

PROPERTY INFORMATION

Surplus Request

ADDRESS	1180 Riverbend Road
DISTRICT, LAND LOT	Sullivan County 11th Civil District, TM 077H Group C, Parcel 2.50
OVERLAY DISTRICT	N/A
CURRENT ZONING	PD – Planned Development
PROPOSED ZONING	No Change
ACRES +/-	3.865
EXISTING USE	Vacant
PROPOSED USE	Residential

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

INTENT

To declare Tax Map 077H Group C Parcel 2.50 as surplus property by the City of Kingsport.

LEGAL DESCRIPTION

BEGINNING AT A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD LOCATED ON THE SOUTHERLY SIDELINE OF A CUL-DE-SAC FOR RIVERBEND DRIVE AND A CORNER TO LOT 8 RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE 154). THENCE LEAVING SAID SIDELINE AND ALONG LOT 8 SOUTH 60° 08' 41" WEST, A DISTANCE OF 83.66 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP AND SOUTH 28° 59' 38" WEST. A DISTANCE OF 521.05 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD A CORNER TO TRACT B, RIVERBEND DEVELOPMENT (PLAT BOOK 55, PAGE, 49). THENCE THROUGH TRACT B NORTH 61° 48' 55" WEST, A DISTANCE OF 161.73 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 07° 42' 39" WEST, A DISTANCE OF 194.11 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 20° 26' 23" EAST, A DISTANCE OF 164.82 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 56° 56' 26" EAST, A DISTANCE OF 282.20 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; NORTH 44° 04' 55" EAST, A DISTANCE OF 194.98 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP; AND SOUTH 55° 23' 13" EAST, A DISTANCE OF 121.99 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD LOCATED ON THE WESTERLY SIDELINE OF RIVERBEND DRIVE. THENCE ALONG SAID SIDELINE BY A CURVE TO THE RIGHT HAVING A RADIUS 64.00 FEET AN ARC LENGTH 44.98 FEET AND A CHORD SOUTH 34° 59' 44" WEST, A DISTANCE OF 44.06 FEET TO A ½" IRON ROD (NEW) WITH A&A CAP, SAID ROD THE PRC TO A CUL-DE-SAC. THENCE ALONG SAID CUL-DE-SAC WITH A CURVE TO THE LEFT HAVING A RADIUS 75.50 FEET AN ARC LENGTH 130.65 FEET AND A CHORD SOUTH 05° 33' 18" WEST, A DISTANCE OF 114.95 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 3.865 ACRES, MORE OR LESS AND IS KNOWN AS LOT B – 1, RESUBDIVISION OF TRACT B, RIVERBEND DEVELOPMENT, CITY OF KINGSFORT, TENNESSEE PROPERTY AS SHOWN IN PLAT BOOK 58, AT PAGE 517.

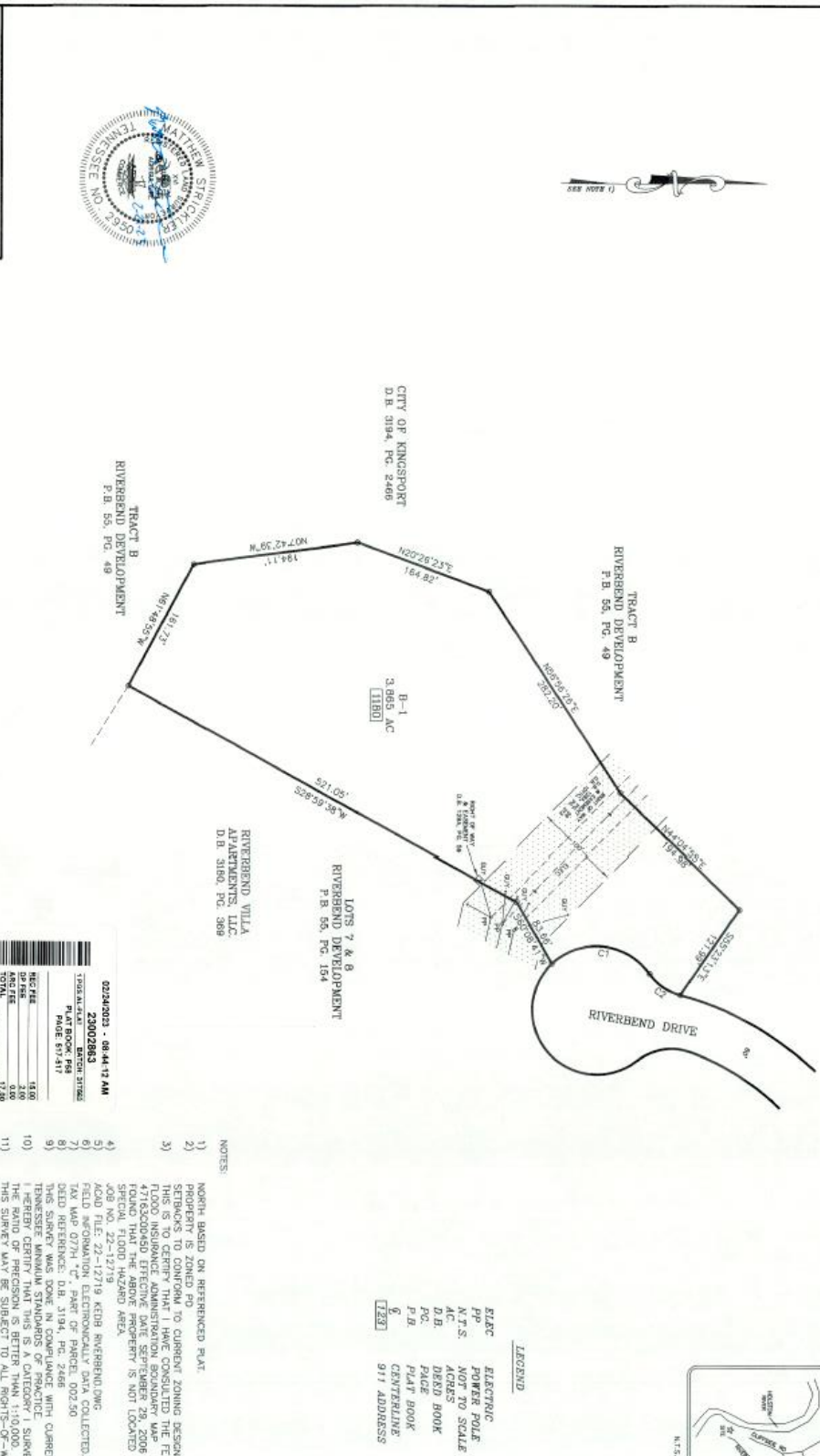
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DATE	DESCRIPTION	BY	FOR
2-23	REVISION	[Signature]	[Signature]
2-23	REVISION	[Signature]	[Signature]
2-23	REVISION	[Signature]	[Signature]
2-23	REVISION	[Signature]	[Signature]
2-23	REVISION	[Signature]	[Signature]
2-23	REVISION	[Signature]	[Signature]
2-23	REVISION	[Signature]	[Signature]

- NOTES:
- 1) NORTH BASED ON REFERENCED PLAT.
 - 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP AND FLOOD INSURANCE RATE SURVEY FOR SEPTEMBER 29, 2008 AND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 22-12719
 - 5) ACAD FILE: 22-12719 KEUB RIVERBEND.DWG
 - 6) FIELD MAP 07/21/19
 - 7) FIELD MAP 07/21/19
 - 8) DEED REFERENCE: D.B. 3194, PG. 2466
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
 - 10) THE SURVEY IS IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE
 - 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 12) OTHER INTERESTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 13) THERE ARE APPROXIMATELY 20.2 ACRES REMAINING IN THE ORIGINAL PARCEL.
 - 14) PLAT REFERENCE: P.B. 55, PG. 49

RESUBDIVISION OF TRACT B, RIVERBEND DEVELOPMENT



CITY OF KINGSFORT, TENNESSEE PROPERTY

KINGSFORT REGIONAL PLANNING COMMISSION

OWNER: THE CITY OF KINGSFORT, TENNESSEE
OWNER'S ADDRESS: 111H SHILOH AVENUE, KINGSFORT, TN 37603
OWNER'S PHONE: 423-382-4888
OWNER'S FAX: 423-382-4889
OWNER'S E-MAIL: info@alleyandassociates.com

DATE: 2-23
BY: [Signature]
FOR: [Signature]

SCALE: 1"=40'

Site Map

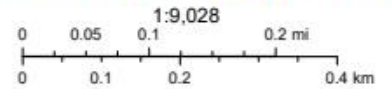


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Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary

- | | | |
|----------------|------------------|---------------|
| Streets | Minor Arterial | Ramp |
| Interstate | Collector Street | 2948821.tif |
| Expressway | Local Street | Red: Band_1 |
| Major Arterial | Private Street | Green: Band_2 |



Web AppBuilder for ArcGIS

Future Land Use



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Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

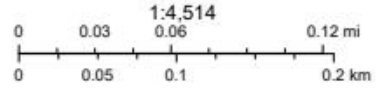
Future Land Use

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
 - Private Street



Web AppBuilder for ArcGIS





RECOMMENDATION:

Staff recommends that the Planning Commission declare 1180 Riverbend Road as surplus property.