

Agenda
Bluff City Planning Commission
July 8, 2025
6:15 P.M.

Call to Order

Roll Call

Minutes

Report from Staff Representative

Discussion / Action – Subdivision Plat for 229 Lakeview Dr.

Discussion – Date Change for Planning Commission Meetings

Discussion – Administrative Approvals

Public Comments

Storm Water Questions or Concerns

Adjournment

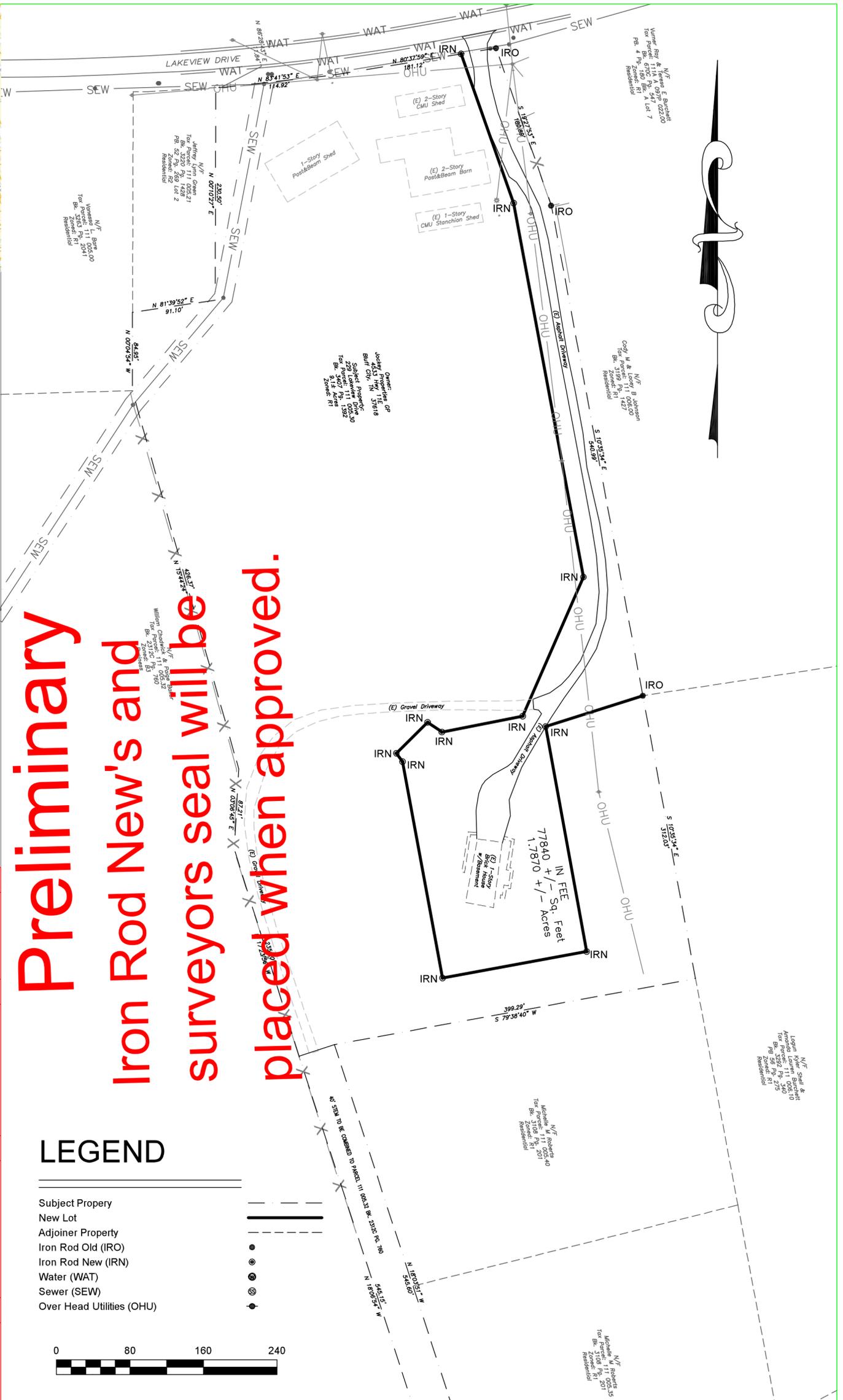


VICINITY MAP
NOT TO SCALE

NOTES:

- 1) SETBACKS TO CONFORM TO CURRENT ZONING.
- 2) DEED REF: PLAT BOOK 3407 - PAGE 1392.
- 3) TAX ID: MAP 111, PARCELS 005.30
- 4) ADDRESS: 229 LAKEVIEW DRIVE, BLUFF CITY, TN.
- 5) THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 47179C0178D, EFFECTIVE DATES SEPT. 29, 2006.
- 6) THE SUBJECT PROPERTY DOES NOT CONTAIN VISIBLE SINKHOLES. THE ZONING ORDINANCE OF JOHNSON CITY DEFINES ALL SINKHOLES TO HAVE A 25 - YEAR "NO - BUILD" AND A 100 - YEAR "FLOODPLAIN" LINE, WHICH RESTRICTS OR MODIFIES DEVELOPMENT ADJOINING OR DRAINING TO A SINKHOLE.
- 7) THE SUBJECT PROPERTY DOES NOT CONTAIN A VISIBLE UNMAPPED STREAM. SMALL STREAMS ARE NOT SHOWN ON THE FLOOD INSURANCE RATE MAPS, AND THE ZONING ORDINANCE OF JOHNSON CITY REGULATES DEVELOPMENT NEAR UNMAPPED STREAMS.
8. THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OR LOCATION OF EXISTING EASEMENTS THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.
- 9) SURVEY REQUESTED BY: CHAD BAKER
- 10) EASEMENTS FOR UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE PROVIDED ALONG ALL FRONT, REAR, AND SIDE PROPERTY LINES, AND SHALL BE A MINIMUM OF 7.5' WIDE. EASEMENTS OF THE SAME OR GREATER WIDTH MAY BE REQUIRED ALONG PROPERTY LINES OR ACROSS LOTS WHERE NECESSARY FOR THE EXTENSION OF EXISTING OR PLANNED UTILITIES OR DRAINAGE WAYS.
- 11) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PROFESSIONAL TITLE EXAMINATION.

Preliminary
Iron Rod New's and
surveyors seal will be
placed when approved.



CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Bluff City Tennessee Planning Commission and that the monuments have been placed as shown hereon.

00/00/2024
Date
TN RLS #2386
Tennessee Registered Land Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

_____, 20__
Date

Owner

Owner

CERTIFICATION OF THE APPROVAL OF STREETS AND OTHER INFRASTRUCTURE

I hereby certify: (1) that streets, drainage and _____ infrastructure have been installed in an acceptable manner and according to city specifications or, (2) that a security bond in the amount of \$ _____ has been posted with the planning commission to assure completion of all required improvements in case of default.

_____, 20__
Date

City Engineer or County Road Commissioner

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environmental and Conservation, Division of Water Resources, or the local municipal water district, and are hereby approved as shown.

_____, 20__
Date

City or County Health Officer or His Authorized Representative

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Johnson City, Tennessee, with the exception of such variances, 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 Washington County Registrar.

Confirmed by Sullivan County Planning Director Date

Secretary, Bluff City Planning Commission Date

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the sewerage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Water Resources, or local municipal sewer department, and are hereby approved as shown.

_____, 20__
Date

City Sewer Director

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

I hereby certify that the addresses, as noted on the final plat, are approved as assigned.

_____, 20__
Date

Sullivan County Director of 911 Addressing or His authorized representative

911-ADDRESSING

Lot 00.00	229 Lakeview Drive
-----------	--------------------



Baker's Construction Services
4533 Highway 11-E
Bluff City, TN 37618
P.O. Box 417
Piney Flats, TN 37686
423.538.4400 423.538.1165 fax
www.bakersconstructionservices.com

<i>Johnson Estate</i>			
<i>BLUFF CITY PLANNING COMMISSION</i>			
TOTAL ACRES	See Acreage Hereon	TOTAL LOTS	2
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	See Ownership Hereon	CIVIL DISTRICT	16th
SURVEYOR	J. OWENS, RLS TN#2386	CLOSURE ERROR	1/10,000
BCS: Johnson 00/00/0000		Rev.0 0/00/0000	