

Property Information	2020 Springfield Avenue Sewer line Easement Abandonment		
Address	2020 Springfield Avenue Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 046F, Group C, Parcel 018.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Placetype Designation	Suburban Living		
Acres	+/- 0.51		
Applicant 1 Information		Intent	
Name: Address: City: State: Zip Code: Phone Number:		Intent: <i>To abandon the existing 15-foot-wide sewer line easement for the property located at Tax Map 046F, Group C, Parcel 018.00.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends abandoning the sewer line easement located at 2020 Springfield Avenue. - Request reviewed by all city departments - Easement is no longer needed. Staff Field Notes and General Comments: The 15-foot-wide existing sewer line easement is located on eastern portion of the parcel, directly to the left of the new 15' wide sewer line easement containing the existing sewer line. If approved, this will allow the property owner to have more available room to place a house on. Additionally, if approved, the water services department will be taking this vacating request to the September Board of Mayor & Aldermen meeting. Therefore, staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment at 2020 Springfield Avenue.			
Planner:	Samuel Cooper	Date:	8/20/26
Planning Commission Action		Meeting Date:	8/20/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Sewer line Easement Abandonment**

ADDRESS	2020 Springfield Avenue
DISTRICT, LAND LOT	Sullivan County 11th Civil District, Tax Map 046F Group C Parcel 018.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-1A – Residential District
PROPOSED ZONING	R-1A – Residential District
ACRES	N/A
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER 1:**INTENT**

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



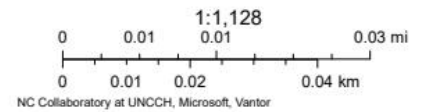
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Sullivan County Parcels Jan 2023 Streets

Parcels

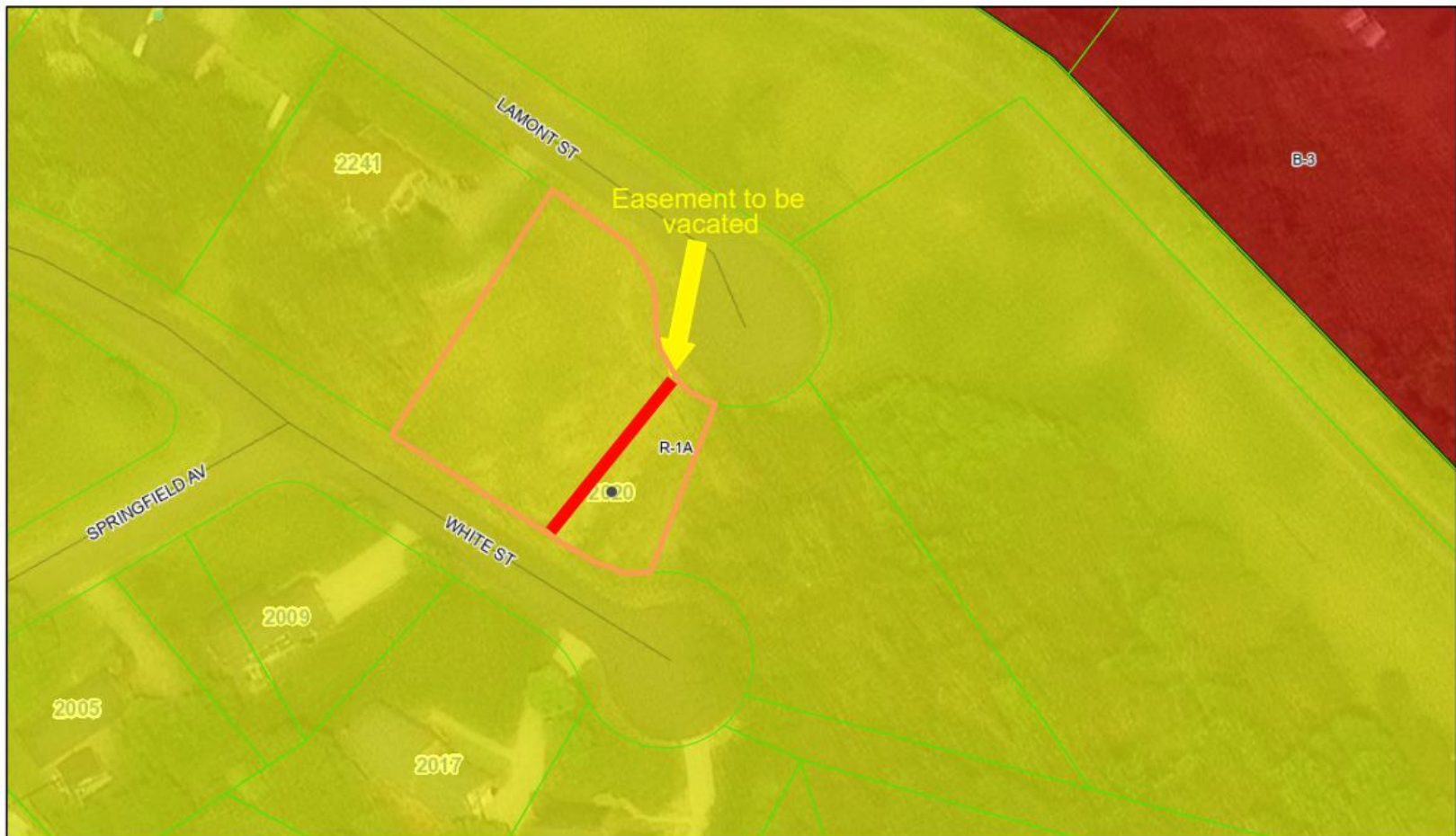
Local Street

Kpt 911 Address



Web AppBuilder for ArcGIS

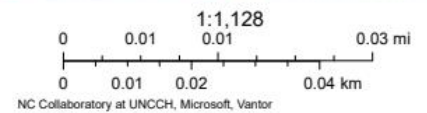
Sewer Line Easement Abandonment Zoning R-1A - Residential District



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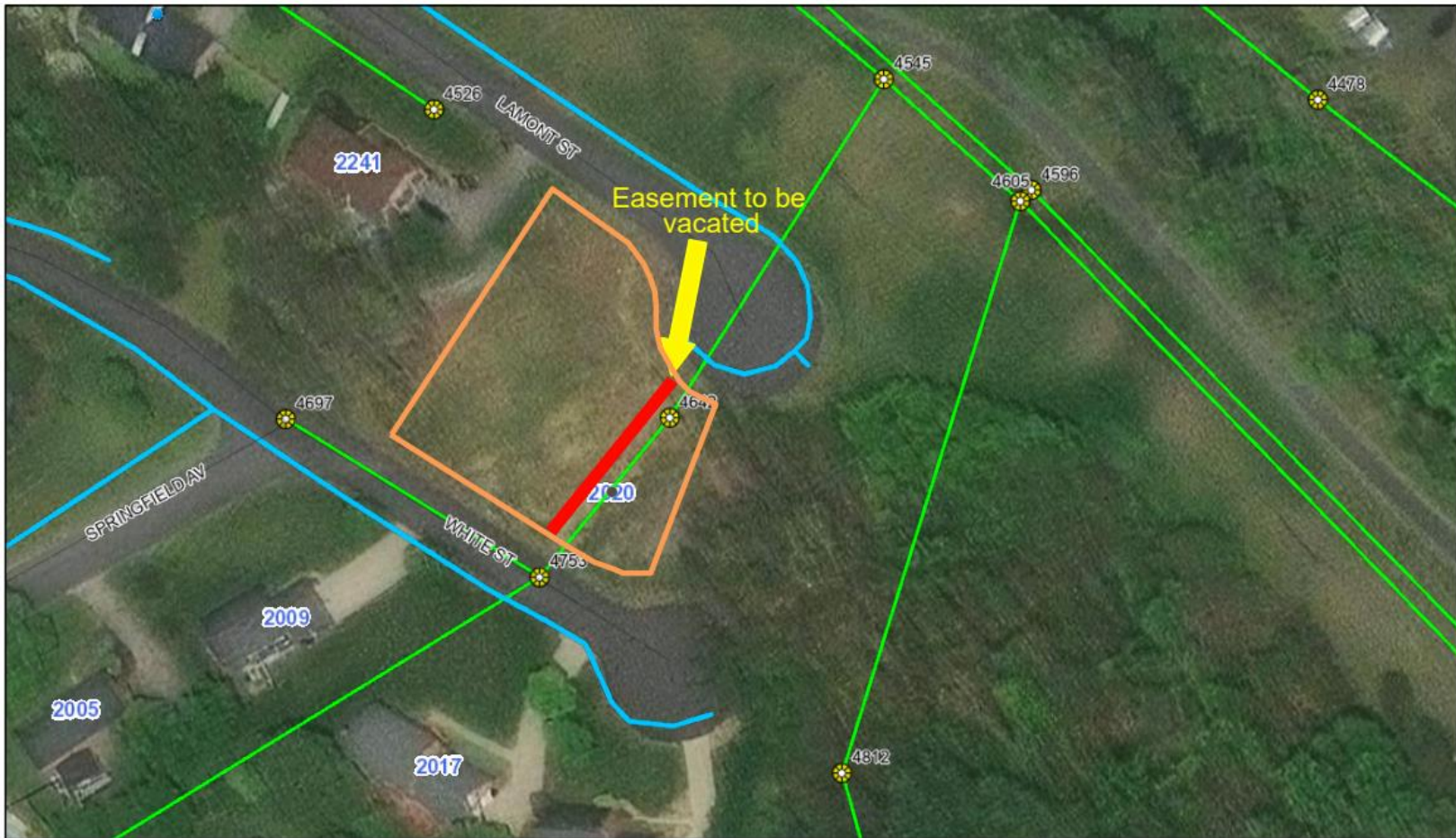
Sullivan County Parcels Jan 2023 City Zoning Streets

- Parcels
- B-3
- R-1A
- Local Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

Sewer Line Easement Abandonment Utilities



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Streets



Sewer Manholes



Sewer Mains

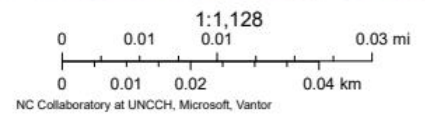
Local Street



Water Lines



Kpt 911 Address

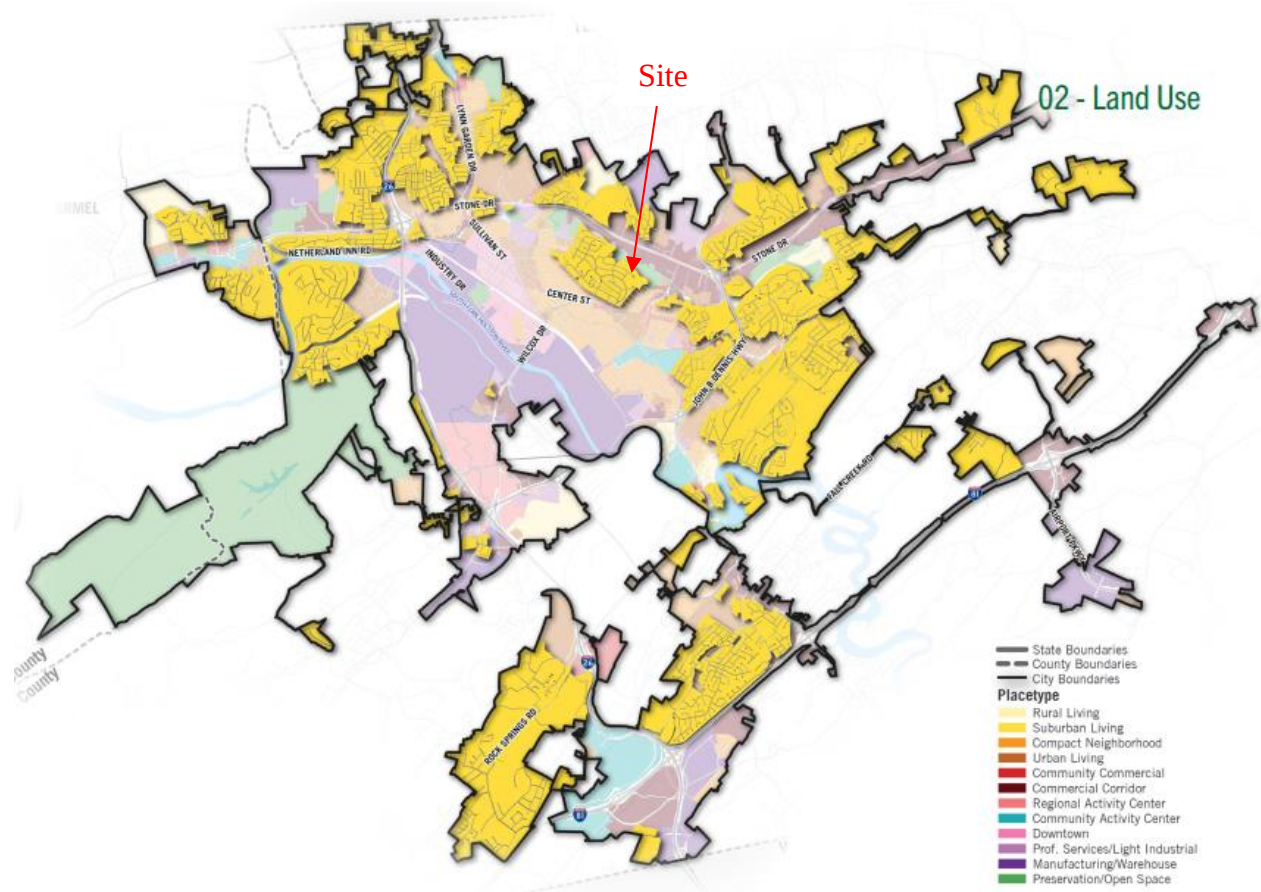


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Suburban Living

CHARACTER AND INTENT

Predominately single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. This area is predominately outside of the historic core of the city and primarily developed post World War II.



LEGAL DESCRIPTION

COMMENCING AT A 3/8" IRON ROD FOUND, SAID ROD BEING LOCATED IN THE NORTHELY SIDELINE OF SPRINGFIELD AVENUE AND A CORNER TO LOT 17 AND 18, BLOCK 249, TELlico HILLS (PLAT BOOK 26, PAGE 20. THENCE ALONG THE SIDELINE OF SPRINGFIELD AVENUE, SOUTH 58°40' 13" EAST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. THENCE LEAVING THE SIDELINE OF SPRINGFIELD AVENUE AND THROUGH LOT 18, NORTH 34°25'10" EAST, A DISTANCE OF 134.30 FEET TO A POINT IN THE SOUTHERLY SIDELINE OF LAMONT STREET. THENCE WITH SAID SIDELINE OF LAMONT STREET WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 19.61 FEET, AND A CHORD OF SOUTH 15°55'08" EAST, A DISTANCE OF 19.48 FEET TO A POINT. THENCE LEAVING SAID SIDELINE, SOUTH 34°25'10" WEST, A DISTANCE OF 121.05 FEET TO A POINT IN THE NORTHERLY SIDELINE OF SPRINGFIELD AVENUE. THENCE WITH THE SAID SIDELINE NORTH 58°40'13" WEST, A DISTANCE OF 15.02 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.044 ACRES MORE OR LESS.

[illegible]

Northern Property View



Eastern Property View



Western Property View



Southern Property View



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment at 2020 Springfield Avenue.