

Property Information	The Arbor Ph. 2 Sewer line Easement Abandonment		
Address	1119 Riverbend Drive		
Tax Map, Group, Parcel	Tax Map 077H, Group C, Parcel 002.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	N/A		
Applicant 1 Information		Intent	
Name: Brandon Stamper Address: 367 Hog Hollow Road City: Johnson City State: TN Zip Code: 37615 Phone Number: (423)-963-0193		Intent: <i>To abandon the existing 15-foot-wide sewer line easement for the property located on Tax Map 077H, Group C, Parcel 002.00.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends abandoning the sewer line easement located along Riverbend Drive. <ul style="list-style-type: none"> Request reviewed by all city departments Easement is no longer needed. Staff Field Notes and General Comments: <p>The two 15-foot-wide existing sewer line easement areas are located on the northern and western portion of parcel 002.00 that parallels Riverbend Drive. The preliminary plat was given contingent approval by the Planning Commission on May 15, 2025 to allow LandStar Development LLC to construct the new 15-foot-wide sewer line to replace the two existing ones. Prior to going before the Board of Mayor & Aldermen the new 15-foot-wide sewer line will have to be constructed and approved by Water Services.</p> <p>Therefore, staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment along 1119 Riverbend Drive contingent upon Water Services approval of the new 15-foot-wide sewer line being constructed.</p>			
Planner:	Samuel Cooper	Date:	6/19/25
Planning Commission Action		Meeting Date:	6/19/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Sewer line Easement Abandonment**

ADDRESS	1119 Riverbend Drive
DISTRICT, LAND LOT	Sullivan County 11th Civil District, Parcel 002.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	PD – Planned Development
PROPOSED ZONING	PD – Planned Development
ACRES	N/A
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER 1: Brandon Stamper
367 Hog Hollow Rd.
Johnson City, TN 37615

INTENT

The owner of the parcel has asked the City of Kingsport to abandon the 15-ft wide sewer line utility easement.

City Departments, have taken a look at the request to abandon the utility easement. They have come to the conclusion that the sewer line easement is no longer needed and City staff no longer see any future use for this easement.

Sewer Line Easement Abandonment Site Map

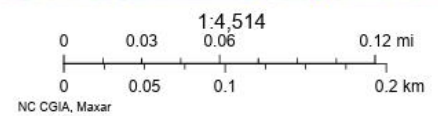


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Sullivan County Parcels Jan 2023

Parcels
Streets
Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Urban Growth Boundary
Kpt 911 Address



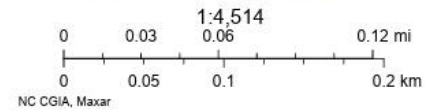
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Sewer Line Easement Abandonment Zoning



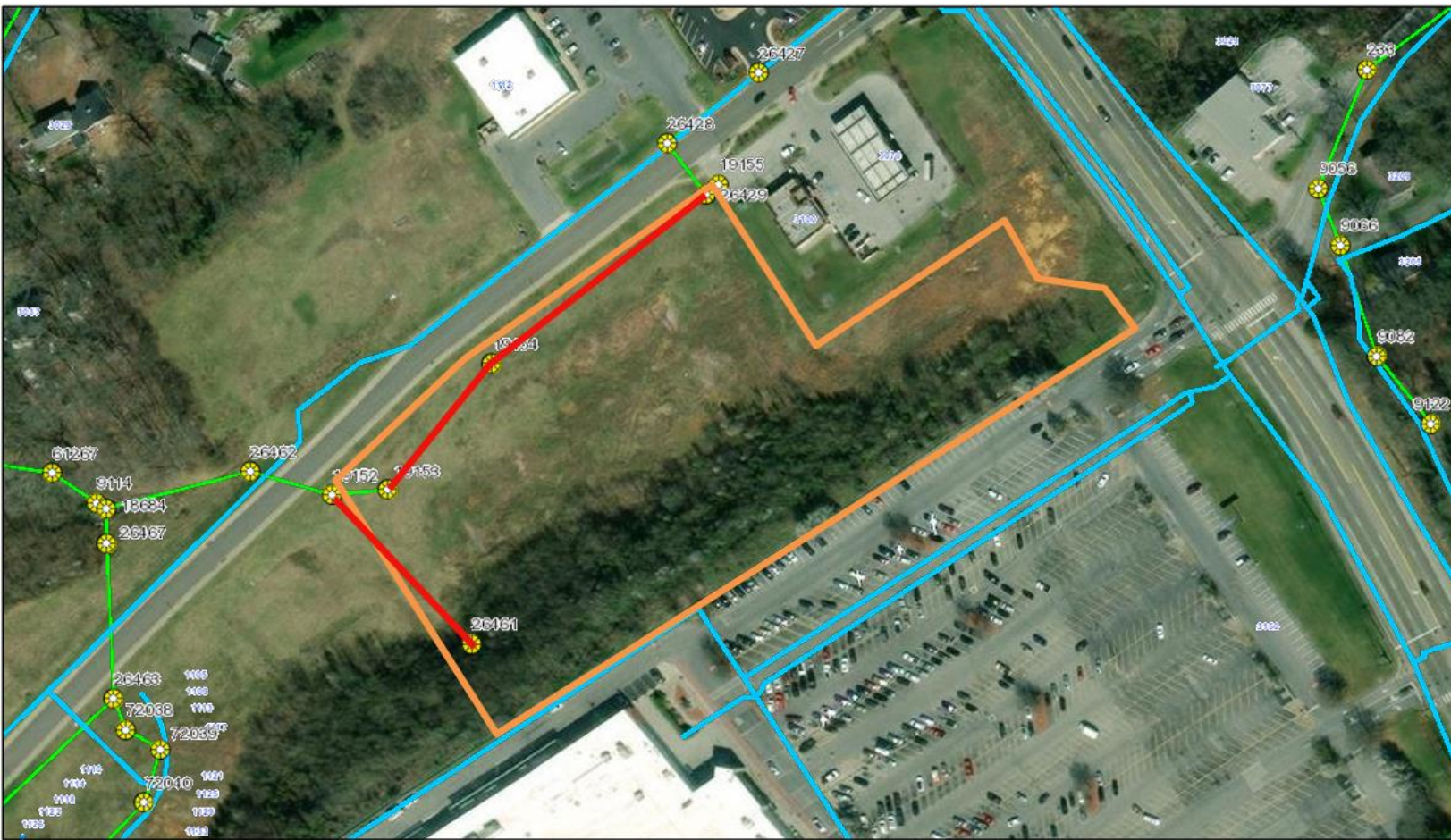
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Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	





Web AppBuilder for ArcGIS

Existing Utilities to be Vacated



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— Sewer Mains  Sewer Manholes
— Water Lines  Kpt 911 Address

0 0.01 0.03 0.06 mi
 0 0.02 0.04 0.09 km
 1:2,257
 NC CGIA, Maxar, Microsoft

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METES AND BOUNDS DESCRIPTION OF SANITARY SEWER EASEMENT TO BE ABANDONED

All that tract, piece, or parcel of land situate in the City of Kingsport, Sullivan County Tennessee, being a portion of a 15-ft wide sanitary sewer easement crossings lands of Landstar Development LLC (Tax Parcel 077H C 002.00), said portion to be abandoned by the City of Kingsport and being more particularly described as follows:

First Portion

BEGINNING at a point on the edge of a 15 foot wide sewer line easement, said point being S 33°57'40" W a distance of 39.83' from a PK nail set being a common corner to Murphy Oil USA, Inc (Book 2938C Page 233) and Land Star Development LLC (Book 3518 Page 1327); thence S 37°37'19" E a distance of 15.09' to a point; thence S 49°52'02" W a distance of 298.36' to a point; thence S 36°54'03" W a distance of 169.50' to a point; thence S 88°30'56" W a distance of 15.94' to a point; thence S 82°47'22" W a distance of 3.49' to a point; thence N 36°54'03" E a distance of 183.53' to a point; thence N 49°51'13" E a distance of 300.72' to the point of BEGINNING, as shown a map dated April 14, 2025 prepared by Culbertson Surveying.

Second Portion

BEGINNING at a point on the edge of a 15 foot wide sewer line easement, said point being S 24°01'22" W a distance of 31.45' from an iron pin found being the north western corner to Land Star Development LLC (Book 3518 Page 1327, Parcel ID 077HC002.00); thence N 83°06'53" E a distance of 19.15' to a point; thence S 45°19'29" E a distance of 208.22' to a point; thence S 32°40'09" W a distance of 15.34' to a point; thence N 45°19'29" W a distance of 223.31' to the point of BEGINNING, as shown a map dated April 14, 2025 prepared by Culbertson Surveying.

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6/19/25

RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment along 1119 Riverbend Drive contingent upon Water Services approval of the new 15-foot-wide sewer line being constructed.