanitary ManHole
GM	Gas Meter
---	Property Line



- NOTES:**
1. BEARINGS ARE BASED ON THE KINGSFORT GEODETIC REFERENCE NETWORK.
  2. DEED REFERENCE: TAX MAP 19H GROUP "E" PARCEL 5.00 & 6.00, 15th CIVIL DISTRICT DEED BOOK 3152 PAGE 816 & DEED BOOK 3523 PAGE 993 PLAT BK. 53, PG. 617
  3. PROPERTY ZONED: PD - PLANNED DEVELOPMENT
  4. FLOOD MAP: 47163C0230D, EFFECTIVE DATE SEPT. 2006. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
  5. UTILITY PROVIDERS:  
WATER: CITY OF KINGSFORT  
SANITARY SEWER: CITY OF KINGSFORT  
TELEPHONE: CENTURYLINK  
ELECTRIC: AMERICAN ELECTRIC POWER, KINGSFORT POWER COMPANY  
CABLE: CHARTER COMMUNICATIONS
  6. [2923] - 911 ADDRESS
  7. EASEMENTS:  
- 15 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES.  
- 15 FOOT SANITARY SEWER EASEMENT AS SHOWN.
  8. IRON RODS NEW SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

12/28/2023 - 08:51:17 AM  
 23021581  
 1 PGSAL-PLAT BATCH: 342610  
 PLAT BOOK: P59  
 PAGE: 206-206

REC FEE 15.00  
 DP FEE 2.00  
 ARC FEE 0.00  
 TOTAL 17.00

SHEENA R TINSLEY  
 REGISTER OF DEEDS



PROJECT NO. 38396-00

RESUBDIVISION OF LOTS 76 & 77  
 OF - EDINBURGH - PHASE 2c-2

KINGSFORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES	1.134
ACRES NEW ROAD/ALLEYS	0
OWNER	Edinburgh Group
SURVEYOR	DAVID BRIAN HILL
CIVIL DISTRICT	15th
CLOSURE ERROR	1:10,000
SCALE	1" = 50'



PREPARED FOR:  
 KRISTIN & KEITH PARKER  
 2616 BRIDGEFORTH CROSSING  
 KINGSFORT, TN 37664

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR THE PROPERTY SHOWN AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-27 2023  
 AUTHORIZING AGENT: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

HEREBY CERTIFY THAT THE SUBMISSION PLAT OF WHICH HEREON HAS BEEN DEPOSITED IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE, PLANNING COMMISSION AND THAT IT HAS BEEN REGISTERED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED DEVELOPMENT IN CASE OF DEFAULT.

DATE: 12-17 2023  
 SECRETARY: [Signature]

CERTIFICATE OF ACCURACY

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

DATE: 12-18 2023  
 SURVEYOR: [Signature]

HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE UNADJUSTED SURVEY MEASUREMENTS IN CASE OF DEFAULT ARE AS SHOWN HEREON.

DATE: 12-18 2023  
 SURVEYOR: [Signature]

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT, TENNESSEE, PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-27 2023

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
 OR  
 KINGSFORT AUTHORIZING AGENT: [Signature]

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE: 12-17 2023

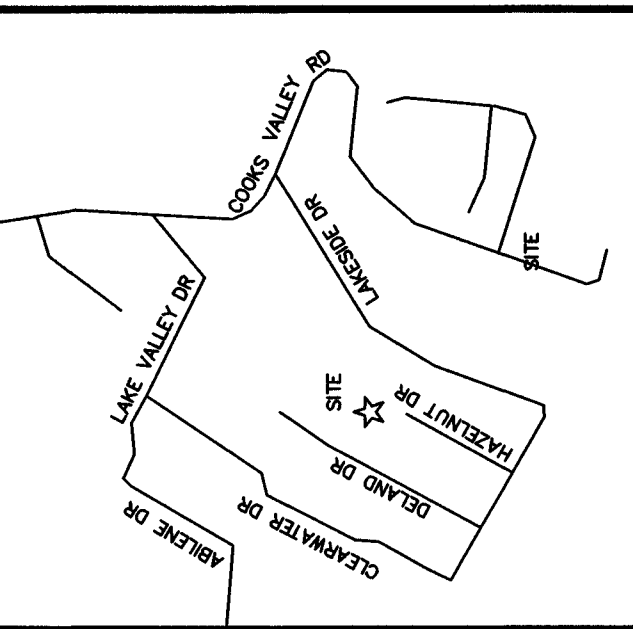
CITY OF KINGSFORT OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

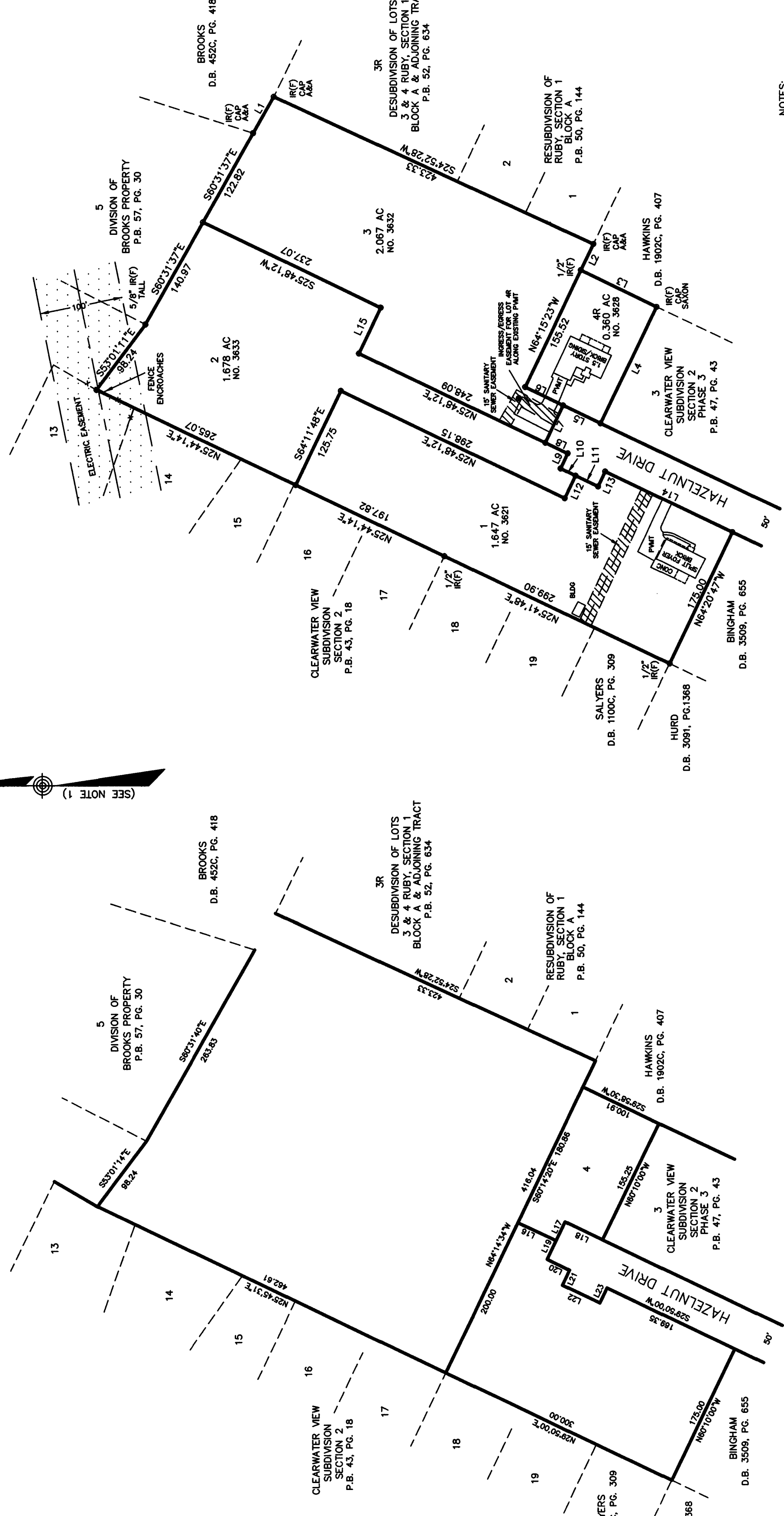
HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) HEREBY CONSENT TO THE SUBDIVISION WITH MY (OUR) FREE CONSENT. I (WE) ESTABLISH THE BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 12-28-23 2023  
 OWNER: [Signature]





LOCATION MAP  
NOT TO SCALE



**Slide A-1704**  
12/28/2023 - 08:00 AM  
23021577

1. POSTAL-PLAT BATCH: 342607  
PLAT BOOK: P69  
PAGE: 205-206

REG FEE 15.00  
DP FEE 2.00  
ARG FEE 0.00  
TOTAL 17.00

STATE OF TENNESSEE  
BLOUNT COUNTY  
SHEENA R. TINSLEY  
REGISTER OF DEEDS

LEGEND

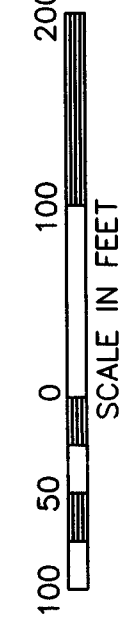
- IR(F) IRON ROD (FOUND)
- A&A ALLEY & ASSOCIATES
- D.B. DEED BOOK
- P.G. PAGE
- AC ACRES
- CONC CONCRETE
- PLAT BOOK PLAT BOOK
- P.B. PARCEL
- BLDG BUILDING
- NO NUMBER
- P.V.M.T PAVEMENT
- ☉ SANITARY SEWER MANHOLE

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 28, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. TAX MAP 77S "B" PARCELS 27.30 & 28.00 AND TAX MAP 77, PART OF PARCEL 1.00
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) DEED REFERENCES: D.B. 1388C PG. 470, D.B. 3558, PG. 2150 AND D.B. 3543, PG. 83
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED, AND UNRECORDED.
- 7) PRIOR PLAT REFERENCE: P.B. 47, PG. 43.
- 8) 5/8" IRON RODS SET WITH CAP 3254 ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 9) THERE ARE GREATER THAN 5 ACRES REMAINING IN TAX MAP 77, PARCEL 1.00

AFTER REPLAT

LINE	BEARING	DISTANCE
L1	S60°34'37"E	50.16
L2	N64°10'55"W	34.96
L3	S29°57'07"W	101.00
L4	N65°08'12"W	50.00
L5	N29°48'12"E	50.00
L6	N64°11'48"W	50.00
L7	N64°11'48"W	50.00
L8	N64°11'48"W	50.00
L9	N64°11'48"W	50.00
L10	S29°48'12"E	50.00
L11	N64°11'48"W	50.00
L12	S29°48'12"E	50.00
L13	S29°48'12"E	50.00
L14	N64°11'48"E	189.11
L15	N64°11'48"W	161.00



RESUBDIVISION OF LOT 4, CLEARWATER VIEW SUBDIVISION SECTION 2, PHASE 3 & 5.363 ACRES

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.752 TOTAL LOTS 4

CIVIL DISTRICT: 7TH DATE: OCTOBER 13, 2023

OWNER: THOMAS SAINNE & BROOKS SCALE: 1 INCH = 100'

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) CONSENT, ESTABLISH THE PERMANENT BOUNDARY RESTRICTIONS, EASEMENTS, RESERVATIONS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 12-23-23

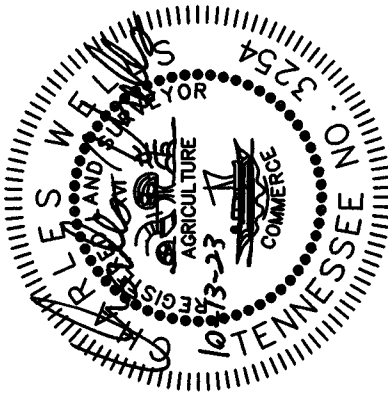
OWNER: Thomas Sainne & Brooks

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE BEYOND BOUNDARY AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY. I HAVE PERSONALLY EXAMINED THE MONUMENTS AND FOUND THEM TO BE CORRECT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: 10-13-23

REGISTERED LAND SURVEYOR



CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE SYSTEMS AS SHOWN ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.

DATE: 12/27/23

CITY OF BLOUNTVILLE AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND IN COMPLIANCE WITH THE CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 11-27-23

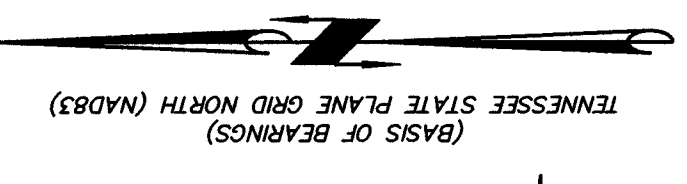
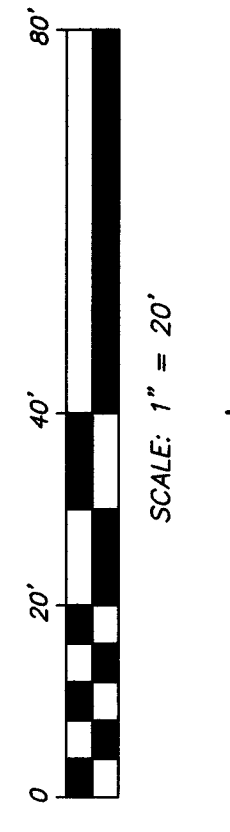
CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

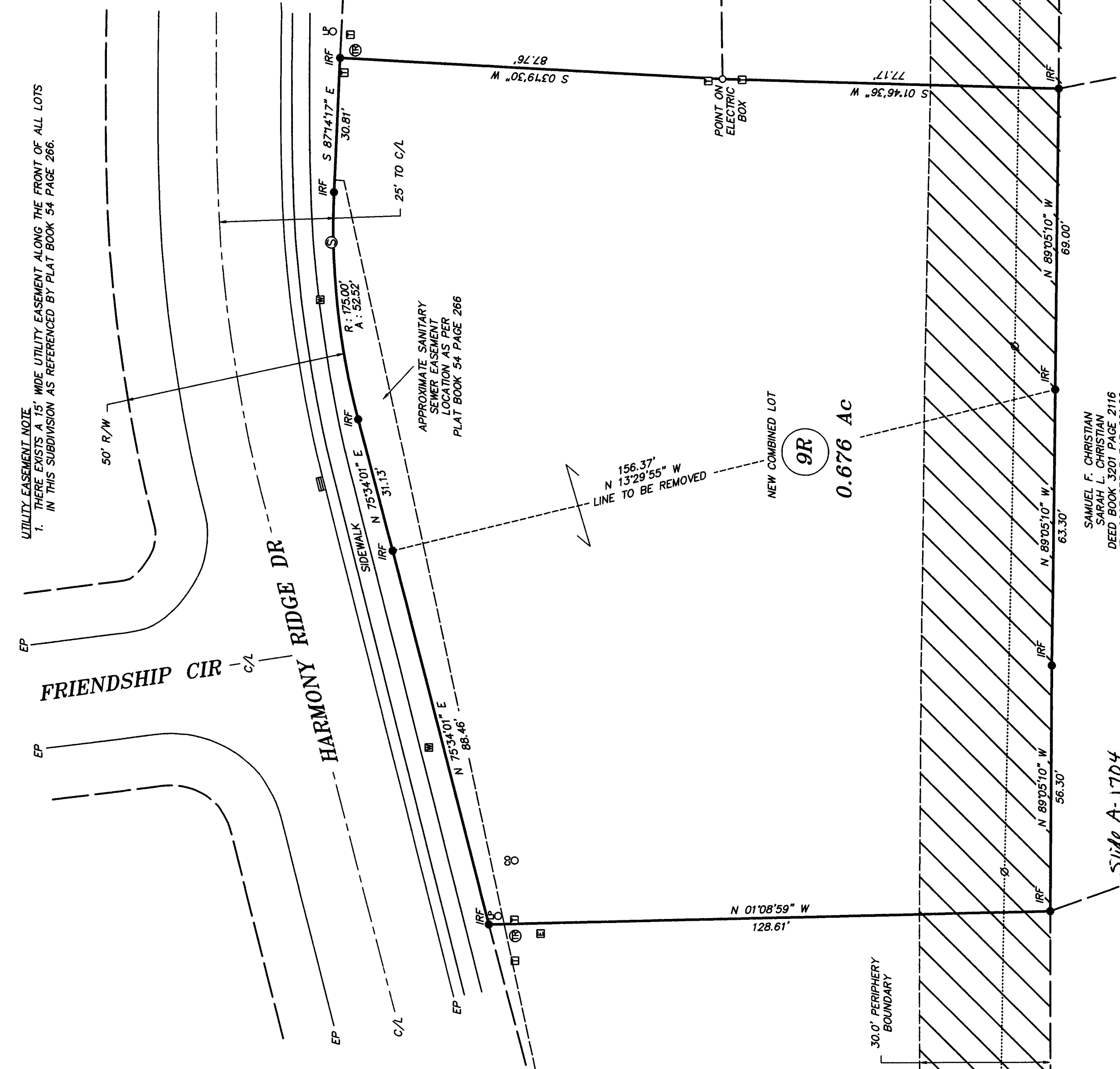
I HEREBY CERTIFY THAT THE SUBDIVISION AT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND IN COMPLIANCE WITH THE CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. A SURVEY MADE IN THE COUNTY OF BLOUNT, TENNESSEE, IN THE YEAR 2023, BY CHARLES J. WELLS, REGISTERED LAND SURVEYOR, HAS BEEN FOUND TO COMPLY WITH ALL REQUIRED REQUIREMENTS IN THE CITY OF BLOUNTVILLE, TENNESSEE.

DATE OF RECORDING: 12/27/23

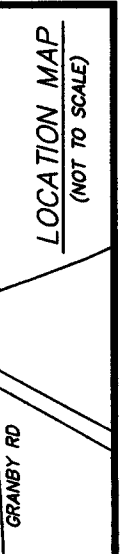
REGISTERED REGIONAL PLANNING COMMISSION



UTILITY EASEMENT NOTE  
1. THERE EXISTS A 15' WIDE UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION AS REFERENCED BY PLAT BOOK 54 PAGE 266.



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



- NOTES**
- THIS PROPERTY IS DESCRIBED IN DEED BOOK 3570 PAGE 201, BEING ALL OF LOTS 9 & 10 AS SHOWN IN PLAT BOOK 54 PAGE 266.
  - THIS PROPERTY IS REFERENCED AS TAX MAP 029F GROUP D PARCELS 055.00 and 056.00.
  - SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN. TAX REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY DEED RECORDER'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
  - THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP NO. 4716300300 DATED 08/29/2006.
  - ALL DISTANCES AND BEARINGS SHOWN REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.

- LEGEND**
- IRON ROD OLD (FOUND)
  - UTILITY POLE
  - WATER METER
  - TRANSFORMER
  - ELECTRIC BOX
  - TELEPHONE BOX
  - LIGHT POLE
  - SEWER CLEAN OUT
  - SEWER MANHOLE
  - O/H UTILITY LINE
  - CENTERLINE (C/L)
  - BOUNDARY LINE (SURVEYED)
  - ADJONER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
  - IRON ROD FOUND
  - EDGE OF PAVEMENT
  - RIGHT OF WAY

PLAT BOOK 54 PAGE 266

POWER LINE EASEMENT DEED BOOK 353A PAGE 41 (NO SPECIFIED WIDTH)

30.0' PERIPHERY BOUNDARY

TIFFANY LAUREN BOOGS  
DEED BOOK 3298 PAGE 106  
TM 029F GRP B PAR 008.00

Slide A-1704  
12/29/2023 - 01:00:22 PM  
23021748

REG FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

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

**CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT**

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

DATE: 12/27/23  
DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE: [Signature]

**CERTIFICATION OF THE APPROVAL FOR SEWER SYSTEMS**

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEMS OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 12/29/23  
SEWER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: [Signature]

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM(S) (1) IS/ARE BEING INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF REVENUE, DIVISION OF WATER RESOURCES, AND (2) IS/ARE BEING INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ [ ] HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 12/29/23  
WATER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: [Signature]

**CERTIFICATION OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED HEREIN. THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE: 12/29/23  
CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: [Signature]

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSPORT, TENNESSEE. THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: [ ]  
TENNESSEE REGISTERED LAND SURVEYOR: [Signature]



WANDA REINA CHRISTIAN  
DEED BOOK 3423 PAGE 1061  
TM 029F GRP B PAR 003.00

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

**HARMONY RIDGE SUBDIVISION LOTS 9 & 10 REPLAT**

**CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES: 0.676 AC. TOTAL LOTS: 1  
ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNER: JAMES & SHERIE LEONARD CIVIL DISTRICT: 12TH  
SURVEYOR: Ty LaRue CLOSURE ERROR: 1: 10,000

SCALE: 1" = 20'

**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 I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH ANY (OUR) FREE CONSENT, TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT.

DATE: 12/25/23  
OWNER(S): [Signatures]

**CERTIFICATION OF THE APPROVAL OF STREETS**

I HEREBY CERTIFY (1) ACQUAITS RIGHTS OF WAY OR EASEMENTS UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ [ ] HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 12/27/23  
DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REPRESENTATIVE: [Signature]

**CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS**

I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM(S) (1) IS/ARE BEING INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF REVENUE, DIVISION OF WATER RESOURCES, AND (2) IS/ARE BEING INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ [ ] HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 12/29/23  
WATER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: [Signature]

**CERTIFICATION OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES AS NOTED HEREIN. THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

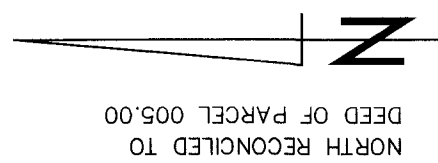
DATE: 12/29/23  
CITY OF KINGSPORT PLANNING COMMISSION SECRETARY: [Signature]

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS AN ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF KINGSPORT, TENNESSEE. THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

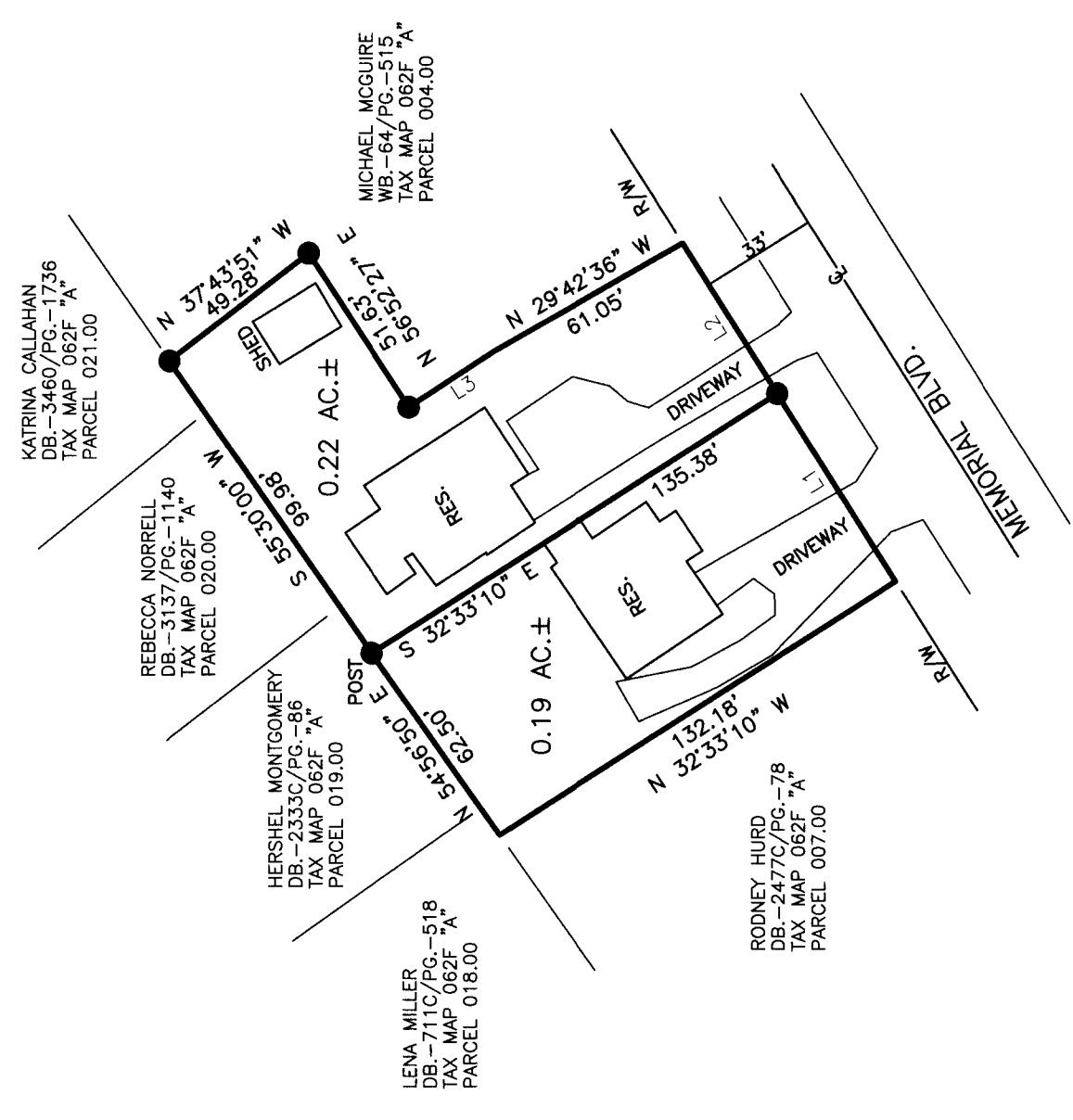
DATE: 12/29/23  
TENNESSEE REGISTERED LAND SURVEYOR: [Signature]





NORTH RECONCILED TO DEED OF PARCEL 005.00

LINE	BEARING	DISTANCE
L1	S 57°53'04" W	82.44'
L2	N 57°53'04" E	50.00'
L3	N 33°07'18" W	28.58'
L4	S 33°59'34" E	15.27'
L5	S 31°50'51" E	69.77'
L6	S 57°53'04" W	62.45'
L7	N 57°53'04" E	50.00'
L8	N 33°07'18" W	28.58'



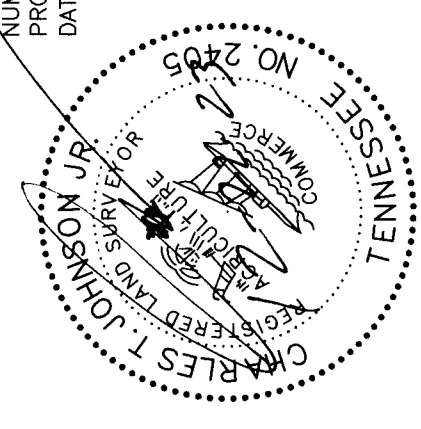
**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163200650, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

**CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT**  
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.  
 DATED: 12/29/23  
 CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE  
 \_\_\_\_\_  
 DATE: 12/29/23

**CERTIFICATE OF APPROVAL OF STREETS**  
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM, STORMWATER SYSTEM, AND ALL OTHER UTILITIES FULLY COMPLY WITH THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.  
 DATED: 12/29/23  
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION  
 KINGSPORT AUTHORIZING AGENT  
 \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 (WE, HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.  
 OWNER: Mary McQuire DATED: 12-28-23  
 OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

SURVEY BY: CHARLES T. JOHNSON JR  
 NUMBER: 2405  
 PROJECT: 23434  
 DATE: 11-20-2023



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
 DATED: \_\_\_\_\_  
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF THE 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 THE REQUIREMENTS OF THE CITY OF KINGSPORT. OR  
 I HEREBY CERTIFY (1) THAT TOTAL CUMULATIVE LAND ACRES AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.  
 DATED: 12/29/23  
 AUTHORIZING AGENT  
 \_\_\_\_\_  
 CITY STORMWATER MANAGER

BEFORE REPLAT

AFTER REPLAT

Slide A-1705  
 12/29/2023 - 01:03:24 PM  
 23021749

PLAT BOOK: P59	PAGE: 208-208
REG FEE	15.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE  
 SULLIVAN COUNTY  
 SHEENA R. TINSLEY  
 REGISTERED SURVEYOR

**TPSI**  
 TN. PROFESSIONAL SURVEYING INC.  
 405 N BOONE STREET  
 JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:  
 MICHAEL & MARY ANN MCCUIRE  
 3976 MEMORIAL BLVD.  
 PB-2/PG-198/BLOCK-B/LOT-19  
 DB-3126/PG-2054  
 PARCEL 06600

MICHAEL & MARY ANN MCCUIRE  
 3978 MEMORIAL BLVD.  
 PB-47/PG-50  
 DB-18066/PG-131  
 PARCEL 06500

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE LISTED HEREON. I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS BY THE DATE OF FINAL COMPLETION OF 12/29/23  
 SECRETARY:  
 \_\_\_\_\_  
 KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**KINGSPORT REGIONAL PLANNING COMMISSION**  
 REPLAT OF LOTS 15-21 HOOVANA COURT SECTION B  
 TOTAL ACRES 0.41 TOTAL LOTS 2  
 ACRES NEW ROAD 0 MILES NEW ROAD 0  
 COUNTY SULLIVAN CIVIL DISTRICT 11TH  
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000  
 SCALE 1" = 50' 0" 50' 0" 100'

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.  
 THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.  
 THIS SITE RECEIVES WATER FROM KINGSPORT UTILITY DISTRICT.  
 SUBJECT PROPERTY ZONED R-4

LOCATION MAP  
 NOT TO SCALE

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - ✕ POINT ON RIGHT-OF-WAY
  - ⊗ WATER METER
  - UTILITY POLE

