



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, April 16, 2026 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom: Room 307

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the March 16, 2026 Work Session Minutes
2. Approval of the March 19, 2026 Regular Meeting Minutes

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Fieldcrest Phase 1 (PD25-0125). The Commission is requested to release the current Irrevocable Letter of Credit for Fieldcrest Phase 1. (Pyatte)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Morison Avenue Rezoning (REZONE26-0072). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to P-1. (McMurray)

2. Fieldcrest Acres Phase 2 Final Plat (PD26-0070) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 2. (Cooper)
3. Fieldcrest Acres Phase 2 Irrevocable Letter of Credit (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2. (Cooper)
4. Fieldcrest Acres Phase 2 Subdivision Bond (PD26-0070). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 2. (Cooper)
5. Bancroft Heights Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Bancroft Heights Subdivision. (Cooper)
6. 1735 Keller Street, Preliminary Zoning Development Plan (COMDEV26-0076). The Commission is requested to grant preliminary zoning development plan approval for 1735 Keller Street. (Pyatte)
7. 526 Sequoyah Drive Surplus (SURPLS26-0086). The Commission has been requested to declare 526 Sequoyah Drive as surplus property. (Cooper)

VII. OTHER BUSINESS

1. Approved Subdivisions
2. Kingsport Comprehensive Plan Adoption. Consultant Winston Mitchell will attend our regular meeting to present the Comprehensive Plan for adoption. (Weems)

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN