

PUBLIC NOTICE

Sullivan County Board of County Commissioners will hold a Public Hearing set for **Thursday, January 20, 2022 at 6:00PM** within the Commission Hall of the Sullivan County Historic Courthouse, located at 3411 Highway 126, Blountville, TN. The Public Hearing will consider the following rezoning requests from individual property owners: **1) Lyle Bledsoe and Rex Eric Combs** request the front portion of their property to be rezoned from **A-1 (General Agricultural) to PBD-3 (Planned Business District/Commercial Corridor)** which is located at 3775 Hwy 421, Bristol for purposes of developing 4.38 acres into a gravel storage lot for boats and RVs and **2) John & Karen Williams** request their property to be rezoned from **R-1 (Single-Family Residential) to B-1 (Neighborhood Business)** at 320 N. Austin Springs Road, Piney Flats in order to remodel the existing home into a daycare center. These rezoning requests will be considered for final map amendment by the Commission at this meeting. The public is invited to attend and speak on these requests. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning Director at 423.279.2603 or by emailing her at planning@sullivancountyttn.gov . A copy of these rezoning requests is filed in the Sullivan County Planning & Codes Department located within the Historic Snow House at 3425 Hwy 126, Blountville, TN.

PETITION TO SULLIVAN COUNTY FOR REZONING

Bristol
Sullivan County

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 10-21-21

Property Owner: Lyle Bledsoe and Rex Eric Combs

Address: 1524 6th St Ext. Bristol TN 37620

Phone number: 423-677-5810

Email: bledsoeyle@gmail.com

Property Identification

Tax Map: 055

Group: 055

Parcel: 163.59

Zoning Map: 10

Zoning District: A1

Proposed District: PBD-3

Civil District: 1

Property Location: 3775 Hwy 421

Commission District: 1

Purpose of Rezoning: gravel lot storage

Meetings

Planning Commission: 104 8th Street

Place: ~~Historic Courthouse 2nd Floor Commission Chambers Blountville TN~~

Date: ~~December 21, 2021~~
December 20, 2021

Time: 6PM

Bristol PC

Approved: _____

Denied:

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: January 20, 2022

Time: 6:00 PM

Failed 22 No, 2 Absent

Approved: _____

Denied:

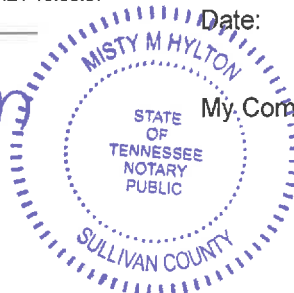
DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Lyle Bledsoe
Digitally signed by Lyle Bledsoe
Date: 2021.10.21 15:55:37 -04'00'

Date: _____

Notary Public: Misty M Hylton




My Commission Expires: May 22, 2023

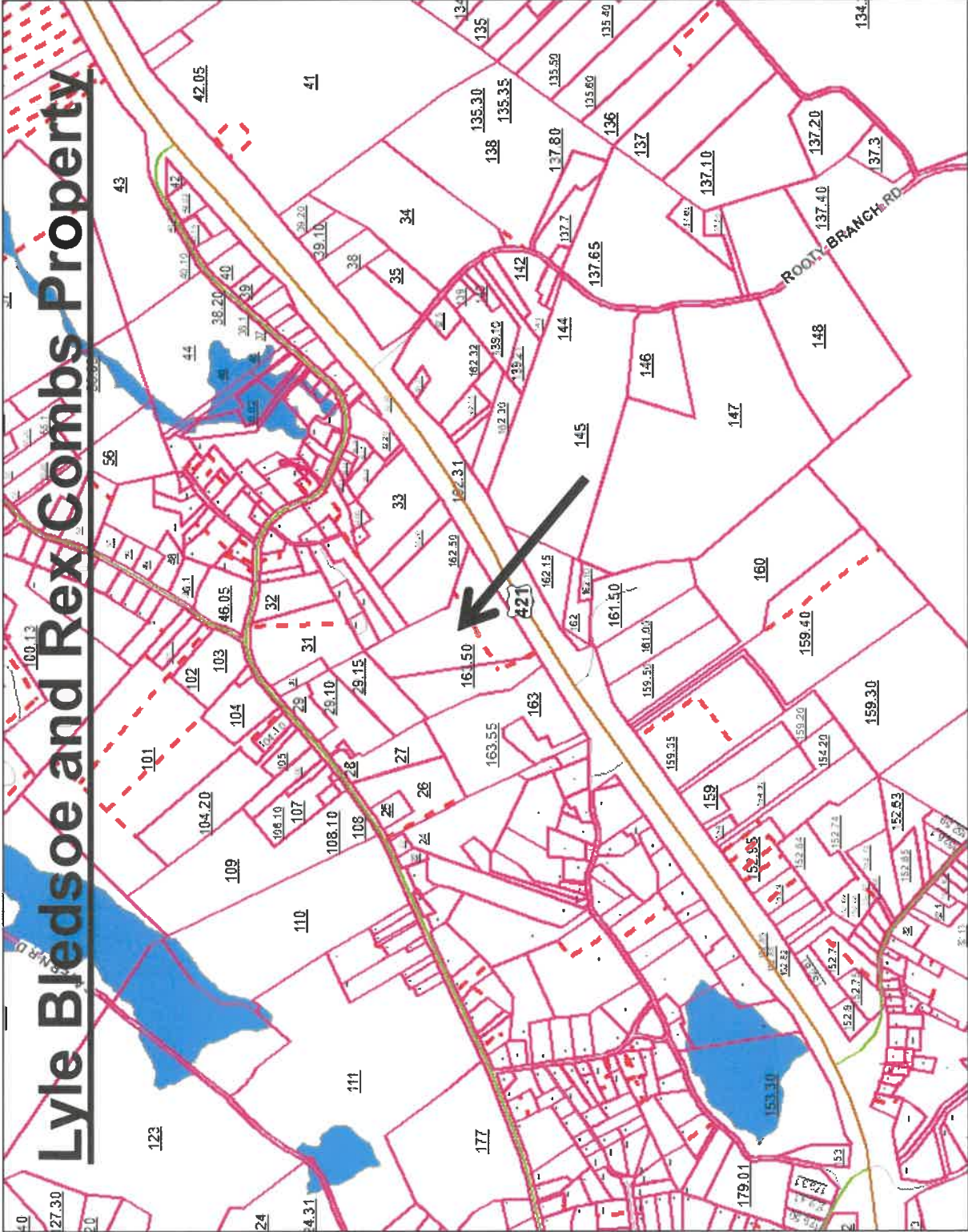
Address Data Source:


Sullivan County, Sul Co 911
Kingston, TN GIS
Johnson City, TN GIS
Bristol, TN 911


Notice:

A parcel map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed in the State of Tennessee should be retained for all questions of boundary and/or location of lot lines.

-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector



N 

Feet 

0 1,000

ROADS BY ROAD CLASS MAP (PRM) 2007

-  Interstates
-  Major Thoroughfares
-  Arterial
-  Collector

Sullivan County, TN
Planning and Codes Dept.








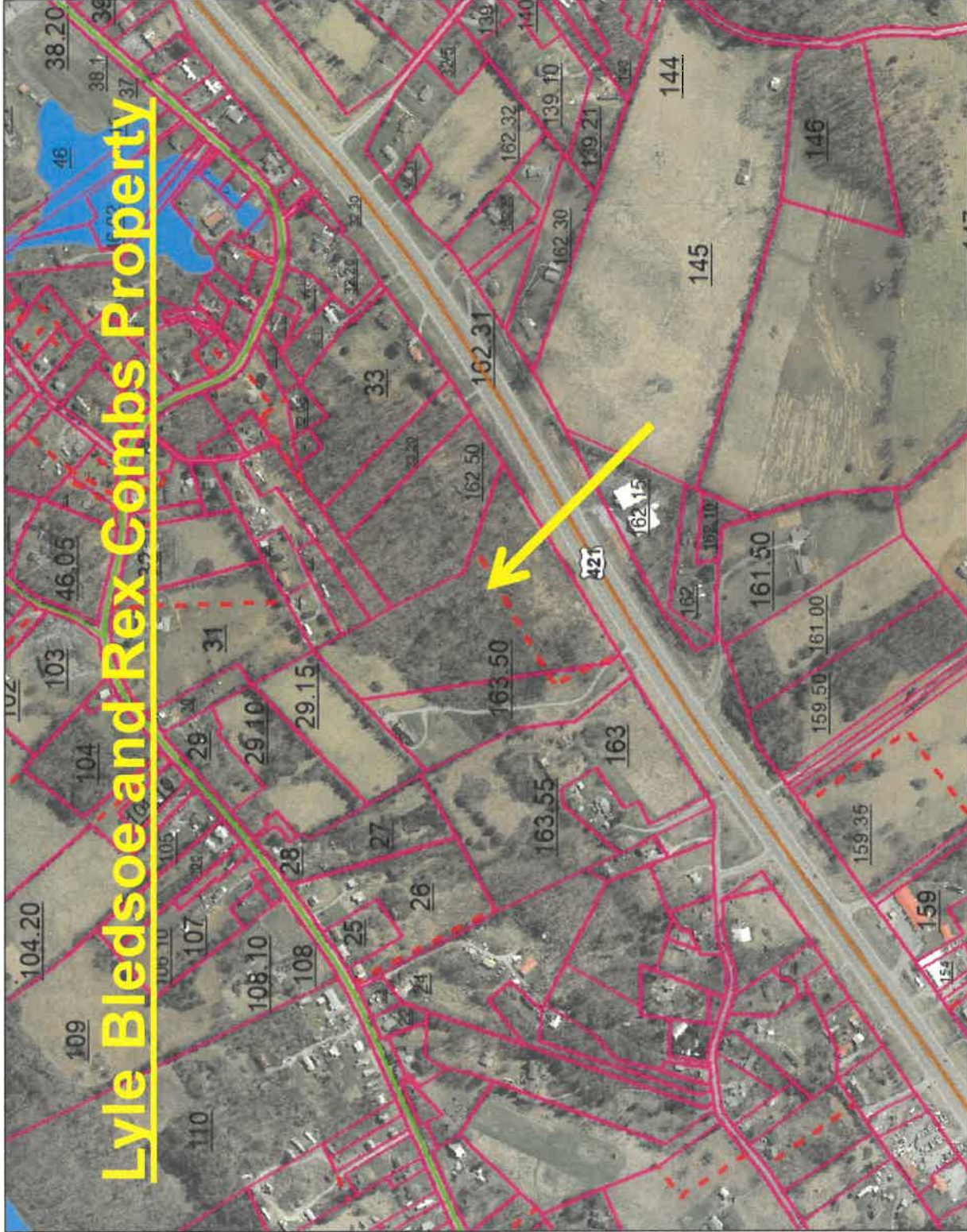
Lyle Bledsoe and Rex Combs Property

Address Data Source:
 Sullivan County, Sul Co 911
 Engleport, TN GIS
 Johnson City, TN GIS
 Bristol, Bristol 911

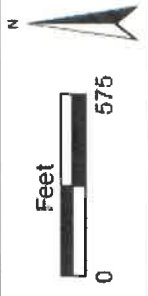
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-  Lot Lines
-  Thoroughfares
-  Arterial
-  Collector
-  2019 - Aerial Image



Lyle Bledsoe and Rex Combs Property



Sullivan County, TN
 Planning and Codes Dept.

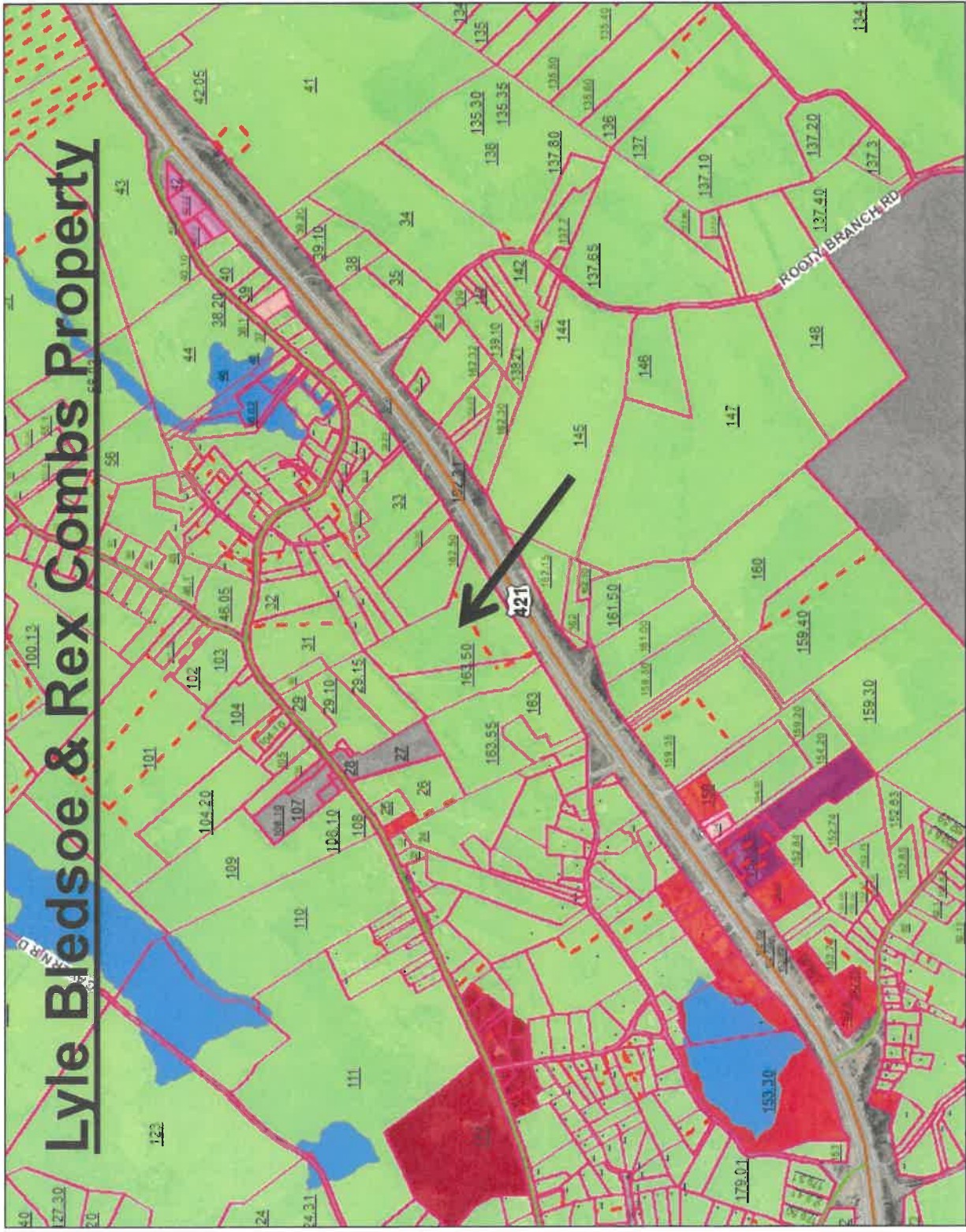


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 Kingsport, TN GIS
 Johnson Ctr. 30 GIS
 Bristol, Bristol 911

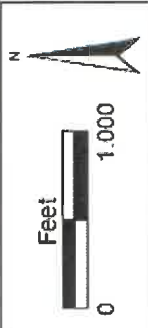
Notice:
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- Collector**
- Sullivan County Zoning**
- A-1
 - A-2
 - A-5
 - AR
 - B-1
 - B-2
 - B-3
 - B-4
 - M-1
 - M-2
 - PBD-3
 - PBD/SC
 - PM D-1
 - PM D-2
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3A
 - R-3B
 - Water

2019 - Aerial Image



Lyle Bledsoe & Rex Combs Property



Found in Sullivan County Map (1998), 2007

- Blue: Water
- Light Blue: Wetlands
- Dark Blue: Flood Hazard
- Light Green: Forest Land

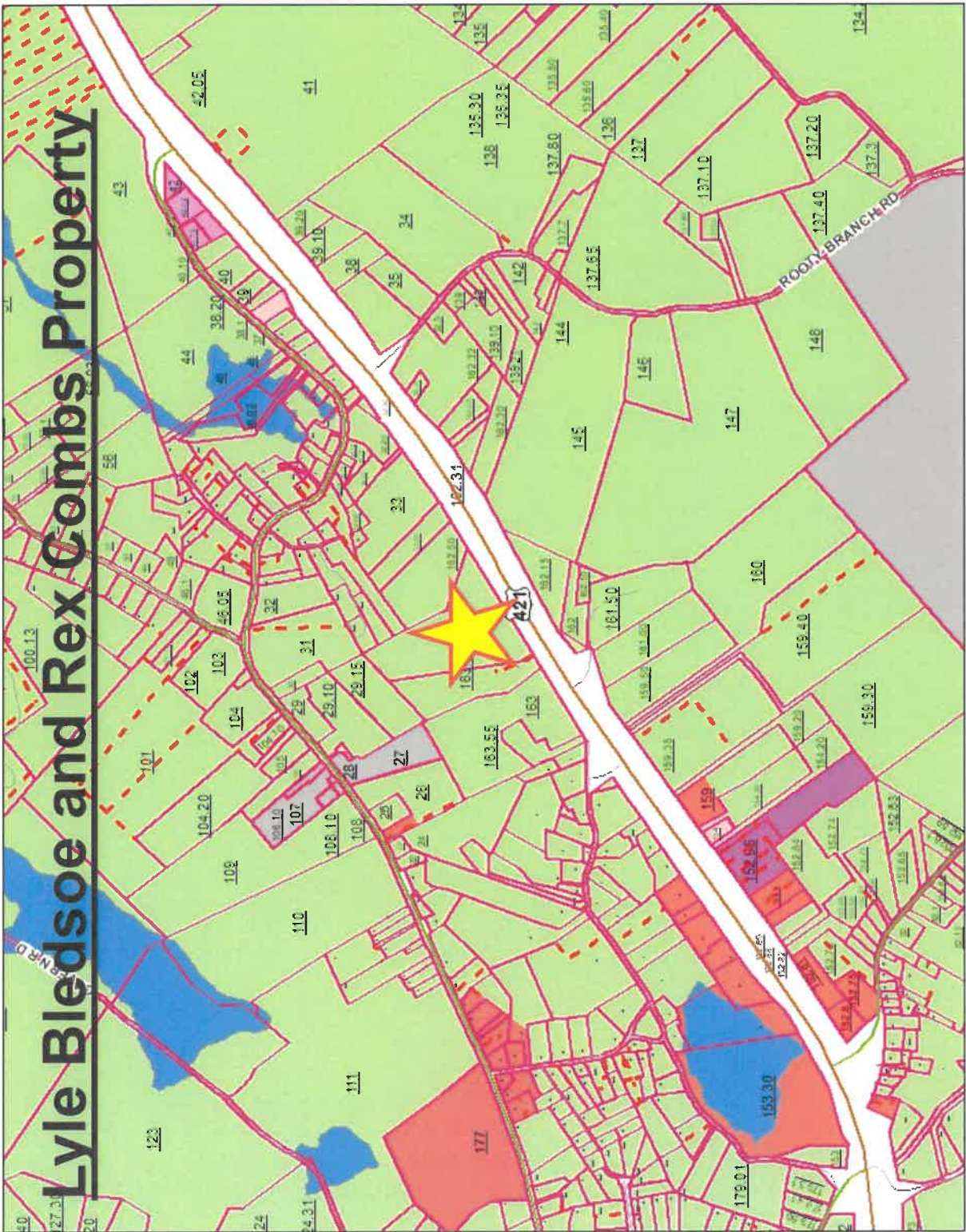


Sullivan County, TN
 Planning and Codes Dept.

Address Data Source:
 Sullivan County GIS
 Kingwood, KY GIS
 Johnson City, NC GIS
 Bristol, Bristol GIS

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- Right-of-Way Lines
- Thoroughfares**
- Arterial
- Collector
- Sullivan County Zoning**
- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PM D-1
- PM D-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



Lyle Bledsoe and Rex Combs Property



Food is a common rule. Map (7883) 2007

Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

November 22, 2021

Dear Property Owner:

Please be advised Lyle Bledsoe and Rex Combs have applied to Sullivan County to rezone property located 3775 Highway 421 from A-1 (General Agricultural/Estate Residential District) to PBD-3 (Planned Corridor Business District) for the purpose of a gravel storage lot

Bristol Regional Planning Commission – 6:00 PM on December 20, 2021 (Monday night)

County Commission public hearing – 6:00 PM on January 20, 2022 (Thursday night)

The Bristol Planning Commission will meet in the Easley Annex Building at 104 8th Street Bristol Tennessee. The Sullivan County Commission meeting is held in the Old Historic Sullivan County Courthouse, 2nd Floor Commission Hall at 3411 Highway 126, downtown Blountville. Please let the Bristol Planner know if you need any special assistance for these public meetings at 423-989-5549.

Regards,

A handwritten signature in black ink, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

mh



**REPORT TO THE PLANNING
COUNTY REZONING RECOMMENDATION**
Case# RZZ21-592

Request: Rezoning Recommendation within the Urban Growth Boundary
from A-1 to PBD-3

Applicants/Owners: Lyle Bledsoe and Rex Eric Combs

Location: North side of Highway 421 (Urban Growth Boundary)

Tax ID: Part of Tax Map 55, Parcel 163.59

Zoning: A-1 (General Agricultural/Estate Residential District) to
PBD-3 (Planned Corridor Business District)

Acreeage: Approximately 4.38 acres of a 15.5 acre parcel

Meeting Date: December 20, 2021

Background

Property owners Mr. Lyle Bledsoe and Mr. Rex Eric Combs have requested that a portion (4.38 acres,) of their 15.5 acre property identified as Sullivan County Tax Map 55, Parcel 163.59, be rezoned from Sullivan County, A-1 (General Agricultural/Estate Residential District) to Sullivan County, PBD-3 (Planned Corridor Business District). The requested 4.28 acres, which can be seen on the attached survey, is located along the parcel's southern property line on Highway 421 in Sullivan County, Tennessee in Bristol's Urban Growth Boundary. Approximately 495.2 feet of property fronts along Highway 421, which leaves 94.4 feet of road frontage on Highway 421 for the remainder of Tax Map 55, Parcel 163.59.

The purpose of the rezoning as stated in the request was "*gravel lot storage*". Communication with Mr. Bledsoe provided that they plan to open a business providing a gravel lot for storage area for items such as boats, recreational vehicles, campers, and such, if zoned to PBD-3. Ms. Ambre Torbett, Director of Sullivan County Department of Planning & Codes, stated via email message that Sullivan County staff is in favor of the rezoning request.

On the next pages you will find a location and zoning map of the subject parcel along with images of the property.



View of property from Highway 421



View of gravel entrance to subject, from Highway 421

Information

General:

The remainder of the Bledsoe/Combs property (Tax Map 66, Parcel 163.59) continues to the east along Highway 421 and north and it is currently vacant. Residential land is adjacent to the west. A church (Harvest Worship Center) is located across Highway 421 to the south. All surrounding parcels are zoned Sullivan County, A-1 (General Agricultural/Estate Residential District).

The subject fronts Highway 421, which is an arterial roadway in the southeastern area of the planning region.

Water and sanitary sewer service from the City are currently not available.

Zoning and Land Use:

	Existing Zoning	Existing Land Use
Subject Properties	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Vacant
North	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Vacant
South	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Across Highway 421, Institutional – Church (Harvest Worship Center)
East	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Vacant
West	Sullivan County, A-1 (General Agricultural/Estate Residential District)	Residential – Single Family

As shown above, the subject is surrounded by mostly residential and vacant land, with a church located directly across Highway 421. The site is surrounded by A-1 zoning. No PBD-3 zoned parcels are nearby.

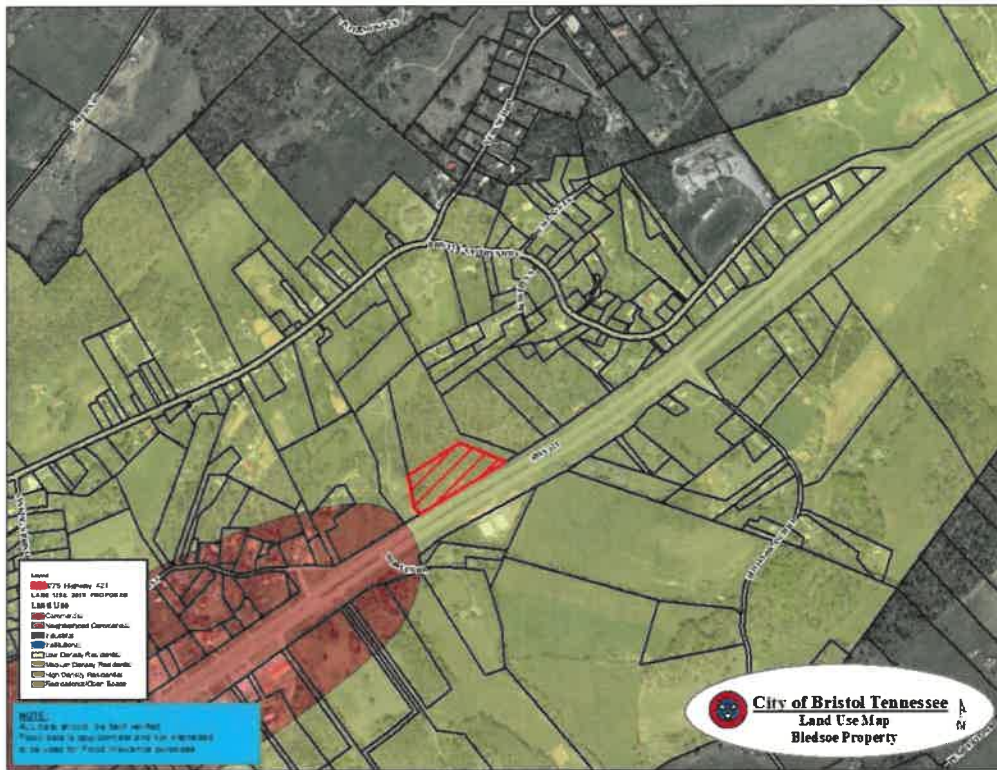
Analysis:

The surrounding area is zoned A-1 in this area, and the dominant land use is low density residential in a rural environment. The requested PBD-3 zoning is not adjacent to the subject, or in close proximity.

The owners’ planned use of the subject property if rezoned to PBD-3 appears to benefit only the owners of this parcel. It being rezoned to PBD-3 would not blend well with the current zone and use of the surrounding neighborhood. The property if rezoned to PBD-3 could introduce a “spearhead” of business zoning into an area that has not yet adopted commercial principles. The lack of surrounding land that is zoned PBD-3 leads to the question of spot zoning.

Land Use Plan and Policy

The Future Land Use Map serves as a general policy guide for the future development of the city and urban growth area. The Land Use Map indicates that the site will be developed low density residentially, as shown below. Rezoning the subject property to PBD-3 does not agree with the Future Land Use Plan and Policy.



The policies included in the Future Land Use Plan & Policy do not support deviation from the guidance provided by the Map. Rezoning the subject property to PBD-3 does not agree with the Future Land Use Plan and Policy.

This request should be considered a spot zoning for the following reasons:

- The PBD-3 would be a use classification different from the surrounding area.
- The rezoning would not be consistent with the Future Land Use Plan.
- The reason for the rezoning request is for the sole benefit of the property owner.

Staff Recommendation:

Staff recommends the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request, for the following reasons:

- Rezoning the subject site to PBD-3 does not align with the zoning or use of surrounding properties.
- PBD-3 zoning disagrees with the City of Bristol Future Land Use Plan, which projects low density residential use for much of the area.
- Rezoning the property would be spot zoning.


Heather Moore, AICP
Land Use Planner



VICINITY MAP
HTS

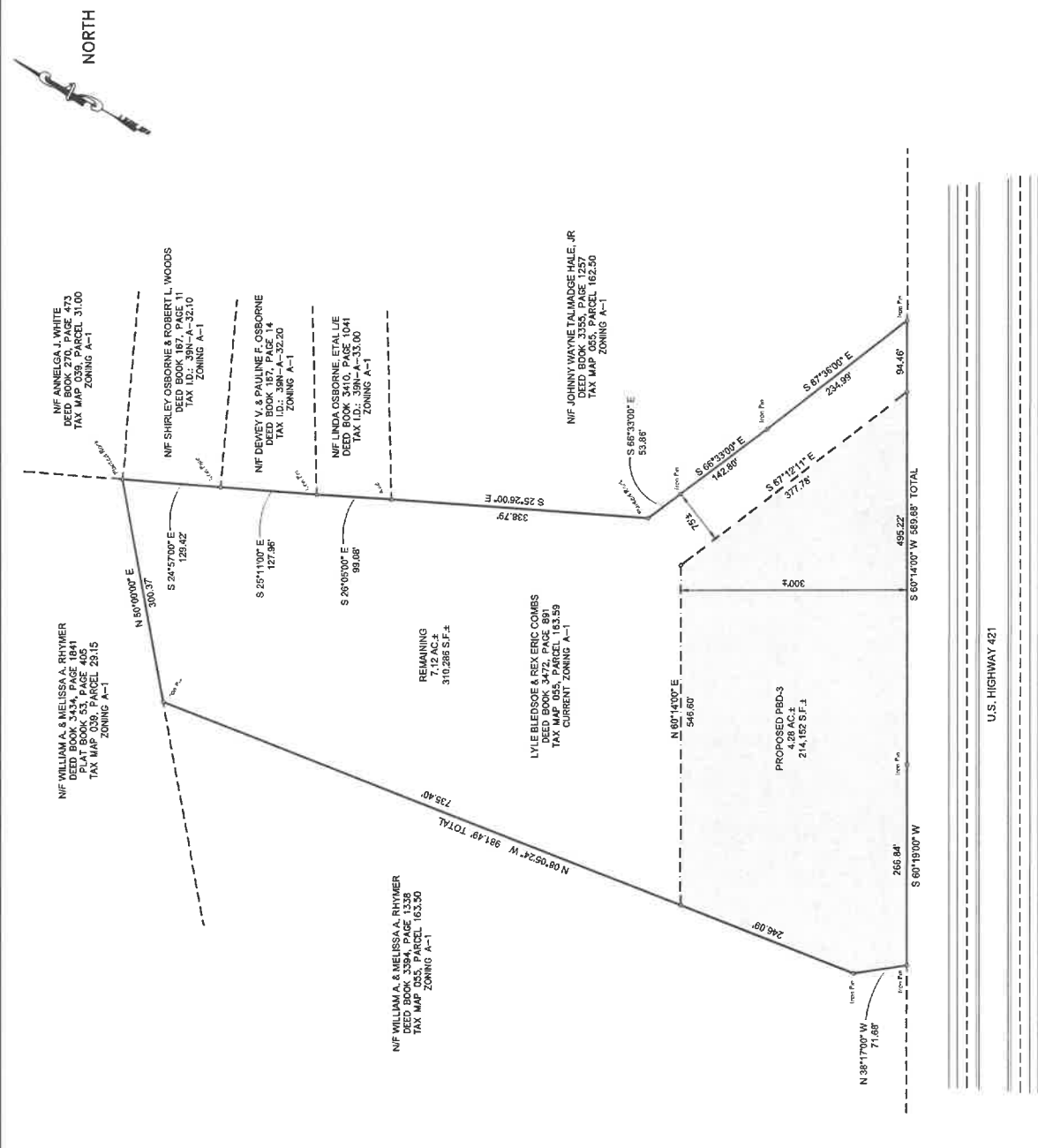


CALL THREE WORKING DAYS
BEFORE YOU DIG
TENNESSEE ONE CALL SYSTEMS INC.

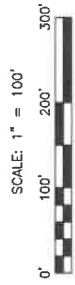
NOTE: SURVEYORS SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

GENERAL NOTES

1. NORTH IS REFERENCED TO DEED BOOK 3472, PAGE 891.
2. THIS SURVEY DRAWING REPRESENTS A DEED PLOT OF THE PROPERTY IDENTIFIED AS LYLE BLEDSOE AND REX ERIC COMBS PROPERTY AS DESCRIBED IN DEED BOOK 3472, PAGE 891, RECORDED IN THE DEED OFFICE OF SULLIVAN COUNTY, TENNESSEE, AND WAS PERFORMED WITHOUT THE BENEFIT OF A THOROUGH TITLE DESCRIPTION SEARCH.
3. ALL INFORMATION SHOWN ON THIS MAP WAS TAKEN FROM THE CURRENT PROPERTY DEED AND SULLIVAN COUNTY RECORDS AND IS NOT A PRODUCT OF A CURRENT FIELD RUN SURVEY.
4. CURRENT FIELD RUN SURVEY WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FININGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
5. THIS DRAWING IS SUBJECT TO BOTH PREScriptive EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. PROPERTY OWNERSHIP RECORDS, FOR THIS PROPERTY, ARE LIMITED TO REAL PROPERTY, AS SHOWN, SITUATED AND PLACED UPON THE LAND.
6. CERTIFICATION DEFINED: "PROFESSIONAL" BY A REGISTERED SURVEYOR OR LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
7. OWNERS OF UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
8. THIS MAP DOES NOT TRANSFER OWNERSHIP OF THE SUBJECT PROPERTY. A WARRANTY DEED OR OTHER SUITABLE INSTRUMENT MUST BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE.
9. THE AVAILABILITY OF ELECTRIC POWER IS SUBJECT TO ALL RULES AND REGULATIONS OF THE BRISTOL TENNESSEE ESSENTIAL SERVICES IN EFFECT AT THE TIME OF SERVICE APPLICATION.
10. THE LOCATION OF EXISTING UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE UTILITY APPURTENANCES. EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.



PRELIMINARY REVIEW COPY



SCALE: 1" = 100'

LEGEND

- - CORNER MONUMENT (FOR BEED)
- - PROPOSED ZONING LINE
- - PROPERTY LINES
- - ADJOINING LINES

ZONING NOTE

A-1, GENERAL AGRICULTURAL/
GENERAL RESIDENTIAL DISTRICT
FRONT YARD 30 FEET
SIDE YARD 12 FEET
REAR YARD 30 FEET

PBD-3, PLANNED CORRIDOR
BUSINESS DISTRICT
FRONT YARD 50 FEET
SIDE YARD 25 FEET
REAR YARD 25 FEET

NO.	DATE	DESCRIPTION

ACTIVE DESIGN PHASE

- CONCEPT DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION BIDDING PHASE
- CONSTRUCTION DOCUMENTS
- CONSTRUCTION ADMINISTRATION

PROJECT:

**RE-ZONING REQUEST:
PART OF THE LYLE BLEDSOE &
REX ERIC COMBS PROPERTY**

**SULLIVAN COUNTY, TENNESSEE
RESOLUTION MAKING
COMMISSION**

Property Owner:
Lyle Bledsoe &
Rex Eric Combs
3775 Highway 421
Bristol, TN 37620

Deed Reference:
Deed Book 3430, Page 1237

Tax Map Reference:
Map 085, Parcel 163.69

**1ST CIVIL DISTRICT OF SULLIVAN
COUNTY, TENNESSEE**

SEAL

**Surveyor:
Steven W. Hamby
193 Blountville Bypass
Blountville, TN
Phone: (423)948-1013
TN R.L.S. #1717
VA R.L.S. #2820**

DRAWING INFORMATION

SCALE: 1" = 100'

DWG. NO.: 1007

DWG. ISSUED: December 01, 2023

PROJ. ADMIN: SWH

DRAWN BY: SWH

CHECKED BY: SWH

CLOSURE ERROR: N/A

DRAWING TITLE:

**PROPOSED
CONDITIONS**

DRAWING NO: **EX**







PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Sullivan County Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date: 11/15/2021

Property Owner: John & Peggy K. Williams

Address: 249 Hyatt Hollow Road Piney Flats TN 37686

Phone number: 423-773-8607

Email: full bloom 35@gmail.com

Property Identification

Tax Map: 136⁵C

Group: C

Parcel: 014.00

Zoning Map: 27

Zoning District: R-1

Proposed District: B-1

Civil District: 9

Property Location: 320 N Austin Springs Road Piney Flats TN 37686

Commission District: 5

Purpose of Rezoning: Children's Day Care

Meetings

Planning Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville TN

Date: December 21, 2021

Time: 6pm

Approved:

Denied:

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers Blountville, TN

Date: January 20, 2022

Time: 6:00 PM

Approved:

Approved 22 Yes, Absent 2

Denied:

DEED RESTRICTIONS

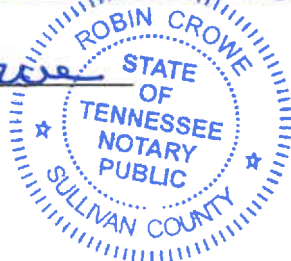
I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: [Signature]

Date: 11/15/2021

Notary Public: [Signature]

My Commission Expires: 07/01/2024



F. REZONING REQUESTS: ZONING PLAN AMENDMENT: ZONING MAP CHANGE

THE CHAIRMAN READ THE OPENING STATEMENT REGARDING THE REZONING PROCEDURES AND PUBLIC HEARING SCHEDULE

F1. REZONING REQUEST R-1 TO B-1 (RESIDENTIAL TO NEIGHBORHOOD BUSINESS)

FINDINGS OF FACT –

Property Owners: John & Peggy K. Williams
Applicants: same (Karen Williams)
Representative: same
Location: 320 N. Austin Spring Road, Piney Flats
Mailing Address of Owners: 249 Hyatt Hollow Road, Piney Flats
Civil district: 9th
Commission District: 5th
Parcel ID: Tax Map 135C, Group C, Parcel 014.00
Subdivision of Record: Wilhoit Division Replat – Plat Book 50, Page 419
PC1101 Growth Boundary: Sullivan County Planned Growth Area
Utility District: Johnson City Public Water
Public Sewer: not available
Lot/Tract Acreage: Lot 1 - .64 of a acre
Zoning: R-1
Surrounding Zoning: R-1, B-3
Requested Zoning: B-1
Existing Land Use: single-family residential
Surrounding Land Uses: residential, apartments, commercial
2006 Land Use Plan: low density residential and mixed use (same as zoning plan)
Neighborhood Opposition:

Staff Field Notes and Findings of Facts:

- The owner is requesting to rezone the house lot from R-1 to B-1, in order to open a day-care center.
- The property is located just 3 houses down from Mary Hughes Elementary School.
- Austin Springs Road is a Collector Road and has several businesses along the corridor.
- Staff recommends in favor of this request based upon the location, access and need.

Meeting Notes at Planning Commission:

- *Staff read her report and findings.*
- *John and Karen Williams, owners, were present. Mr. Williams stated that they own the property however would like to request the rezoning so their daughter's friend can open a daycare center.*
- *Jessica Roberts, applicant, stated she would like to obtain the rezoning for a daycare center of up to 15 children per the State License she obtained. The limitation on the license allows for operations up to 12 hours a day from 6 weeks old to 29-month-old children to prepare them for pre-k and kindergarten.*
- *Linda Brittenham asked Ms. Roberts what kind of experience she had. Ms. Roberts replied that she has worked for over 20 years as a nanny and as a Title 1 Teacher Aid preparing students for kindergarten readiness. She has been working with the State's Small Business Academy to prepare her for the business side of the daycare. Dr. Rouse suggested that she consider her drop-off and pick-up times to be staggered with Mary Hughes Elementary schedule.*
- *Ms. Roberts agreed stating that they would be open from 6 AM to 6PM to assist working parents. Mr. Williams stated that since this is a corner lot, they planned on creating a circle drive for car line.*
- *Discussion continued. Mary Ann Hager motioned to forward a favorable recommendation on to the County Commission for this rezoning request to B-1. Linda Brittenham seconded the motion and the vote in favor, passed unanimously.*

Address Data Source:

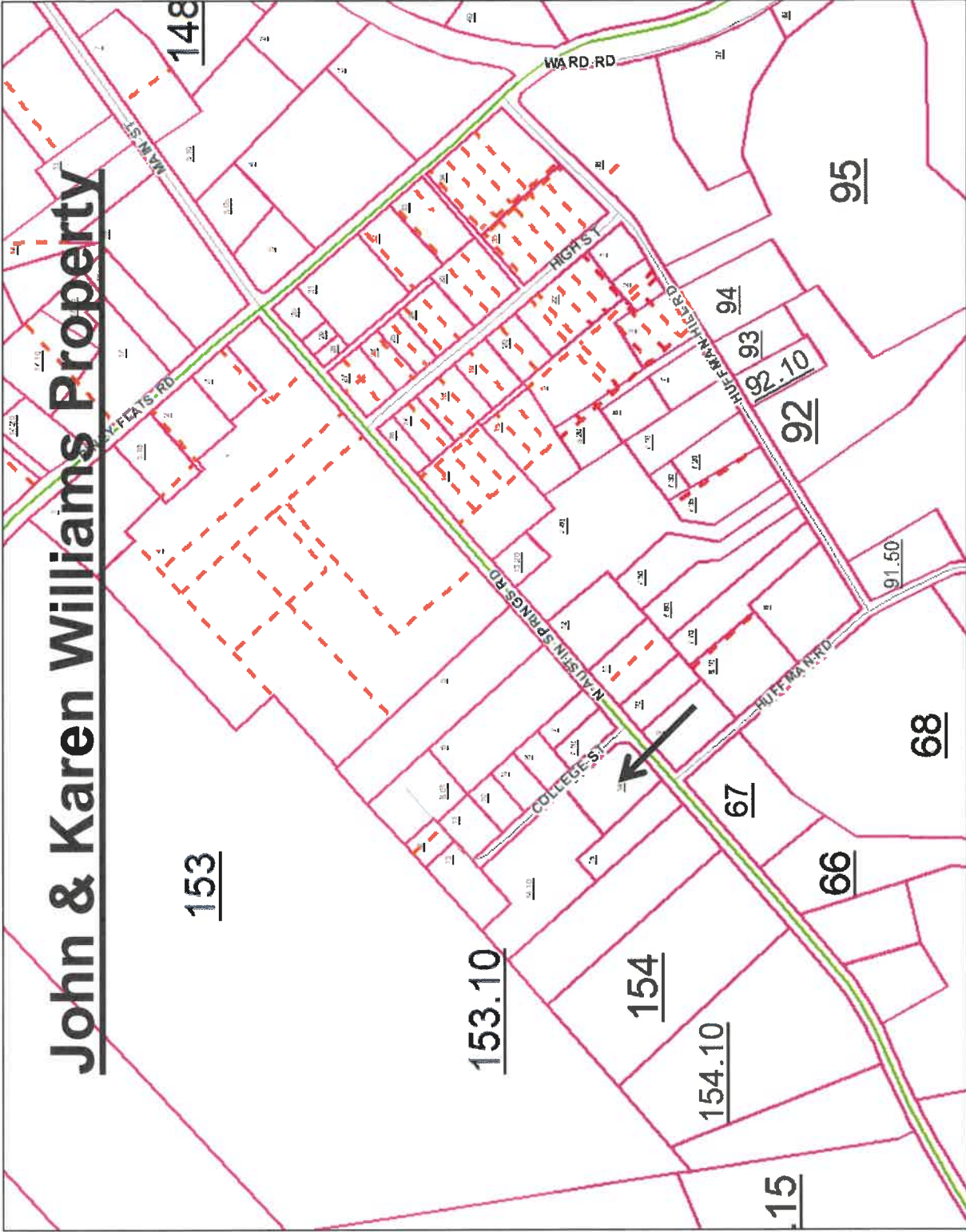
Sullivan County, Tenn. Co 911
MapServer, KML GIS
Johnson City, TN GIS
Bristol, Bristol 911

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- Lot Lines
- Thoroughfares
- Arterial
- Collector

John & Karen Williams Property



Changes Since Last PRM

- Area of Change
- Area of Property
- Area of Interest
- Area of Survey
- Area of Ownership

Sullivan County, TN
Planning and Codes Dept.



Address Data Source:
 Sullivan County, Sul Co 911
 Newport, Ky GIS
 Johnson City, JC GIS
 Bristol, Bristol 911

Notice:

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Light Lines

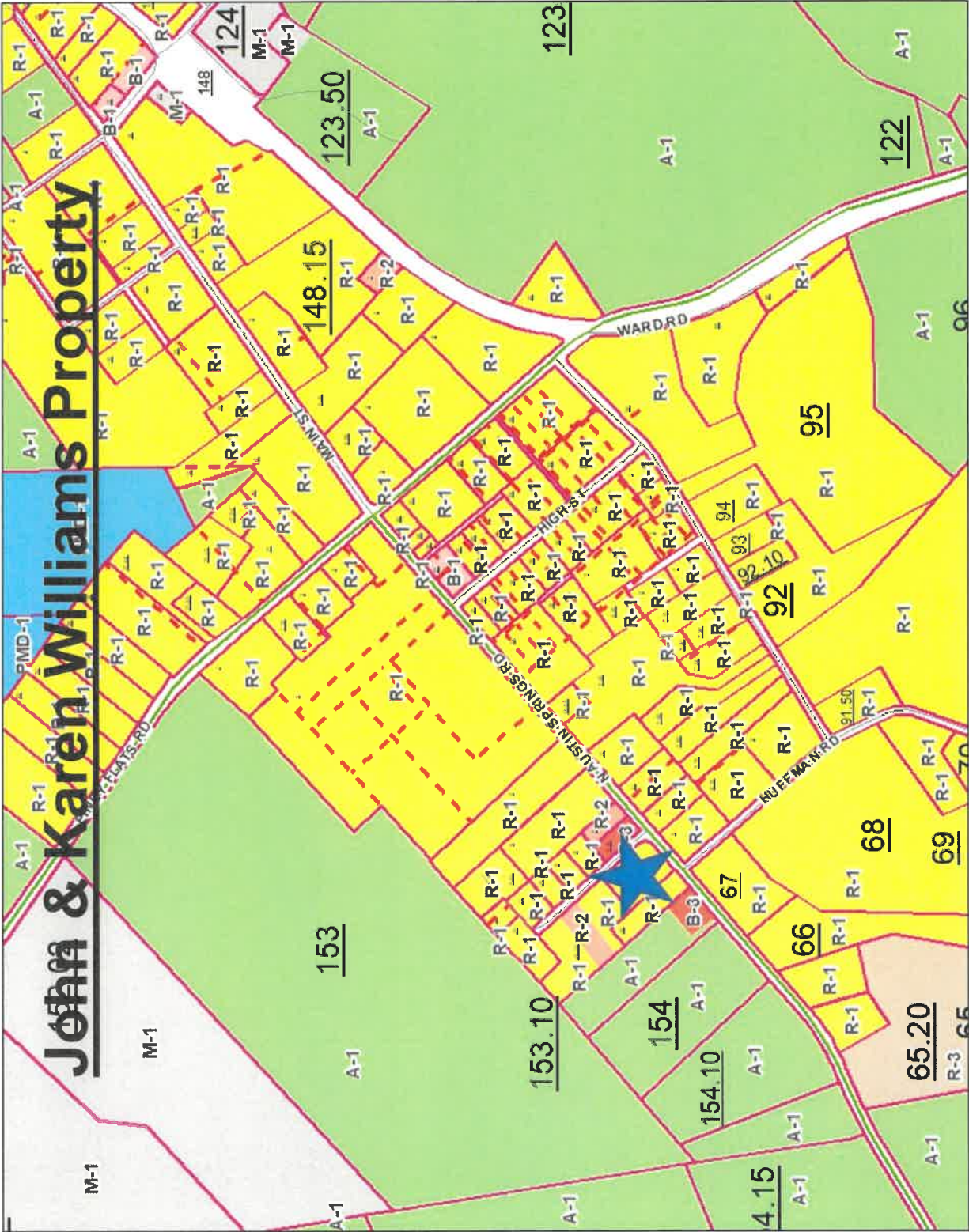
Thoroughfares

Arterial

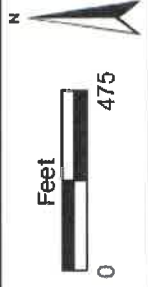
Collector

Sullivan County Zoning

- A-1
- A-2
- A-5
- AR
- B-1
- B-2
- B-3
- B-4
- M-1
- M-2
- PBD-3
- PBD/SC
- PMD-1
- PMD-2
- R-1
- R-2
- R-2A
- R-3
- R-3A
- R-3B
- Water



John & Karen Williams Property



Changes Since Last PRM

- No Line Change
- Revised Dimension
- Revised Orientation
- Revised Location
- Revised Elevation
- Revised Structure

Sullivan County, TN
 Planning and Codes Dept.





SULLIVAN COUNTY
Planning & Codes Department
3425 Highway 126 | Historic Snow House
Blountville, TN 37617
Office: 423.323.6440
Fax: 423.279.2886

NOTICE OF REZONING REQUEST

November 22, 2021

Dear Property Owner:

Please be advised John & Peggy Williams have applied to Sullivan County to rezone property located 320 N Austin Springs Road from R-1 (Low Density/Single Family Residential District) to B-1 (Convenience Neighborhood Business District) for the purpose a children's day care.

Sullivan County Regional Planning Commission – 6:00 PM on December 21, 2021

County Commission – 6:00 PM on January 20, 2022

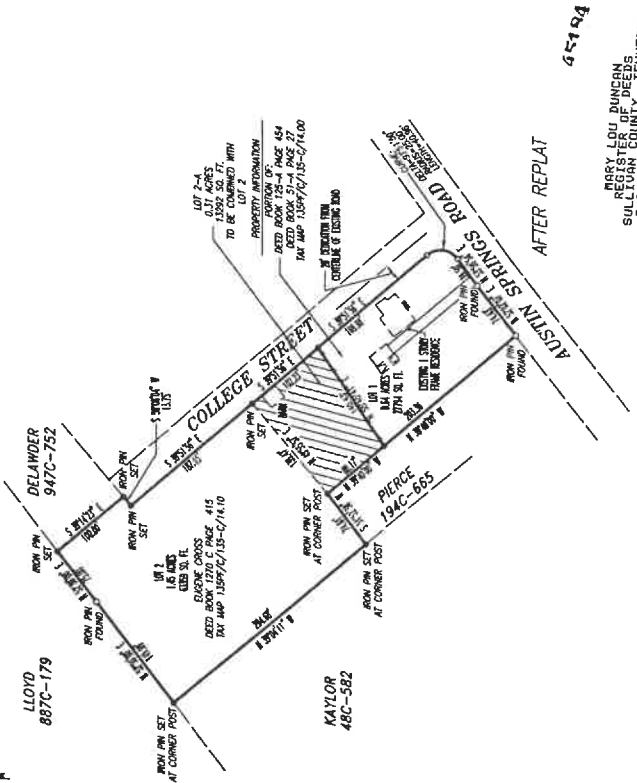
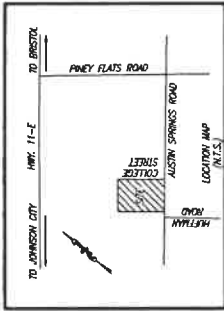
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Regards,

A handwritten signature in cursive script, appearing to read "A. Torbett".

Ambre M. Torbett, AICP
Director Planning & Codes

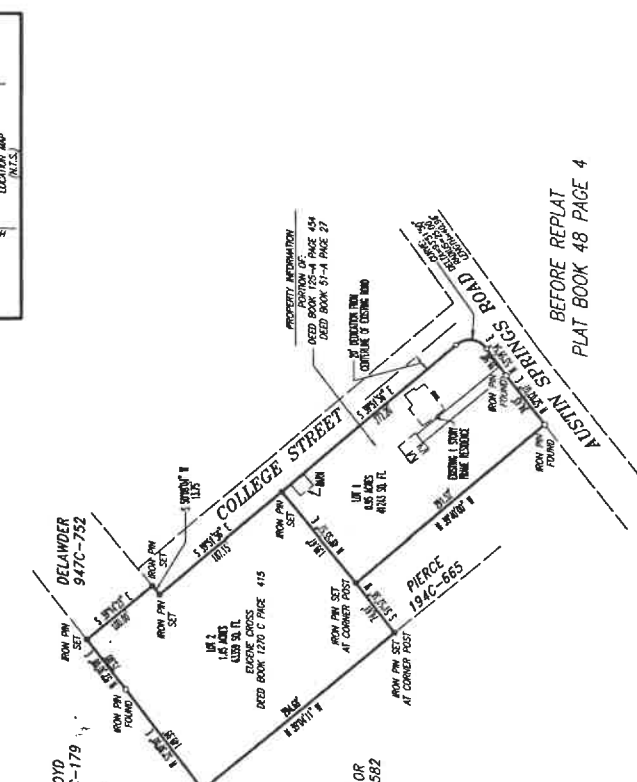
mh



65124

MARY LOU DUNBAR
SULLIVAN COUNTY REGISTER OF DEEDS
BOOK 29-200 PAGE 1180
RECEIPT 190-09-1849-0012.00
Slide A-103

BOOK P 50 PAGE 419



487C-179

947C-752

48C-582

194C-605

BEFORE REPLAT
PLAT BOOK 48 PAGE 4

* Approval is hereby granted for the L AND 2, defined as Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the State of Tennessee restrictions and a private well system.

After to any construction of a structure, mobile or permanent, the owner shall install and maintain a subsurface sewage disposal system on SSD system permit issued by the Division of Ground Water Protection. These plans, under final underground cables and drawings should be filed with the Division of Ground Water Protection. Any change, moving or alterations of the lot and conditions may void this approval.

Rob Hildebrand
2-24-00
Date
Director of Ground Water Protection

HIGHLANDS SURVEYING 802 BUFFALO ST. OAKHURST CITY, TN 423-975-9239 PROJECT # 001608		REPLAT OF WILHOIT DIVISION SULLIVAN COUNTY REGIONAL PLANNING COMMISSION	
<p>CERTIFICATE OF OWNERSHIP AND DECLARATION</p> <p>I (WE) HEREBY CERTIFY THAT I (AM WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPTE THIS PLAN OF SUBDIVISION, REPLAT, AND REEVALUATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND DELEGATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.</p> <p><i>Gregory Wilhoit</i> DATE 2-25-00</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN.</p> <p>DATE 2-21-00 REGISTERED G.S. SURVEYOR <i>John R. Wilhoit</i></p>	
<p>CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES</p> <p>I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND DISPOSAL SYSTEMS OR SYSTEMS INSTALLED, PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AS SHOWN.</p> <p>DATE 2-24-00 DIRECTOR OF GROUND WATER PROTECTION <i>Rob Hildebrand</i></p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS SUCH AS WEASLES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER.</p> <p>DATE 2-28-00 REGISTERED PLANNING COMMISSION <i>John R. Wilhoit</i></p>	
<p>TOTAL ACRES 2.8 ACRES NEW ROAD .80</p> <p>OWNER SULLIVAN COUNTY COUNTY CLERK CARTER G. FINNITE</p> <p>CLOSEURE ERROR \$10,000</p> <p>SCALE 1"=100' 100' 0' 100'</p>		<p>TOTAL ACRES 2.8 ACRES NEW ROAD .80</p> <p>OWNER SULLIVAN COUNTY COUNTY CLERK CARTER G. FINNITE</p> <p>CLOSEURE ERROR \$10,000</p> <p>SCALE 1"=100' 100' 0' 100'</p>	



320





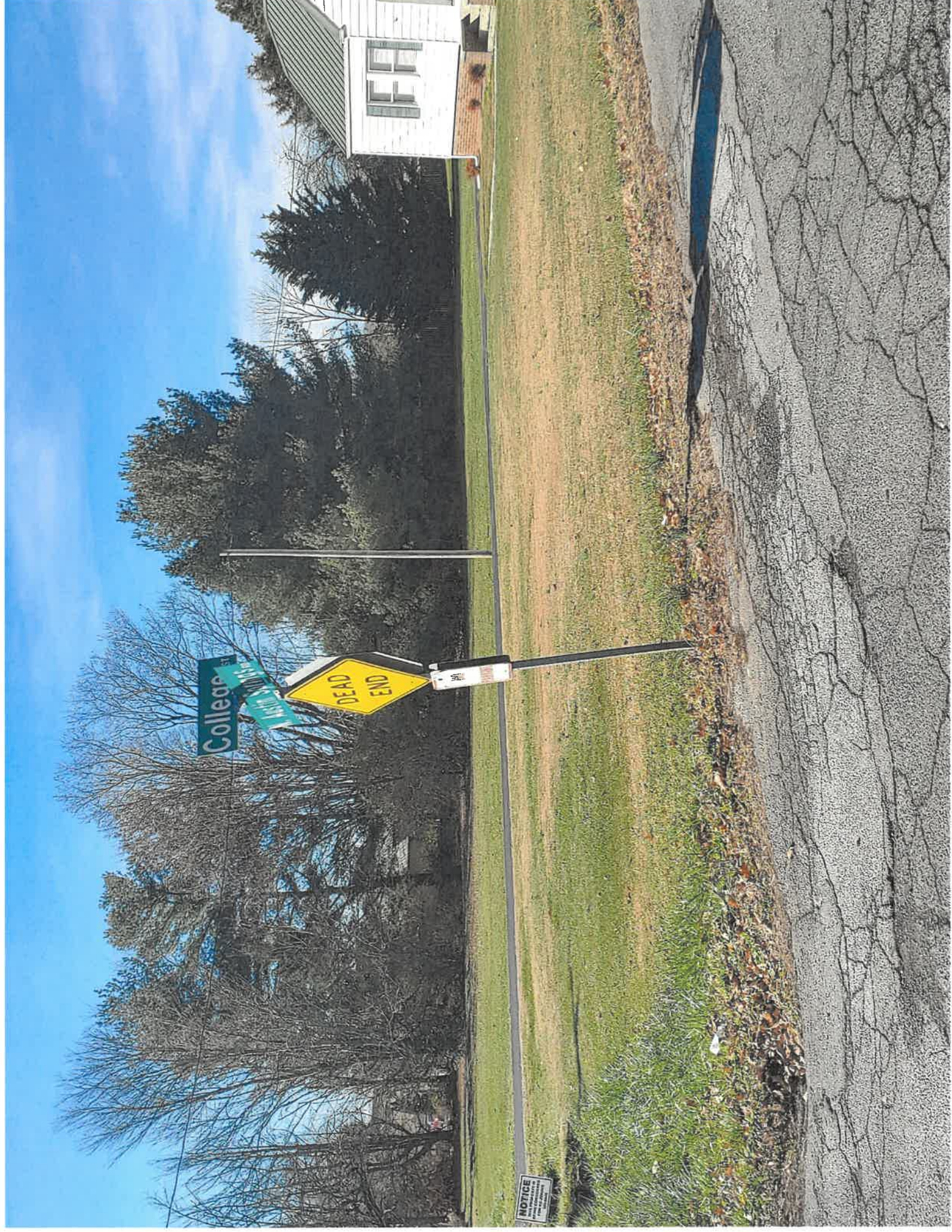
NOTICE
FOR INFORMATION



NOTICE
THIS PROPERTY IS
BEING CONSIDERED
FOR RE-ZONING
373-6488

College

622 CC



NOTICE
This sign is for informational purposes only.
It does not constitute a contract.