

Property Information		E. Main St. Alley ROW Dedication	
Address		E. Main Street	
Tax Map, Group, Parcel		046P, F, 003.12	
Civil District		11 th Civil District, Sullivan County	
Overlay District		N/A	
Land Use Designation		Retail/Commercial	
Zoning		B-2; Business District	
Area		0.103 acres of Alley way	
Major or Minor / #lots		Alley ROW Dedication	Concept Plan
Two-lot sub			Prelim/Final Final
Owner /Applicant Information		Surveyor Information	
Name: Industrial Development Board of the City of KPT Address: 400 Clinchfield St. Suite 100 City: Kingsport State: TN Zip Code: 37660 Email: N/A Phone Number: 423-392-8808		Name: Alley and Associates Address: 422 E Market St. City: Kingsport State: TN Zip Code: 37660 Email: TLingerfelt@AlleyAssociates.com Phone Number: (423)-392-8896	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends APPROVAL of the Alley ROW dedication for E. Main Street along with the associated easements:</p> <ul style="list-style-type: none"> • The purpose of this alley dedication is to allow future construction. • The plat meets the requirements of the Subdivision Regulations. <p>Staff Field Notes and General Comments: The submitted plat is proposing to dedicate right-of-way off E. Main Street. The total area of dedication is 0.103 acres. This is located within the Kingsport’s Urban Growth Boundary and zoned B-2. The purpose for this right-of-way dedication is to allow future construction.</p> <p>Staff recommends approval based up conformance with the Subdivision Regulations.</p>			
Planner:	Garland	Date: 11/3/2023	
		Meeting Date:	Nov. 16th, 2023

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LEGEND

IR(O) IRON ROD, OLD
P(B) PLAT BOOK
P(C) PLAT CORNER
P(D) PLAT DEDICATION
B(L) BUILDING
P(P) POWER POLE
E(L) ELECTRIC
M(T.S.) METAL TOWER SIGN ELECTRIC
A(L) ALLEY
U(N) UNMARKED POINT

NOTES:
1) PLAT REFERENCE: P.B. 50, PG. 31

BEFORE

AFTER

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET, SUITE 200
KINGSPORT, TN 37629
TEL: 615.833.4400
F: 615.833.4401
WWW.ALLEYANDASSOCIATES.COM

NOTES:

- 1) NORTH BEARING ON NORTH-SOUTH AS SHOWN IN P.B. 51, PG. 258
- 2) SETBACKS TO COMPLY WITH CURRENT DESIGNATED ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD RESISTANCE ADMINISTRATION RECORD MAP 4710C0004D THE ADJACENT PROPERTY IS NOT COVERED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-12889 RESULT OF LOT 4 REBANDING.
- 5) FIELD INFORMATION ELECTRONIC DATA COLLECTED.
- 6) TAX MAP CORP. "A" MAPS, 2018.
- 7) TAX MAP CORP. "A" MAPS, 2018.
- 8) CONDUITS UNLESS OTHERWISE NOTED.
- 9) PAVEMENT UNLESS OTHERWISE NOTED.
- 10) PAVEMENT UNLESS OTHERWISE NOTED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 12) THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 13) THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

RIGHT-OF-WAY DEDICATION
BLOCK 20

CITY OF KINGSPORT

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.103
TOTAL LOTS: 0
OWNER: INDUSTRIAL DEVELOPMENT BOARD
OWNER: ALLEY & ASSOCIATES, INC.
OWNER: CHAL DENTON
OWNER: CLAUDE BRONK
OWNER: LITH
OWNER: SALVADOR

SCALE: 1"=40'

LOCATION MAP

CERTIFICATE OF APPROVAL AND DEDICATION

I HEREBY CERTIFY THAT I AM THE REGISTERED SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

DATE: _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

DATE: _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

DATE: _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE FOR SURVEYING ENGINEERS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

DATE: _____

Site Map

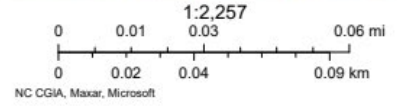


11/6/2023, 11:31:10 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- Urban Growth Boundary

- Streets
- Interstate
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
 - Ramp



Web AppBuilder for ArcGIS

Zoning Map

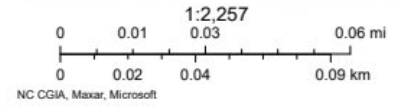


11/6/2023, 11:38:19 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- City Zoning
- <Null>

TA/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

Future Land Use Map

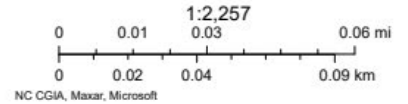


11/6/2023, 11:41:08 AM

Sullivan County Parcels Jan 2023

Parcels
Kpt 911 Address

- | | | | |
|-----------------|-------------------|-----------------------|------------------|
| Future Land Use | Industrial | Urban Growth Boundary | Major Arterial |
| Agri/Vacant | Retail/Commercial | Streets | Minor Arterial |
| Single Family | Public | Interstate | Collector Street |
| Multi-Family | Utilities | Expressway | Local Street |



Web AppBuilder for ArcGIS

Conclusion

Staff is recommending approval of the E. Main Street alley Plat for dedication of right-of-way based on conformance with the Subdivision Regulations.

