

Property Information	Sewer line Easement Abandonment		
Address	1125 Riverbend Drive		
Tax Map, Group, Parcel	077H, C, 002.30		
Civil District	11 th Civil District		
Overlay District	NA		
Land Use Designation	Single Family		
Acres	+/-		
Applicant 1 Information		Intent	
Name: George Smith Address: 367 Hog Hollow Road City: Gray State: TN Zip Code: 37615 Phone Number: 276-393-4440		Intent: To abandon the existing sewer line easement.	
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 no longer needed or used. Staff Field Notes and General Comments: The sewer line easement area is a 15 foot wide sewer line crossing the rear property lines.			
Planner:	Garland	Date: 1/30/24	
Planning Commission Action		Meeting Date:	Feb. 15th, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Sewer line Easement Abandonment

ADDRESS	1125 Riverbend Drive
DISTRICT, LAND LOT	Sullivan County 11th Civil District, Parcel 002.30
OVERLAY DISTRICT	NA
CURRENT ZONING	PD – Planned Development
PROPOSED ZONING	No Change
ACRES +/-	
EXISTING USE	Residential
PROPOSED USE	

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

INTENT

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

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

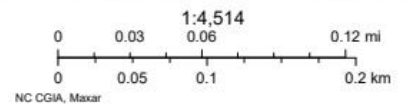
Site Map



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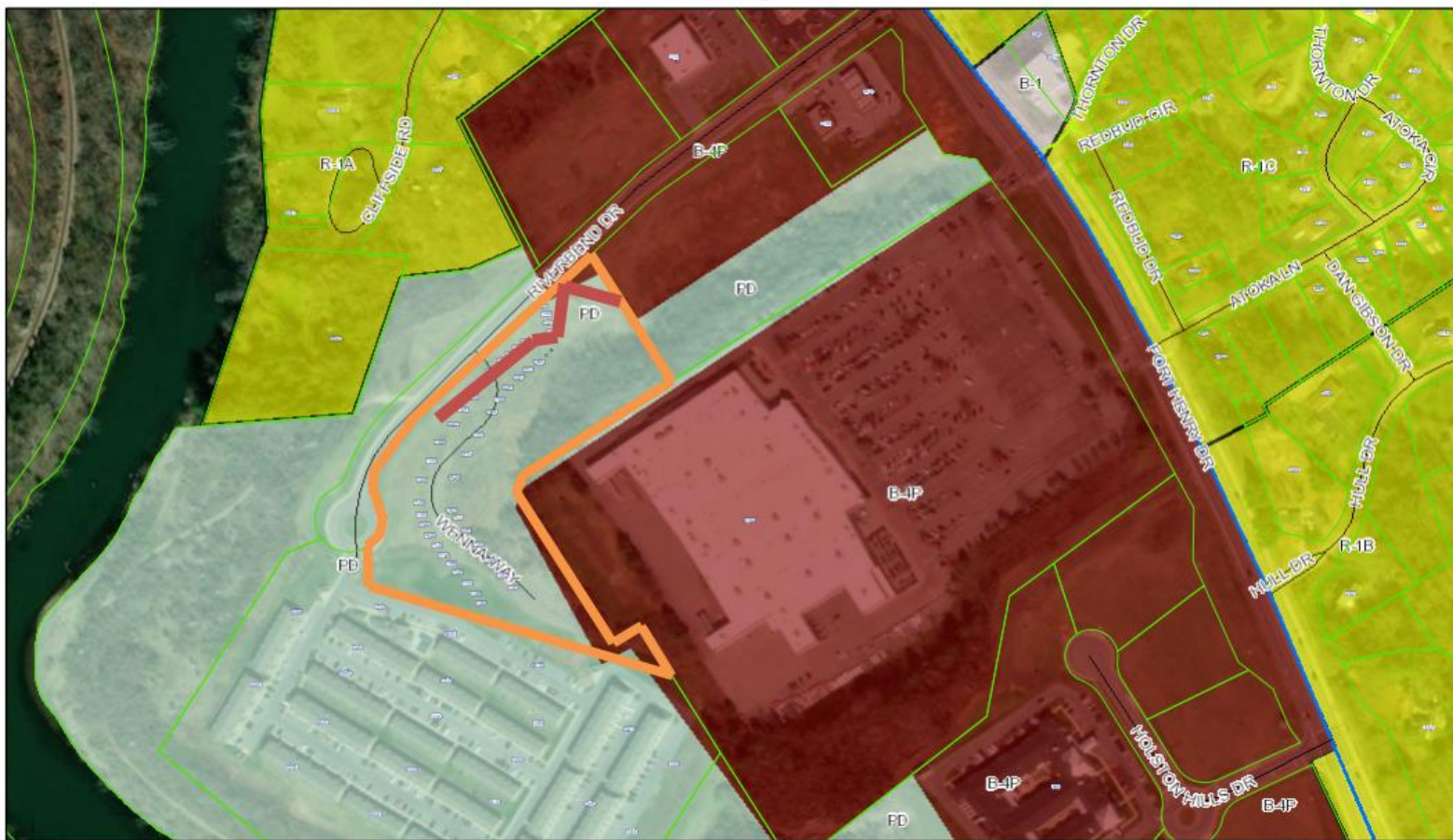
Sullivan County Parcels Jan 2023 Streets

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



Web AppBuilder for ArcGIS

Zoning



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Sullivan County Parcels Jan 2023

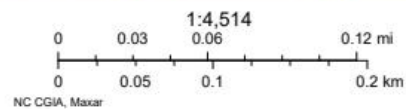
Parcels

* Kpt 911 Address

City Zoning

<Null>

T/A/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



Web AppBuilder for ArcGIS

Utilities

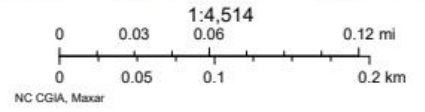


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Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Sewer Mains

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



Web AppBuilder for ArcGIS

Legal Description

Sewer Line 1

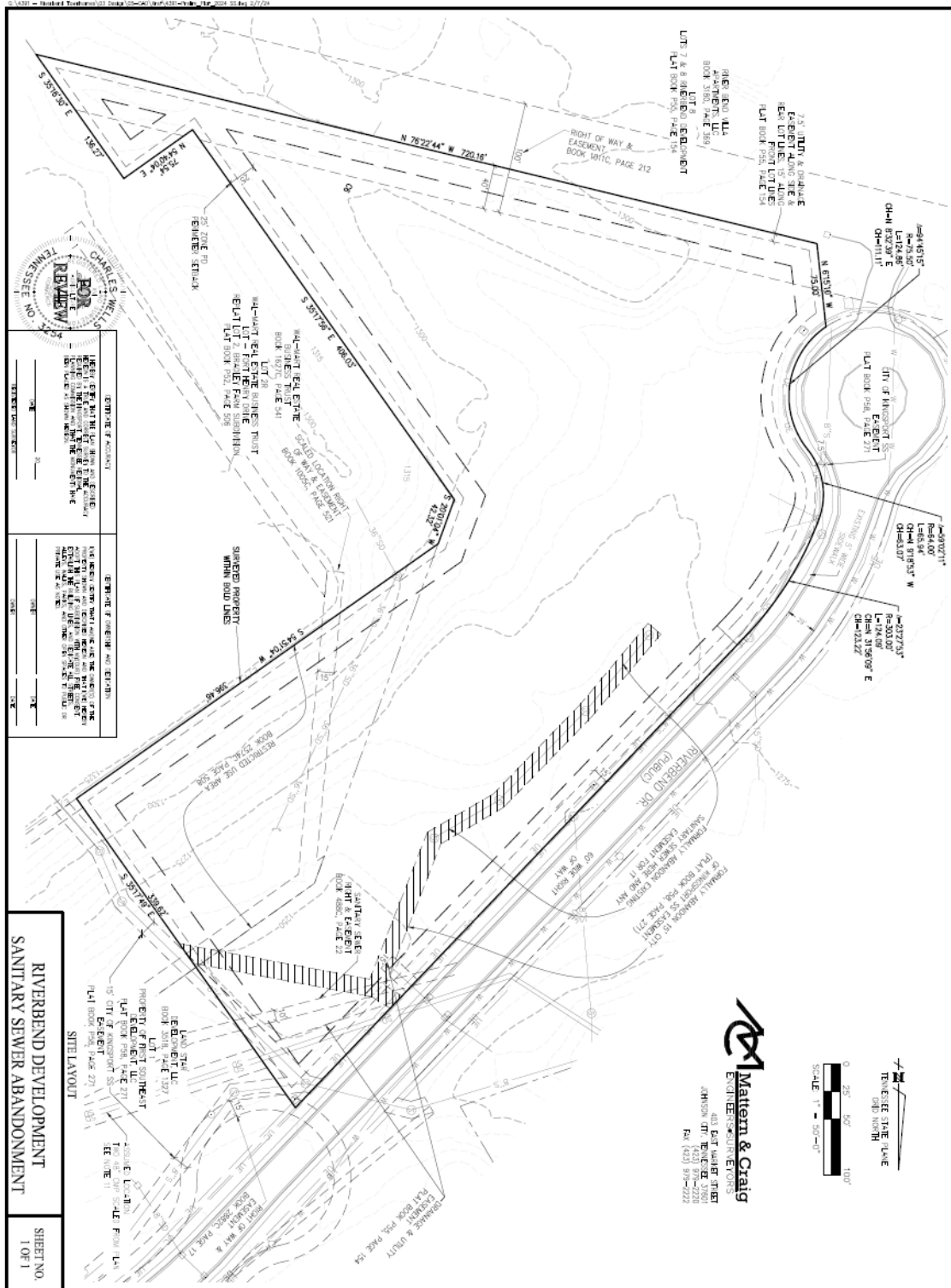
Located in the 11th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

To find the point of beginning, **Commence** on an iron rod found in the southeastern right of way line of Riverbend Drive, common corner of Lot 1 and Lot 7, "Property of First Southeast Development, LLC." (Plat Book P58, Page 271); thence with said right of way line S 43°40'06" W 130.73' to a point, the **Point of Beginning**; thence five calls through said Lot 7, (1) S 57°41'08" E 22.47' to a point on a now or formerly existing manhole, (2) S 21°26'26" W 145.16' to a point on a manhole, (3) S 59°50'48" W 66.65' to a point on a manhole, (4) S 44°10'59" W 112.08' to a point on a now or formerly existing manhole, (5) S 39°55'54" W, crossing a manhole at 88.67', a total distance of 96.17' to the **Ending Point**, said ending point bears S 43°40'06" W 585.19' and then S 85°50'02" E 82.47' from the point of commencement. The bearings herein are referenced to Tennessee State Plane Grid North (NAD83(2011)).

Sewer Line 2

Located in the 11th Civil District of Sullivan County, Tennessee and being more particularly described as follows:

To find the point of beginning, **Commence** on an iron rod found in the southeastern right of way line of Riverbend Drive, common corner of Lot 1 and Lot 7, "Property of First Southeast Development, LLC." (Plat Book P58, Page 271); thence with said right of way line S 43°40'06" W 130.73' to a point; thence through said Lot 7, S 57°41'08" E 22.47' to a point on a now or formerly existing manhole, the **Point of Beginning**; thence through said Lot 7, S 79°23'06" E 172.13' to a point in the common line of said Lots 1 and 7, the **Ending Point**, said ending point bears S 35°17'49" E 169.43' along said common line from the point of commencement. The bearings herein are referenced to Tennessee State Plane Grid North (NAD83(2011)).



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor and Alderman for the sewer line easement abandonment along 1125 Riverbend Drive.

Prepared by Kingsport Planning Department for the
 Kingsport Regional Planning Commission Meeting on February 15th, 2024