



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, September 17, 2026 at 5:30 PM
City Hall, 415 Broad Street, Boardroom**

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 August 17, 2026 Work Session Minutes.
2. Approval of the August 20, 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. Brickyard Village Phase 1B Final Amendment (PD25-0170). The Commission is requested to grant approval for an amendment to the Brickyard Village Phase 1B Final Plat. (Cooper)
2. The Arbor Phase 2 Final Planned Development Amendment (PD26-0109). The Commission is requested to grant approval for an amendment to The Arbor Phase 2 Final Planned Development Plat. (Cooper)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Bancroft Hills Phase 1 Final Plat (PD26-0241). The Commission is requested to grant final plat approval for Bancroft Hills Phase 1. (Cooper)
- [2.](#) Bancroft Hills Phase 1 Irrevocable Letter of Credit (PD26-0241). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Bancroft Hills Phase 1. (Cooper)
- [3.](#) Bancroft Hills Phase 1 Subdivision Bond (PD26-0241). The Commission is requested to accept a subdivision bond for on-site improvements for Bancroft Hills Phase 1. (Cooper)
- [4.](#) 616 Beaver Lane (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 616 Beaver Lane along with the accompanying irregular lot variance. (Cooper)
- [5.](#) 664 Valley Drive County Rezoning (REZONE26-0209). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the County rezoning request from County R-1 to County A-5. (Cooper).
- [6.](#) DB Right-of-Way Abandonment (VACATE25-0049). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate the public right-of-way for Indian Court, Midland Drive, and Auditorium Drive. (Cooper)
- [7.](#) Sullivan County Text Amendment (ZTA26-0235). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. (Cooper)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

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



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

**Monday, August 17, 2026 at Noon
City Hall, 415 Broad Street, Conference Room 226**

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

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Candice Hilton, Tim Dean, BJ Walsh

Members Absent: Chip Millican, Jason Snapp, Curtis Montgomery

Staff Present: Ken Weems, AICP, Jessica McMurray, JoAnn Williams, Sam Cooper, Garret Burton

Visitors: Alison Winters

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the July 13, 2026 Work Session Minutes
2. Approval of the July 16, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. No official action was taken.

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. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to a completion of all required improvements. The amount of the DR Horton Bond is \$106,114.26. Staff noted that the remaining improvement have been completed and inspected. Staff recommended releasing the bond. No official action was taken.
2. 2020 Springfield Avenue Sewer Line Easement Abandonment (VACATE26-0213). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for 2020 Springfield Avenue. Staff noted that the existing easement was incorrectly located and does not contain a sewer line or a need for a future sewer line. Staff stated that the incorrectly located easement is proposed to be abandoned. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Airport Parkway Annexation (ANNEX26-0192). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Airport Parkway Annexation to the Board of Mayor and Aldermen. Staff reviewed the annexation area with the Commission. Staff noted that this owner-requested annexation area is being combined with the parent parcel that abuts the area to the south. Staff noted that a proposed MX zone is recommended for the property. Staff noted that services are available once the subdivision plat combination occurs. Staff noted that the size of the annexation area is approximately 1.7 acres. No official action was taken.
2. Miller Parke Plan Amendment (PD26-0143). The Commission is requested to approve an amendment to the Miller Parke development plan. Staff stated that the request is from the owners of the property, the Home Owner's Association (HOA) for Miller Parke. Staff noted that the HOA desires to reduce the amount of open space in the development to the minimum required in the zoning code. Staff stated that the HOA desired to integrate some of the former open space into existing private property lots in order to expand them. No official action was taken.
3. 1309 E. Stone Drive (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 1309 E. Stone Drive along with the accompanying street frontage variance. Staff stated that the proposed combination plat requires a variance due to no existing road frontage. Staff noted that the resulting parcel would be more in conformance

with existing subdivision regulations once combined. Staff noted that water services requires an easement to sign for water service availability. No official action was taken.

4. 3616 Thornton Drive (MINSUB26-0153). The Commission is requested to grant final subdivision approval for an 8-lot subdivision in accordance with the Minimum Subdivision Regulations. Staff stated that this minor subdivision proposal requires Commission approval due to being over 5 lots. Gary Mayes stated that he lives near the site and anticipates added danger to the area streets due to the traffic the proposal would generate. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Subdivisions were reviewed. No official action was taken.

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



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, August 20, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Tim Dean, BJ Walsh, Jason Snapp, Curtis Montgomery

Members Absent: Chip Millican, Candice Hilton

Staff Present: Ken Weems, AICP, Jessica McMurray, JoAnn Williams, Sam Cooper, Garret Burton

Visitors: Alison Winters, Charles Mowdy, Jennifer Sandvos, Shane McConnell

II. APPROVAL OF THE AGENDA

Staff noted that the 3616 Thornton Drive Minor Subdivision item had been moved to the New Business section of the agenda after work session discussion. A motion was made by Tim Dean, seconded by Curtis Montgomery, to approve the consent agenda as amended. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the July 13, 2026 Work Session Minutes
2. Approval of the July 16, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A minor typo issue was resolved. A motion was made by Tim Lorimer, seconded by Gary Mayes, to approve the minutes as amended. The motion passed unanimously, 7-0.

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. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to a completion of all required improvements. Staff noted that the remaining improvement have been completed and inspected by Engineering. Staff recommended releasing the bond from DR Horton in the amount of \$106,114.26. A motion was made by Tim Lorimer, seconded by Jason Snapp to release the bond. The motion passed unanimously, 7-0.
2. 2020 Springfield Avenue Sewer Line Easement Abandonment (VACATE26-0213). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for 2020 Springfield Avenue. Staff noted that the existing easement was incorrectly located and does not contain a sewer line or a need for a future sewer line. Staff stated that the incorrectly located easement is proposed to be abandoned. A motion was made by Gary Mayes, seconded by BJ Walsh, to send a positive recommendation in favor of abandoning the easement. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Airport Parkway Annexation (ANNEX26-0192). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Airport Parkway Annexation to the Board of Mayor and Aldermen. Staff reviewed the annexation area with the Commission. Staff noted that this owner-requested annexation area is being combined with the parent parcel that abuts the area to the south. Staff noted that a proposed MX zone is recommended for the property. Staff noted that services are available once the subdivision plat combination occurs. Staff noted that the size of the annexation area is approximately 1.7 acres. Staff recommended the annexation based upon safety and welfare of the community. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to send a positive recommendation for the annexation, zoning, and plan of services to the Board of Mayor and Aldermen. The motion passed 6-0-1, with Jason Snapp abstaining from the item and vote.

2. Miller Parke Plan Amendment (PD26-0143). The Commission is requested to approve an amendment to the Miller Parke development plan. Staff stated that the request is from the owners of the property, the Home Owner's Association (HOA) for Miller Parke. Staff noted that the HOA desires to reduce the amount of open space in the development to the minimum required in the zoning code. Staff stated that the HOA desired to integrate some of the former open space into existing private property lots in order to expand them. Staff stated that the amended plan still contains a bit over the minimum 15% open space for the development as a whole. A motion was made by Tim Dean, seconded by BJ Walsh, to approve the amendment to the Miller Parke PD Plan. The motion passed unanimously, 7-0.

3. 1309 E. Stone Drive (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 1309 E. Stone Drive along with the accompanying street frontage variance. Staff stated that the proposed combination plat requires a variance due to no existing road frontage. Staff noted that the resulting parcel would be more in conformance with existing subdivision regulations once combined. Staff noted that water services requires an easement to sign for water service availability. A motion was made by Jason Snapp, seconded by Tim Lorimer, to grant final subdivision approval contingent up on the water service easement being added to the plat. The motion passed unanimously, 7-0.

4. 3616 Thornton Drive (MINSUB26-0153). The Commission is requested to grant final subdivision approval for an 8-lot subdivision in accordance with the Minimum Subdivision Regulations. Staff stated that this minor subdivision proposal requires Commission approval due to being over 5 lots. Gary Mayes stated that the curved portion of the street frontage for this proposal is dangerous due to existing traffic. A motion was made by Curtis Montgomery, seconded by Tim Lorimer, to grant final subdivision approval. The motion passed 6-1 with Gary Mayes voting against the proposal.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Subdivisions were reviewed.

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.

The Chairman opened public comment. No public comment was received. The meeting adjourned at 6:15p.m.

IX. ADJOURN

PROPERTY INFORMATION:**Brickyard Village Phase 1B Final Amendment****ADDRESS:**

Brickyard Park Drive. Kingsport, TN

DISTRICT, LAND LOT:11th Civil District**OVERLAY DISTRICT:**

N/A

EXISTING ZONING:

PD, Planned Development

PROPOSED ZONING:

PD, Planned Development

ACRES:

+/- 4.164

EXISTING USE:

Residential

PROPOSED USE:

Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The developer is seeking to adjust the setbacks for Brickyard Village Phase 1B plat and make a minor adjustment to lot 8 and the adjacent open space. Per the zoning code certain amendments to development plans, such as the adjustment of open space, must be made only by official action of the planning commission.

The development currently has a total density of 9.06 units per acre and open space designation of 46.71%, or +/- 24.96 acres. With the adjustments to the open space, the new open space designation would be 46.67%, or +/- 24.94 acres. This new open space designation would still permit the current density of 9.06 units per acre.

The setbacks for this subdivision are 18' Front, 20' Rear, 5' Side, 15' Corner Lots with 2nd Frontage and are being proposed as: 18' Front, 10' Rear, 5' Side, 5' Corner Lots with 2nd Frontage. The plat itself conforms to the minimum subdivision regulations.

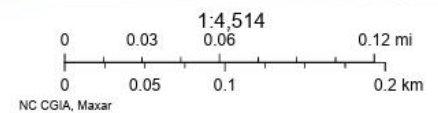
Therefore, staff recommends approving the amendment to the Brickyard Village Phase 1B subdivision plat.

Brickyard Ph. 1B Site Map



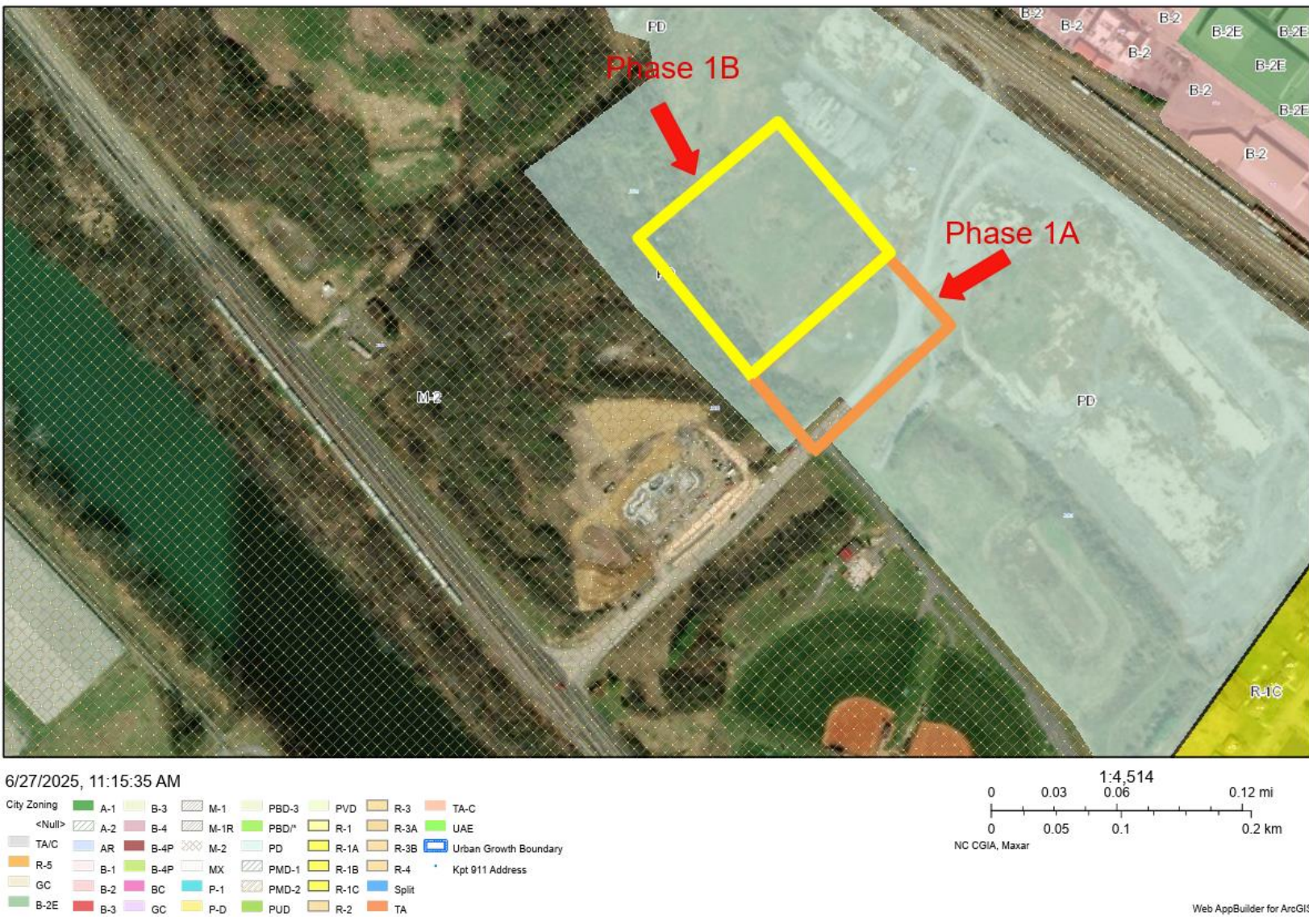
6/27/2025, 11:12:30 AM

- Streets
- Major Arterial
 - Local Street
 - Urban Growth Boundary
 - Interstate
 - Minor Arterial
 - Private Street
 - Kpt 911 Address
 - Expressway
 - Collector Street
 - Ramp

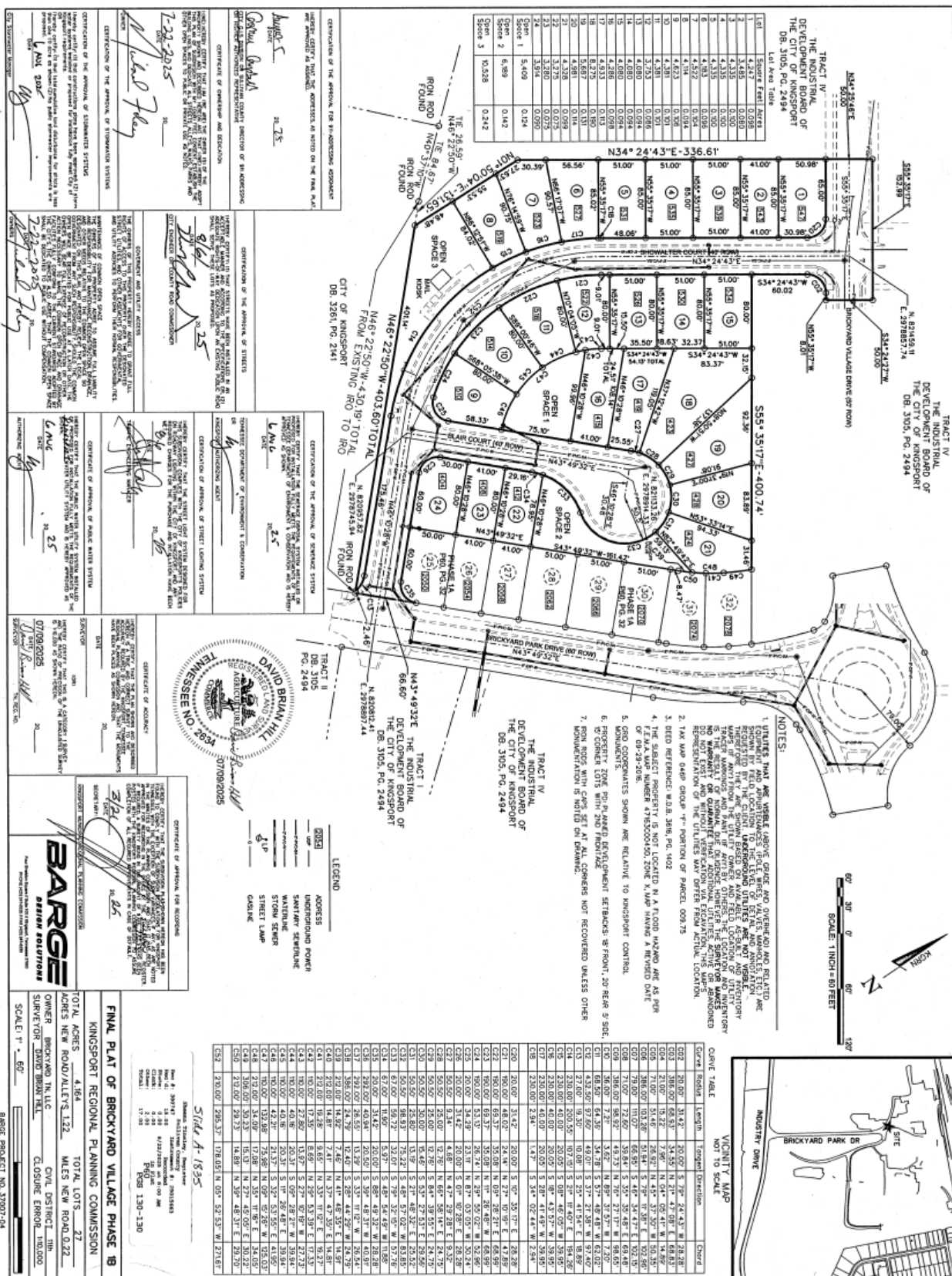


Web AppBuilder for ArcGIS

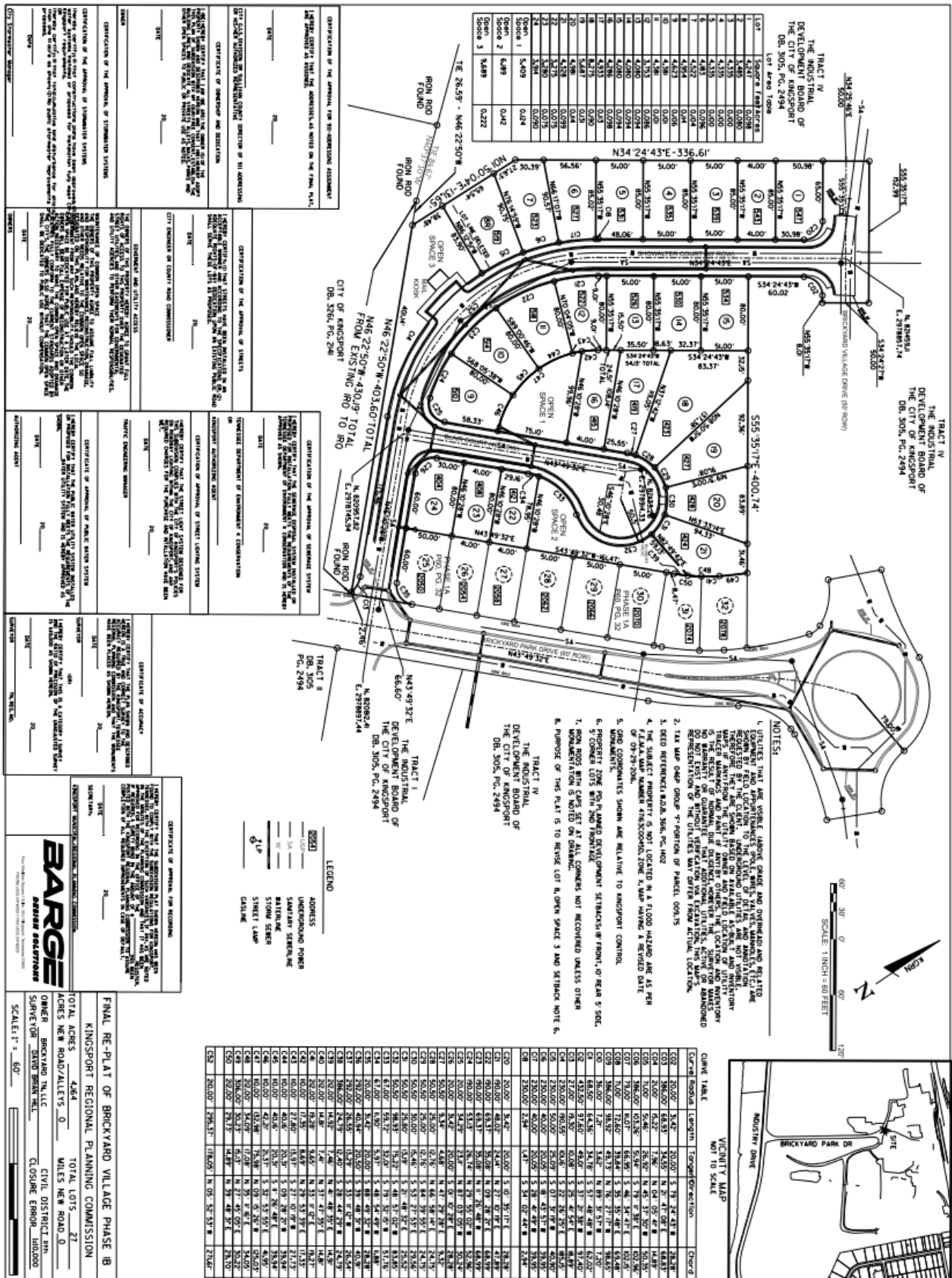
Brickyard Ph. 1B Zoning - PD, Planned Development



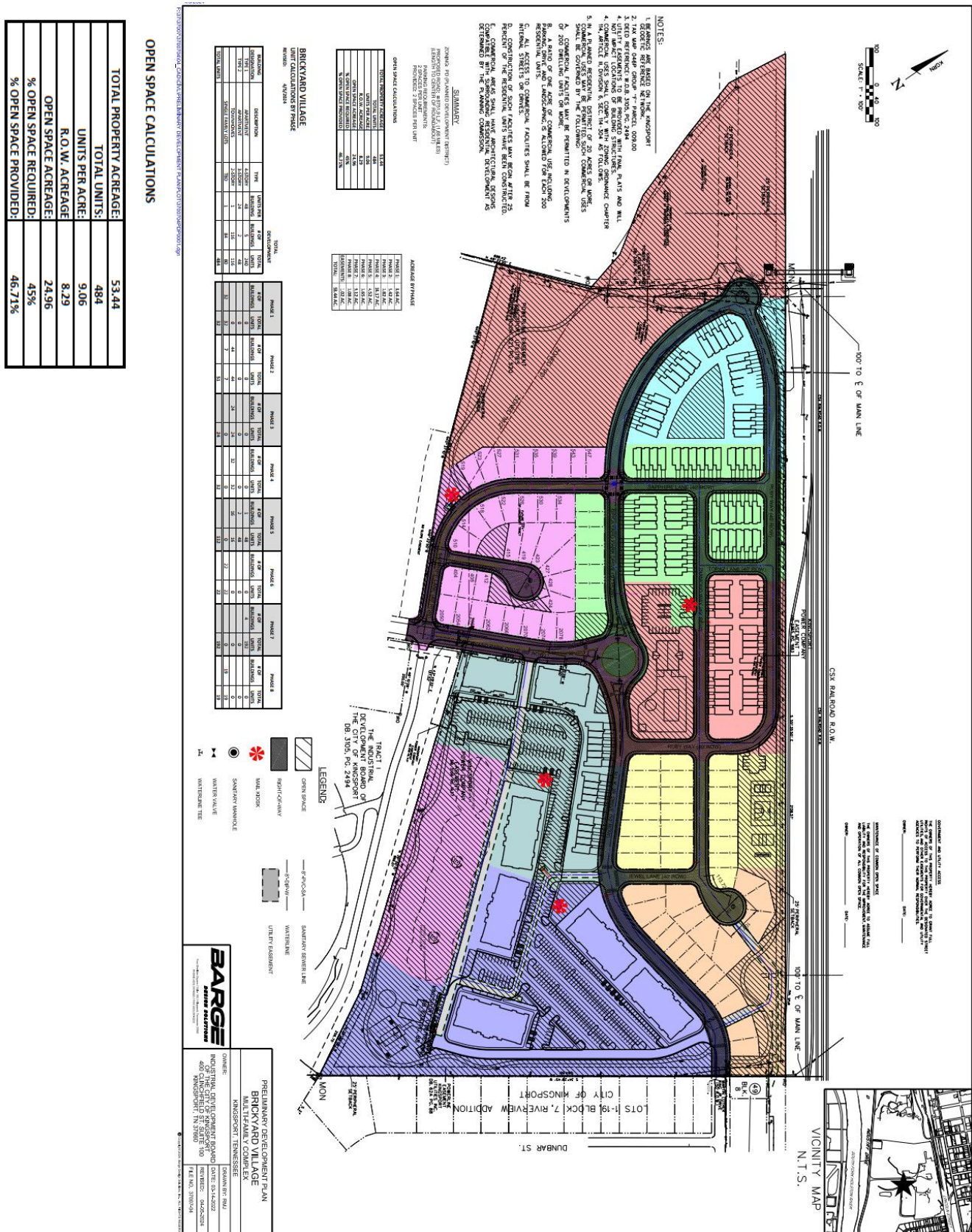
Brickyard Phase 1B Final Plat



Brickyard Phase 1B Plan Amendment



Brickyard Master Preliminary



Recommendation:

Staff recommends approving the amendment to the Brickyard Village Phase 1B subdivision plat.

PROPERTY INFORMATION: The Arbor Phase 2 Final**ADDRESS:** 1119 & 1120 Riverbend Drive**DISTRICT, LAND LOT:** 11th Civil District; Control Map 077H, Group C, Parcel 001.00 & 002.00**OVERLAY DISTRICT:** N/A**EXISTING ZONING:** PD – Planned Development**PROPOSED ZONING:** PD – Planned Development**ACRES:** +/- 9.248**EXISTING USE:** Vacant**PROPOSED USE:** Residential**INTENT**

The applicant is seeking to amend the final plat for The Arbor Phase 2 by updating the Residential Lane cross section. The Residential Lane cross section previously included 6' of sidewalk on one side of the road, which was not required by the developer to do.

The amendment to the residential cross section will still be in line with the minimum subdivision regulations and sidewalk will still be located upon Riverbend Drive.

Therefore, staff recommends approving the amendment to The Arbor Phase 2 Final Planned Development subdivision plat.

The Arbor Ph. 2 Site Map

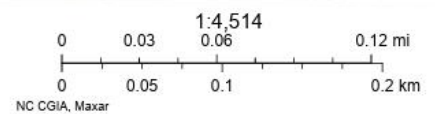


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Sullivan County Parcels Jan 2023

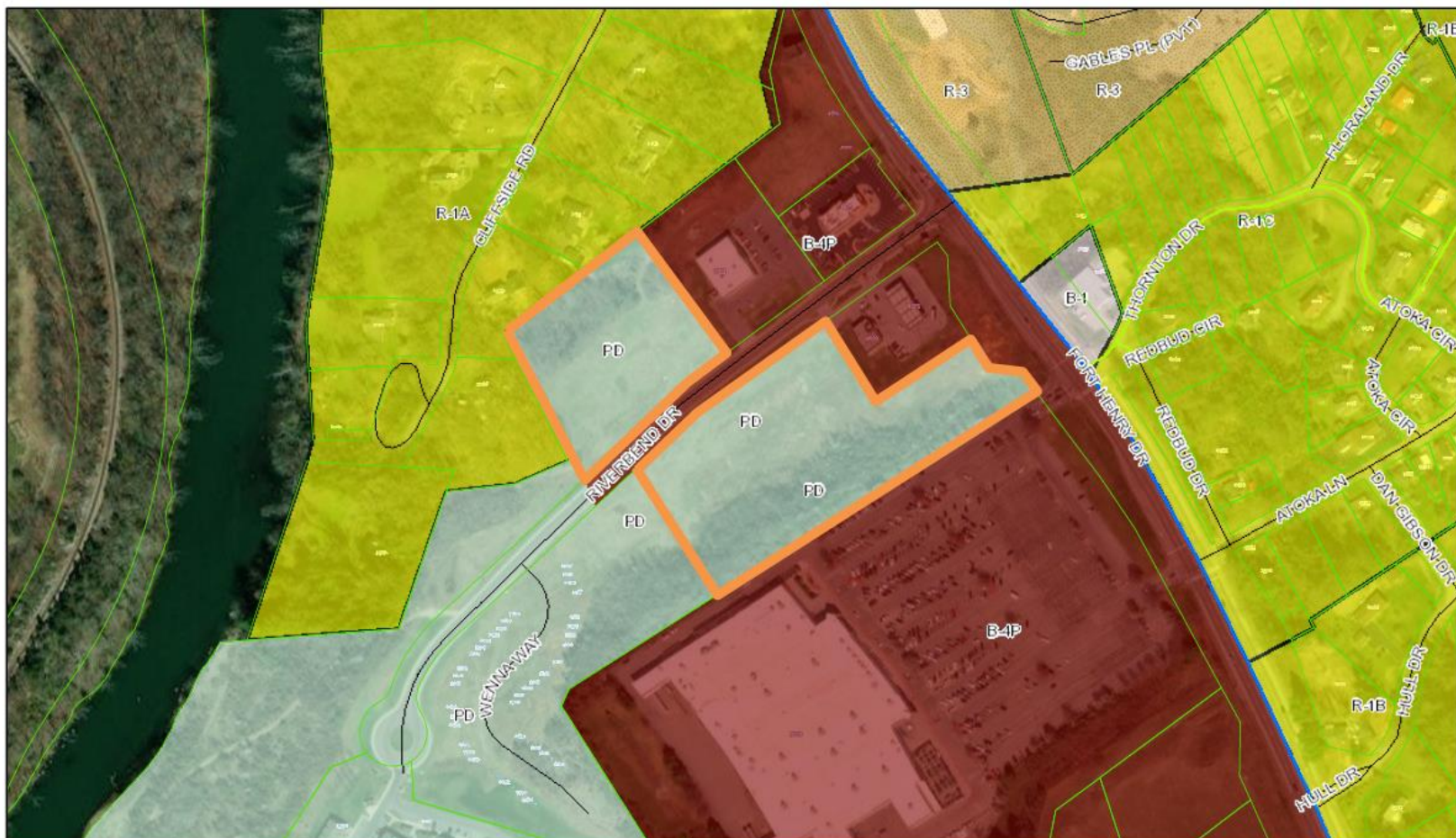
Parcels
Streets
Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Kpt 911 Address



Web AppBuilder for ArcGIS

The Arbor Ph. 2 Zoning

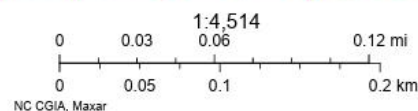


4/1/2025, 3:27:15 PM

Sullivan County Parcels Jan 2023

Legend:

- Parcels
- City Zoning
- TA/C
- R-5
- GC
- B-2E
- A-1
- A-2
- AR
- B-1
- B-2
- B-3
- B-3
- B-4
- B-4P
- BC
- GC
- M-1
- M-1R
- M-2
- MX
- P-1
- P-D
- PBD-3
- PBD"
- PD
- PMD-1
- PMD-2
- PUD
- R-1
- R-1A
- R-1B
- R-1C
- R-2
- R-3
- R-3A
- R-3B
- R-4
- Split
- TA
- TA-C
- UAE
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- Kpt 911 Address



Web AppBuilder for ArcGIS

The Arbor Phase 2 Final

THE ARBOR - PHASE 2

RIVERBEND ROAD

KINGSPORT, TENNESSEE

LOCATION MAP

TYPICAL LANE SECTION

SCALE: NTS

NOTE: ALL CONCRETE SIDEWALK, CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSPORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

TOWN HOME DIMENSIONS NTS

TOWN HOME DIMENSIONS NTS

PHASE 2 FINAL PLANNED DEVELOPMENT

CITY OF KINGSPORT PLANNING COMMISSION

THE ARBOR

PHASE 2 FINAL PLANNED DEVELOPMENT

CITY OF KINGSPORT PLANNING COMMISSION

TOTAL ACRES 9.248

ACRES NEW ROAD 0.882

TOTAL UNITS 47

MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC

CIVIL DISTRICT 116

SURVEYOR: LARRY CULBERTSON

CLOSURE ERROR: 1/10,000

SCALE 1"=60'

DATE: 6-19-26

Sheet 1 of 3

SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC

367 HOG HOLLOW ROAD

JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PROPERTY CURRENTLY ZONED PD (CITY OF KINGSPORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERIMETER - 25' BUFFER

FRONT YARD - N/A

REAR YARD - N/A

SIDE YARD - N/A

SULLIVAN COUNTY - 2 PARCELS:

NORTH (N) - 080207H C00010

SOUTH (S) - 080207H C000200

PROPOSED USE:

47 MULTI-FAMILY DWELLING UNITS (M+5)

PARKING SPACES:

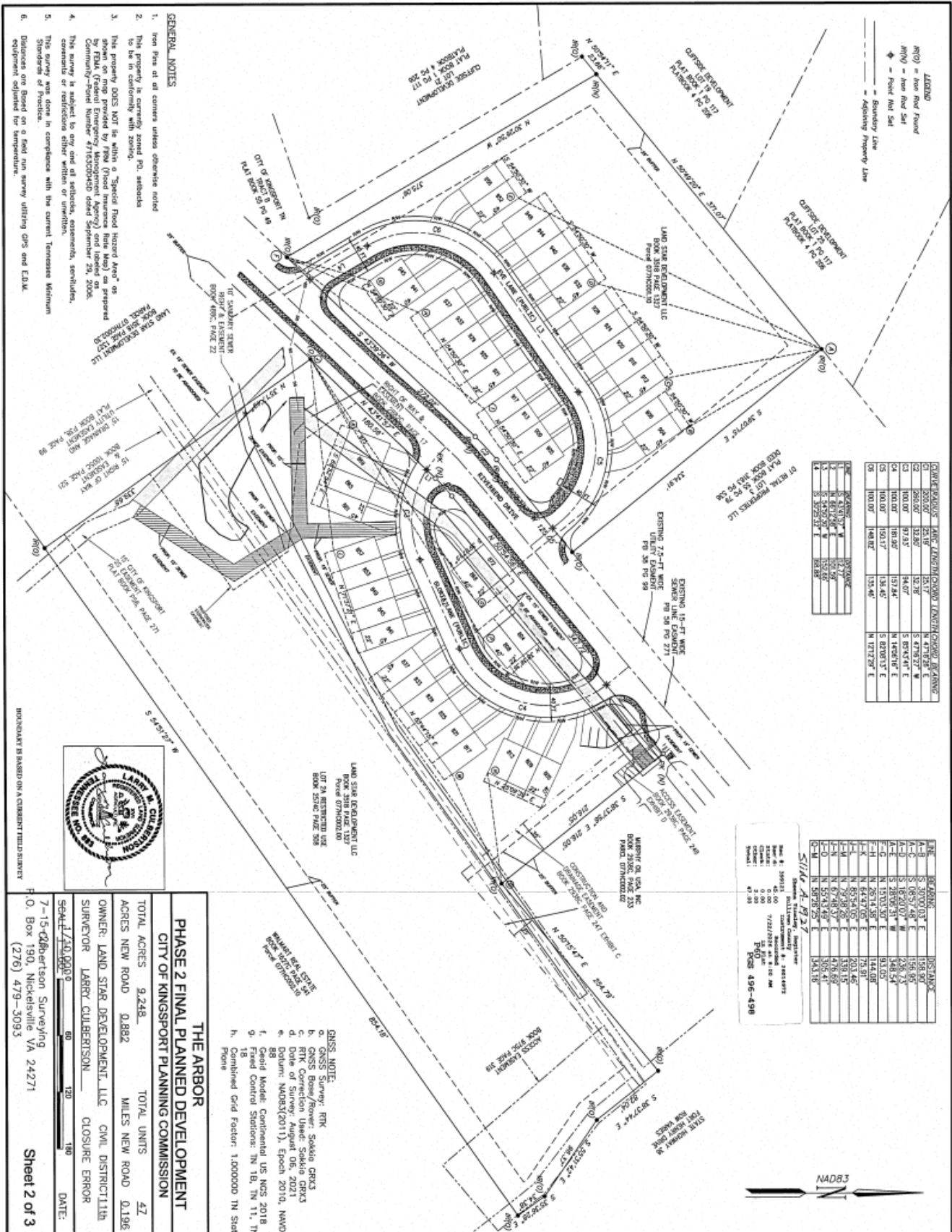
2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)

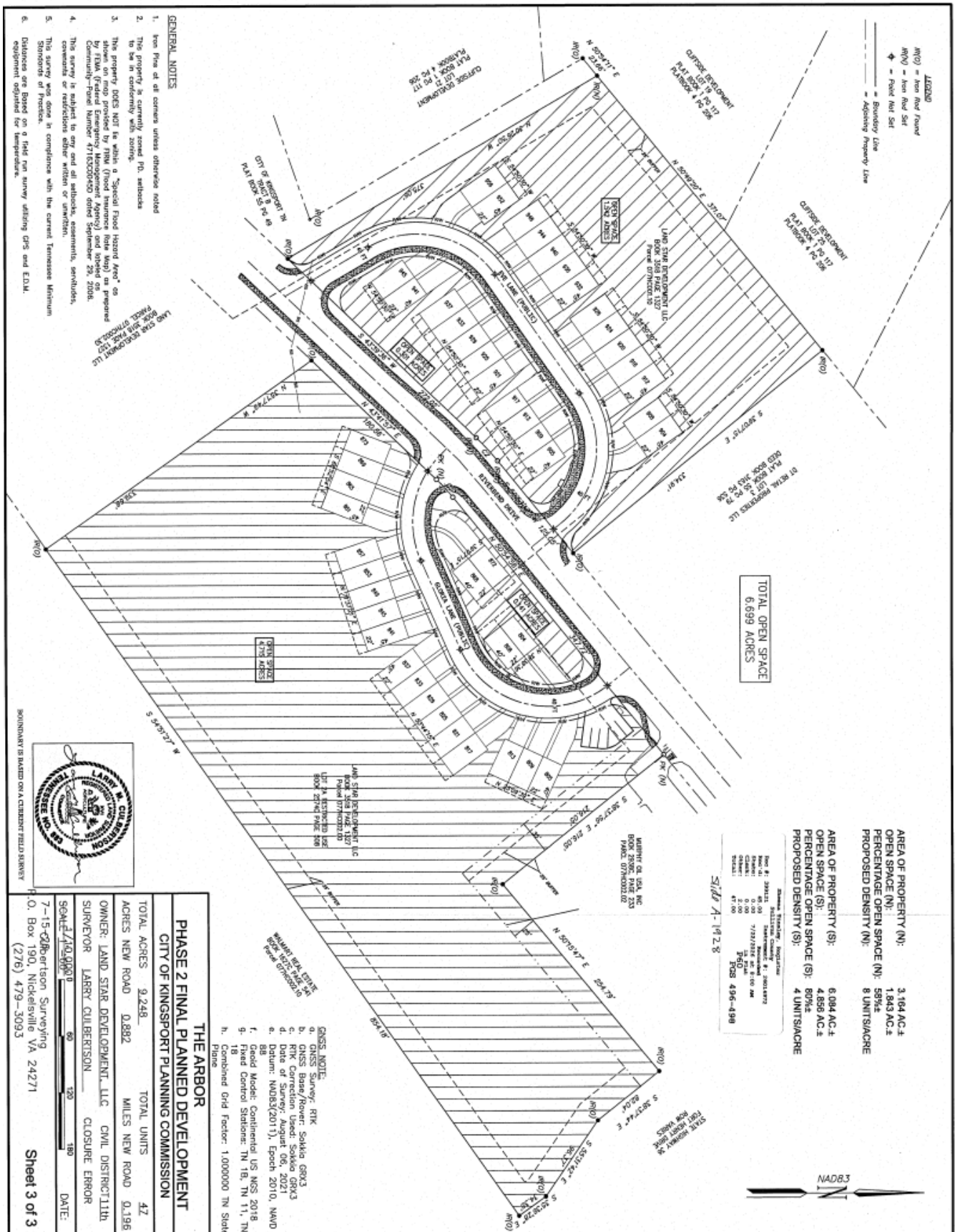
+ 5 COMMON PARKING SPACES = 99 PARKING SPACES PROVIDED.

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.





The Arbor Phase 2 Final Amendment

REPLAT OF THE ARBOR - PHASE 2

RIVERBEND ROAD

KINGSPORT, TENNESSEE

LOCATION MAP

TOWN HOME DIMENSIONS NTS

TOWN HOME DIMENSIONS NTS

RESIDENTIAL LANE SECTION

PHASE 2 FINAL PLANNED DEVELOPMENT

CITY OF KINGSPORT PLANNING COMMISSION

REPLAT OF THE ARBOR

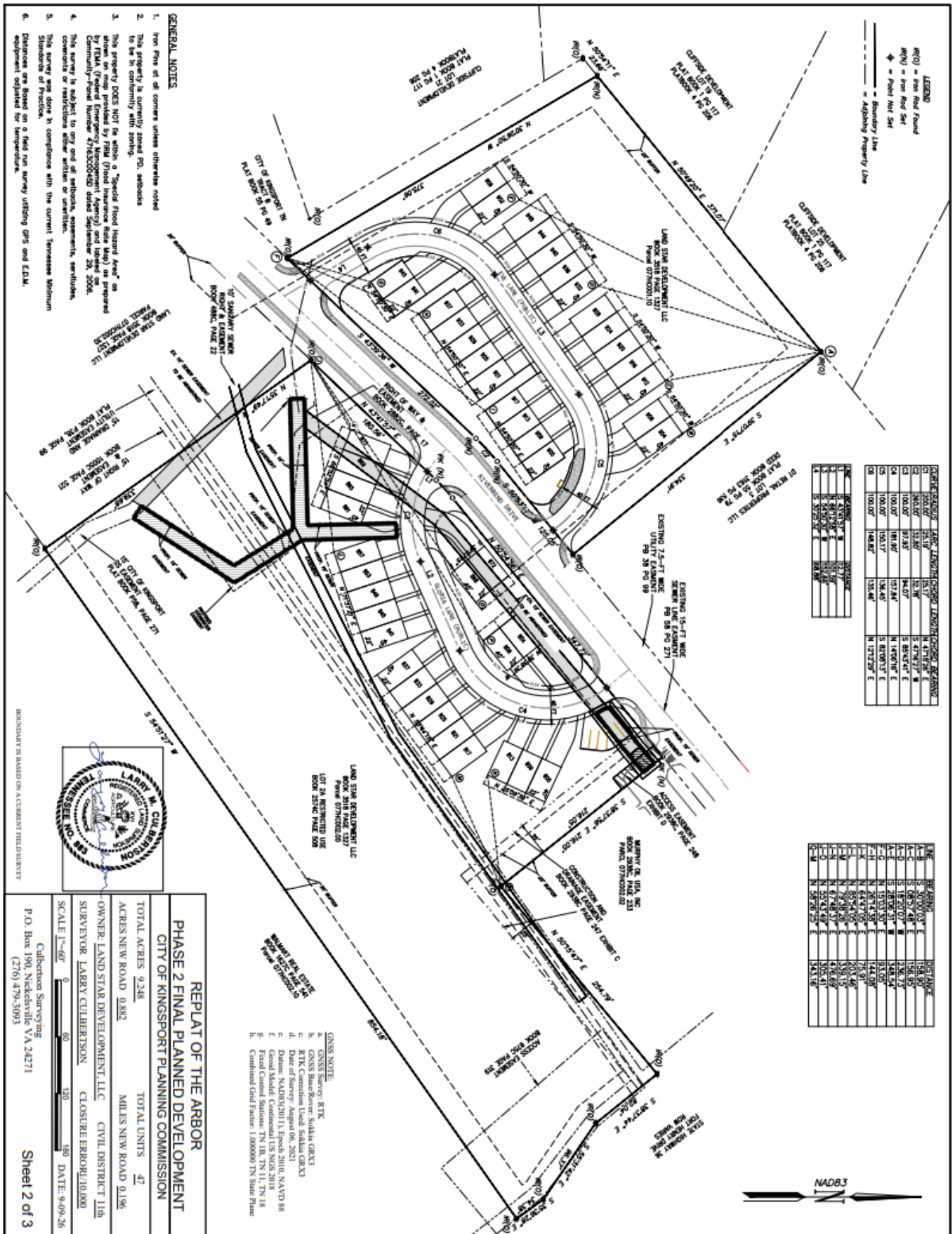
OWNER: LAND STAR DEVELOPMENT, LLC

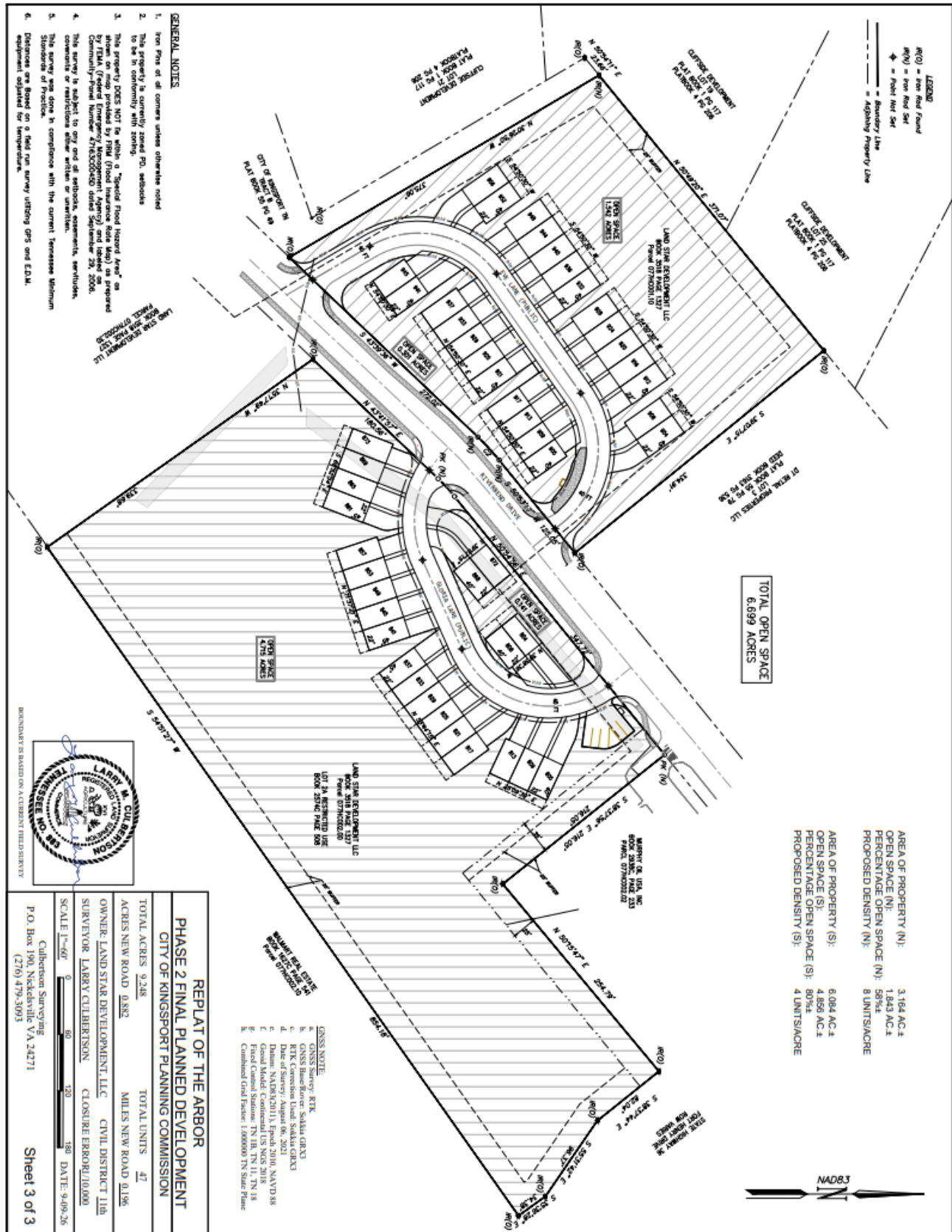
SURVEYOR: LARRY CLIBERTSON

CIVIL DISTRICT 11th

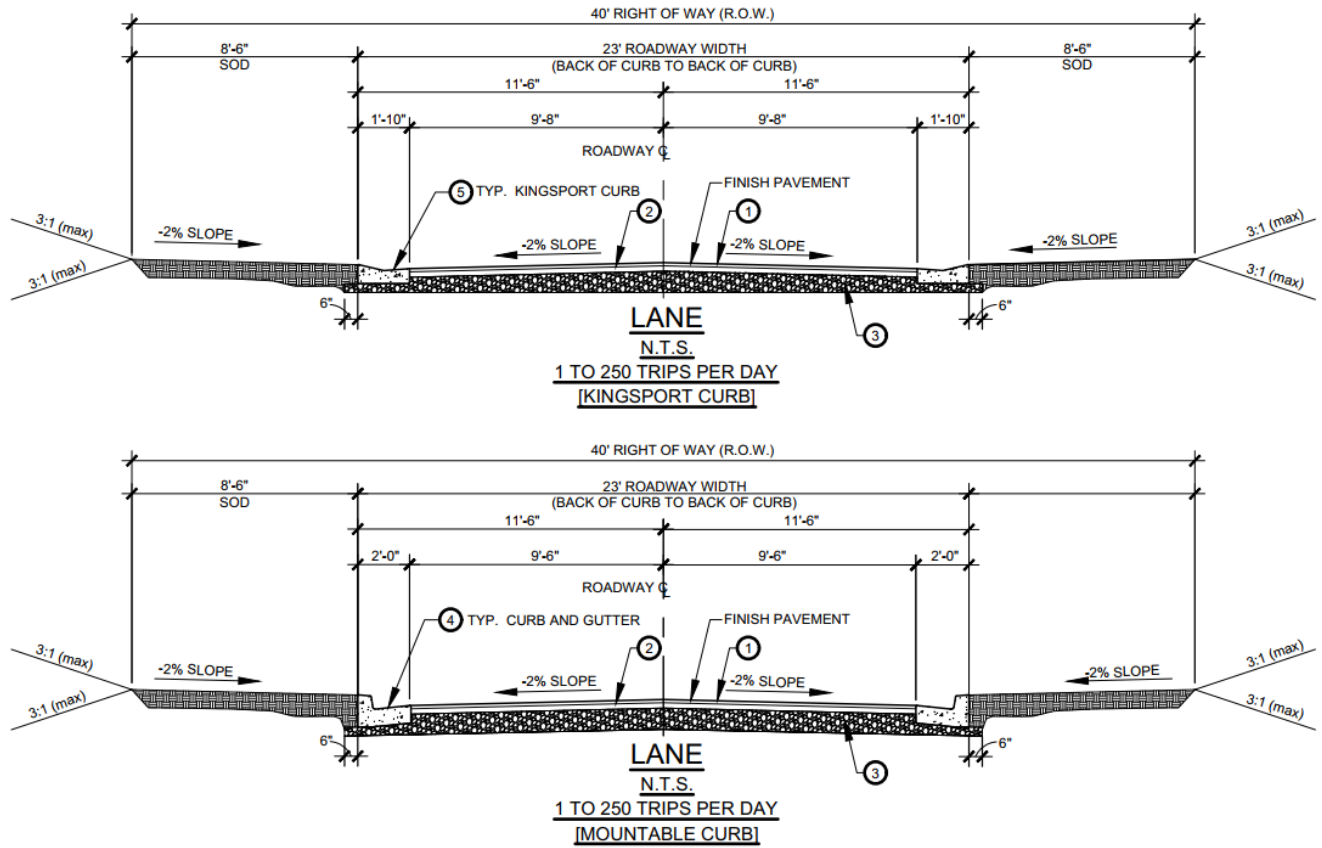
DATE: 9-09-26

Sheet 1 of 3





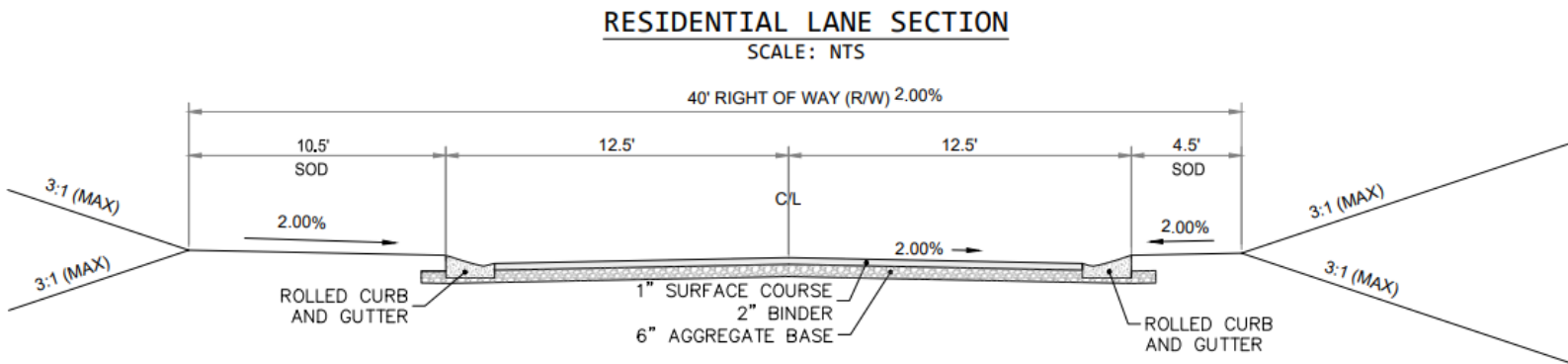
Minimum Subdivision Regulation's Residential Lane Cross-Section



LEGEND

1. 1" SURFACE COURSE	5. KINGSPORT CURB - SEE CITY OF KINGSFORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. 2" BINDER	
3. 6" AGGREGATE BASE	
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSFORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.	

Amended Residential Lane Cross-Section



Recommendation:

Staff recommends approving the amendment to The Arbor Phase 2 Final Planned Development subdivision plat.

PROPERTY INFORMATION:**Bancroft Hills Phase 1 Final Plat**

ADDRESS:	Bancroft Chapel Rd., Kingsport, TN
DISTRICT, LAND LOT:	10 th Civil District, Tax Map 032 Parcel 015.20
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD – Planned Development District
PROPOSED ZONING:	PD – Planned Development District
ACRES:	+/- 14.199
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The applicant is requesting Final Planned Development plat approval for Phase 1 of the Bancroft Hills Subdivision, previously named the Bancroft Heights Subdivision, consisting of 35 single-family detached units.

The plan for this phase shows the required 25' development free periphery and appropriate density of 3.36 units per acre in accordance with the amount of open space provided, 2.455 acres. The density for all phases is 1.86 units per acre with an open space designation of, 19.43 acres.

Water is being supplied by Bloomingdale Utility District, who has provided a letter to the City stating the Phase 1 water line installation, pressure testing, and bacteriological sampling are complete.

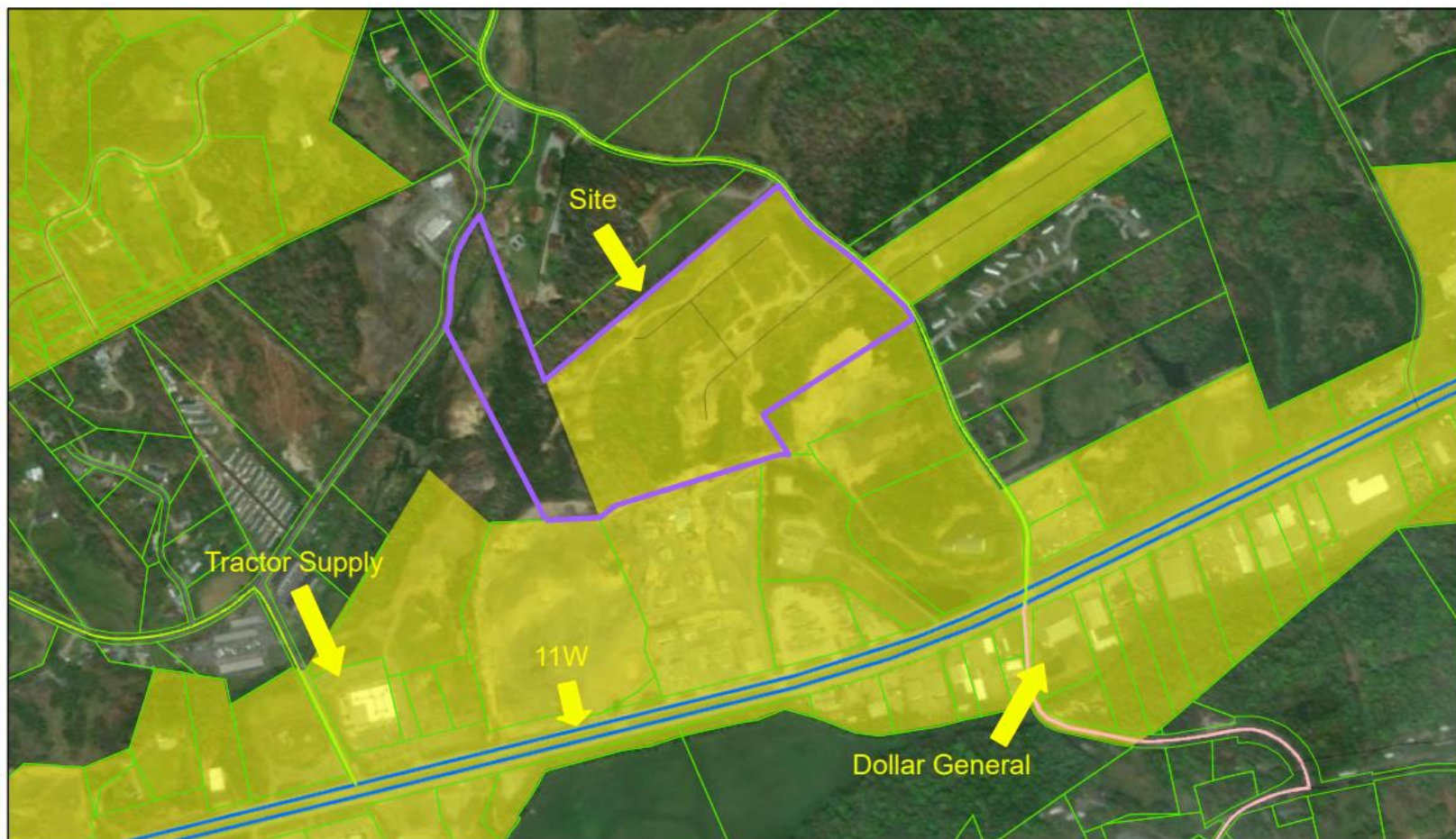
Integrity Building Group, LLC., has also requested the Planning Commission accept an irrevocable letter of credit for the remaining on-site improvements listed in their bond estimate totaling \$627,386.58.

D.R. Horton is also requesting that the Planning Commission accept a performance bond for the remaining on-site improvements listed in their surety estimate totaling \$104,344.17.

Both the irrevocable letter of credit & performance bond will have a performance date of June 17, 2027 and an expiration date of September 17, 2027.

Staff recommends granting final plat approval for Phase 1 of the Bancroft Hills Subdivision and accepting the irrevocable letter of credit and performance bond contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney as well as revisions being submitted for the final plat.

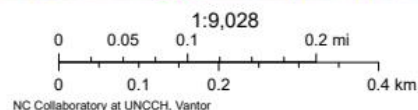
Bancroft Hills Site Map



9/8/2026, 4:09:42 PM

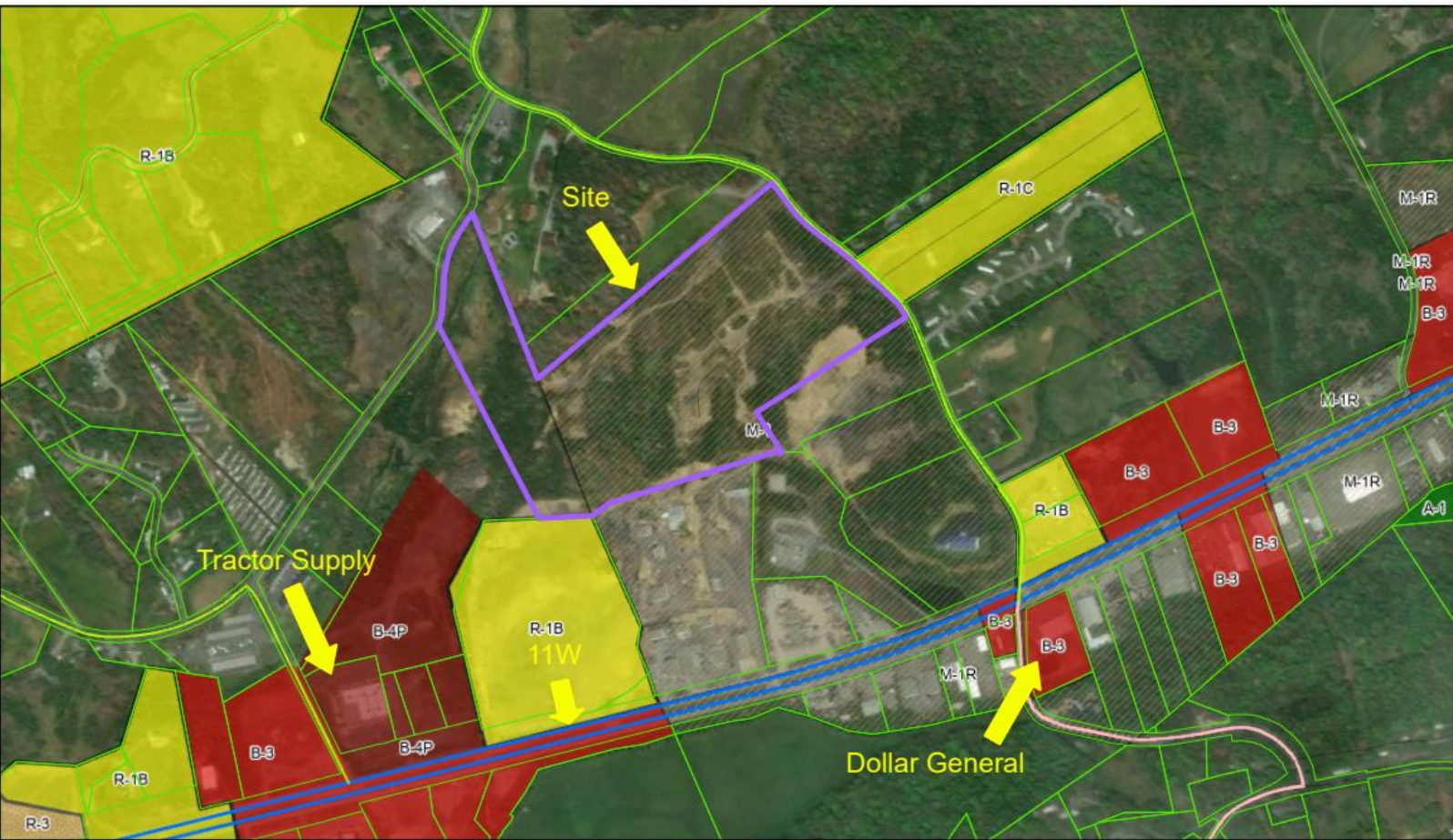
Sullivan County Parcels Jan 2023 Streets

- | | | |
|-----------|----------------|------------------|
| Parcels | Major Arterial | Collector Street |
| Kingsport | Minor Arterial | Local Street |
| | | Private Street |



Web AppBuilder for ArcGIS

Bancroft Hills Zoning - PD, Planned Development District



9/8/2026, 4:12:31 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

A-1

B-3

B-4P

M-1

M-1R

R-1B

R-1C

R-3

Streets

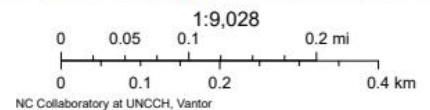
Minor Arterial

Collector Street

Local Street

Private Street

Major Arterial



Web AppBuilder for ArcGIS

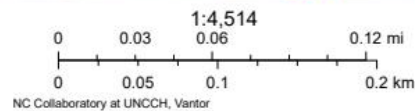
Bancroft Hills Utilities

Site



9/8/2026, 4:16:58 PM

-  Sewer Manholes
-  Sewer Mains
-  Water Lines
-  Kpt 911 Address



Web AppBuilder for ArcGIS

Bloomingdale Utility District Letter



To Whom it May Concern,

Bloomingdale Utility District accepts the "Phase 1" water line installation done by KZ Construction for the Bancroft-Karst Subdivision Development. Pressure Testing and Bacteriological Sampling for "Phase 1" are complete.

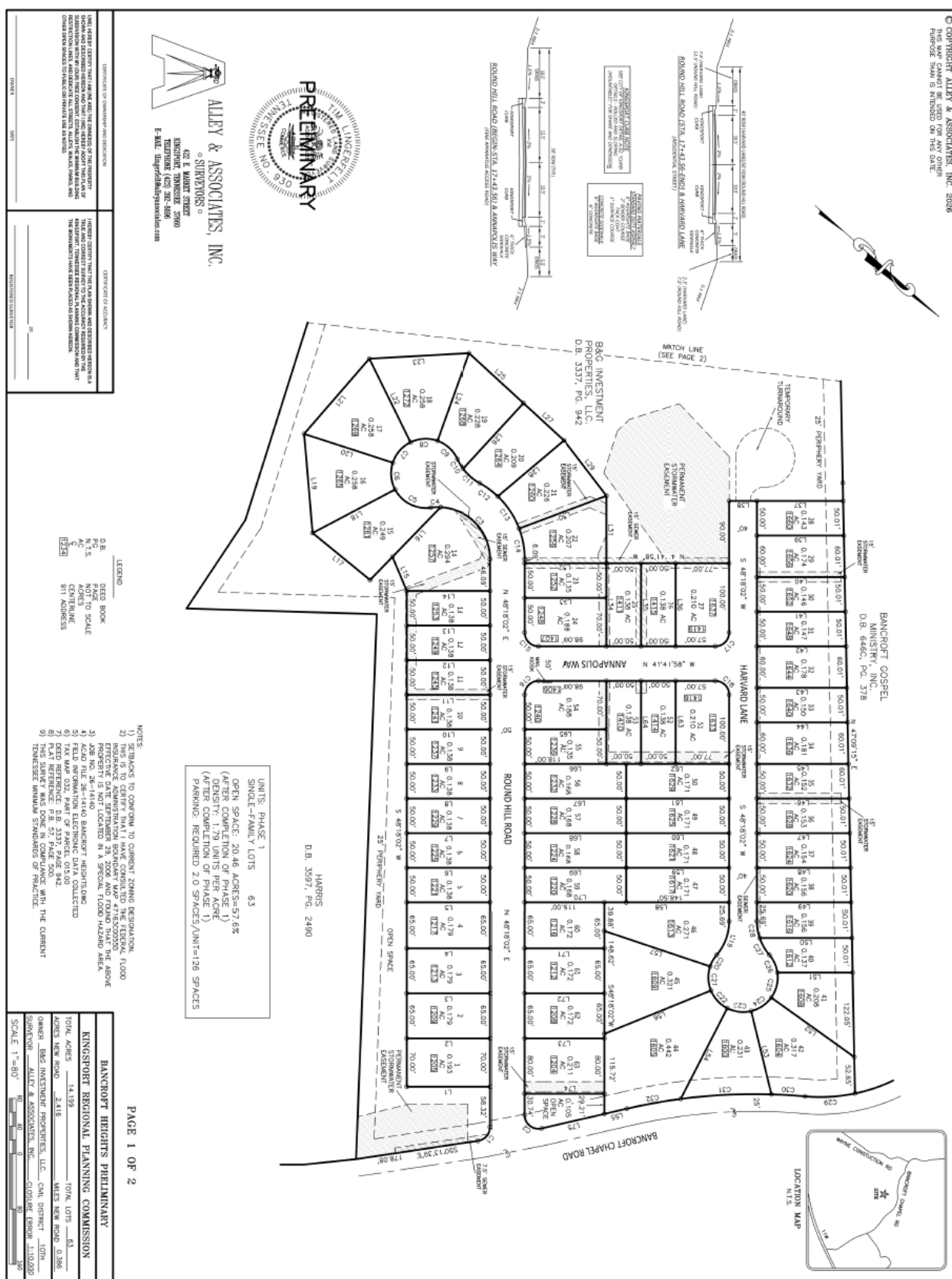
Sincerely,

A handwritten signature in black ink that reads "Charlie Pippin".

Charlie Pippin

General Manager

Bancroft Heights (Hills) Preliminary





[illegible]

Integrity Building Group, LLC Surety Estimate**SURETY ESTIMATE
Bancroft Hills Phase 1**

FILE NO. 2026-D3

September 10, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	Seeding and Strawing	\$ 10,000.00	\$ 10,000.00
3	5	EA	AEP Street Lights	\$ 2,500.00	\$ 12,500.00
Utilities - Sewer					
4	1,200	LFT	8" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 362.10	\$ 434,520.00
5	3	EA	Sanitary Sewer Manhole 4'-8' Depth (Full Install)	\$ 6,123.45	\$ 18,370.35
6	1	EA	Sanitary Sewer Manhole 8'-10' Depth (Full Install)	\$ 6,551.65	\$ 6,551.65
7	1	EA	Sanitary Sewer Manhole 10'-12' Depth (Full Install)	\$ 8,198.25	\$ 8,198.25
8	1	EA	Sanitary Sewer Manhole 12'-15' Depth (Full Install)	\$ 8,908.50	\$ 8,908.50
9	6	EA	Manhole Frame and Cover	\$ 1,800.00	\$ 10,800.00
10	34	EA	8" x 6" TEE Wye Gsktd Sewer	\$ 61.30	\$ 2,084.20
11	1	LS	Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
Utilities - Storm					
12	2	EA	Stormwater Sediment Basin Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 20,000.00
				SUBTOTAL	\$ 548,031.60
CONTINGENCIES (6%)					\$ 32,881.90
					\$ 580,913.50
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 46,473.08
				TOTAL	\$ 627,386.58

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 10, 2026

Date



Integrity Building Group, LLC Letter of Credit

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

September 17, 2026

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: **Bancroft Hills Phase 1** Subdivision
Letter of Credit

At the request of **Integrity Building Group, LLC** (the "Account Party"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$627,386.58** to secure the Account Party's obligation to construct certain (Specify) improvements at **Bancroft Hills Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **June 17, 2027** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. September 17, 2027, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **June 17, 2027** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

D.R. Horton Surety Estimate**SURETY ESTIMATE
Bancroft Hills Phase 1 (DR Horton)**

September 9, 2026

FILE NO. 2026-D3

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
DR Horton Sidewalks					
1	4,425	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 88,500.00
2	2	EA	Truncated Dome Mats	\$ 283.60	\$ 567.20
3	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
				SUBTOTAL	\$ 91,146.20
CONTINGENCIES (6%)					\$ 5,468.77
					\$ 96,614.97
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 7,729.20
				DR HORTON TOTAL	\$ 104,344.17

Notes: As-Built estimate, Video and Water Testing is if C.O.K. Installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 9, 2026

Date



1 of 1

Northern Property View



Eastern Property View

April 7, 2026



Sept. 9, 2026



Southern Property View

April 7, 2026



Sept. 9, 2026



Western Property View

April 7, 2026



Sept. 9, 2026



Recommendation

Staff recommends granting final plat approval for Phase 1 of the Bancroft Hills Subdivision and accepting the irrevocable letter of credit and performance bond contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney as well as revisions being submitted for the final plat.

PROPERTY INFORMATION:**Bancroft Heights Ph. 1 Surety Report**

ADDRESS: Bancroft Chapel Rd., Kingsport, TN

DISTRICT, LAND LOT: 10th Civil District; Tax Map 032 Parcel 015.20

OVERLAY DISTRICT: Not Applicable

EXISTING ZONING: PD – Planned Development

PROPOSED ZONING: PD – Planned Development

ACRES: +/- 14.199

EXISTING USE: Vacant

PROPOSED USE: Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

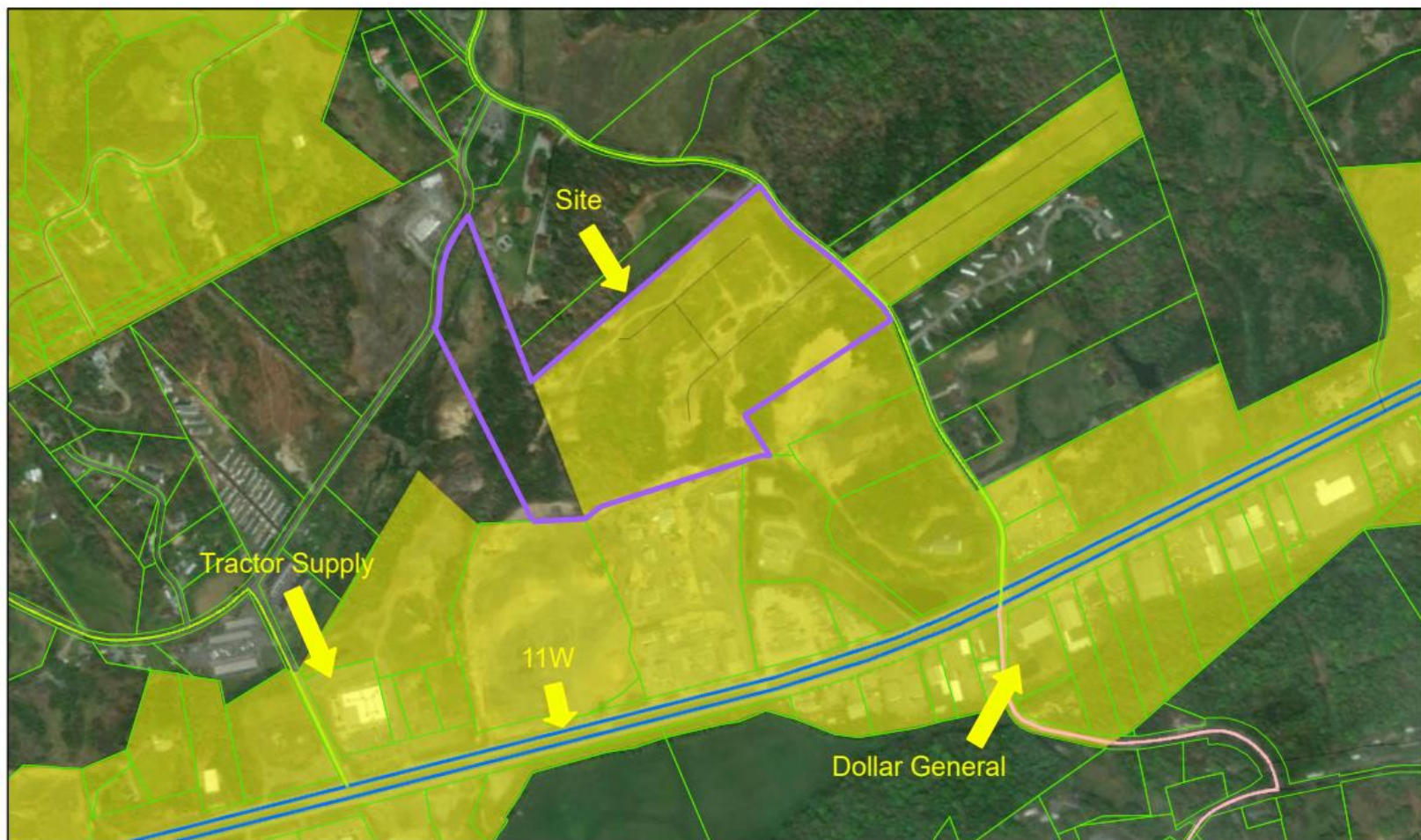
Integrity Building Group, LLC has requested that the Planning Commission accept an irrevocable letter of credit in the amount of \$627,386.58 for the remaining on-site improvements as listed in their bond estimate.

The irrevocable letter of credit will have a performance date of June 17, 2027 and an expiration date of September 17, 2027.

Staff recommends accepting Integrity Building Group, LLC's irrevocable letter of credit for Bancroft Hills Phase 1, totaling \$627,386.58, contingent upon the irrevocable letter of credit being submitted and approved in a form acceptable to the City Attorney.

Planner:	Samuel Cooper	Meeting Date:	9/17/2026
Approved:		Date:	9/17/2026
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

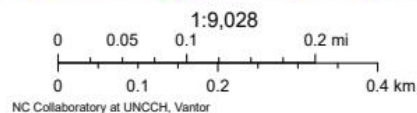
Bancroft Hills Site Map



9/8/2026, 4:09:42 PM

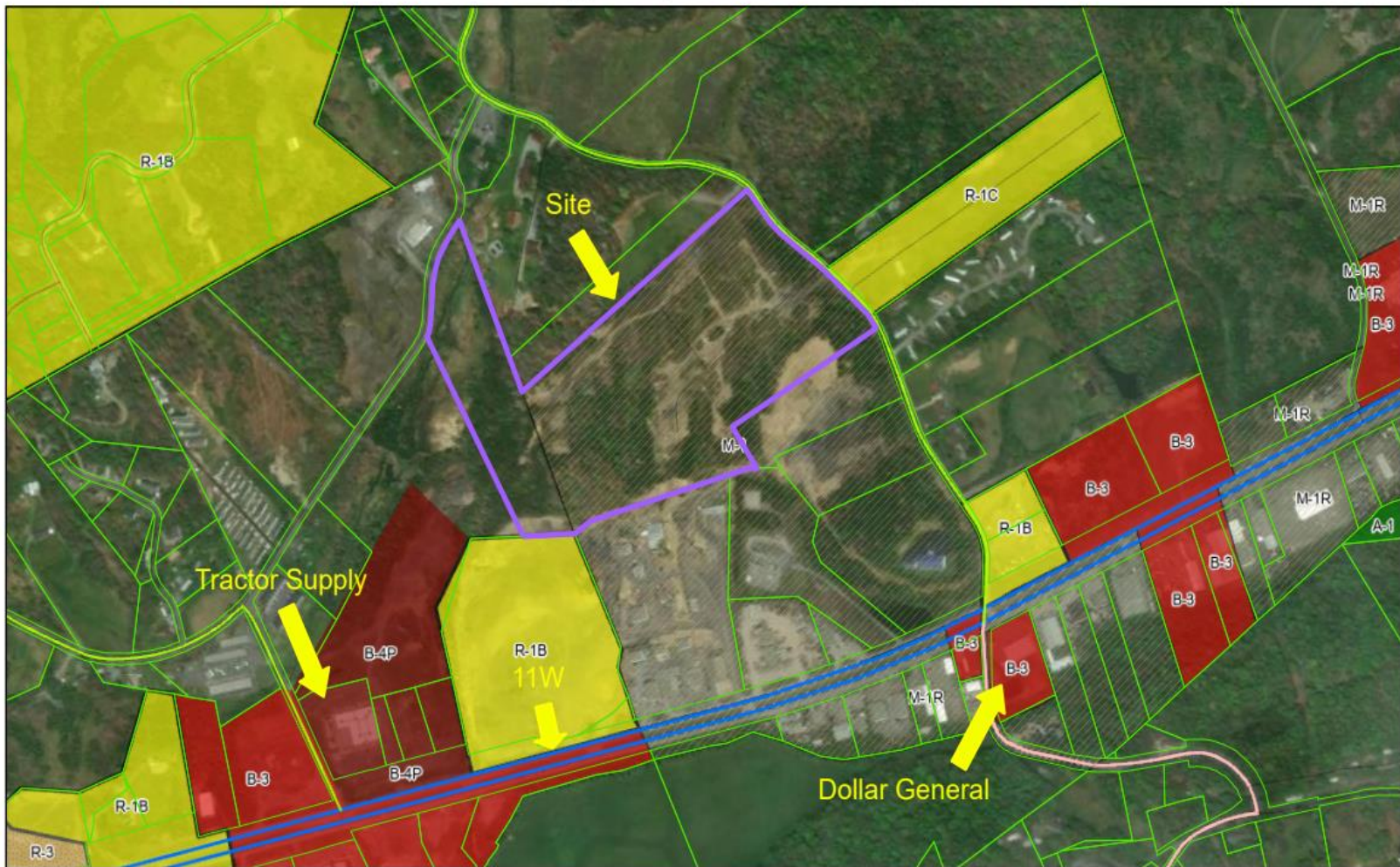
Sullivan County Parcels Jan 2023 Streets

- | | | |
|-----------|----------------|------------------|
| Parcels | Major Arterial | Collector Street |
| Kingsport | Minor Arterial | Local Street |
| | | Private Street |



Web AppBuilder for ArcGIS

Bancroft Hills Zoning - PD, Planned Development District



9/8/2026, 4:12:31 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

A-1

B-3

B-4P

M-1

M-1R

R-1B

R-1C

R-3

Streets

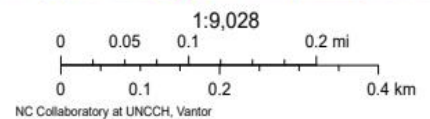
Major Arterial

Minor Arterial

Collector Street

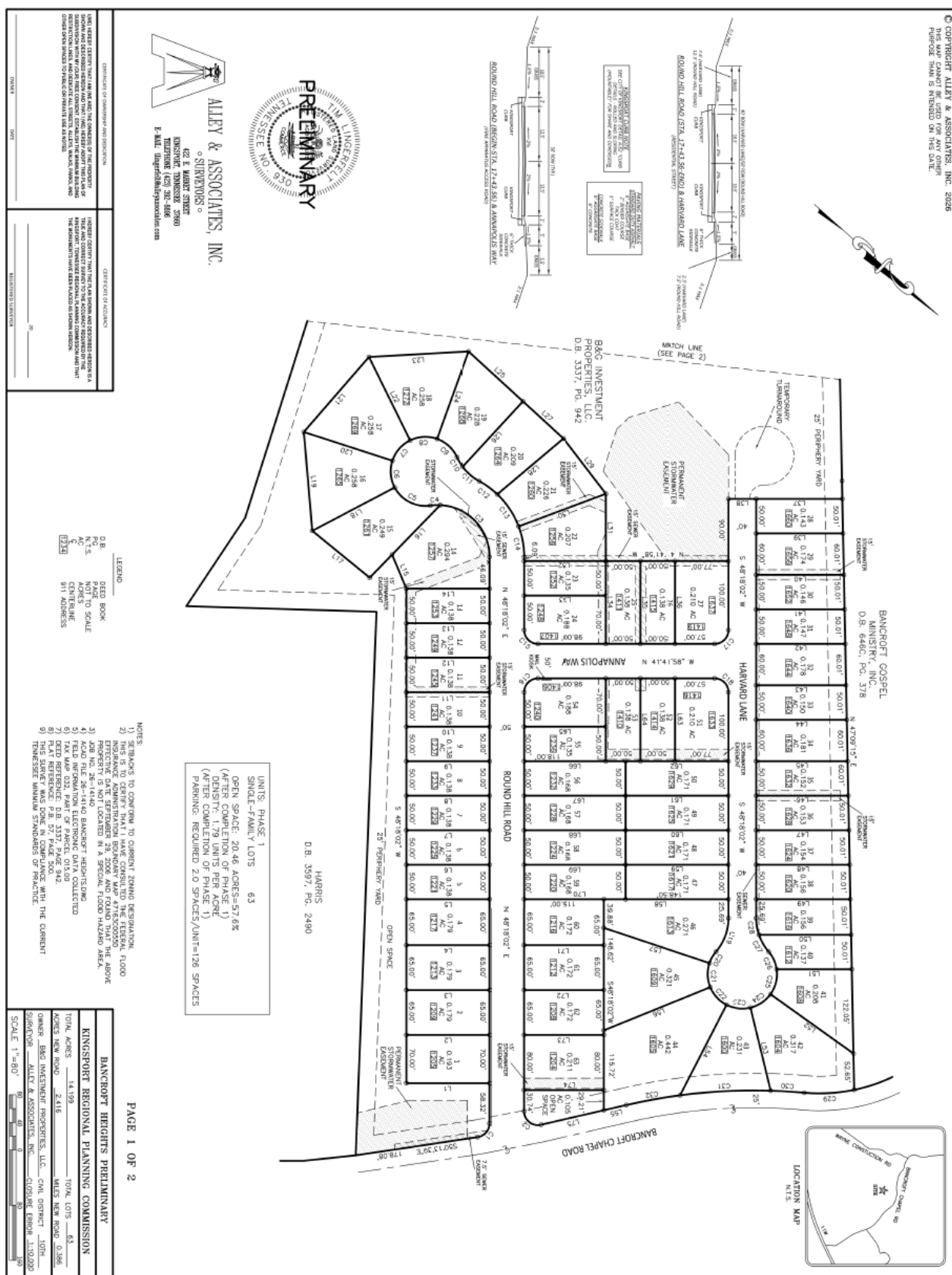
Local Street

Private Street



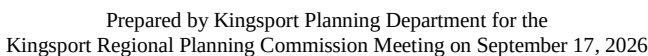
Web AppBuilder for ArcGIS

Bancroft Heights (Hills) Preliminary





Item VI2.



Integrity Building Group, LLC Surety Estimate**SURETY ESTIMATE
Bancroft Hills Phase 1**

FILE NO. 2026-D3

September 10, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	Seeding and Strawing	\$ 10,000.00	\$ 10,000.00
3	5	EA	AEP Street Lights	\$ 2,500.00	\$ 12,500.00
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11	1	LS	Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
Utilities - Storm					
12	2	EA	Stormwater Sediment Basin Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 20,000.00
				SUBTOTAL	\$ 548,031.60
CONTINGENCIES (6%)					\$ 32,881.90
					\$ 580,913.50
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 46,473.08
				TOTAL	\$ 627,386.58

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 10, 2026

Date



Integrity Building Group, LLC Letter of Credit

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

September 17, 2026

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Bancroft Hills Phase 1 Subdivision
Letter of Credit

At the request of **Integrity Building Group, LLC** (the "Account Party"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$627,386.58** to secure the Account Party's obligation to construct certain (Specify) improvements at **Bancroft Hills Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **June 17, 2027** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. September 17, 2027, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **June 17, 2027** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

Eastern Property View

April 7, 2026



Sept. 9, 2026



Western Property View

April 7, 2026



Sept. 9, 2026



Recommendation:

Staff recommends accepting Integrity Building Group, LLC's irrevocable letter of credit for Bancroft Hills Phase 1, totaling \$627,386.58, contingent upon the irrevocable letter of credit being submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:**Bancroft Hills Ph. 1 Bond Report**

ADDRESS: Bancroft Chapel Rd., Kingsport, TN

DISTRICT, LAND LOT: 10th Civil District; Tax Map 032 Parcel 015.20

OVERLAY DISTRICT: Not Applicable

EXISTING ZONING: PD – Planned Development

PROPOSED ZONING: PD – Planned Development

ACRES: +/- 14.199

EXISTING USE: Vacant

PROPOSED USE: Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

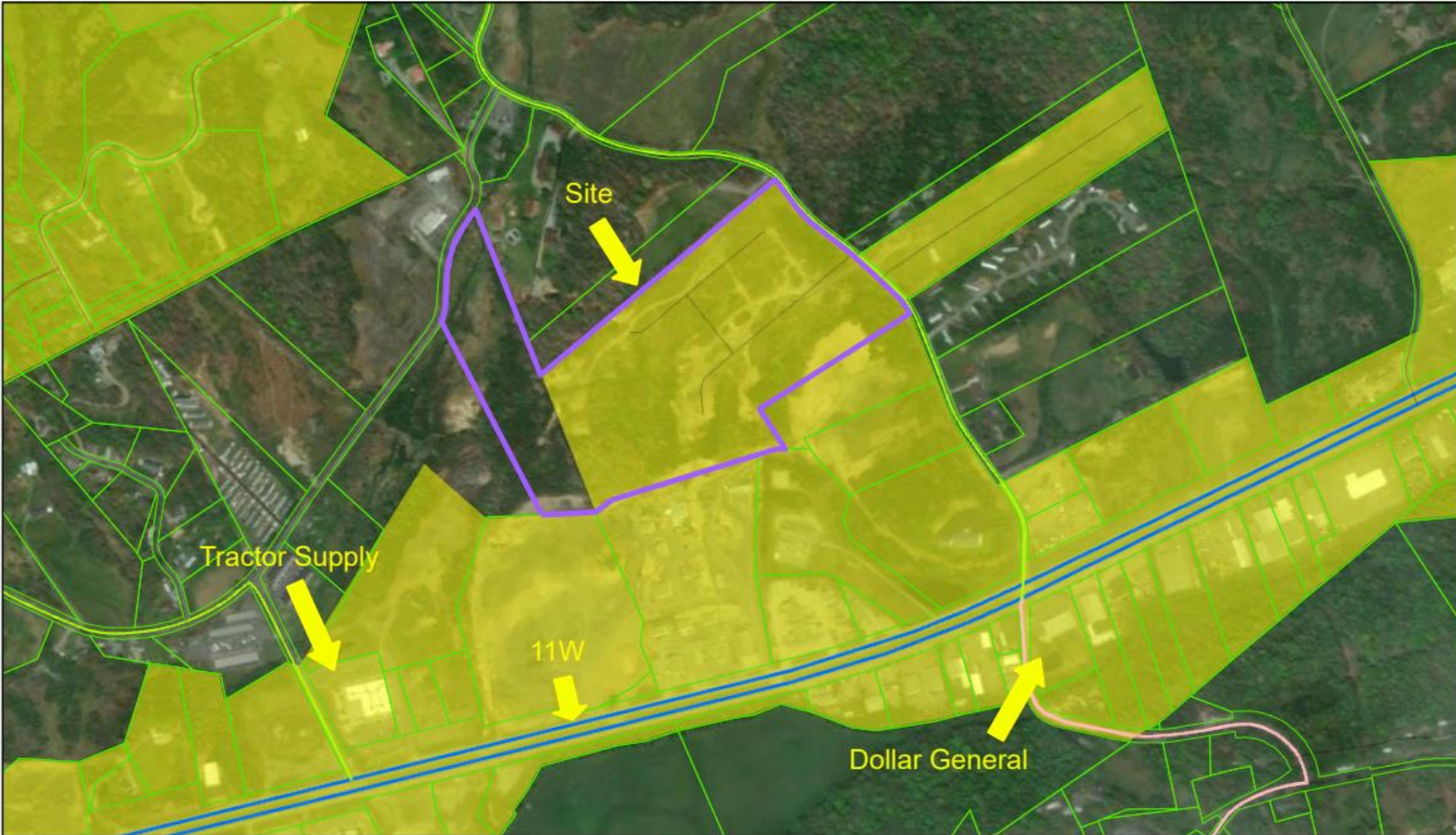
D.R. Horton has requested that the Planning Commission accept a performance bond in the amount of \$104,344.17 for the remaining on-site improvements as listed in their bond estimate.

The performance bond will have a performance date of June 17, 2027 and an expiration date of September 17, 2027.

Staff recommends accepting D.R. Horton's performance bond for Bancroft Hills Phase 1, totaling \$104,344.17, contingent upon the bond being submitted and approved in a form acceptable to the City Attorney.

Planner:	Samuel Cooper	Meeting Date:	9/17/2026
Approved:		Date:	9/17/2026
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Bancroft Hills Site Map



9/8/2026, 4:09:42 PM

Sullivan County Parcels Jan 2023 Streets

Parcels

Municipal Boundary

KINGSPORT

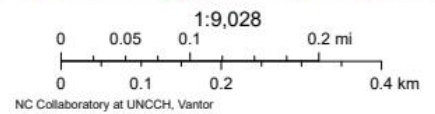
Major Arterial

Minor Arterial

Collector Street

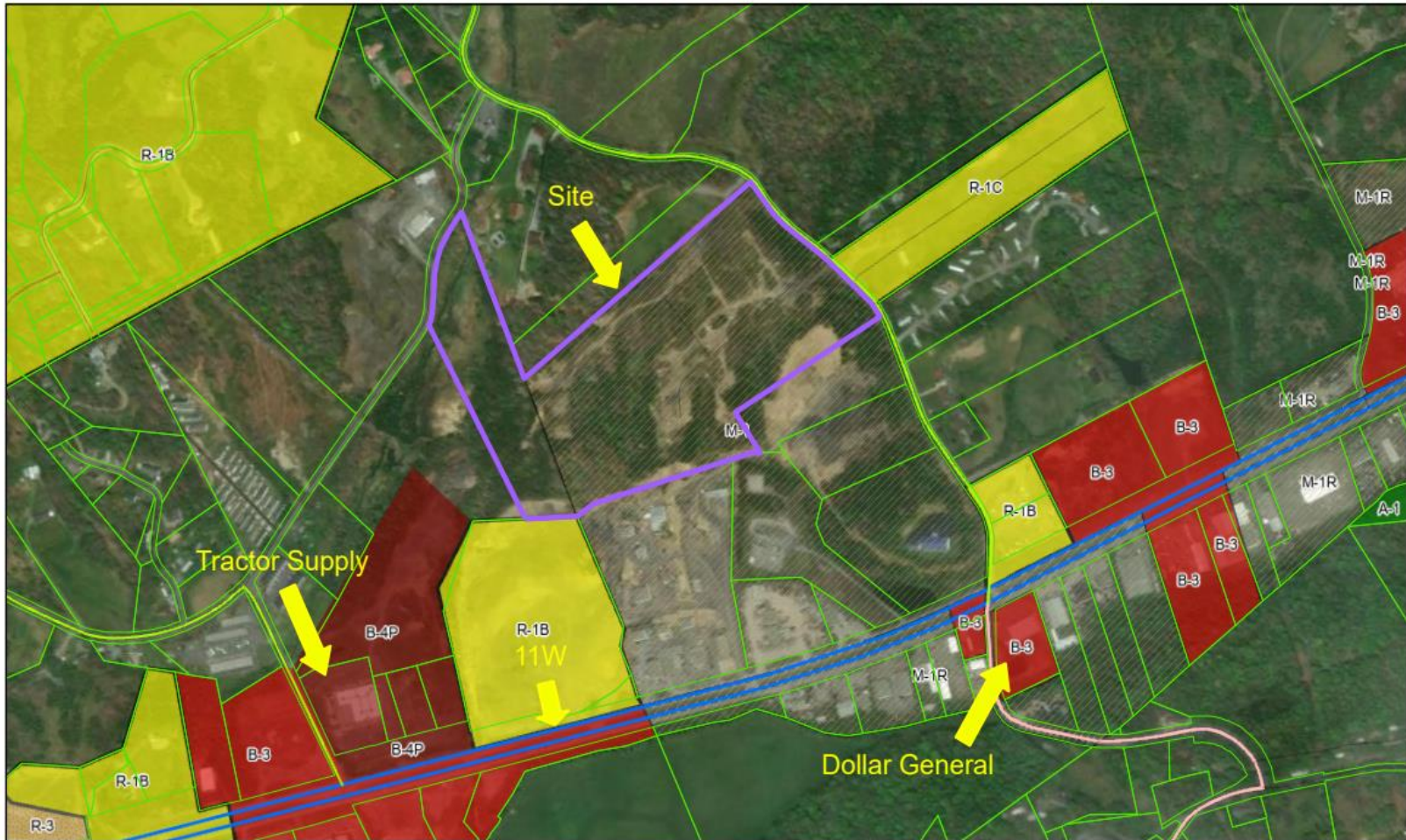
Local Street

Private Street



Web AppBuilder for ArcGIS

Bancroft Hills Zoning - PD, Planned Development District



9/8/2026, 4:12:31 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

A-1

B-3

B-4P

M-1

M-1R

R-1B

R-1C

R-3

Streets

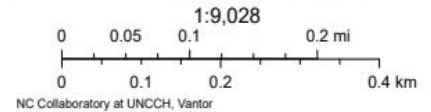
Major Arterial

Minor Arterial

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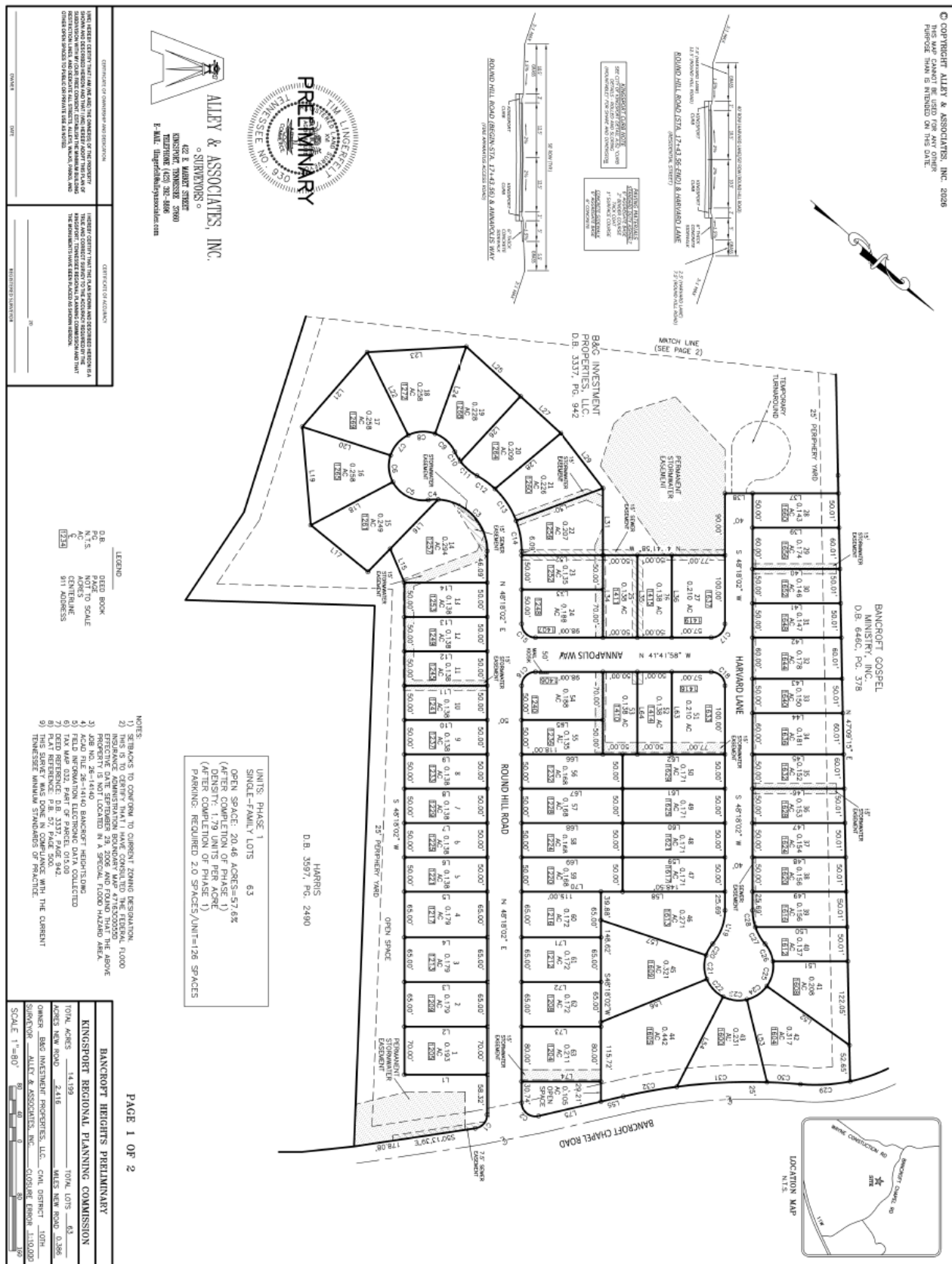
Local Street

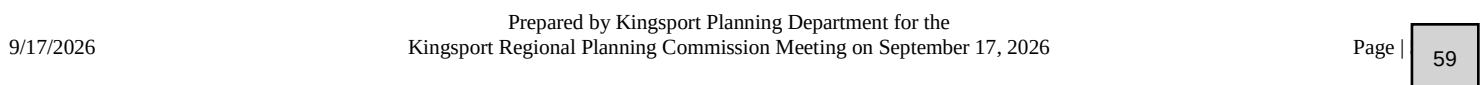
Private Street



Web AppBuilder for ArcGIS

Bancroft Heights (Hills) Preliminary





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D.R. Horton Surety Estimate

**SURETY ESTIMATE
Bancroft Hills Phase 1 (DR Horton)**

FILE NO. 2026-D3

September 9, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
DR Horton Sidewalks					
1	4,425	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 88,500.00
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3	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
				SUBTOTAL	\$ 91,146.20
CONTINGENCIES (6%)					\$ 5,468.77
					\$ 96,614.97
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 7,729.20
				DR HORTON TOTAL	\$ 104,344.17

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 9, 2026

Date



Recommendation:

Staff recommends accepting D.R. Horton's performance bond for Bancroft Hills Phase 1, totaling \$104,344.17, contingent upon the bond being submitted and approved in a form acceptable to the City Attorney.

Property Information	616 Beaver Lane Minor Subdivision		
Address	616 Beaver Lane Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 030G Group B Parcel 031.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 0.54		
Major or Minor / #lots		Concept Plan	
Two-lot sub	2 lot	Prelim/Final	Final
Owner/ Applicant Information		Surveyor Information	
Name:		Name:	
Address:		Address:	
City:		City:	
State:	Zip Code:	State:	Zip Code:
Phone:		Phone:	
Planning Department Recommendation			
The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: - County departments have reviewed and send their approval of the final plat. - The plat conforms to the minimum subdivision regulations with the exception of the variance request. Staff Field Notes and General Comments: - Pursuant to 4-3.8 Lot Shape of the Minimum Subdivision Regulations, "Excessive depth in relation to width or very irregular shaped lots may not be permitted." - Due to the lot having an irregular shape, the applicant on behalf of the property owner has written to the Planning Commission a variance request from section 4-3.8 of the minimum subdivision regulations. - The surveyor has stated, "It is by no means a reserve strip or meant to be, it [the property] is all the church will grant him. His field bed is along this side of the road and it corrects that for future sale of lot 1 not limited access." - Water is served by Bloomingdale Staff recommends approving the minor subdivision plat and accepting the variance request for 616 Beaver Lane.			
Planner: Samuel Cooper		Date: 9/17/2026	
Planning Commission Action		Meeting Date: 9/17/2026	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

616 Beaver Lane Vicinity Map



8/28/2026, 4:32:56 PM

Municipal Boundary Streets

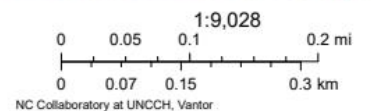
KINGSPORT

Minor Arterial

Collector Street

Local Street

Private Street



NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

616 Beaver Lane Site Map

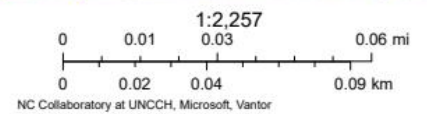


8/28/2026, 4:36:49 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Municipal Boundary
- Minor Arterial
- Local Street
- KINGSPORT

• Kpt 911 Address



Web AppBuilder for ArcGIS

[illegible]

Variance Request

ARTICLE VI - SECTION 6-3 VARIANCE REQUEST

PROJECT MINSUB26-025

PER YOUR REQUEST -

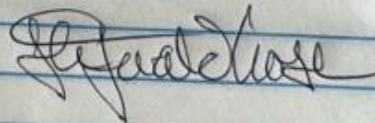
WE HEREBY REQUEST A VARIANCE FOR THE ABOVE
STATED PROJECT. AS STATED VIA EMAILS THE IRREGULAR
SHAPE OF LOT 2 IS NOT A RESERVATION STRIP AS IT
MAY APPEAR. THE REASON FOR THE SHAPE AND THIS
REQUEST CAN BE FOUND IN DB. 2945C. PG. 258
DATED OCTOBER 19TH, 2010. (SEPTIC AGREEMENT)
THIS AGREEMENT IS BETWEEN GRAVELLY BAPTIST
CHURCH (LOT-1) AND MICHAEL A. & LISA J. ODUM
(LOT-2) ON THE PLAT THAT IS BEFORE YOU,
IT A SIMPLE MATTER OF CLEARING UP A PROBLEM THAT
HAS EXISTED FOR NEAR 26 YEARS.

PUTTING THE ODUM FIELD LINES ON TO BE ODUM
PROPERTY THUS CLEARING THE WAY FOR THE CHURCH
TO SALE LOT-1 WITH CLEAR TITLE.

THANK YOU FOR YOUR CONSIDERATION IN THIS
MATTER.

DATED 8-14-26 ON BEHALF OF THE CHURCH
AND THE ODUM'S

STEVEN GERALD CROSS TN 1429
CROSS LAND SURVEYING
AND PLANNING

 RLS

Northern Property View



Eastern Property View



Recommendation

Staff recommends approving the minor subdivision plat and accepting the variance request for 616 Beaver Lane.

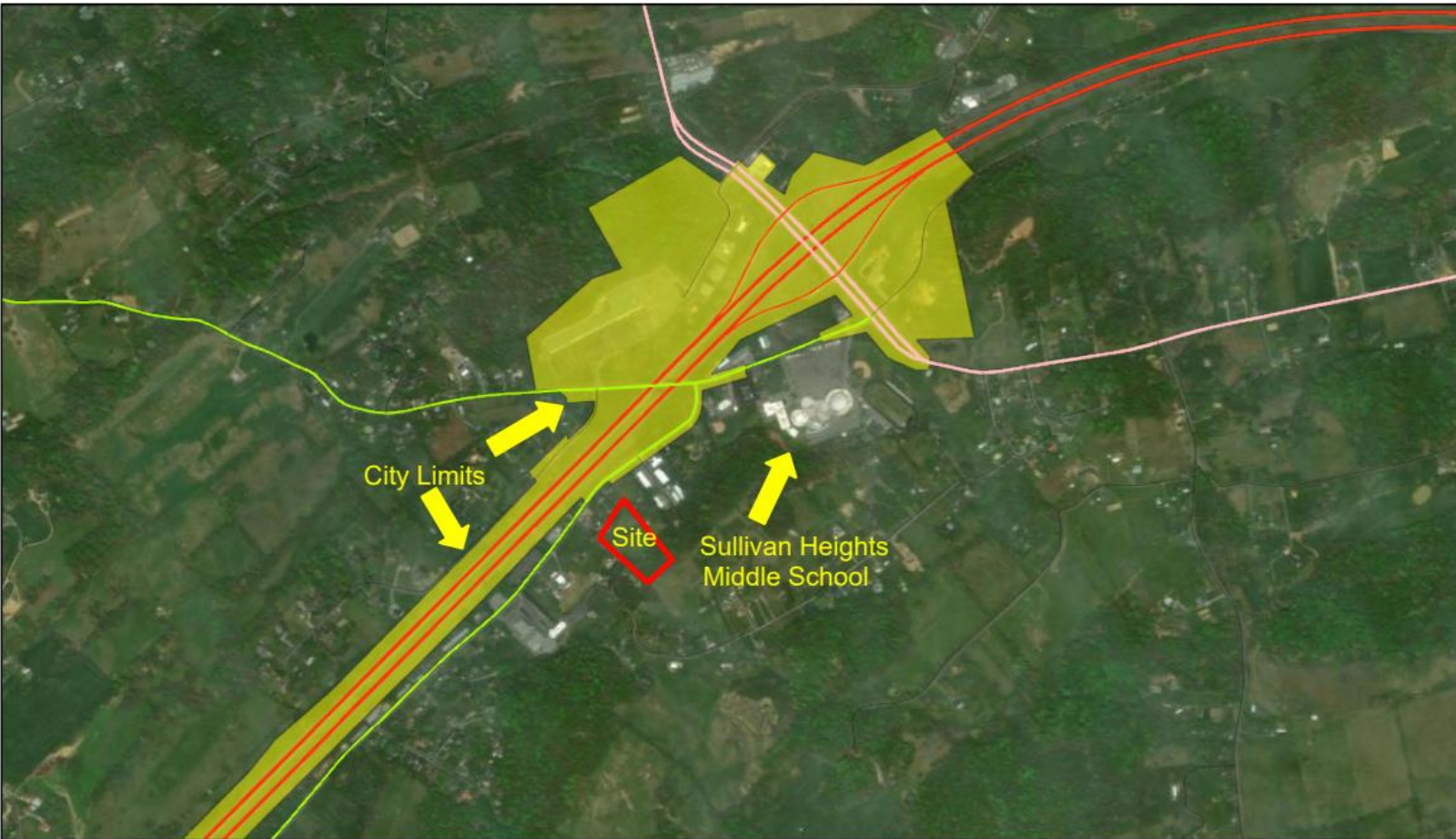
Property Information	664 Valley Drive County Rezoning		
Address	664 Valley Drive Blountville, TN 37664		
Tax Map, Group, Parcel	Tax Map 064 Parcel 100.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 5.09 acres		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Agricultural	Proposed Zoning	County A-5
Owner/ Applicant Information			
Name: Address: City: State: Zip Code: Phone:		Intent: <i>To rezone from County R-1 to County A-5 for the purpose of agricultural use.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons: • The suggested county zoning change is suitable for the intended and current use. • There has been no feedback to the county or city on the proposed rezoning. • Sullivan County Planning Department's site analysis Staff Field Notes and General Comments: Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.			
Planner: Samuel Cooper		Date: 9/17/26	
Planning Commission Action		Meeting Date	9/17/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

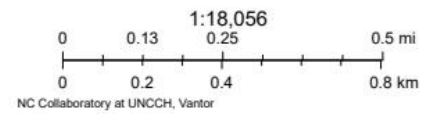
5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

1. **A-5, Large Tract Rural Residential and General Agricultural District** – The purpose of this district is to preserve small working farm tracts and low density residential so as to protect natural resources and conserve lands not suitable for higher density development. These districts are primarily designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts shall also provide for single-family residential detached dwellings, residential accessory structures and customary home occupations that do not require public infrastructure improvements. These special districts should be given priority in the designated Rural Area on the adopted county-wide Growth Plan. *(Amended 02/20/2020)*

664 Valley Drive Vicinity Map



8/26/2026, 10:16:48 AM



Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

Address Data Source:
Sullivan County GIS
Kingsport, TN GIS
Johnson City, TN GIS
Bristol, TN GIS
Conservation
Note: A tax map has no legal standing other than the assessment of tax liability. It is not to be used to establish boundary lines or transfer of property. A land surveyor licensed to practice in the State of Tennessee should be retained to determine the location of lot lines.

Current Zoning

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

LINE_TYPE

- Lot Line
- Parcel Lines
- Bristol UGB
- Kingsport UGB

Flood Insurance Rate Map (FIRM) 2024 (Changes)
Flood Insurance Rate Map (FIRM) Changes 2024

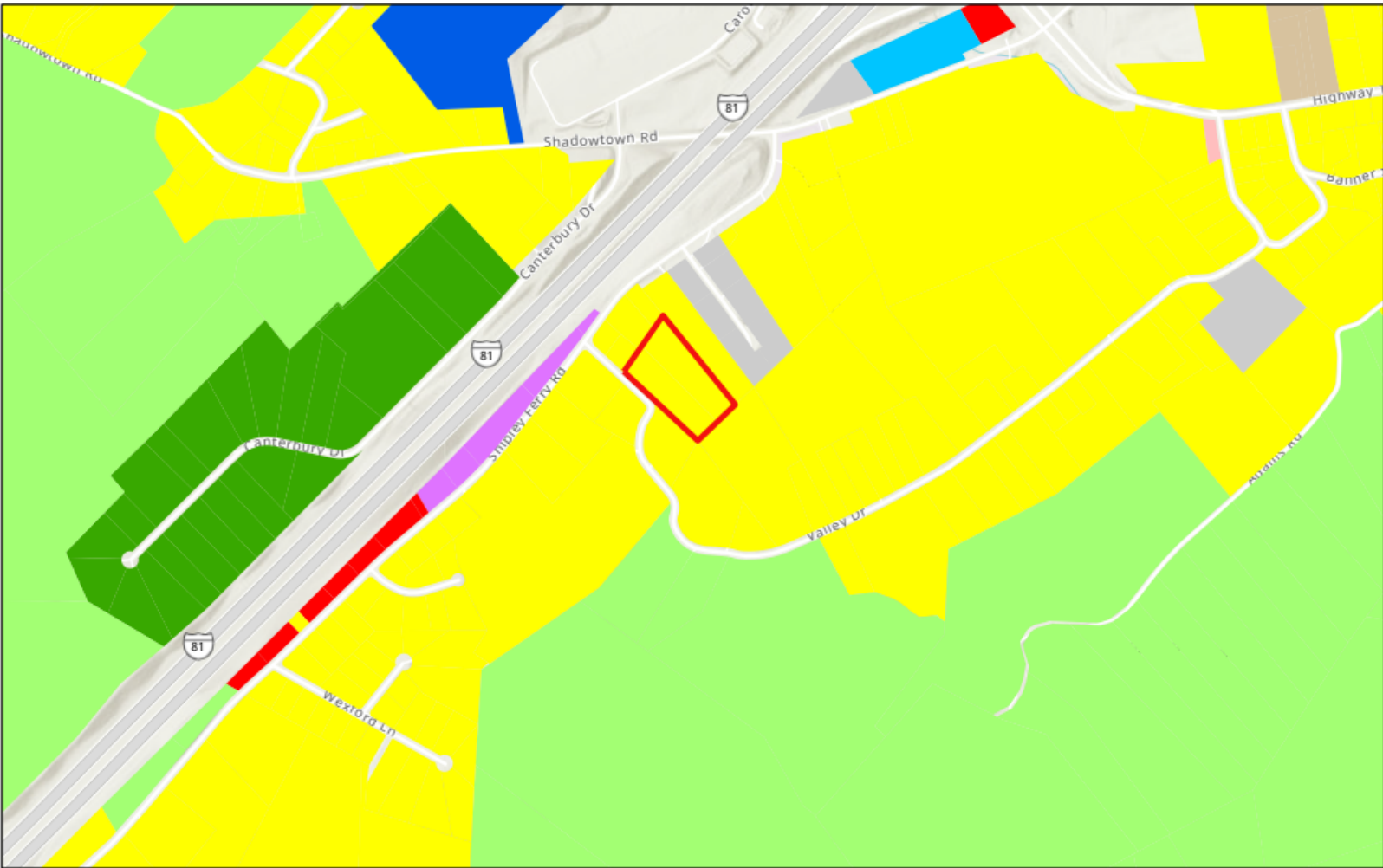
- Zone A - No Base Flood Elevation Determined
- Zone AE - Base Flood Elevation Determined
- 0.2 PCT Annual Chance Flood Hazard
- Floodway Areas in Zone AE

Sullivan County, TN
Planning and Codes Dept.

Feet
0 190

N

Vicinity Zoning Map for Sullivan County, Tennessee



8/26/2026

Sullivan County Zoning

A-1

A-2

B-1

B-3

M-1

PBD/SC

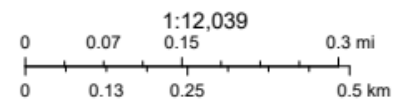
PMD-1

PMD-2

R-1

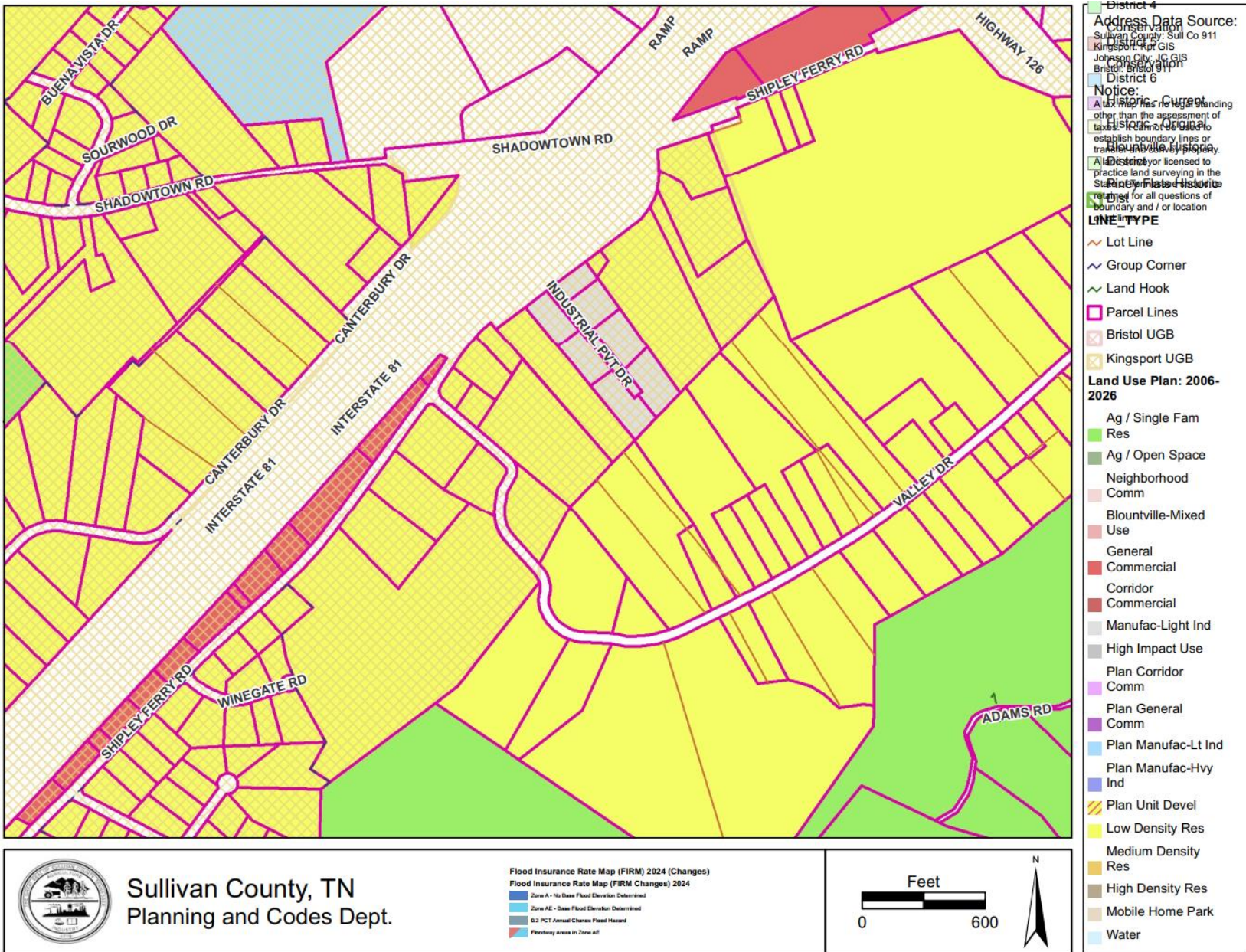
R-3

World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Sullivan County Future Land Use Map – Low Density Residential



Sullivan County Planning Department's Site Analysis

Rezoning R-1 to A-5 (664 Valley Drive)

The owner of the property located at 664 Valley Drive is requesting rezoning from R-1(Residential) to A-5 (Agricultural) to allow the property to be utilized for agricultural purposes.

The owners live across the street from the property at 669 Valley Drive.

The property consists of approximately 5.09 acres and is currently vacant. A-5 Sullivan County Zoning qualifications require 5 acres.

The surrounding area contains a mixture of Residential, Planned Business District, Agricultural and Manufacturing.

The property is currently being utilized for agricultural purposes, including farming and gardening, and the owners intend to expand these operations.

As part of their long-term agricultural plans, the owners intend to increase cultivation areas and install agricultural fencing to protect crops from deer and other wildlife.

The owners have recently purchased a tractor to support ongoing and future farming activities also. |

The applicants have also expressed their intent to construct an agricultural accessory building to store their farming equipment, supplies, and materials necessary for the operation of the farm. To which would be permitted on the property in Sullivan County Zoning Codes.

Maintaining the property as a single large parcel helps preserve productive farmland and supports the rural character of the surrounding area and the zoning would not allow for the property to be divided smaller.

While Tennessee is a Right-to-Farm state and provides protections for qualifying agricultural operations, local zoning should still reflect the property's intended use. The requested rezoning to an agricultural district is consistent with the owners' plans to continue and expand farming activities, including the construction of an agricultural building, installation of fencing to protect crops from wildlife, and continued use of the property as one large farm tract. Rezoning the property to an agricultural district better aligns the zoning designation with the existing and proposed use of the property while supporting the preservation of agricultural land.

Staff recommends the rezoning request from R-1 to A-5, the property is already being used for farming and gardening, and the applicants have demonstrated a clear commitment to expanding these agricultural activities on the property.

Northern Property View



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors they may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County Agricultural zones.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area due to farming activities already present on the parcel.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does conform.

Proposed use: County A-5, Large Tract Rural Residential and General Agricultural District

The Future Land Use Plan recommends: County: Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the intent of the A-5 zoning designation is to preserve small working farm tracts and, "protect natural resources and conserve lands not suitable for higher density development."
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for this county rezoning.
7. **Whether the change will create an isolated district unrelated to similar districts:** The County finds the change suitable as the surrounding area also contains county agricultural tracts.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 064 Parcel 100.00 from County R-1 to County A-5.

VACATE25-0049

Property Information	The DB Right-of-Way Abandonment		
Address	One Tribe Way		
Tax Map, Group, Parcel	Tax Map 061D, Group J, Parcel 002.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Urban Living		
Acres	+/- 33.89		
Applicant 1 Information		Intent	
Name: Address: City: State: Zip Code: Phone Number:		Intent: <i>To abandon all of the existing public right-of-way for Indian Court, Midland Drive, and Auditorium Drive for the property located on Tax Map 061D, Group J, Parcel 002.00.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends abandoning the public right-of-way for Indian Court, Midland Drive, and Auditorium Drive for the following reasons: - Request reviewed by all city departments - Utilities have been notified and corresponding maps have been obtained and documented for future reference. Staff Field Notes and General Comments: The three public right-of-ways are all located off of Fort Henry Drive. This vacating is the first step in the process of re-platting the entire Dobyns-Bennett campus for clarity and for school safety. As you may notice from the exhibit below, there are several existing lot lines that need to be cleaned up to provide clarity for future planners and city staff. All streets on the Dobyns-Bennett campus will become private except for a portion of Legion Drive in order to maintain public access to the recycling center located behind the Civic Center. Given their past work history with the Dobyns-Bennett campus, Mattern & Craig were contracted to supply a vacating exhibit and general description of the right-of-ways to be abandoned. Mattern & Craig staff, are assisting with the correspondence with non-city utilities to obtain any easements needed. Therefore, staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the right-of-way abandonment of Indian Court, Midland Drive, and Auditorium Drive.			
Planner:	Samuel Cooper	Date:	9/17/26
Planning Commission Action		Meeting Date:	9/17/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

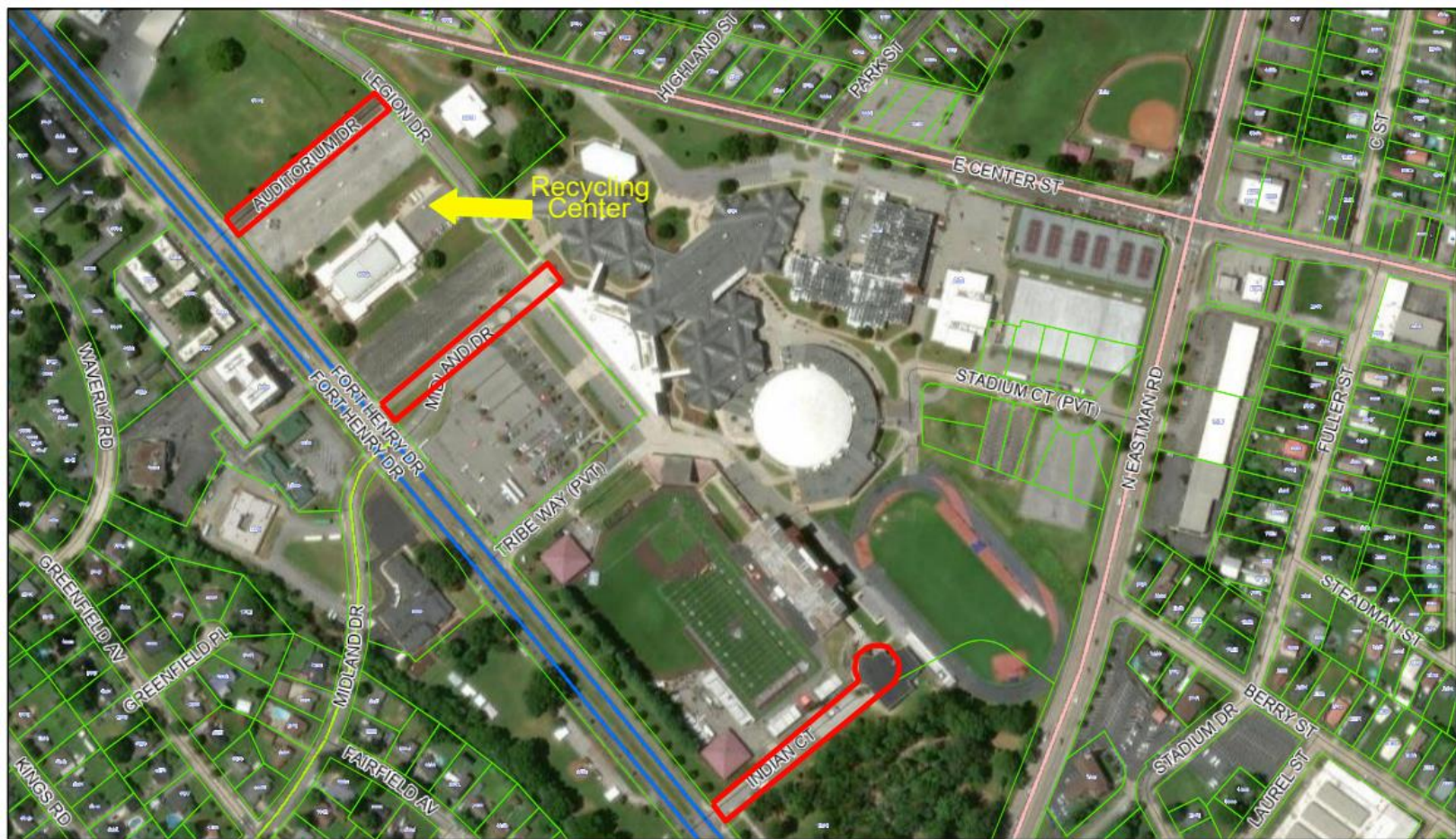
PROPERTY INFORMATION**Sewer line Easement Abandonment**

ADDRESS	One Tribe Way
DISTRICT, LAND LOT	Sullivan County 11th Civil District, Tax Map 061D, Group J, Parcel 002.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-4 – Medium Density Apartment District
PROPOSED ZONING	R-4 – Medium Density Apartment District
ACRES	+/- 33.89
EXISTING USE	Educational Institution
PROPOSED USE	Educational Institution

PETITIONER 1:**INTENT**

To send a favorable recommendation to the Board of Mayor & Aldermen for the right-of-way abandonment of Indian Court, Midland Drive, and Auditorium Drive.

Right-of-Ways to be Abandoned



7/1/2026, 2:24:25 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Major Arterial

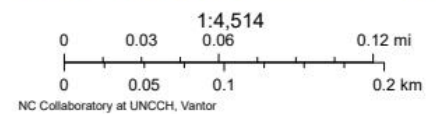
Minor Arterial

Collector Street

Local Street

Private Street

Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning - R-4, Medium Density Apartment District



7/1/2026, 1:52:44 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-1

B-3

M-1

P-1

R-1B

R-1C

R-4

Streets

Major Arterial

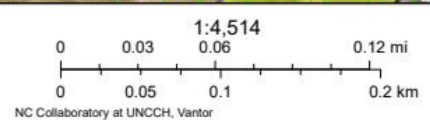
Minor Arterial

Collector Street

Local Street

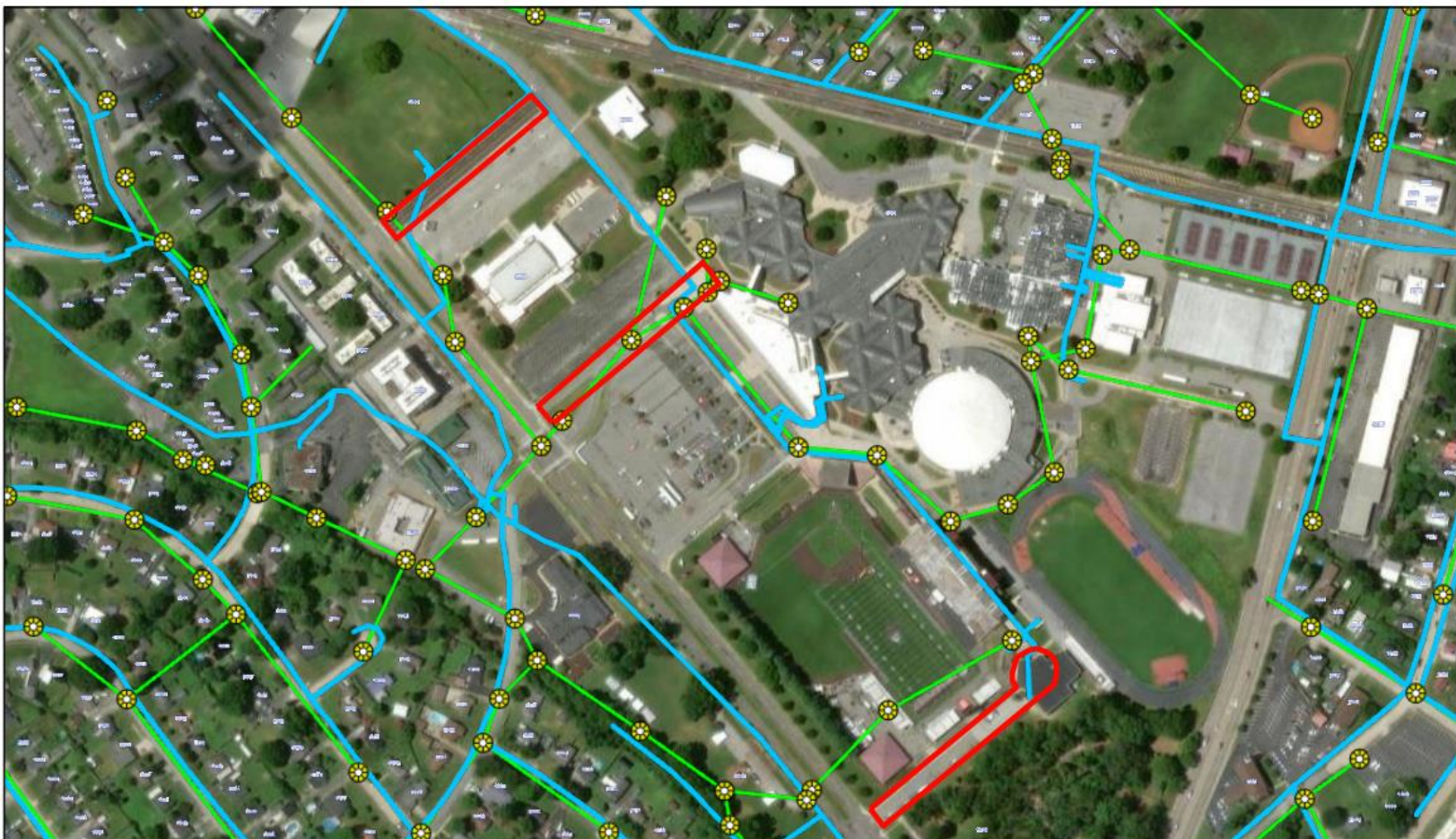
Private Street

Kpt 911 Address



Web AppBuilder for ArcGIS

Existing City Utilities



7/1/2026, 1:54:59 PM

— Sewer Mains  Sewer Manholes
— Water Lines  Kpt 911 Address

1:4,514
 0 0.03 0.06 0.12 mi
 0 0.05 0.1 0.2 km
 NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

Metes & Bounds Descriptions

Indian Court right of way:

Shown on year 2026 Sullivan County, Tennessee tax map 61D, Group J, and being all that right of way known as Indian Court which lies adjacent to and northeast of the northeastern right of way line of Fort Henry Drive and is located approximately 584 feet northwesterly along Fort Henry Drive from the centerline intersection of Fort Henry Drive and Eastman Road.

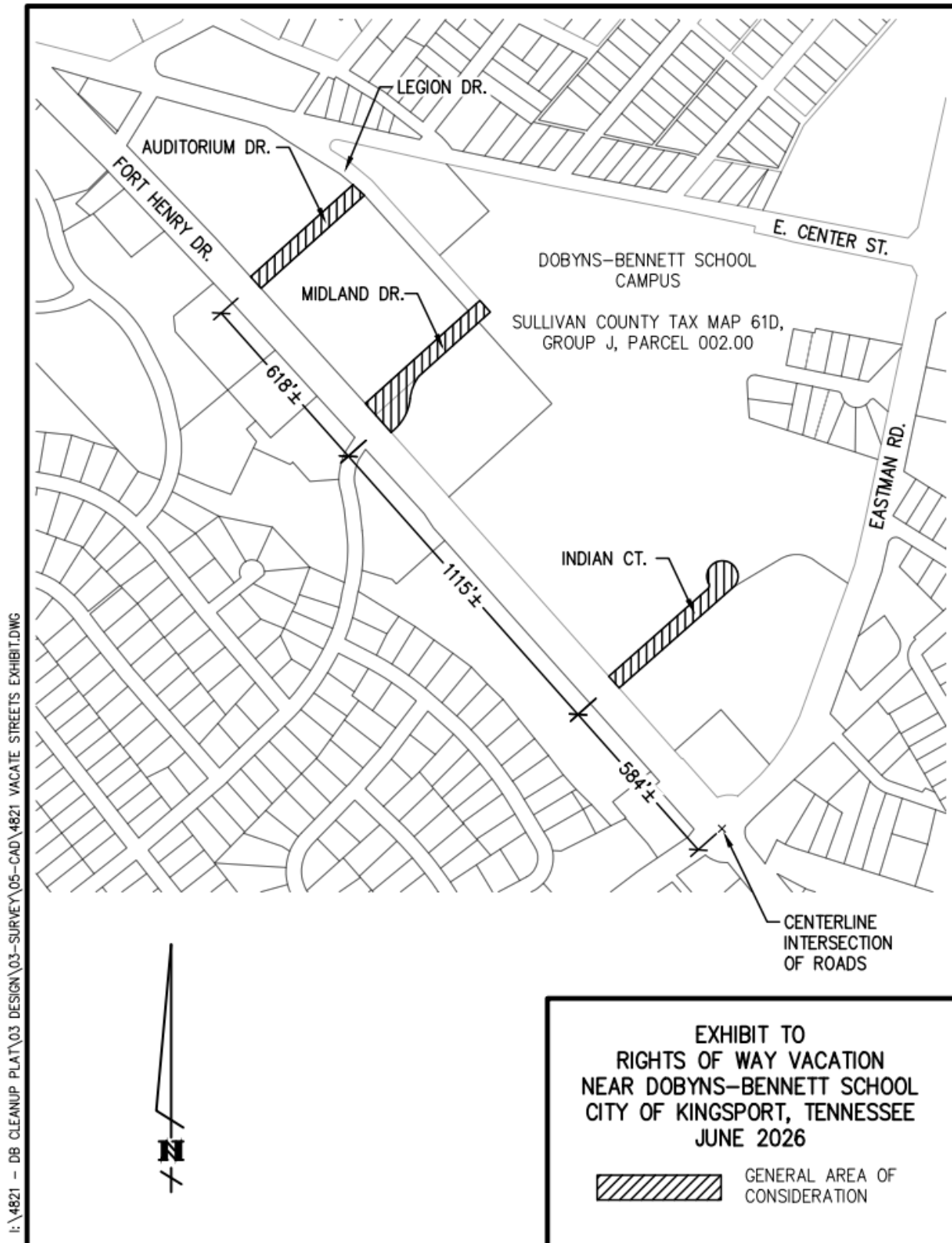
Midland Drive right of way:

Shown on year 2026 Sullivan County, Tennessee tax map 61D, Group J, and being all that right of way known as Midland Drive which lies adjacent to and northeast of the northeastern right of way line of Fort Henry Drive and is located approximately 1699 feet northwesterly along Fort Henry Drive from the centerline intersection of Fort Henry Drive and Eastman Road.

Auditorium Drive right of way:

Shown on year 2026 Sullivan County, Tennessee tax map 61D, Group J, and being all that right of way known as Auditorium Drive which lies between the northeastern right of way line of Fort Henry Drive and the southwestern right of way line of Legion Drive and is located approximately 2317 feet northwesterly along Fort Henry Drive from the centerline intersection of Fort Henry Drive and Eastman Road.

Right-of-Way Exhibit



Indian Court



Midland Drive



Auditorium Drive



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the right-of-way abandonment of Indian Court, Midland Drive, and Auditorium Drive.

Property Information	Sullivan County Zoning Text Amendment		
Address	3425 HWY 126 Blountville, TN		
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner/ Applicant Information			
Name:		Intent: To seek a recommendation from the Kingsport Regional Planning Commission for the proposed Zoning Text Amendment.	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
The Kingsport Planning Division recommends sending a positive recommendation to Sullivan County Commission for the following reasons: - The Sullivan County Planning Department is seeking to amend its' zoning code to move water treatment plants from "Extensive Impact Facilities" to "Intermediate Impact Facilities" within their jurisdiction. Staff Field Notes and General Comments: - This zoning text amendment is coming before the Commission due to Sullivan County's Zoning Ordinance 12-106.3(1) which mandates any amendment must come before all Planning Commissions that have regional planning authority for a recommendation. - Based upon the County's procedures, as shown on Table 3-102A below, any proposed submission would have to go before the Sullivan County Planning Commission for review. Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the zoning text amendment.			
Planner: Samuel Cooper		Date: 9/17/2026	
Planning Commission Action		Meeting Date	9/17/2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Text Amendment Procedure**12-106 AMENDMENTS TO THE ZONING PLAN (TEXT AND/OR DISTRICT BOUNDARY)**

12-106.1 General - The County Commission may, from time to time, amend this resolution by changing the boundaries of districts or by changing any other provisions of the code whenever it is alleged that there was an error in the original zoning resolution or whenever the public necessity, convenience, and general welfare require such amendment.

12-106.2 Initiation of Amendment - Amendments to the Zoning Resolution text, may be initiated by the County Commission, the Sullivan County Regional Planning Commission or the Planning Director. Amendments to the Zoning District Map may be initiated by the County Commission, Sullivan County Regional Planning Commission, a property owner of the land which is to be considered for rezoning, or the legal agent representing the property owner, such as Power of Attorney, Licensed Realtor or buyer under contract of said property. Legal documentation verifying the legal interest in said real property shall be made available to the Planning & Zoning Director prior to acceptance of any rezoning application. *(Amended on January 22, 2008)*

12-106.3 Application for Amendment

1. **Filing of Proposed Amendments** - An application for amendment shall be filed with the Planning and Zoning Department. Prior to any consideration of the proposed amendment by the County Commission such application shall be transmitted to the applicable Regional Planning Commission(s) for review and recommendation pursuant to the Tennessee Code Annotated, Section 13-7-105.
2. **Application Content** - Any application for a change in the zoning classification of any parcel of land shall be accompanied by:
 - a. Sufficient information to disclose ownership of the property for which the request is being made and that the requests is being made by the owner or a legal agent acting on behalf of the owner.
 - b. Sufficient information to disclose the location and extent of the property for which the request is being made. This information shall, where necessary to achieve an adequate legal description, include a boundary survey of the property.
 - c. Sufficient information to establish that the property for which the request is being made is free and clear of any encumbrances, which would prevent its use for the use proposed.

On receiving such application copies shall be transmitted to the other bodies and the Planning Commission prior to any consideration of the proposed amendment by the County Commission.

Proposed Additions to Sullivan County Zoning Code**B-103.2 Community Facilities Activities - Class and Types****5. Activity Type - Educational Facilities**

- a. Intent and Limitations - This grouping is intended to include services and facilities typically performed by public, parochial and private nursery schools, kindergartens, primary and secondary schools. The grouping is not intended to include special training and schooling services offered by private individuals for profit or technical schools, colleges and universities.
- b. Use Listing
Public, Parochial, and Private Kindergartens
Primary and Secondary Schools

6. Activity Type - Essential Public Transport, Communication, and Utility Services

- a. Intent and Limitations - This grouping is intended to include facilities necessary and incidental to the operation of transport, communication, and utility services. The grouping is not intended to include major transport terminals or utility production and processing facilities.
- b. Use Listing
Gas, Electric, and Water Distribution Lines and
Pumping Facilities for Water and Sewer Systems
Rights-of-Way for all Modes of Transportation
Sewage Collection Lines

7. Activity Type - Extensive Impact Facilities

- a. Intent and Limitations - This grouping is intended to include public activities and facilities that have a high degree of impact upon surrounding land uses due to nuisance characteristics, traffic generation, and parking requirements. This grouping does not include operation engages in storage, processing or reprocessing, transport or disposal of waste materials. (See Waste Disposal Operations and Commercial Scrap Operations)
- b. Use Listing
Airports, Air Cargo Terminals, Heliports, Helistops,
or Any Other Aeronautical Devise
Electricity Generating Facilities
Major Petroleum and Natural Gas Transmission Lines
and Facilities
Marine Terminals
Military Bases or Reservations
Railroad, Bus, and Transit Terminals
Railroad Yards and Other Transportation Equipment
Marshaling and Storage Yards
Renewable Energy: Commercial Solar & Wind/Turbine Facility Sites
(Delete and Move) Water and Sewage Treatment Plants

8. Activity Type - Health Care Facilities

- a. Intent and Limitations - This grouping is intended to include medical and other health care facilities that are required for promotion and protection of public health and safety. This grouping is not intended to include the offices, clinics, laboratories, etc., of private physicians or of other health care professionals.
- b. Use Listing
Center for Observation and Rehabilitation
Hospitals
Medical Clinics

9. Activity Type - Intermediate Impact Facilities

- a. Intent and Limitations - This grouping is intended to include a broad range of public and private activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances associated with such uses.
- b. Use Listing
Cemeteries, Columbarium, and Mausoleums
Colleges, Junior Colleges, and Universities,
but Excluding Profit-Making Business Schools
Commercial Boat Docks, Marinas, and Yacht Clubs
Electrical and Gas Substations (excluding utility-scale/commercial solar or wind/turbine facilities)
Funeral Homes and Crematoriums
Golf Courses
Major Mail Processing Centers
Radio, Telephone, Television Towers, and
Transmission Facilities (Cell towers)
Water Storage Facilities
Water Intake and Treatment Facilities

10. Activity Type - Religious Assembly Facilities

- a. Intent and Limitations - This grouping is intended to include facilities utilized by various religious organizations for worship or community service functions and all facilities and operations related thereto, including, but not limited to, childcare facilities, youth ministry facilities and parents' day out. The grouping is not intended to include facilities that primarily function to produce products, including printed matter, for sale or general distribution to groups other than the immediate membership of the organization located upon the same zone lot nor is it intended to include school facilities providing primary or secondary education.
- b. Use Listing
Chapels
Churches
Convents and Monasteries
Sanctuaries
Synagogues
Temples

11. Activity Type - Special Institutional Care Facilities

- a. Intent and Limitations - This grouping is intended to include facilities that involve forced residency, full time supervision and care for: (1) individuals legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol and (3) individuals who are mentally ill, including the criminally dangerous
- b. Use Listing
Detention and/or Correctional Institutions
Drug and Alcohol Rehabilitation Facilities
Institutional Care Facilities: (Including All Types
of Asylums for the Psychotic or Insane)
Half-way Houses (Serving Convicted Felons or
Recovering Substance Abusers)

12. Activity Type - Special Personal and Group Care Facilities (See Note)

- a. Intent and Limitations - This grouping is intended to include a wide variety of residential facilities for the care of young and/or disabled persons who require special care or supervision including bed care and in-patient services. This grouping is not intended to include facilities primarily oriented

B-104 SUPPLEMENTARY REGULATIONS APPLICABLE TO PRINCIPAL USES**B-104.6 Provisions Applicable to Community Facility Activities**

Automotive Parking
Food Service
Professional Services - Medical

8. Intermediate Impact Facilities - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the intermediate impact activity type.
- a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
 - i. Water Intake and Treatment Facilities, by the requirement of their function shall be required to be located along public street frontage, allowing traversal of minor streets.
 - c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.
 - d. The Building Commissioner shall determine the off-street parking requirements.
 - e. Supplemental Design Guidelines for Water Intake and Treatment Facilities - Water Intake and Treatment Facilities classified in the extensive impact activity type may be authorized in Residential and Commercial Districts where specifically permitted by Sullivan County Zoning Resolution with Planning Commission approval (PC) required. The purpose of these supplemental regulations is to provide for the location of essential public and community water infrastructure while establishing site design, buffering, screening, and setback standards necessary to minimize potential impacts on surrounding properties and the environment. These provisions apply specifically to facilities whose primary function is the intake, treatment, storage, and/or distribution of potable or public water supplies. They shall not apply to sewer, wastewater, or sewage treatment facilities. Sewer, wastewater, and sewage treatment facilities shall remain subject to the applicable provisions of this ordinance governing such facilities.
 - i. The parcel on which a Water Intake and Treatment facility is proposed to be located shall be a minimum lot size of five (5) acres.
 - ii. The parcel shall have direct frontage on, or contain, waters of the state from which the facility is intended to withdraw or otherwise utilize water as part of its operations for the purpose of water intake and treatment.
 - iii. All principal structures, treatment facilities, equipment, storage areas, and other operational components of the Water Treatment Plant shall be set back a minimum of one hundred (100) feet from all adjoining residential property lines.
 - iv. Excluding infrastructure and improvements that must, by their function or regulatory requirement, be located within or adjacent to a floodplain, stream, river, lake, or other waterbody, all buildings, equipment, storage areas, and operational facilities shall be located at least fifty (50) feet from the regulatory high-water mark.
 - v. A continuous landscape buffer shall be installed and maintained along the entire perimeter of the property, including all road frontages and waterfront frontages. The buffer shall consist of:
 1. Two (2) staggered rows of evergreen and/or deciduous trees sufficient to provide year-round visual screening;
 2. In compliance with TVA, state, and federal safety standards, barbed-wire fencing must encompass the entire developed site. Barbed, chain-link fencing must contain visual privacy slats and be concealed behind the tree line that faces any residential property, agricultural property, or waterbody.
 - vi. Property lines adjoining public streets shall be subject to the same buffering and fencing requirements as all other perimeter property lines.
 - vii. Property lines adjoining a waterbody shall be subject to the same buffering and fencing requirements as all other perimeter property lines, except where openings are necessary for water intake, discharge structures, maintenance access, or other required utility infrastructure.
 - viii. All required landscaping and fencing shall be permanently maintained in healthy and serviceable condition.
 - ix. These standards shall apply to all new Water Treatment Plants and to any expansion of an existing Water Treatment Plant that increases the facility's footprint or operational area.

TABLE 3-102A
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS

<i>USES Cont.</i>	<i>A-5 & A-2 / A-1</i>	<i>AR/ A-RV / RRC</i>	<i>R-1</i>	<i>R-2/R-2A</i>	<i>R-3A/R-3B</i>	<i>R-3</i>
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbarium and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (Solar/Wind Farms as amended on 02 17 2022)	SUP	SUP	SUP	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
9. Water Intake and Treatment Facilities Subject to Appendix B 104.6 – Section 8	PC	PC	PC	PC	PC	PC
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SUP	SUP	SUP	SUP
III. Commercial/Recreational - Limited – Amended 09 17 07						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1. Commercial Campgrounds – RVs, Cabins, Campsites SUBJECT to APPENDIX D – By Type	X	PC	X	X	X	X
2. Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities Indoor and Outdoor Amended 03/15/10 (AR zone only)	X	PC/X/X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS P = Indicates Permitted Use. SUP = Indicates Use Permitted with Supplemental Provisions. PC = Indicates Permitted Use on Site Plan Review by the Planning Commission. O = Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS) BZA = Special Exception of Use after Approval of the Board of Zoning Appeals NOTES: (1) See Section 5-104. *Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.	
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4-102.6 Accessory Uses - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth for such use in Appendix B, Section B-105. Such accessory activities shall be controlled in the same manner as the principal activities within such type, except as otherwise, expressly provided in this resolution.

4-102.7 Temporary Uses - The temporary uses and structures specified in Appendix B, Section B-106, as permissible within commercial districts may be permitted for the limited time periods indicated for each such use or activity.

4-102.8 Uses Not Permitted (X) - Any uses or structures not allowable as permitted uses, uses on review, temporary uses or accessory uses are prohibited within the various commercial districts.

**TABLE 4-102A
USES AND STRUCTURES ALLOWABLE
WITHIN MIXED USE AND COMMERCIAL DISTRICTS**

-----DISTRICTS-----	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2 nd story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Childcare Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities – see Supplemental Regulations	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
3. Water Intake and Treatment Facilities Subject to Appendix B 104.6 – Section 8	PC	PC	PC	PC	PC	PC
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS

P = Indicates Permitted Use.
 SUP = Indicates Use Permitted with Supplemental Provisions.
 PC = Indicates Permitted Use on Site Plan Review by the Planning Commission.
 O = Indicates Use Allowable within Special Overlay District
 (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)
 BZA = Special Exception of Use after Approval of the Board of Zoning Appeals

NOTES:

(1) See Section 5-104.

*Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.

Recommendation

Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the zoning text amendment.



September 17th, 2026

Sharon Duncan, Chairman
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN 37660

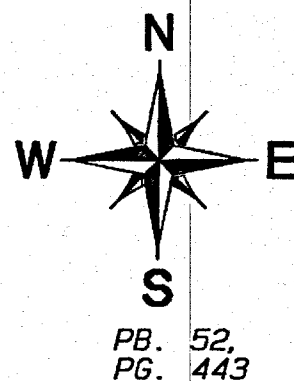
Chairman Duncan:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

1. 2346 Edinburgh Channel Road
2. Emory Church Road
3. 3616 Thornton Drive
4. Miller Parke Open Space
5. 843 Rock Springs Road
6. 650 Mayfield Avenue
7. 2309 Brandon Lane
8. 1901 Brentford Lane
9. 328 McKenzie Drive
10. 1841 Highland Street
11. 2020 Springfield Avenue
12. 2953 E. Stone Drive

Sincerely,

Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #19,
Edinburgh-Phase 1A
PB. 52, PG. 443
2506 Glasgow
Station
DB. 3565, PG. 1203

Roger & Kelli Cook
TM. 119A, Grp. C,
Parcel 022.00
Lot #25,
Edinburgh-Phase 1A
PB. 52, PG. 443
2338 Edinburgh
Channel Road
DB. 3503, PG. 1070

Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #20,
Edinburgh-Phase 1A
PB. 52, PG. 443
2358 Edinburgh
Channel Road
DB. 3565, PG. 1203

Primos Restaurant
& Tequila Bar Inc.
TM. 119A, Grp. C,
Parcel 026.00
Lot #21,
Edinburgh-Phase 1A
PB. 52, PG. 443
2354 Edinburgh
Channel Road
DB. 3537, PG. 958

Guy & Bernice
Steinmetz Trustees
TM. 119A, Grp. C,
Parcel 024.00
DB. 3581, PG. 752

Guy & Bernice
Steinmetz Trustees
TM. 119A, Grp. C,
Parcel 024.00
DB. 3581, PG. 752

911 Address-
2342 Edinburgh
Channel Road

911 Address-
2350 Edinburgh
Channel Road

Point

BEFORE
PB. 52,
PG. 443

Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #19,
Edinburgh-Phase 1A
PB. 52, PG. 443
2506 Glasgow
Station
DB. 3565, PG. 1203

Roger & Kelli Cook
TM. 119A, Grp. C,
Parcel 022.00
Lot #25,
Edinburgh-Phase 1A
PB. 52, PG. 443
2338 Edinburgh
Channel Road
DB. 3503, PG. 1070

Brent & Taelor Aebi
TM. 119A, Grp. C,
Parcel 019.00
Lot #20,
Edinburgh-Phase 1A
PB. 52, PG. 443
2358 Edinburgh
Channel Road
DB. 3565, PG. 1203

Primos Restaurant
& Tequila Bar Inc.
TM. 119A, Grp. C,
Parcel 026.00
Lot #21,
Edinburgh-Phase 1A
PB. 52, PG. 443
2354 Edinburgh
Channel Road
DB. 3537, PG. 958

911 Address-
2346 Edinburgh
Channel Road

911 Address-
2350 Edinburgh
Channel Road

AFTER

Slide A-1932

Sheena Tinsley, Register
Sullivan County
Rec #: 400505 Instrument #: 26016828
Rec'd: 15.00 Recorded
State: 0.00 8/14/2026 at 12:11 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 515-515

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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENT FOR THE CONSTRUCTION OF CUT AND FILL, CLOSURE, CUT AND FILL, RAMP, TIE-UP AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER B. R. Steiner 8/13/26
OWNER Jonathan Willis 8/13/26
OWNER _____ 2025
OWNER _____ 2025

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED
DATE August 14, 2026

Jonathan Willis
CITY & T.S. DIVISION OR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER'S AUTHORIZED REPRESENTATIVE

IPN- Iron Pin New 1/2" Rebar
RLS #2385
IPO- Iron Pin Old

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0230D Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- As shown above

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSPORT CITY, TENNESSEE, EXCEPT FOR VIOLATIONS, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED, AND A SUPERSEDED IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 8/14/2026
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE 8/14/2026
JONATHAN WILLIS R.L.S. 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 8/14/26
AUTHORIZED SIGNATURE Chad TITLE _____

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN

DATE 8/14/26 2025
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR Chad
KINGSPORT AUTHORIZING AGENT

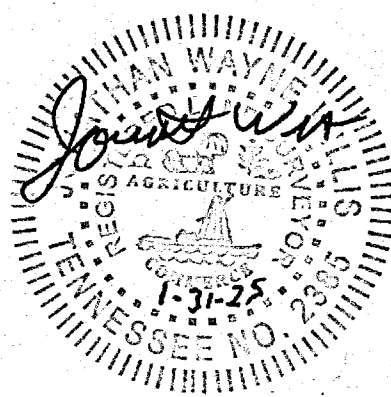
CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

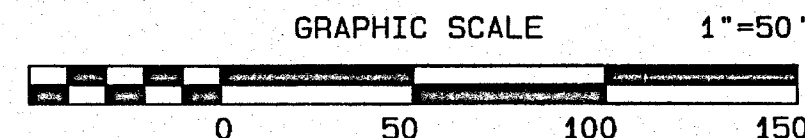
DATE _____ TITLE _____
DATE _____ AUTHORIZED SIGNATURE _____

Replat of Lots 22-24, Edinburgh-Phase 1A

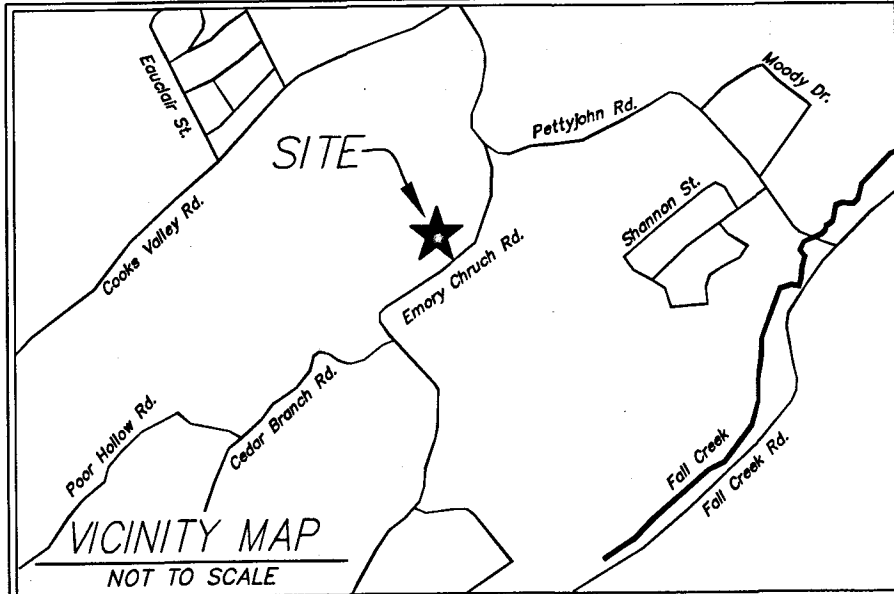
KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION
TOTAL ACRES 0.93 TOTAL LOTS -2-
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER Steinmetz & Primos CIVIL DISTRICT 15th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
SCALE: 1" = 50' DRAWN BY J.W.



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667



Currently Zoned County PD- Planned Development



CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:
APPROVAL IS HEREBY GRANTED FOR LOT 1 - DEFINED AS MINOR SUBDIVISION PLAT FOR JERRY TAYLOR - LOCATED IN SULLIVAN COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED RESTRICTIONS. LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT. APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SSD SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE TENNESSEE DIVISION OF WATER RESOURCES. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

IF SHOWN, SHADING ON LOT(S) REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS AND SHALL BE USED FOR NO OTHER PURPOSE, SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL SYSTEMS IN TENNESSEE. MODIFICATIONS OF THE SHADDED AREA(S) MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADDED AREA IS MAINTAINED.

LOT RESTRICTIONS: LOT 1 IS LIMITED TO A MAXIMUM OF 3 BEDROOMS. CONVENTIONAL SEPTIC SYSTEM IS REQUIRED.

Clayton Stanley, CS 08/14/2026
ENVIRONMENTAL SCIENTIST
IN DIVISION OF WATER RESOURCES

SURVEY NOTES:

- 1) SURVEY REQUESTED BY LANDON TAYLOR
- 2) THE PROPERTY SHOWN HEREON ARE IN THE NAME OF: JERRY LANDON TAYLOR & BRENDA S BOND IN DEED BOOK (D.B.) 3686, PAGE (PG) 1036, TAX MAP 063, PARCEL 020.50 IN THE REGISTERS OFFICE OF SULLIVAN COUNTY, SEVENTH CIVIL DISTRICT, SULLIVAN COUNTY, TENNESSEE.
- 3) ALL PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS; SPECTRA SP-100 DUAL FREQUENCY RECEIVERS, REAL TIME KINEMATIC (RTK) GNSS ROVER; USING TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GNSS REFERENCE NETWORK (VRS), DATA COLLECTED ON DATE 05-09-2026; HORIZONTAL ACCURACY $\pm 0.06'$ AND VERTICAL ACCURACY $\pm 0.1'$ COORDINATES ARE BASED ON TENNESSEE STATE PLANE COORDINATES SYSTEM NAD83/NVAD88 (2011) USING GEOID18, EPOCH 2010. NO COMBINED SCALE FACTOR WERE USED.
- 4) THE SURVEY CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE WERE NO VISIBLE DISCREPANCIES, OVERLAPPING IMPROVEMENTS, OR ROADWAYS OBSERVED, EXCEPT AS SHOWN HEREON. RECORDED EASEMENTS SHOWN ON THIS PLAT WERE DISCOVERED DURING THE ORDINARY RESEARCH PROCESS. THIS PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.
- 5) PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, REGULATIONS, RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN AT THE TIME OF THE SURVEY.
- 6) ADJOINER LINES DERIVED FROM D.B. & PG OR P.B. & PG LISTED ON MAP.
- 7) UNITS OF DISTANCE: US SURVEY FEET
- 8) SETBACKS: FRONT: 30' REAR: 30' SIDE: 12'
- 9) PROPERTY CURRENTLY ZONED: SULLIVAN COUNTY R-1
- 10) THIS PLAT REPRESENTS A MINOR SUBDIVISION OF THE PARCEL LISTED IN NOTE 2.
- 11) THIS PROPERTY LIES IN A FLOOD ZONE X AS SHOWN ON FIRM MAP NO. 47163C000650 DATED 09-29-2006
- 12) THESE LOTS ARE SERVED BY APPALACHIAN ELECTRIC POWER & CITY OF KINGSFORT WATER SERVICES
- 13) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF SEVEN AND ONE-HALF (7.5) FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF. NO PERMANENT STRUCTURES SHALL BE PLACED WITHIN THIS EASEMENT AREA.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL & CONSERVATION AND IS HERBY APPROVED AS SHOWN.

TENNESSEE DEPARTMENT OF ENVIRONMENTAL & CONSER. DATE

OR

KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR THE INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE Kingsport WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

And Poe 8/19/24
AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL OF STREETS AND STORMWATER SYSTEM

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THE STREET AND STORM WATER SYSTEM HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATION; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.

8-19-2024
DATE
Leah Munk
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

HIGHWAY DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT: (1) STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION TITLED:

OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS SHOWN ON THIS PLAT.

James S. Sloan
SULLIVAN COUNTY HIGHWAY COMMISSIONER DATE

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

TRAFFIC ENGINEERING MANAGER DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

J. Sloan 8/14/26
TENNESSEE REGISTERED LAND SURVEYOR DATE

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, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. BY SIGNING THIS BLOCK I (WE) STATE THAT I (WE) HAVE SEWER.

Justin M. New 8/14/26
OWNER(S) DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, 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 SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THAT AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS DEFAULT.

[Signature] 8/20/2026
KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION DATE

ALBERT BEAULIEU &
JANICE FLYNN
MAP 063, PARCEL 017.00
(D.B. 3548, PG. 1683)
ZONED R-2

DANIEL & DANNY WOLFE
& MELISSA LYNN
MAP 063, PARCEL 020.00
(D.B. 3631, PG. 2222)
ZONED R-1

JERRY TAYLOR
& BRENDA BOND
TAX MAP 063, PARCEL 020.50
(D.B. 3686, PG. 1036)
ZONED R-1
11.02 ACRES $\pm$
488,137 SQ. FT $\pm$
677 EMORY CHURCH RD.

NORMAN & BARBARA
CULCLASURE
MAP 063, PARCEL 021.50
(D.B. 3219, PG. 956)
ZONED R-1

LAURIE SPANGLER
MAP 063, PARCEL 020.01
(P.B. 54, PG. 5, LOT 2)
ZONED R-1

LINE	BEARING	DISTANCE
L1	S 54°25'28" W	50.05'
L2	S 54°16'04" W	54.76'



SCALE: 1 INCH = 80 FEET

SLOAN LAND SURVEYING, PLLC			
JESSICA R. SLOAN, TN RLS 3575			
423-440-6198			
SLOANSURVEYING@GMAIL.COM			
PO BOX 303 ELIZABETHTON, TN 37644			
COUNTY	DATE OF SURVEY	REV.	PROJECT
SULLIVAN	5-12-2026	# 0	# 26112

LEGEND

- SOIL LIMIT
- ADJOINER LINE
- ROAD CENTERLINE
- REBAR FOUND
- 1/2" REBAR SET "SLOAN"
- STUMP
- POINT CALCULATED
- R.O.W. RIGHT OF WAY

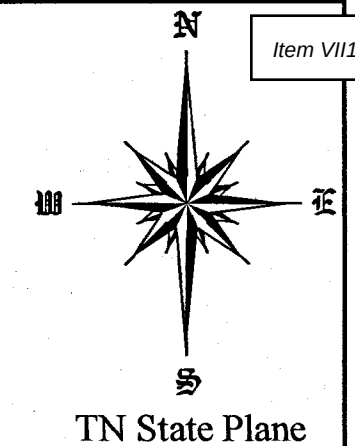
IT IS HEREBY CERTIFIED THAT THIS SURVEY IS CORRECT TO MY KNOWLEDGE, EXPERTISE, AND BELIEF AND WAS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION; AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; FURTHER, I CERTIFY THIS IS A CATEGORY IV LAND SURVEY AS DEFINED IN STANDARDS OF PRACTICE ISSUED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

MINOR SUBDIVISION PLAT
FOR JERRY TAYLOR
KINGSFORT REGIONAL PLANNING COMMISSION

Slide A-1933

Sheema Tinsley, Register		Sullivan County	
Rec'd:	400877	Instrument #:	26017305
State:	15.00	Recorded	
Clark:	0.00	8/20/2026 at 12:52 PM	
Other:	0.00	in Plat	
Total:	17.00	P60	
		PGS 519-519	





Item VII.

VICINITY MAP
N.T.S.

I hereby certify that this is a category
4 survey and the ratio of precision of
the un-adjuted survey is 1-10,000+
as shown hereon.

- Notes
1. Deed Reference: DB 3542 - PG 2416
 2. TAX MAP: 077A F 006.00
 3. Integrity Building Division PB 55 - PG 364, Susan Demarco Subdivision PB 51 - PG 389, City View Add 5 Sec 1 PB 10 - PG 40, City Add Sec 6 PB 11 - PG 14
 4. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 04-20-2026
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: Carlson Skynet 1938
 - h. Combined Grid Factor: 1.000000 TN State Plane

Sheena Tinsley, Register
Sullivan County
Rec #: 400943 Instrument #: 26017383
Rec'd: 15.00 Recorded
State: 0.00 8/21/2026 at 10:41 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 523-523

Slide A-1934

CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATION OF APPROVAL OF ELECTRIC SERVICE
I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION DATE: 8/3/26 CITY ENGINEER: <i>Angel Pove</i>	I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN. DATE: 8/3/26 SEWER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: <i>Angel Pove</i>	I HEREBY CERTIFY: (1) ADEQUATE RIGHTS OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, (2) THAT STREETS HAVE BEEN INSTALLED IN ANY ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 8/3/26 CITY ENGINEER OR AUTHORIZED REPRESENTATIVE: <i>Angel Pove</i>	THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT. NOTE THAT UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO PUBLIC UTILITIES BEFORE SERVICE WILL BE EXTENDED TO THIS SITE. DATE: 8/3/26 PUBLIC UTILITIES AUTHORIZED REPRESENTATIVE: <i>Angel Pove</i>

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT
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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT. OWNER(S): <i>Charles Mowdy</i> DATE: 7/20/26	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. DATE: 8/21/2026 CITY OF KINGSFORD REGIONAL PLANNING COMMISSION SECRETARY: <i>Angel Pove</i>	I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM(S), (1) IS AVAILABLE TO THE PROPERTY, (2) AS SHOWN ON THE ACCOMPANYING PLANS HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO MUNICIPAL SPECIFICATIONS; OR (3) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO INSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 8/3/26 WATER DEPARTMENT DIRECTOR OR AUTHORIZED REPRESENTATIVE: <i>Angel Pove</i>	I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS A ACCURATE AND PRECISE SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORD CITY REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 06-09-2026 TENNESSEE REGISTERED LAND SURVEYOR: <i>Larry M. Culbertson</i>	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE: August 3, 2026 DIRECTOR OF 911 ADDRESSING OR AUTHORIZED REP.: <i>Carlson Culbertson</i>

LINE	BEARING	DISTANCE
L1	S 50°18'50" W	29.03'
L2	S 50°18'50" W	85.96'
L3	S 49°55'30" W	6.05'
L4	S 42°31'00" W	37.48'
L5	S 42°31'00" W	9.90'
L6	N 27°20'20" W	200.00'
L7	S 83°51'40" W	53.63'
L8	N 46°34'10" E	82.42'
L9	S 30°03'40" E	220.38'
L10	N 46°34'10" E	82.42'
L11	S 32°19'00" E	215.28'
L12	N 46°34'10" E	82.42'
L13	S 35°01'20" E	219.57'
L14	N 46°34'10" E	82.42'
L15	S 37°34'30" E	221.73'
L16	N 46°34'10" E	82.41'
L17	S 74°42'30" E	179.52'
L18	S 39°50'30" E	213.62'
L19	S 23°54'10" W	142.62'
L20	S 23°51'20" W	90.10'
L21	S 23°56'40" W	34.86'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	748.29'	51.47'	51.46'	S 36°28'40" W
C2	748.29'	92.01'	91.95'	S 41°58'10" W
C3	748.29'	62.98'	62.96'	S 47°54'10" W
C4	445.06'	54.52'	54.49'	S 46°01'40" W
C5	113.98'	82.13'	80.37'	S 63°09'40" W

- Legend
- denotes Rebar Found
 - denotes Rebar Set
 - ⊙ denotes Calculated Point Unless otherwise Noted
 - denotes Highway Marker
 - △ denotes Railroad Spike
 - ⊗ denotes Water Meter



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: **CHARLES MOWDY**

Date: 06-09-2026 File: mowdy-c.DWG Scale: 1" = 100'

Eleventh (11th) Civil District Sullivan County, TN

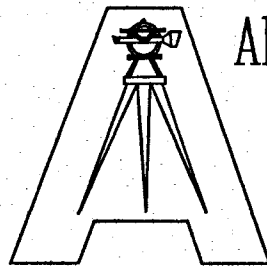
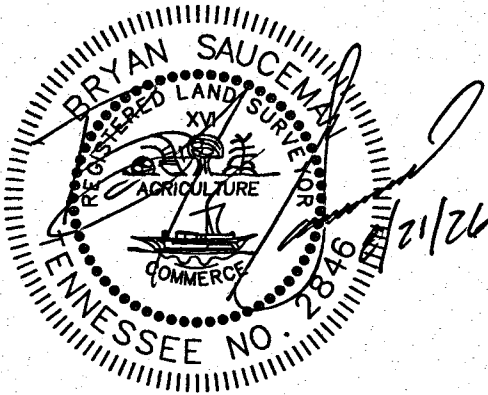
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 9180

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	375.00'	243.90'	S25°54'27"W	239.62'
C2	425.00'	84.29'	N41°58'28"E	84.15'
C3	375.00'	18.18'	N74°51'02"E	18.18'
C4	25.00'	21.03'	N14°48'22"E	20.41'
C5	50.00'	73.98'	N33°06'05"E	67.42'
C6	74.98'	48.51'	N57°25'38"E	47.67'
C7	825.37'	64.23'	N41°07'54"E	64.21'
C8	325.00'	5.07'	N75°47'32"E	5.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°53'59"E	67.96'
L2	N84°19'27"W	111.61'
L3	N16°15'23"W	83.96'
L4	S65°09'04"W	8.74'
L5	N17°06'01"W	135.66'
L6	S60°36'14"E	120.95'
L7	N32°36'46"E	131.21'
L8	N20°05'03"E	398.04'
L9	N50°27'35"E	194.43'
L10	N41°59'51"E	161.93'
L11	N24°54'48"E	217.70'
L12	S51°26'28"E	303.06'
L13	S52°08'40"W	495.90'
L14	S31°55'58"W	231.50'
L15	S48°30'12"W	133.86'
L16	S62°01'58"W	61.66'
L17	S34°51'51"W	279.18'
L18	S17°19'36"E	35.64'
L19	N73°48'17"E	15.36'
L20	S16°04'17"E	120.00'
L21	S76°14'22"W	67.08'
L22	N17°19'36"W	291.28'
L23	N76°14'22"E	65.98'
L24	N17°19'36"W	171.38'
L25	N72°40'24"E	84.02'
L26	N17°19'36"W	176.17'
L27	N38°54'04"E	43.51'
L28	N38°54'04"E	4.78'
L29	S51°26'28"E	235.43'
L30	S44°36'59"W	250.22'
L31	N48°28'26"W	180.01'
L32	N58°01'51"W	33.43'

LEGEND
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
AC ACRES
N.T.S. NOT TO SCALE
℄ CENTERLINE

1-A
WILLIAM P. BAILEY
PROPERTY
P.B. 52, PG. 25



ALLEY & ASSOCIATES, INC.
• SURVEYORS •
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: bsauceman@alleyassociates.com

BARKER
D.B. 345A, PG. 21

GOVERNMENT AND UTILITY ACCESS
The owners of this property hereby agree to grant full rights of access to this property over the designated street utilities, and other easements for governmental and utility agencies to perform their normal responsibilities.

OWNER 8/21/26
DATE

MAINTENANCE OF COMMON OPEN SPACE AND STORMWATER DETENTION FACILITIES
THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

MILLER PARKE HOMEOWNERS ASSOCIATION INC. DATE 8/21/26

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 KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

8/21 20 26
DATE
REGISTERED SURVEYOR

GOVERNMENT AND UTILITY ACCESS
THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

OWNER 8/21/26
DATE

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, 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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT.

DATE 8/26 20 26
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

REVISED OPEN SPACE FOR PHASE I AND PHASE II MILLER PARKE SUBDIVISION			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	6.780	TOTAL LOTS	0
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	MILLER PARKE HOA INC	CIVIL DISTRICT	14TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=120'			

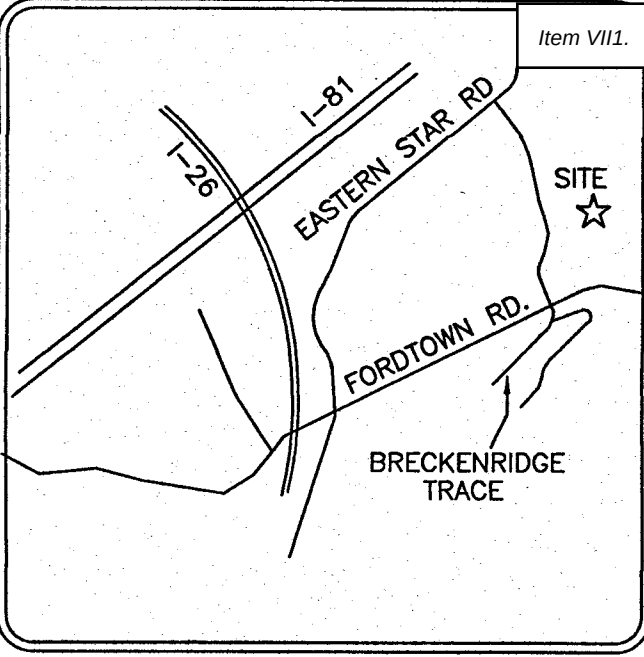
McAMIS
D.B. 3671, PG. 1987

OPEN SPACE CALCULATIONS
UNITS PHASE 1 AND 2: 95
OPEN SPACE: 6.780 ACRES
DENSITY: 2.37 UNITS PER ACRE
PARKING REQUIRED (2.0 SPACES PER UNITS) = 190 SPACES

McAMIS
D.B. 3671, PG. 1987

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE.
 - 2) PROPERTY IS ZONED PD
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 20-11766
 - 5) ACAD FILE 20-11766 MILLER PARK, LLC.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 106 PART OF PARCEL 026.75; PART OF PARCEL 025.50; PART OF PARCEL 016.50
 - 8) PLAT REFERENCE: P.B. 58, PG. 152-153; P.B. 52, PG. 433-434
 - 9) CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111 AND OTHER LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 - 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Slide A-1935
Sheena Tinsley, Register
Sullivan County
Rec #: 401239 Instrument #: 26017768
Rec'd: 15.00 Recorded
State: 0.00 8/27/2026 at 8:14 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 527-527



LOCATION MAP
N.T.S.

TDEC

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 2 – defined as Subdivision of the Morris Property – located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. **ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.**

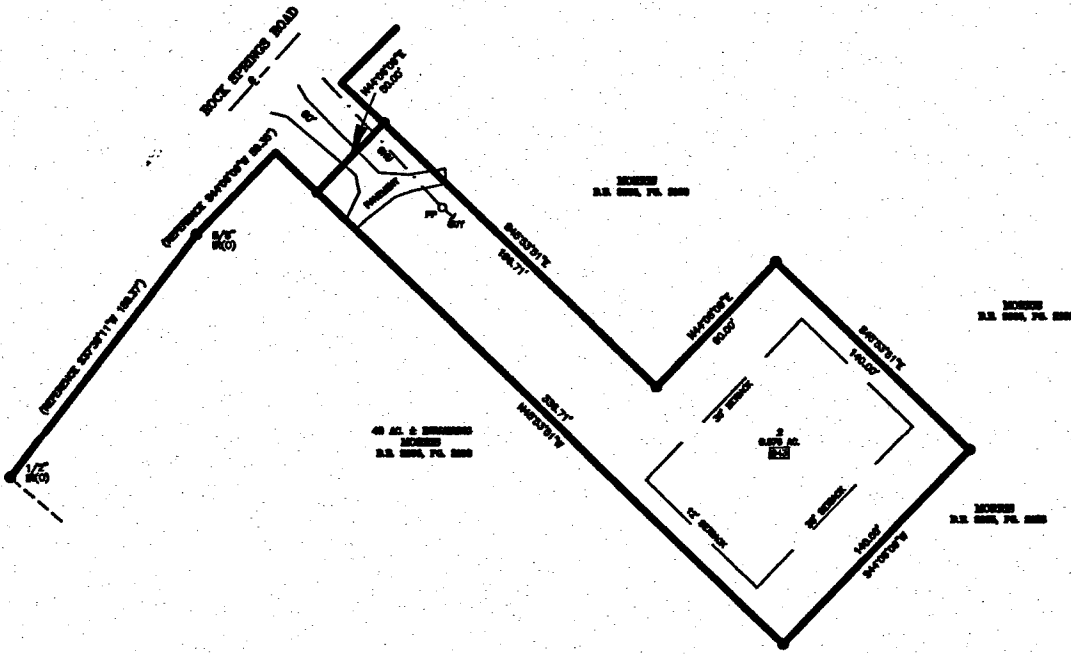
If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

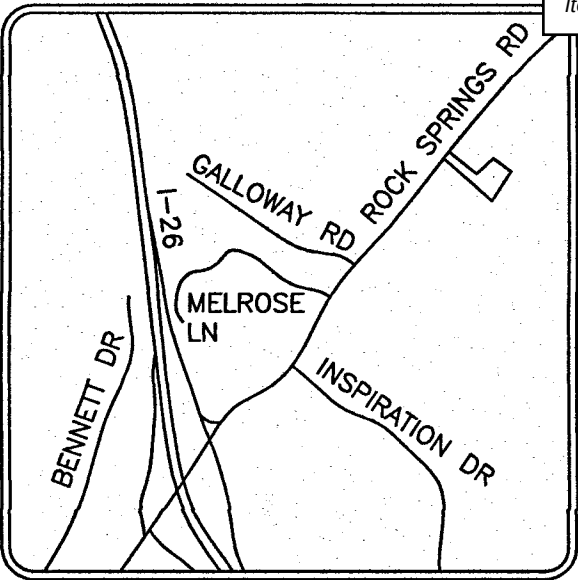
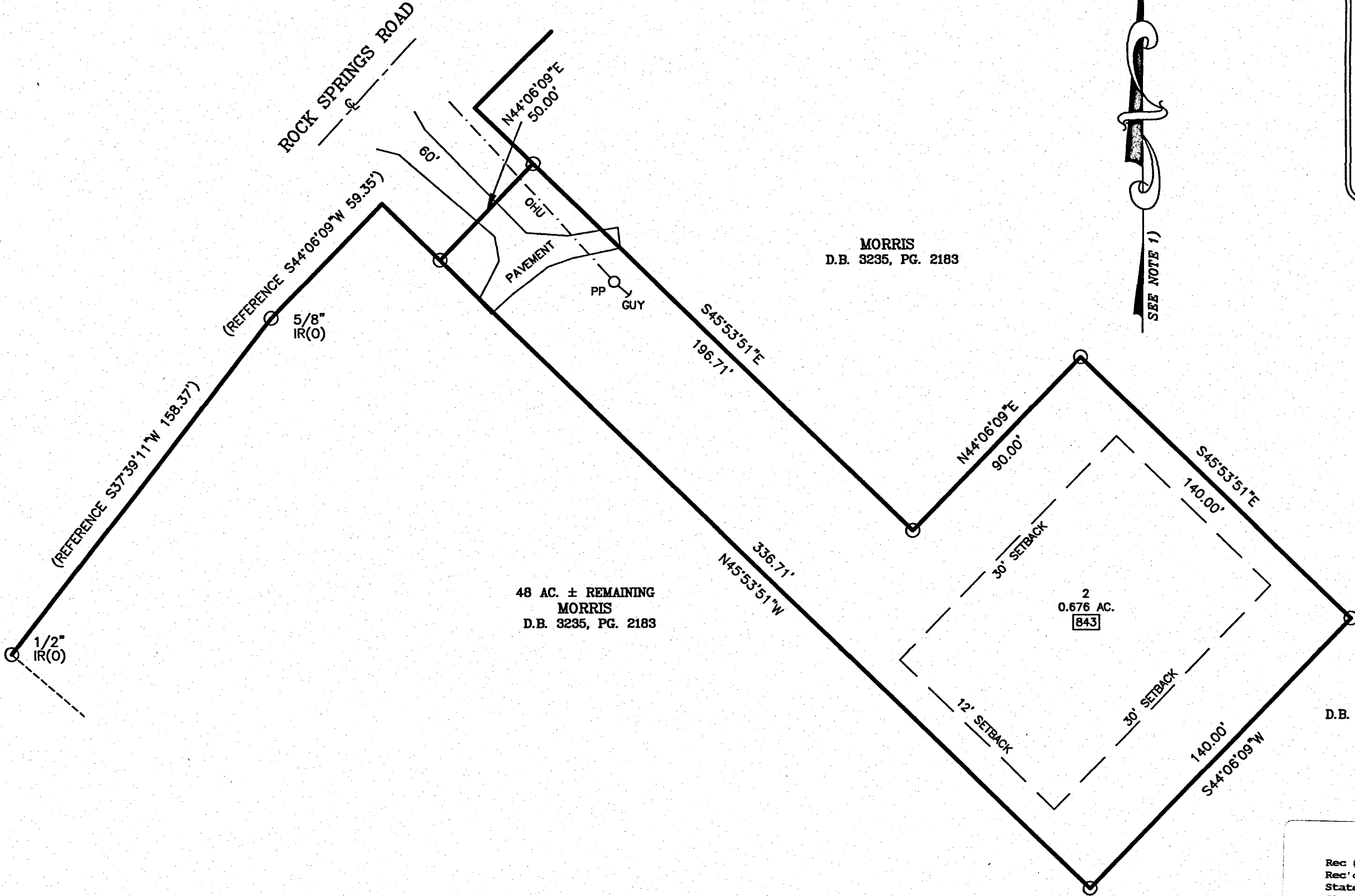
Lot 2:
Lot 2 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

Clayton Stanley ES
Environmental Scientist
TN Division of Water Resources

08/14/2026
Date



SCALE 1"=100'



LOCATION MAP
N.T.S.

MORRIS
D.B. 3235, PG. 2183

MORRIS
D.B. 3235, PG. 2183

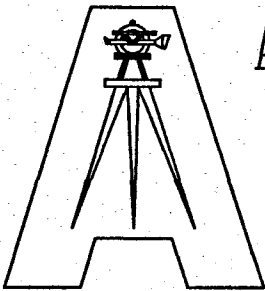
Slide A-1935

Sheena Tinsley, Register
Sullivan County
Rec #: 401241 Instrument #: 26017770
Rec'd: 15.00 Recorded
State: 0.00 8/27/2026 at 8:19 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 528-528

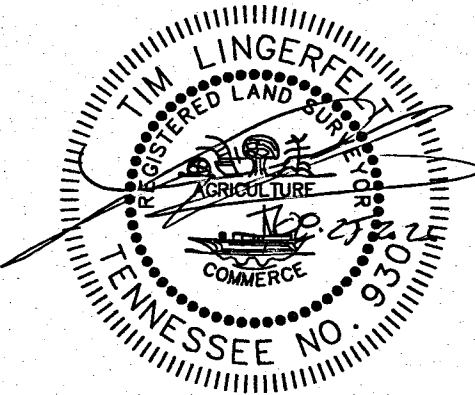
NOTES:

- 1) NORTH BASED ON REFERENCED DEED.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT=30'
REAR=30'
SIDE=12'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 26-14219
- 5) ACAD FILE: 26-14219 MORRIS.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 091, PART OF PARCEL 079.00
- 8) DEED REFERENCE: D.B. 3235, PG. 2183
- 9) 1/2" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 10) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
- 11) PROPERTY SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS. RECORDED OR UNRECORDED.
- 12) THERE SHALL BE A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES AND PROPERTY LINES.
- 13) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

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 ADVERTISE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 8/25 20 2026 DATE Martha Jeanne Morris OWNER	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 KINGSPOINT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 08-25 20 26 DATE Tennessee Registered Land Surveyor
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 8/26 20 26 DATE SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPOINT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 8/26 20 26 DATE KINGSPOINT AUTHORIZING AGENT



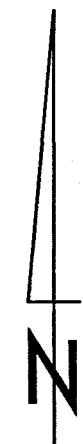
ALLEY & ASSOCIATES, INC.
• SURVEYORS •
422 E. MARKET STREET
KINGSPOINT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: ltingerfelt@alleyassociates.com



CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPOINT REGIONAL PLANNING COMMISSION. 8-25 20 26 DATE Jen S. S. H. COMMISSIONER OF HIGHWAYS	CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM "APPROVAL IS HEREBY GRANTED FOR LOTS DEFINED AS SULLIVAN COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWER DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS, PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATED MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING, OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL." DATE 20	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VIOLANCES. 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 SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 8/26 20 26 DATE SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION
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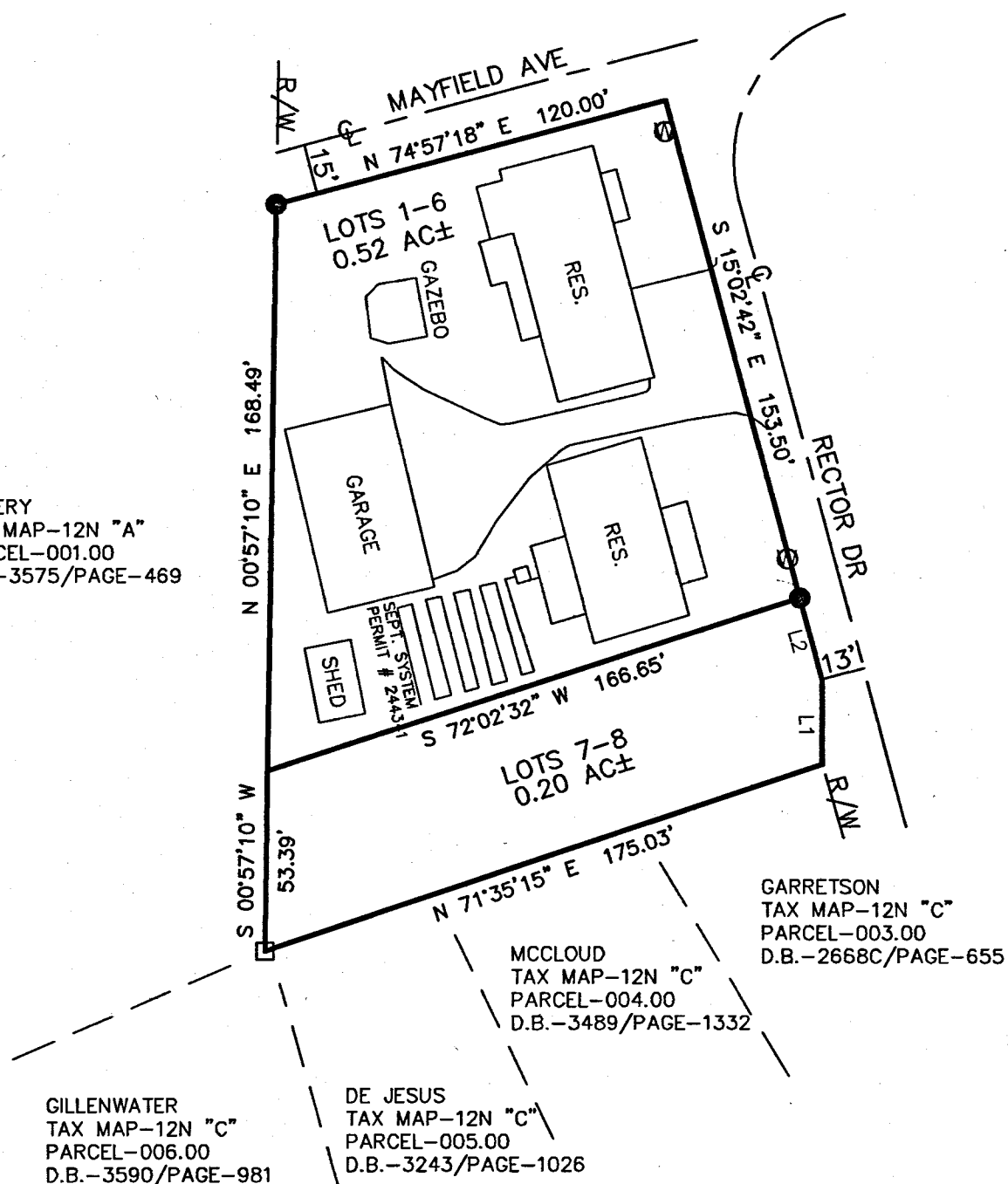
SUBDIVISION OF THE MORRIS PROPERTY	
KINGSPOINT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.676	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER MORRIS	CIVIL DISTRICT 13TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10000
SCALE 1"=40'	

NORTH RECONCILED TO
TN GRID



LINE	BEARING	DISTANCE
L1	N 00°21'26" W	25.34'
L2	N 15°02'42" W	25.00'

LOWERY
TAX MAP-12N "A"
PARCEL-001.00
D.B.-3575/PAGE-469



FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C0030D, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED
ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATED: August 26, 2024
Charles T. Johnson Jr.

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL
SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY
MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION, AND IS
HEREBY APPROVED AS SHOWN.

DATED: 8/26/26

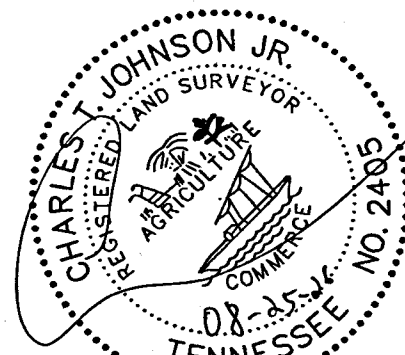
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
Charles T. Johnson Jr.
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS
HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING
TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY
DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL
SERVE THESE LOTS AS PROPOSED.

DATED: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26174
DATE: 08/11/2026

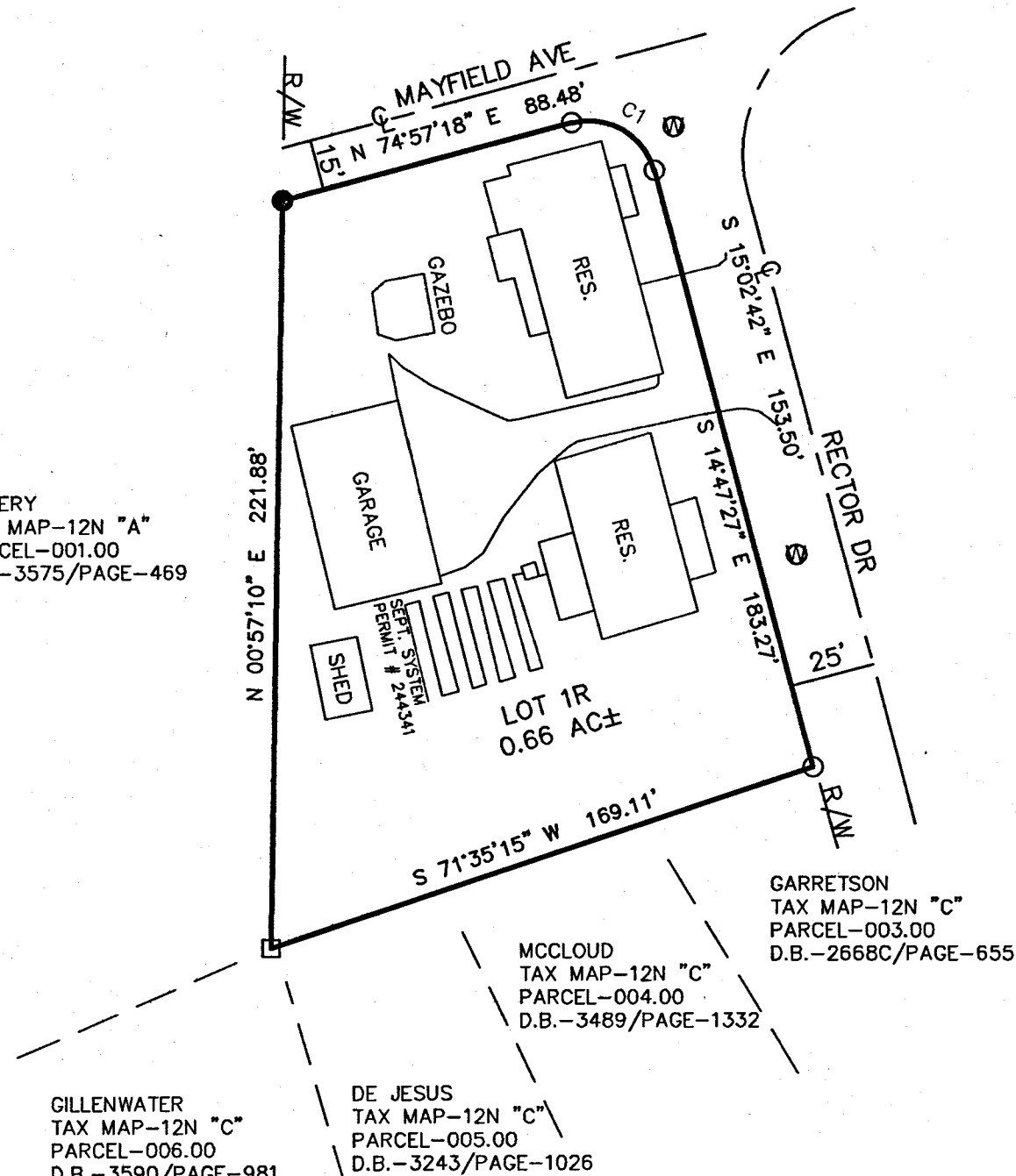
I HEREBY CERTIFY THAT THIS IS A
CATEGORY I SURVEY AND THE RATIO OF
PRECISION OF THE UNADJUSTED SURVEY
IS 1:10,000 AS SHOWN HEREON AND IS
DONE IN COMPLIANCE WITH THE
"TENNESSEE MINIMUM STANDARDS OF
PRACTICE".

BEFORE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
-------	--------	------------	--------------	---------------	-------------

C1	20.00'	31.50'	28.35'	S 59°55'04" E	90°15'16"
----	--------	--------	--------	---------------	-----------

LOWERY
TAX MAP-12N "A"
PARCEL-001.00
D.B.-3575/PAGE-469



GILLENWATER
TAX MAP-12N "C"
PARCEL-006.00
D.B.-3590/PAGE-981

DE JESUS
TAX MAP-12N "C"
PARCEL-005.00
D.B.-3243/PAGE-1026

MCCLOUD
TAX MAP-12N "C"
PARCEL-004.00
D.B.-3489/PAGE-1332

GARRETTSON
TAX MAP-12N "C"
PARCEL-003.00
D.B.-2668C/PAGE-655

AFTER

TPSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- × POINT ON RIGHT-OF-WAY
- ⊙ WATER METER
- UTILITY POLE

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE
PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE
SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND
ALL EASEMENTS, COVENANTS, OR
RESTRICTIONS EITHER WRITTEN
OR UNWRITTEN.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1935

Sheena Tinsley, Register
Sullivan County
Rec #: 401233 Instrument #: 26017761
Rec'd: 15.00 Recorded
State: 0.00 8/27/2026 at 8:09 AM
Clock: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 526-526

JOSHUA & TONYA DYKES
650 MAYFIELD AVENUE
KINGSPORT, TN 37665
TAX MAP 012N "C"
PARCEL 001.00
D.B. 3120 PAGE 1811
MORRISON CITY HGTS
LOTS 1-6
P.B. 2 PAGE 200

JOSHUA & TONYA DYKES
RECTOR DRIVE
KINGSPORT, TN 37665
TAX MAP 012N "C"
PARCEL 002.00
D.B. 3143 PAGE 384
MORRISON CITY HGTS
LOTS 7-8
P.B. 2 PAGE 200

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY
SHOWN AND DESCRIBED HEREON AND THE I(WE) HEREBY ADOPT THIS PLAN OF
SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE
BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS,
PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Josh Dykes DATED: 8-25-26
OWNER: Tonya Dykes DATED: 8-25-26
OWNER: _____ DATED: _____

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 KINGSPORT TN REGIONAL PLANNING COMMISSION AND THAT
THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 08-25-26
C
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS
HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS
INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET
CITY OF KINGSPORT REQUIREMENTS. OR
I HEREBY CERTIFY: (1) THAT TOTAL CUMULATIVE LAND
DISTURBANCE FOR ALL LOTS IS LESS THAN ONE (1)
ACRE AS SHOWN; (2) NO PUBLIC STORMWATER
IMPROVEMENTS ARE PROPOSED.

DATED: 8/26/26
Charles T. Johnson Jr.
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY
SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION,
FULLY MEETS THE REQUIREMENTS OF THE
KINGSPORT WATER UTILITY SYSTEM, AND IS
HEREBY APPROVED AS SHOWN

DATED: 8/26/26
Charles T. Johnson Jr.
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN
FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT,
TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE
NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION
AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE
COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF
\$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL
PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY: _____
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

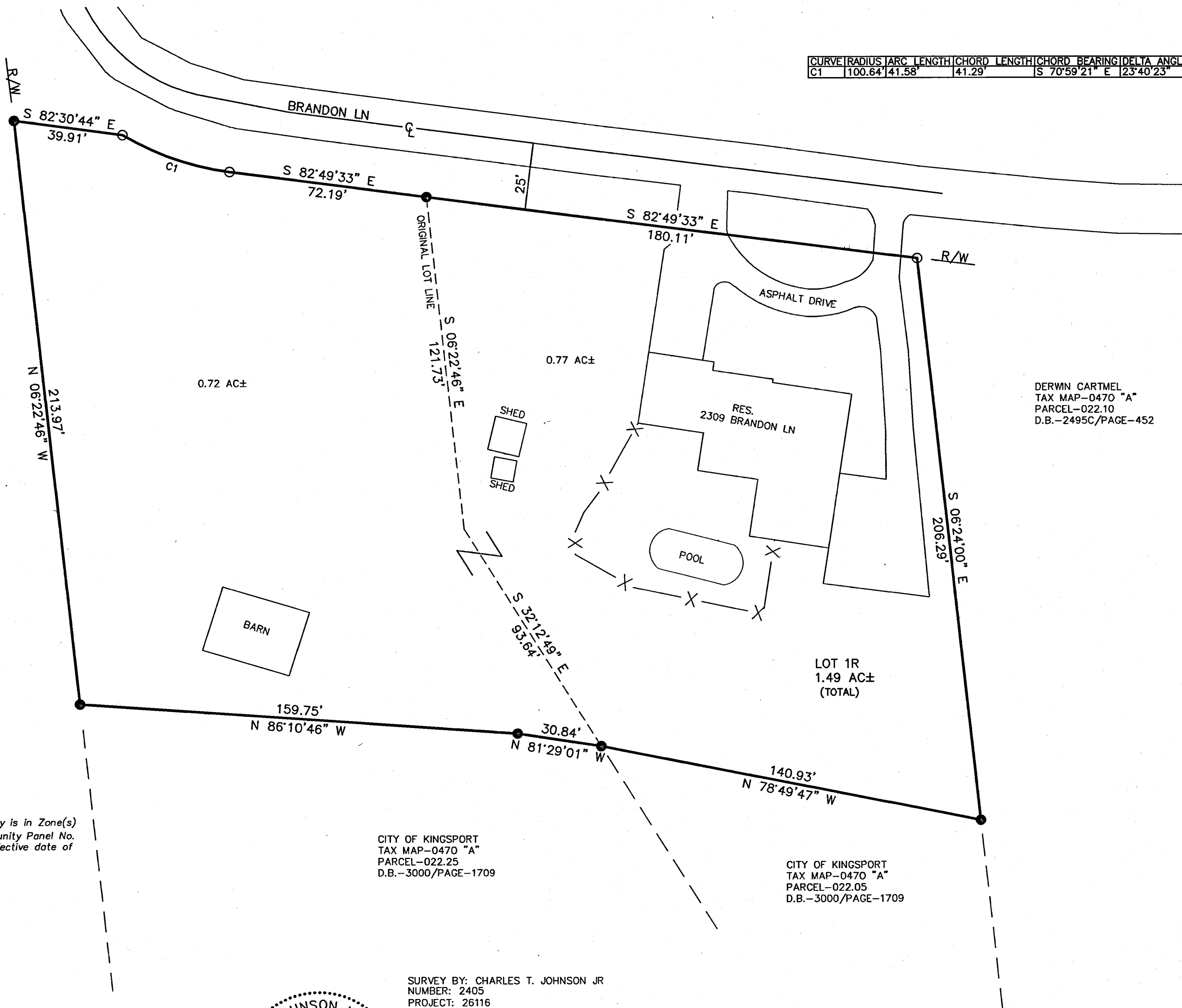
KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 1-8 OF MORRISON CITY HGTS

TOTAL ACRES 0.66 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 12TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 50' 50' 0' 50' 100'

NORTH RECORDED TO
PLAT

FIRST ASSEMBLY CHURCH OF GOD
TAX MAP-0470 "A"
PARCEL-009.00
D.B.-NA/PAGE-NA



LEGEND

- IRON PIN SET
● IRON PIN FOUND
Z INDICATES MUTUAL OWNERSHIP

*THE 0.72 AC.± LOT IS NOT TO BE A STAND ALONE LOT, IT IS TO BE ADDED TO THE 0.77 AC.± LOT OF FISH CREATING A 1.49 AC.± LOT.

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

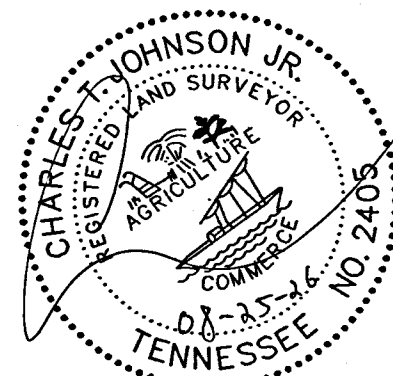
THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0045D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

CITY OF KINGSFORT
TAX MAP-0470 "A"
PARCEL-022.25
D.B.-3000/PAGE-1709

CITY OF KINGSFORT
TAX MAP-0470 "A"
PARCEL-022.05
D.B.-3000/PAGE-1709

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26116
DATE: 06/17/2026



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

TPSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

PROPERTY REFERENCE:

SCOTT & ELLEN FISH
2309 BRANDON LANE
KINGSFORT, TN 37660
TAX MAP 0470 "A"
PARCEL 022.00
DEED BOOK 1470C PAGE 221
BRANDON LN 2309 REPLAT LOT 1
PLAT BOOK 53 PAGE 356

SCOTT & ELLEN FISH
2307 BRANDON LANE
KINGSFORT, TN 37660
TAX MAP 0470 "A"
PARCEL 022.20
DEED BOOK 1470C PAGE 221
BRANDON LN 2307 REPLAT LOT 1
PLAT BOOK 53 PAGE 355

CERTIFICATE OF THE APPROVAL FOR
911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATED: August 28, 2026

Caroline Boydell

CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATED: 8/28/26

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
Charles T. Johnson Jr.
KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATED: _____

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 THE I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: Scott & Ellen Fish DATED: 8/28/26
OWNER: Caroline Boydell DATED: 8/28/26
OWNER: _____ DATED: _____

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 KINGSFORT IN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 08-25-26

SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.

DATED: 8/28/26

CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

DATED: 8/28/26

AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSFORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY:

KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

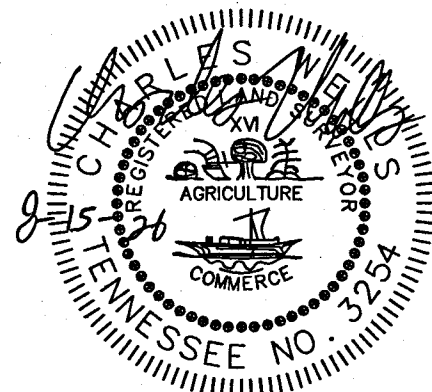
KINGSFORT REGIONAL PLANNING COMMISSION

REPLAT OF BRANDON LN 2307 & 2309 REPLAT

TOTAL ACRES 1.49 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 11TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 30' 30' 0' 30' 60'



- LEGEND
- IR(F) IRON ROD (FOUND)
IR(S) IRON ROD (SET)
PG. PAGE
AC ACRES
D.B. DEED BOOK
P.B. PLAT BOOK
HDPE HIGH DENSITY POLYETHYLENE
RCP REINFORCED CONCRETE PIPE
CONC CONCRETE
NO NUMBER
WM WATER METER
SSMH SANITARY SEWER MANHOLE
EB ELECTRIC BOX
CPED CABLE PEDESTAL
● UNMARKED POINT



RESUBDIVISION OF LOT 75
COOKS CROSSING, PHASE II
& 0.289 ACRES

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.768 TOTAL LOTS 1
OWNER: BYERS DATE: AUGUST 15, 2026
CIVIL DISTRICT: 7TH SCALE: 1 INCH = 30'

CHARLES J. WELLS
TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196



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 KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. <i>Charles Wells</i> 8-15-26 TENNESSEE REGISTERED LAND SURVEYOR DATE	CERTIFICATE OF OWNERSHIP AND DEDICATION (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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED. <i>Julie Byers</i> 8-20-26 OWNER DATE	CERTIFICATION OF THE APPROVAL FOR 811 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>Carmen Carpenter</i> 8-28-26 CITY GIS AUTHORIZED REPRESENTATIVE DATE	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN. <i>Charles Wells</i> 8/28/26 KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE KINGSPORT REGIONAL PLANNING COMMISSION. 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR _____ QTY ENGINEER DATE	CERTIFICATE 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 KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. <i>Charles Wells</i> 8/28/26 KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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 SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED AND THE KINGSPORT REGIONAL PLANNING COMMISSION TO ISSUE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>Charles Wells</i> 8/28/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE
--	--	--	--	---	--	--

BYERS
D.B. 1765C, PG. 557

IR(S) CAP #3254
ON LINE 5.00'

IR(S) CAP #3254

IR(S) CAP #3254
ON LINE 5.00'

IR(S) CAP #3254

LINE	BEARING	DISTANCE
L1	S69°17'08"E	50.00
L2	S11°44'23"W	123.36
L3	S25°21'19"W	151.81
L4	S21°39'15"W	65.94

CURVE	RADIUS	ARC LENGTH	CHORD
C1	1425.00	120.23	N24°50'25"E 120.19

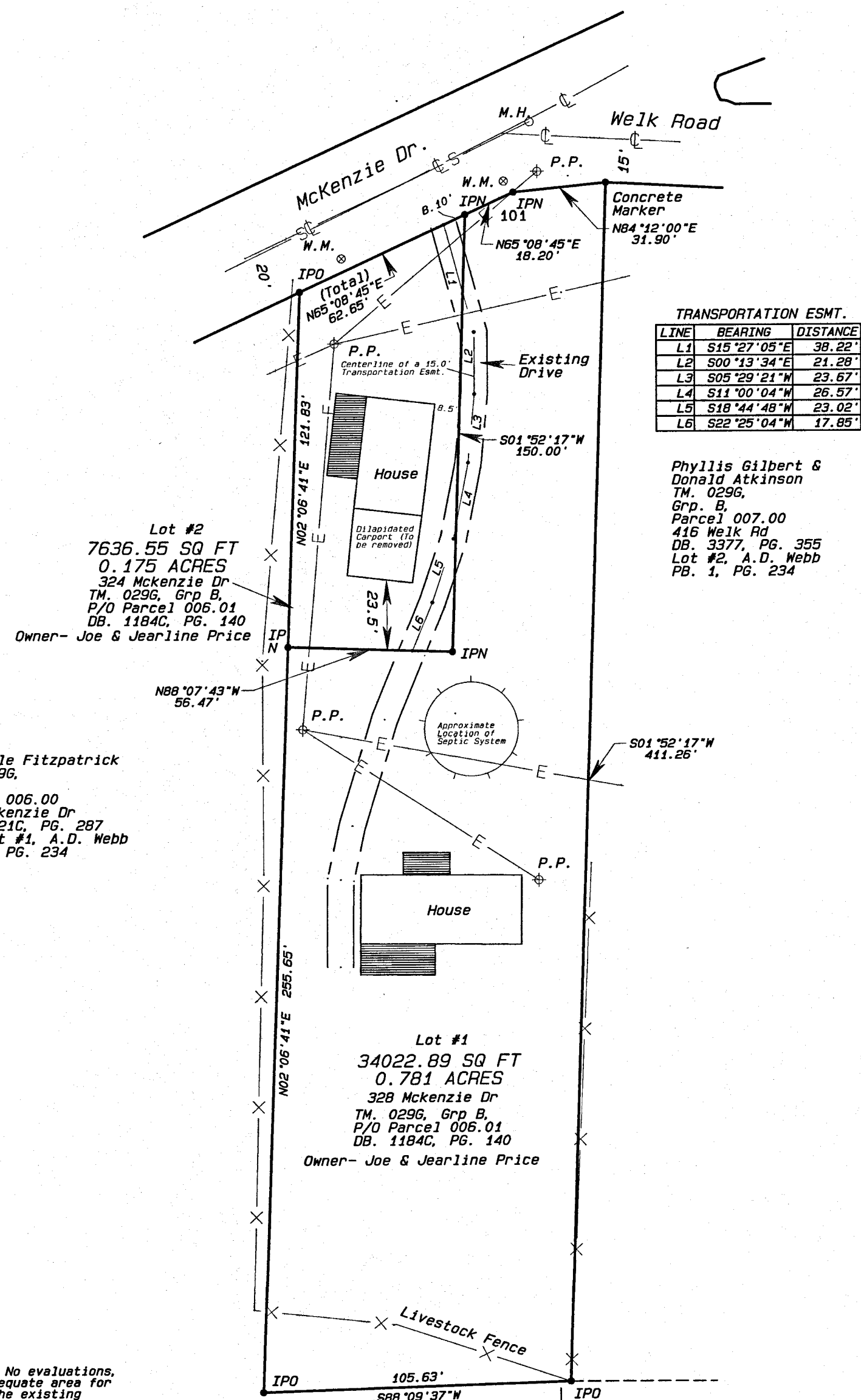
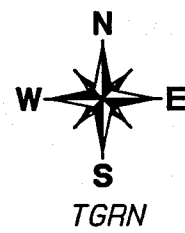
Slide A-1937

Sheena Tinsley, Register
Sullivan County
Rec #: 401424 Instrument #: 26018035
Rec'd: 15.00 Recorded
State: 0.00 8/31/2026 at 9:46 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 535-535

NOTES:

- NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. TAX MAP 062N "B", PARCEL 039.00
- I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- DEED REFERENCES: D.B. 1478C PG. 317, D.B. 1765C, PG. 557
- THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- PRIOR PLAT REFERENCES: P.B. 35, PG. 5
- PROPERTY IS ZONED R-1B SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- THE REMAINING BYERS PROPERTY IS GREATER THAN 5 ACRES.

30 15 0 30 60
SCALE IN FEET



TRANSPORTATION ESMT.		
LINE	BEARING	DISTANCE
L1	S15°27'05"E	38.22'
L2	S00°13'34"E	21.28'
L3	S05°29'21"W	23.67'
L4	S11°00'04"W	26.57'
L5	S18°44'48"W	23.02'
L6	S22°25'04"W	17.85'

Phyllis Gilbert &
Donald Atkinson
TM. 0296,
Grp. B,
Parcel 007.00
416 Weik Rd
DB. 3377, Pg. 355
Lot #2, A.D. Webb
PB. 1, Pg. 234

Lot #2
7636.55 SQ FT
0.175 ACRES
324 McKenzie Dr
TM. 0296, Grp. B,
P/O Parcel 006.01
DB. 1184C, Pg. 140
Owner- Joe & Jearline Price

Michelle Fitzpatrick
TM. 0296,
Grp. B,
Parcel 006.00
312 McKenzie Dr
DB. 2821C, Pg. 287
P/O Lot #1, A.D. Webb
PB. 1, Pg. 234

Lot #1
34022.89 SQ FT
0.781 ACRES
328 McKenzie Dr
TM. 0296, Grp. B,
P/O Parcel 006.01
DB. 1184C, Pg. 140
Owner- Joe & Jearline Price

Michelle Fitzpatrick
TM. 0296,
Grp. B,
Parcel 006.00
312 McKenzie Dr
DB. 2821C, Pg. 287
P/O Lot #1, A.D. Webb
PB. 1, Pg. 234

Anthony & Toni
Rogers
Weik Road
TM. 0296,
Grp. B,
P/O Parcel 008.00 & 010.00
P/O Lot #3, 4 & 8 A D Webb
P/O DB. 3554, Pg. 737 &
DB. 3554, Pg. 740

LOCATION MAP
(N.T.S.)

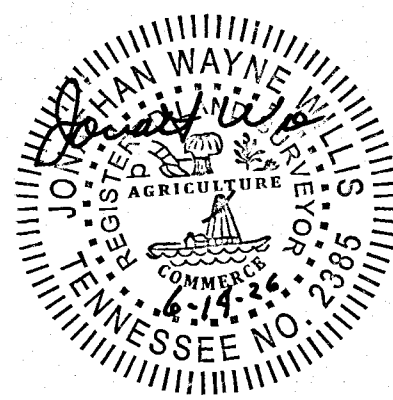
Slide A-1937

Sheena Tinsley, Register
Sullivan County
Rec #: 401770 Instrument #: 26018458
Rec'd: 15.00 Recorded
State: 0.00 9/4/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 537-537

REGISTER OF DEEDS

LEGEND

IPO- Iron Pin (Old)
IPN- Iron pin (New)
M.H.- Sewer Manhole
W.M.- Water Meter
PT.- Calculated Point
P.P.- Power Pole
---E--- Overhead Utility
---S--- Sewer Line



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667

VARIANCE FOR LOTS SIZES APPROVED
BY THE KINGSFORT, CITY BOARD OF
ZONING & APPEALS, DATED ON

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0030D Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Price

LOT #1 HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE: N/A

DATE:

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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

Jearline Price 8/20/2026

OWNER 2026

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

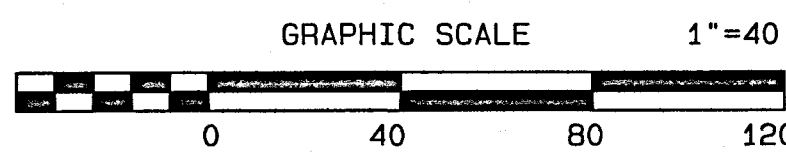
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS SHOWN
DATE 8-16-26
Jearline Price
CITY OF KINGSFORT OR SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HER'S AUTHORIZED REPRESENTATIVE

Lot #1 contains a structure utilizing an existing septic system. No evaluations, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to whether there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of a private well or other features of the property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lots #31A state that to the best of our knowledge, the existing septic system is functioning properly

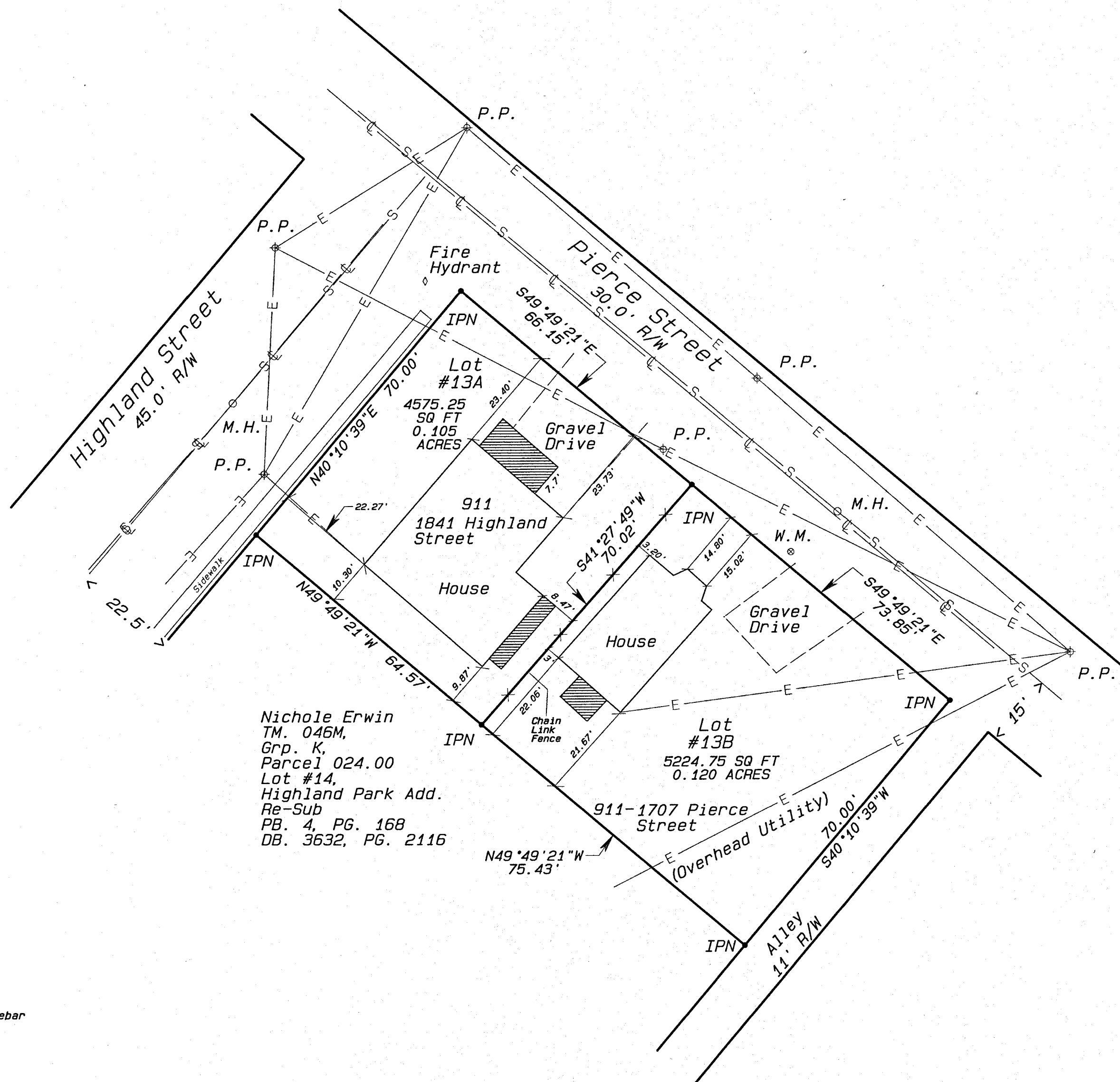
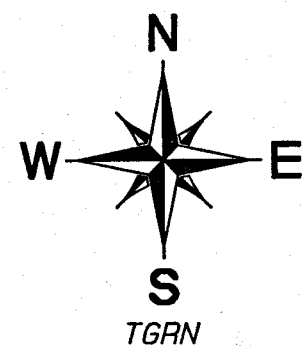
Jearline Price

Owner



Public Water Available
Currently Zoned - R-1 Sullivan County, TN.

CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF ACCURACY	CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL OF STREETS	Replat of the Joe & Jearline Price Property
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SAFETY BOND IN THE AMOUNT OF \$ 100,000.00 HAS BEEN POSTED WITH THE KINGSFORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE 9/2/2026 SECRETARY, Kingsport Municipal Regional PLANNING COMMISSION	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS. DATE 8-14-2026 JONATHAN WILLIS R.L.S. 2385 LICENSE NUMBER	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM, AND ARE HEREBY APPROVED AS SHOWN. DATE 9/2/26 Jearline Price AUTHORIZED AGENT, AUTHORIZED REPRESENTATIVE	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN DATE 2026 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSFORT AUTHORIZING AGENT	I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS. DATE 8-20-26 Jearline Price AUTHORIZED SIGNATURE	TOTAL ACRES 0.9560 TOTAL LOTS -2- ACRES NEW ROAD -0- MILES NEW ROAD -0- OWNER Price CIVIL DISTRICT 12th SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000' SCALE: 1" = 40' DRAWN BY J.W.



Nichole Erwin
TM. 046M,
Grp. K,
Parcel 024.00
Lot #14,
Highland Park Add.
Re-Sub
PB. 4, PG. 168
DB. 3632, PG. 2116

IPN- Iron Pin New 1/2" Rebar
RLS #2385
IPO- Iron Pin Old
P.P. - Power Pole
M.H. - Sewer Manhole
W.M. - Water Meter

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' Utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C00450 Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Las Pilas LLC. (DB. 3601, PG. 1830)
10. Tax Map 046M, Grp. K, Parcel 001.00

GRAPHIC SCALE

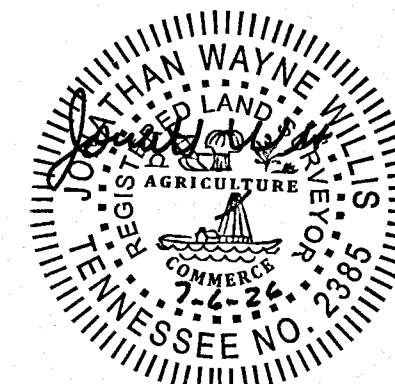
1"=20'



VARIANCE FOR LOTS SIZES APPROVED
BY THE KINGSFORT, CITY BOARD OF
ZONING & APPEALS, DATED ON _____

Currently Zoned County R-1B

Power provided by Appalachian Power
Water provided by Kingsport City



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN, 37615
(423) 202-8667

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) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMP, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER _____ 2026
OWNER 7/29 2026
OWNER _____ 2026
OWNER _____ 2026
OWNER _____ 2026

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAN ARE APPROVED AS ASSIGNED.

DATE September 4, 2024
Signature Joshua Campbell
CITY & T.S. DIVISION OR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED, A SURVEYOR AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 9/9 2026
Signature _____
SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION

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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.

DATE 7-6 2026
Signature Jonathan Willis
JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 9/9 2026
Signature Amel Pao
KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE 9/9 2026
Signature Amel Pao
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR
KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.

TITLE _____
DATE _____ AUTHORIZED SIGNATURE _____

Replat of Lot #13 of the Re-Sub of Lots 13, 14, 15, Block 8, of Highland Park Add.

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION

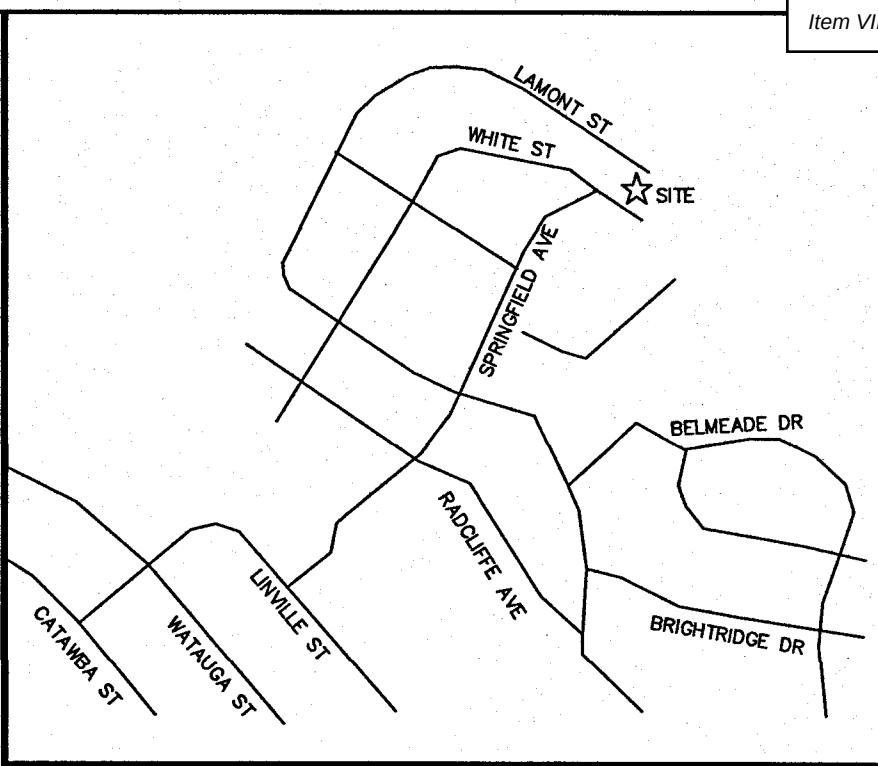
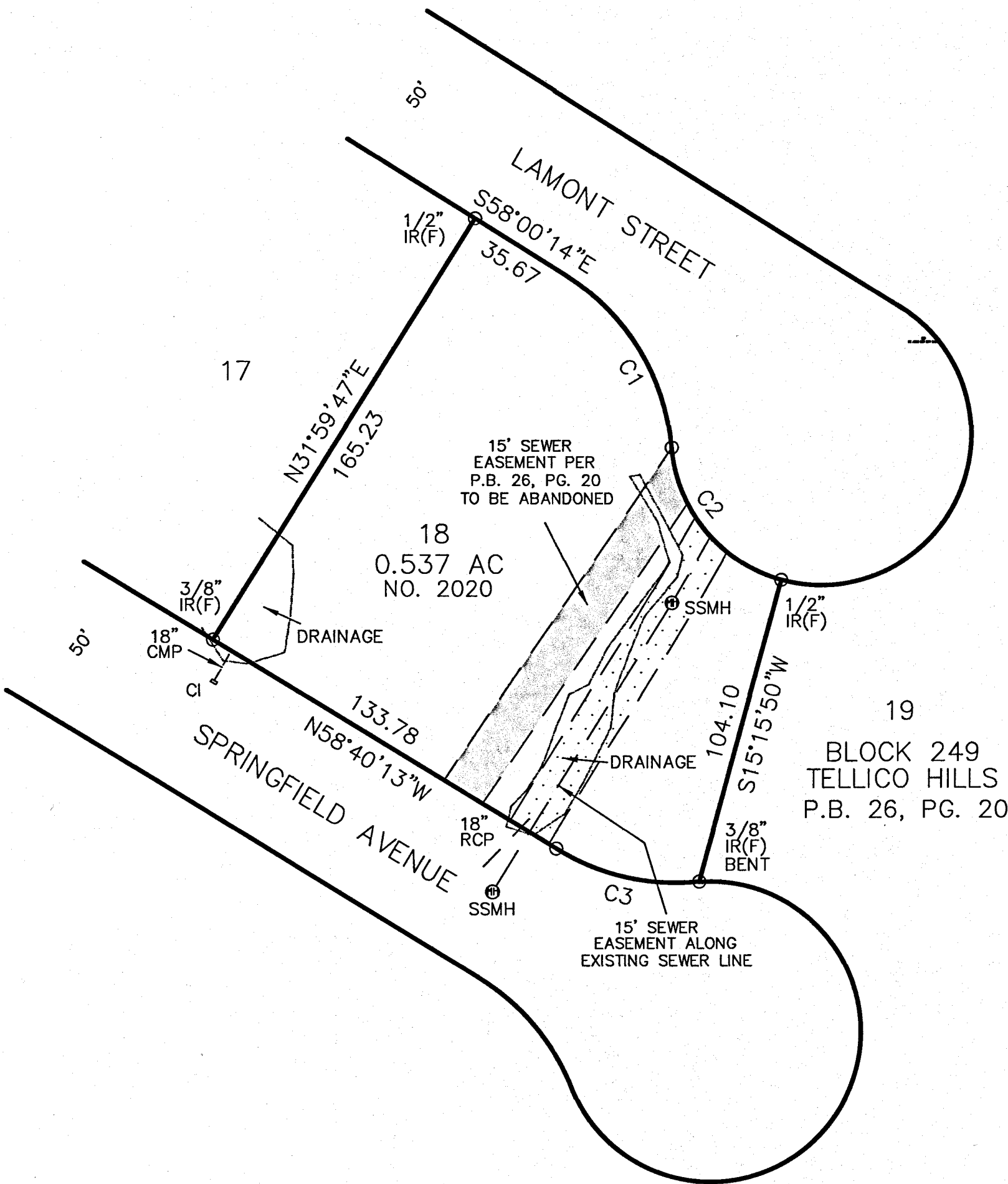
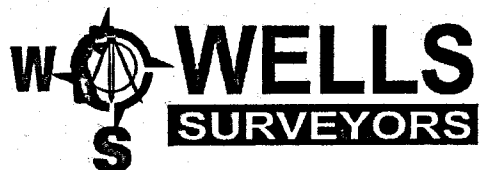
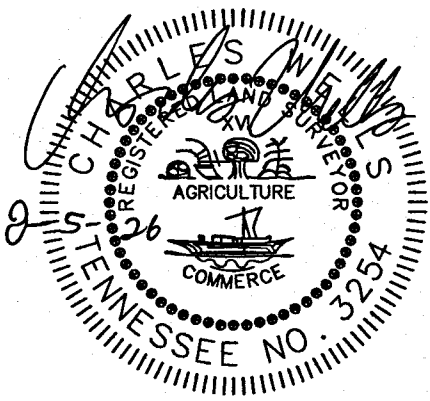
TOTAL ACRES 0.2250 TOTAL LOTS -2-

ACRES NEW ROAD -0- MILES NEW ROAD -0-

OWNER Las Pilas, LLC CIVIL DISTRICT 11th

SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'

SCALE: 1" = 20' DRAWN BY J.W.



LOCATION MAP
NOT TO SCALE

LEGEND

IR(F)	IRON PIPE (FOUND)
PG.	PAGE
AC	ACRES
P.B.	PLAT BOOK
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
NO	NUMBER
CI	CURB INLET

Slide A-1939

Sheena Tinsley, Register	
Sullivan County	
Rec #: 402191	Instrument #: 26018979
Rec'd: 15.00	Recorded
State: 0.00	9/11/2026 at 8:00 AM
Clerk: 0.00	In Plat
Other: 2.00	P60
Total: 17.00	PGS 543-543

NOTES:

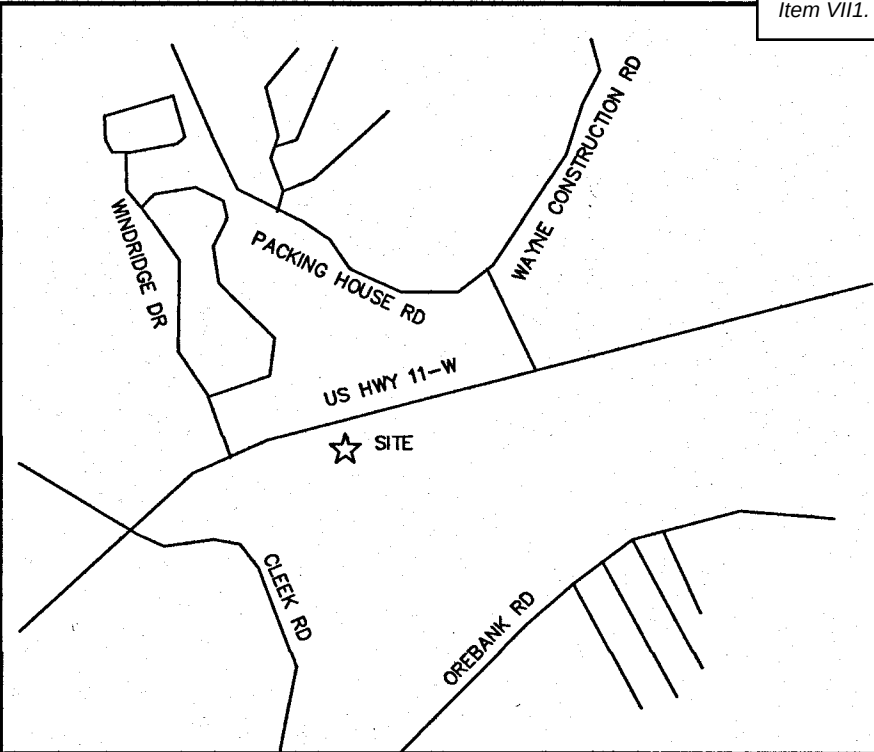
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 046F "C", PARCEL 019.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCE: D.B. 3625 PG. 2644
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 26, PAGE 20
- 9) BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY.
- 10) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 11) THE PURPOSE OF THIS PLAT IS TO ABANDON THE 15' SEWER EASEMENT PER PLAT BOOK 26, PAGE 26 AND DEDICATE A 15' SEWER EASEMENT TO THE CITY OF KINGSPORT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00	69.55	67.08	S31°26'14"E
C2	50.00	61.05	57.33	S39°39'46"E
C3	75.81	49.85	48.96	N77°00'05"W



RESUBDIVISION OF LOT 18 BLOCK 249 TELLICO HILLS	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>0.537</u>	TOTAL LOTS <u>1</u>
RICHARD & OWNER: <u>SHELIA LANE</u>	DATE: <u>AUGUST 5, 2026</u>
CIVIL DISTRICT: <u>11TH</u>	SCALE: 1 INCH = <u>40'</u>
CHARLES J. WELLS TENNESSEE R.L.S. NO. 3254 4847 HIGHWAY 126 BLOUNTVILLE, TENNESSEE (423) 782-7196	

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 KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. <i>Charles Wells</i> 8-5-26 TENNESSEE REGISTERED LAND SURVEYOR DATE	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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED. <i>Richard Lane</i> OWNER DATE	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>Carrie Crenshaw</i> September 19, 2026 CITY GIS AUTHORIZED REPRESENTATIVE DATE	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN. <i>Chloe Antk</i> 9/19/26 KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR _____ CITY ENGINEER DATE	CERTIFICATE 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 KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. <i>Chloe Antk</i> 9/19/26 KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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 SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$_____, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>[Signature]</i> 9/19/26 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE
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LOCATION MAP
NOT TO SCALE

C&M CLEEK FAMILY
LIMITED PARTNERSHIP
D.B. 1713C, PG. 743

LINE	BEARING	DISTANCE
L1	N60°49'39"E	82.56
L2	N79°48'33"E	67.65
L3	S22°15'37"E	43.60
L4	S11°21'59"W	102.67
L5	S24°36'27"E	68.68
L6	S43°30'54"E	173.15
L7	N25°34'02"W	61.29
L8	N05°48'17"W	60.57
L9	N43°35'26"W	101.69
L10	N23°30'28"E	37.56
L11	N34°49'00"E	100.77
L12	N03°58'56"W	158.16
L13	N14°31'02"W	82.37
L14	N14°06'49"E	38.03
L15	N55°50'46"E	34.85
L16	S58°04'49"E	57.31
L17	S24°01'36"E	67.76
L18	S66°55'07"E	63.20
L19	S75°11'17"E	28.27
L20	S75°11'17"E	82.88
L21	N87°38'49"E	66.82
L22	N42°09'39"E	45.55
L23	N27°23'49"E	94.52
L24	N39°54'23"E	32.23

Slide A-1939

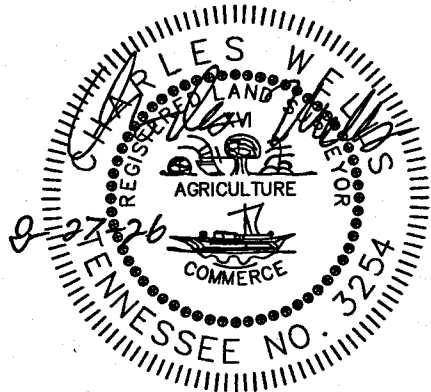
Sheena Tinsley, Register
Sullivan County
Rec #: 402190 Instrument #: 26018978
Rec'd: 15.00 Recorded
State: 0.00 9/11/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 542-542

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN. TAX MAP 047, PARCELS 063.00, 063.10 & PART OF PARCEL 064.00.
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) DEED REFERENCES: D.B. 3628 PG. 686, D.B. 1713C, PG. 743.
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 7) THE REMAINING C&M CLEEK FAMILY LIMITED PARTNERSHIP PROPERTY IS GREATER THAN 5 ACRES.
- 8) LOT 2, IS AN NON-BUILDABLE LOT.
- 9) 5/8" IRON RODS WITH CAP #3254 SET UNLESS OTHERWISE NOTED.

LEGEND

- IP(O) IRON PIPE (OLD)
IR(C) IRON ROD (CAP)
IR(S) IRON ROD (SET)
PG. PAGE
AC ACRES
D.B. DEED BOOK
PVMT PAVEMENT
LP LIGHT POLE
OHU OVERHEAD UTILITY
BLDG BUILDING
NO NUMBER
KCL KINGSPOINT CITY LIMIT
● UNMARKED POINT



RESUBDIVISION OF THE
KETRON & C&M CLEEK FAMILY
LIMITED PARTNERSHIP PROPERTY

KINGSPOINT REGIONAL PLANNING COMMISSION

TOTAL ACRES 8.641 TOTAL LOTS 2

KETRON & C&M CLEEK
OWNER: FAMILY LIMITED PART. DATE: AUGUST 27, 2026

CIVIL DISTRICT: 10TH SCALE: 1 INCH = 80'



80 40 0 80 160
SCALE IN FEET

CHARLES J. WELLS

TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

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 KINGSPOINT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

Charles J. Wells 9/27/26
TENNESSEE REGISTERED LAND SURVEYOR DATE

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 SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

William D. Ketron 9/4/26
OWNER DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.

Christine Campbell 9/10/26
CITY GS AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN, LOT 1 ONLY.

10 SEP 26
KINGSPOINT AUTHORIZING AGENT DATE

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY:
1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR

CITY ENGINEER DATE

CERTIFICATE 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 KINGSPOINT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.

9/5/26
KINGSPOINT AUTHORIZING AGENT DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, AND THE EXISTENCE 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 SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$
HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

9/10/2026
SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION DATE