



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, June 18, 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 May 18, 2026 Work Session Minutes
- [2.](#) Approval of the May 21, 2026 Regular Meeting Minutes

IV. CONSENT AGENDA

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

- [1.](#) Fieldcrest Acres Phase 2 (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2 and release the existing irrevocable letter of credit for Fieldcrest Acres Phase 2. (Cooper)
- [2.](#) Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release the current Subdivision Bond for Fieldcrest Acres Phase 1. (Cooper)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Granby Place ILOC Extension with Increase (RESDEV26-0116) The Commission is requested to approve a one year extension and increase of the irrevocable letter of credit for Granby Place. (Cooper)
2. The Arbor Phase 2 Final Plan (Pd26-0109) The Commission is requested to grant final plan approval for The Arbor Phase 2. (Cooper)
3. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. (Cooper)
4. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. (Cooper)
5. Magnolia Ridge Plan Amendment (MINSUB26-0142). The Commission is requested to approve an amendment to the Magnolia Ridge development plan. (Cooper)
6. Gibson Mill Road Rezoning (REZONE26-0111). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. (McMurray)
7. Airport Parkway Rezoning (REZONE26-0083). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of approving a rezoning request from the MX District to the M-2 District. (Weems)

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 WORK SESSION MINUTES

Monday, May 18, 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: Chip Millican, BJ Walsh, Candice Hilton, Gary Mayes

Members Absent: Sharon Duncan, Anne Greenfield, Curtis Montgomery, Jason Snapp, Tim Lorimer

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the April 13, 2026 Work Session Minutes
2. Approval of the April 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 2600 Fort Henry Drive Rezoning (REZONE26-0079). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff noted the vicinity of the request along Fort Henry Drive. Staff noted that the owner of the property desires to build a duplex on the property. Staff noted that the abutting parcel to the north is also in an R-3 zoning district. Staff stated that the proposal is akin to an expansion of the existing R-3 zone along Fort Henry Drive. No official action was taken.
2. 2604 Fort Henry Drive Rezoning (REZONE26-0080). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to B-3. Staff drew attention to the vicinity of the request along Fort Henry Drive. Staff noted that the existing building on the property used to home to the Gulley Automotive Performance Center. Staff noted that the owner of the property is working to add extra parking at the rear of the structure. Staff noted that the proposal was in keeping with the City's future land use plan. No official action was taken.
3. E. Sevier Avenue Rezoning (REZONE26-0110). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff drew attention to the vicinity map of the item. Staff noted that these three lots reside next to the KHRA offices along E Sevier. Staff stated that the developer of the lots desired to build a duplex on two of them. Staff noted that the proposal conforms to the future land use plan. No official action was taken.
4. 118 Anco Place County Rezoning (REZONE26-0106). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1/R-3 to the County PBD/SC zone. Staff noted the location of the request along Moreland Drive and Anco Place. Staff acknowledged similar B-4 and PBD-3 zones have emerged along Moreland Drive close by. Staff stated that the requested zone for the site came from the Sullivan County Planning Manager after working with the applicant. No official action was taken.
5. Fieldcrest Acres Phase 3 Preliminary Plan (PD26-0098) The Commission is requested to grant preliminary plan approval for Fieldcrest Acres Phase 3. Staff noted that this phase of the Fieldcrest Development encompasses 7.75 acres and contains 36 lots off of Chimney View Loop. Staff noted that the density of the site is 4.6 units per acres which conforms to 36.44

percent open space for the development. Staff stated that the residential cross section is being utilized for this end of Chimney View Loop. No official action was taken.

6. Bancroft Pointe Subdivision Preliminary Plat (RESDEV26-0101) The Commission is requested to grant preliminary plat approval for the Bancroft Pointe Subdivision. Staff stated that this property had been annexed in the last year. Staff stated that the proposal contains 43 single family lots along a dead end residential street. Staff noted that one variance is requested to deal with the length of the proposed public street. Staff stated that a 124' variance to dead end residential street length maximum accompanies the preliminary approval. No official action was taken.
7. 946 Independence Drive W (MINSUB26-0097). The Commission is requested to grant final subdivision approval of the Resubdivision of Pasty Parvin Property along with the accompanying street frontage variance. Staff stated that this area is at the end of a county road and utility service area. Staff noted that a variance to street frontage for two of the lots, noting that they currently do not have any public street frontage. Staff noted that the additional land being added to the parcels contains uses that go along with the homes that will be on the same parcel. No official action was taken.

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 MEETING MINUTES

Thursday, May 21, 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: Tim Lorimer, BJ Walsh, Candice Hilton, Gary Mayes, Curtis Montgomery, Jason Snapp

Members Absent: Sharon Duncan, Tim Dean, Chip Millican

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: Chris Alley, Greg Raleigh, Dennis Phillips, Bobbie Phillips

II. APPROVAL OF THE AGENDA

A motion was made by Gary Mayes, seconded by BJ Walsh, to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

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

The Commission reviewed the minutes. A motion was made by Candice Hilton, seconded by Curtis Montgomery, to approved the minutes of the April 13, 2026 work session minutes and the April 16, 2026 regular meeting minutes. The motion passed unanimously, 6-0.

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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 2600 Fort Henry Drive Rezoning (REZONE26-0079). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff noted the vicinity of the request along Fort Henry Drive. Staff noted that the owner of the property desires to build a duplex on the property. Staff noted that the abutting parcel to the north is also in an R-3 zoning district. Staff stated that the proposal is akin to an expansion of the existing R-3 zone along Fort Henry Drive. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Jason Snapp, seconded by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of the approving the rezoning. The motion passed unanimously, 6-0.

2. 2604 Fort Henry Drive Rezoning (REZONE26-0080). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to B-3. Staff drew attention to the vicinity of the request along Fort Henry Drive. Staff noted that the existing building on the property used to home to the Gulley Automotive Performance Center. Staff noted that the owner of the property is working to add extra parking at the rear of the structure. Staff noted that the proposal was in keeping with the City's future land use plan. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Gary Mayes, seconded by Candice Hilton, to send a positive recommendation to the Board of Mayor and Aldermen in support of the approving the rezoning. The motion passed unanimously, 6-0.

3. E. Sevier Avenue Rezoning (REZONE26-0110). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff drew attention to the vicinity map of the item. Staff noted that these three lots reside next to the KHRA offices along E Sevier. Staff stated that the developer of the lots desired to build a duplex on two of them. Staff noted that the proposal conforms to the future land use plan. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Gary Mayes, seconded by BJ Walsh, to send a positive recommendation to the Board of

Mayor and Aldermen in support of the approving the rezoning. The motion passed unanimously, 6-0.

4. 118 Anco Place County Rezoning (REZONE26-0106). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1/R-3 to the County PBD/SC zone. Staff noted the location of the request along Moreland Drive and Anco Place. Staff acknowledged similar B-4 and PBD-3 zones have emerged along Moreland Drive close by. Staff stated that the requested zone for the site came from the Sullivan County Planning Manager after working with the applicant. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Gary Mayes, seconded by BJ Walsh, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning effort. The motion passed unanimously, 6-0.
5. Fieldcrest Acres Phase 3 Preliminary Plan (PD26-0098) The Commission is requested to grant preliminary plan approval for Fieldcrest Acres Phase 3. Staff noted that this phase of the Fieldcrest Development encompasses 7.75 acres and contains 36 lots off of Chimney View Loop. Staff noted that the density of the site is 4.6 units per acres which conforms to 36.44 percent open space for the development. Staff stated that the residential cross section is being utilized for this end of Chimney View Loop. A motion was made by Candice Hilton, seconded by Curtis Montgomery, to grant preliminary PD plan approval. The motion passed unanimously, 6-0.
6. Bancroft Pointe Subdivision Preliminary Plat (RESDEV26-0101) The Commission is requested to grant preliminary plat approval for the Bancroft Pointe Subdivision. Staff stated that this property had been annexed in the last year. Staff stated that the proposal contains 43 single family lots along a dead end residential street. Staff noted that one variance is requested to deal with the length of the proposed public street. Staff stated that a 124' variance to dead end residential street length maximum accompanies the preliminary approval. A motion was made by BJ Walsh, seconded by Candice Hilton, to grant the 124' variance to dead end street length and preliminary plat approval. The motion passed unanimously, 6-0.
7. 946 Independence Drive W (MINSUB26-0097). The Commission is requested to grant final subdivision approval of the Resubdivision of Pasty Parvin Property along with the accompanying street frontage variance. Staff stated that this area is at the end of a county road and utility service area. Staff noted that a variance to street frontage for two of the lots, noting that they currently do not have any public street frontage. Staff noted that the additional land being added to the parcels contains uses that go along with the homes that will be on the

same parcel. A motion was made by Gary Mayes, seconded by Jason Snapp, the grant the public street variance to the expanded parcels and subdivision approval. The motion passed unanimously, 6-0.

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

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: JUNE 18TH, 2026

SUBJECT: IRREVOCABLE LETTER OF CREDIT REDUCTION & RELEASE FOR FIELDCREST ACRES PHASE 2

FILE NUMBER: PD26-0070

The City currently holds an Irrevocable Letter of Credit in the amount of \$45,792.00 for the Fieldcrest Acres Phase 2 development. This Letter of Credit is set to expire on April 16, 2027. The City Engineering Division has reviewed that the majority of required improvements have been completed. The remaining improvements are described on the attached bond estimate totaling \$34,344.00. Therefore, the Planning Commission is being asked to release Integrity Building Group from their existing Irrevocable Letter of Credit and accepting a new Irrevocable Letter of Credit matching the bond estimate's amount of, \$34,344.00.

The new Irrevocable Letter of Credit, to be submitted, will have an expiration date of June 18, 2027 and will state that the improvements will be completed on or before the Performance Date, which will be set to March 18, 2027.

Therefore, staff recommends accepting Integrity Building Group's new Irrevocable Letter of Credit totaling \$34,344.00 and releasing Integrity Building Group from their existing Irrevocable Letter of Credit contingent upon the new Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.



237 Pinnacle Parkway, 3rd Floor • Bristol, TN 37620 • 423-793-8137 • Fax: 423-458-6700

IRREVOCABLE LETTER OF CREDIT

April 16, 2026

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

RE: Fieldcrest Phase 2 Subdivision
Letter of Credit

At the request of Integrity Building Group, LLC (the "Account Party"), The First Bank and Trust Company ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$45,792.00 to secure the Account Party's obligation to construct certain (Specify) improvements at Fieldcrest Phase 2 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 01/16/27 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. 4/16/27, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before 01/16/27 (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,

The First Bank and Trust Company

By: Brent Dyson
SVP Regional Manager

COMMERCIAL LENDING DIVISION
www.firstbank.com

BOND ESTIMATE
Fieldcrest Phase 2 (Integrity Building Group)

FILE NO. 2025-D30

May 27, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>Utilities - Storm</u>					
1	3	EA	Stormwater Detention Basins (See Note Below)	\$ 10,000.00	\$ 30,000.00
				SUBTOTAL	\$ 30,000.00
			CONTINGENCIES (6%)		\$ 1,800.00
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		\$ 2,544.00
INTEGRITY BUILDING GROUP, LLC TOTAL					\$ 34,344.00

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

May 27, 2026

Date



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: JUNE 18TH, 2026

SUBJECT: SUBDIVISION BOND FOR FIELDCREST ACRES PHASE 1 RELEASE

FILE NUMBER: PD25-0125

The City Engineering Division has prepared an estimate to cover the cost of the required improvements necessary to meet the Minimum Subdivision Regulations for the Final Plat of Fieldcrest Acres Phase 1. The estimated amount is \$256,656.60. The majority of the remaining items listed in the subdivision bond have been inspected by the Engineering Division and have been found to be completed.

The current Subdivision Bond has a Performance Date of April 18, 2026, with an expiration date of July 17, 2026.

Staff recommends approval for release of D.R. Horton's Subdivision Bond in the amount of \$256,656.60 as calculated by the City Engineering Division, to cover all remaining improvements for the Final Plat of Fieldcrest Acres Phase 1 contingent upon the Engineering Division finding the sidewalks to be completed.

SUBDIVISION BOND

Bond No. [REDACTED]

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

[REDACTED]

as Principal, and Atlantic Specialty Insurance Company

authorized to do business in the State of TN, as Surety, are held and firmly bound unto

City Of Kingsport

as Obligee, in the penal sum of Two Hundred Fifty Six Thousand Six Hundred Fifty Six Dollars and Sixty Cents

(\$ 256,656.60) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in Fieldcrest Acres Phase 1

the following improvements: Fieldcrest Acres Phase 1 - Sidewalks

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 10th day of June, 2025.

D.R. Horton, Inc.

By: [REDACTED] Principal

Atlantic Specialty Insurance Company

By: [REDACTED] Attorney-in-Fact





MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: JUNE 18TH, 2026

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION AND INCREASE FOR GRANBY PLACE

FILE NUMBER: RESDEV26-0116

The City currently holds an Irrevocable Letter of Credit in the amount of \$130,551.14 for the Granby Place development. The City Engineering Division has calculated an estimate for this extension to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Granby Place Subdivision. The revised estimate is for the amount of \$255,786.75. An irrevocable letter of credit will be submitted to the City for the amount matching the estimate. The remaining improvements are described on the attached bond estimate.

The existing Irrevocable Letter of Credit has a performance date of March 30, 2026 and an expiration date of June 20, 2026. The new Irrevocable Letter of Credit will have an expiration date of June 18, 2027. The new Irrevocable Letter of Credit will state that the improvements will be completed on or before the Performance Date, which is set to March 18, 2027.

Staff recommends extension of the Irrevocable Letter of Credit in the amount of \$255,786.75 as calculated by the City Engineering Division, to cover all remaining improvements for the Granby Place development.

Alternatively, staff recommends if the new Irrevocable Letter of Credit in the amount of \$255,786.75 has not been provided by the June 18, 2026 Planning Commission meeting, that the Planning Commission vote to call the existing Irrevocable Letter of Credit for \$130,551.14.



**Powell Valley
National Bank**

Powell Valley National Bank
33785 Main Street
Jonesville, VA 24263

IRREVOCABLE LETTER OF CREDIT # 1428

April 25, 2025

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

RE: ATAY LLC
Jody Stewart
Letter of Credit #1428

At the request of ATAY LLC/Jody Stewart (the "Account Party"), Powell Valley National Bank ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, **Standby Letter of Credit # 1428** in the amount of **\$130,551.14** to secure the Account Party's obligation to construct certain roadway and utilities improvements at Granby Road 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 **03/30/2026** (the "Performance Date").


This letter of credit shall remain open until 5:00 p.m. 06/30/2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **03/30/2026** (the "Performance Date"), you may draw under this letter of credit **#1428** 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.

- This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce (Publication No. 600) and subsequent revisions thereof approved by congress of the International Chamber of Commerce and adhered to by us.

We further agree that unless expressly stated otherwise herein, the terms and obligations represented by this credit shall be governed by the Uniform Commercial Code of the Commonwealth of Virginia and/or any other pertinent Virginia law.

Very truly yours,
Powell Valley National Bank

By:  _____
Official's Name
Official's Title





**Powell Valley
National Bank**

Powell Valley National Bank
33785 Main Street
Jonesville, VA 24263

LETTER OF CREDIT ADDENDUM # 1428

ELEMENTS

The Letter of Credit sets forth in full terms of the Issuer's obligation to the Beneficiary. This obligation cannot be modified by any reference to the Letter of Credit or any document to which the Letter of Credit is related.

DRAWINGS

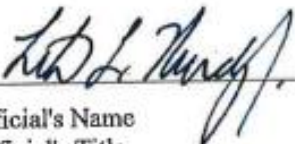
- Partial drawing shall not be permitted under the attached Letter of Credit.

DOCUMENTS

- Each draft must be accompanied by the following, an original and two copies except as stated:
 - The original Letter of Credit, together with any amendments.
 - A Sight Draft drawn by Beneficiary on Issuer, by an authorized individual, no later than 5:00 p.m., and in accordance with the conditions of this Letter of Credit.
- This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce (Publication No. 600) and subsequent revisions thereof approved by congress of the International Chamber of Commerce and adhered to by us.

We further agree that unless expressly stated otherwise herein, the terms and obligations represented by this credit shall be governed by the Uniform Commercial Code of the Commonwealth of Virginia and/or any other pertinent Virginia law.

Very truly yours,
Powell Valley National Bank

By: 

Official's Name
Official's Title



BOND ESTIMATE
Granby Road Bond Estimate

FILE NO. 2020-D9

April 14, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 7,607.33	\$ 7,607.33
2	1	LS	Traffic Control	\$ 12,000.00	\$ 12,000.00
3	1	LS	Topsoil, Seeding and Strawing	\$ 18,708.00	\$ 18,708.00
Sidewalks					
3	7,795	S.F.	4" Sidewalk w/ (4" Base Stone and Spray-Lok)	\$ 7.79	\$ 60,723.05
Erosion Control					
4	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
Misc.					
5	1	LS	AS-Built Drawings	\$ 5,000.00	\$ 5,000.00
				SUBTOTAL	\$ 114,038.38
				CONTINGENCIES (6%)	\$ 6,842.30
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 120,880.68
					\$ 9,670.45
				TOTAL	\$ 130,551.14


David Harris
 Civil Engineer I
 City of Kingsport

April 14, 2025
 Date



**BOND ESTIMATE
Granby Road Bond Estimate**

FILE NO. 2020-09

June 9, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 15,239.55	\$ 15,239.55
2	1	LS	Traffic Control	\$ 12,000.00	\$ 12,000.00
3	1	LS	Topsoil, Seeding and Strawing	\$ 26,309.70	\$ 26,309.70
Concrete					
3	7,795	S.F.	4" Sidewalk w/ (4" Base Stone and Spray-Lok)	\$ 11.32	\$ 88,239.40
4	362	L.F.	Sawcut and Demo Existing Concrete Driveways	\$ 20.00	\$ 7,240.00
5	411	S.F.	Concrete Driveway Repair	\$ 16.07	\$ 6,604.77
Drainage					
6	191	C.Y.	Road Drainage Excavation (UnClass)	\$ 30.65	\$ 5,854.15
7	407	L.F.	Installation of New 15" HDPE (including Bedding stone, etc.)	\$ 100.00	\$ 40,700.00
8	75	Ton	Class A-1 Rip-Rap (allow 5 tons per Driveway)	\$ 83.28	\$ 6,246.00
Erosion Control					
9	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
Misc.					
10	1	LS	AS-Built Drawings	\$ 5,000.00	\$ 5,000.00
			CONTINGENCIES (6%)		\$ 223,433.57
			CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)		\$ 13,406.01
					\$ 236,839.59
					\$ 18,947.17
			TOTAL		\$ 255,786.75



David Harris
Civil Engineer I
City of Kingsport

June 9, 2026
Date



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 final plan approval for the Arbor Phase 2. The development, which consists of 47 multi-family units, displays the required 25’ development free periphery zone as required by the PD zone and an appropriate density of 4 units per acre based on their dedication of 6.607 acres of open space.

Land Star Development, LLC has also requested the Planning Commission accept a surety instrument for the remaining on-site improvements listed in their bond estimate totaling \$320,809.88

D.R. Horton is also requesting that the Planning Commission accept a surety instrument for the remaining on-site improvements listed in their bond estimate totaling \$154,622.18

Both surety instruments will have a performance date of March 18, 2027 and an expiration date of June 18, 2027.

Staff Comments:

- This Commission approved the vacating of the 15’ wide sewer line easement at the June 19, 2025 regular planning commission meeting.
- Water & Sewer departments are still awaiting Board of Mayor & Aldermen approval for the vacating of the 15’ wide sewer line easement & they are awaiting camera work for storm water’s needs.
- The traffic department is also awaiting lighting design plans for the streets, which has been included on the bond estimate for Land Star Development.

Staff recommends granting final plan approval for The Arbor Phase 2 and accepting both surety instruments for the remaining on-site improvements listed in the bond estimates, totaling \$320,809.88 and \$154,622.18 contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney.

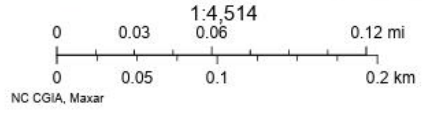
The Arbor Ph. 2 Site Map



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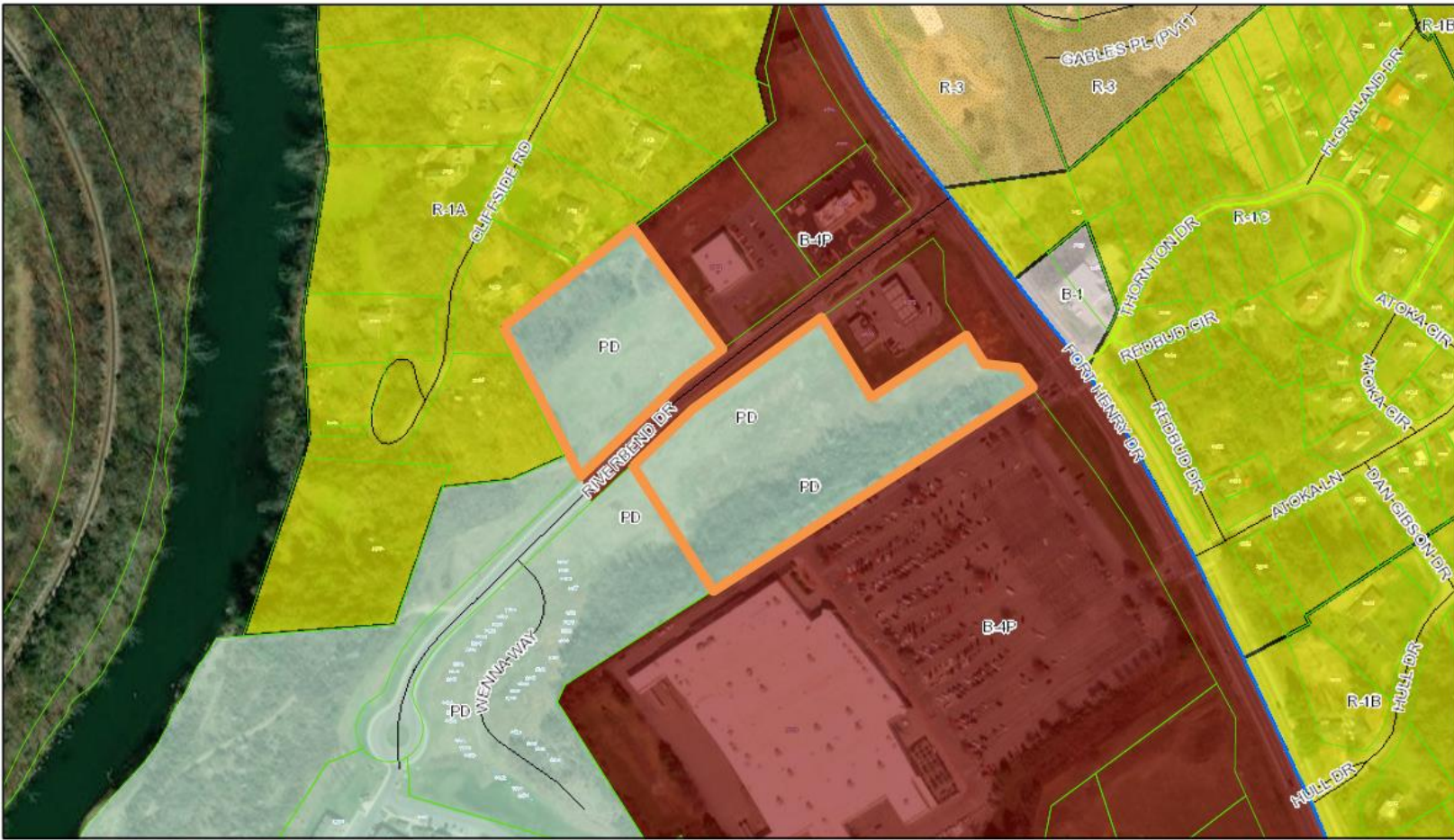
Sullivan County Parcels Jan 2023

- | | | | |
|--|---|---|--|
| Parcels | Expressway | Collector Street | Ramp |
| Major Arterial | Local Street | Private Street | • Kpt 911 Address |
| Interstate | Minor Arterial | | |



Web AppBuilder for ArcGIS

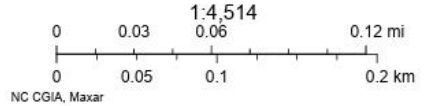
The Arbor Ph. 2 Zoning



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Sullivan County Parcels Jan 2023

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



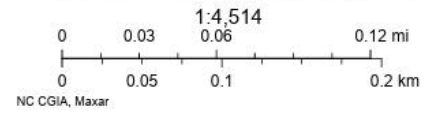
Web AppBuilder for ArcGIS

The Arbor Ph. 2 Utilities



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

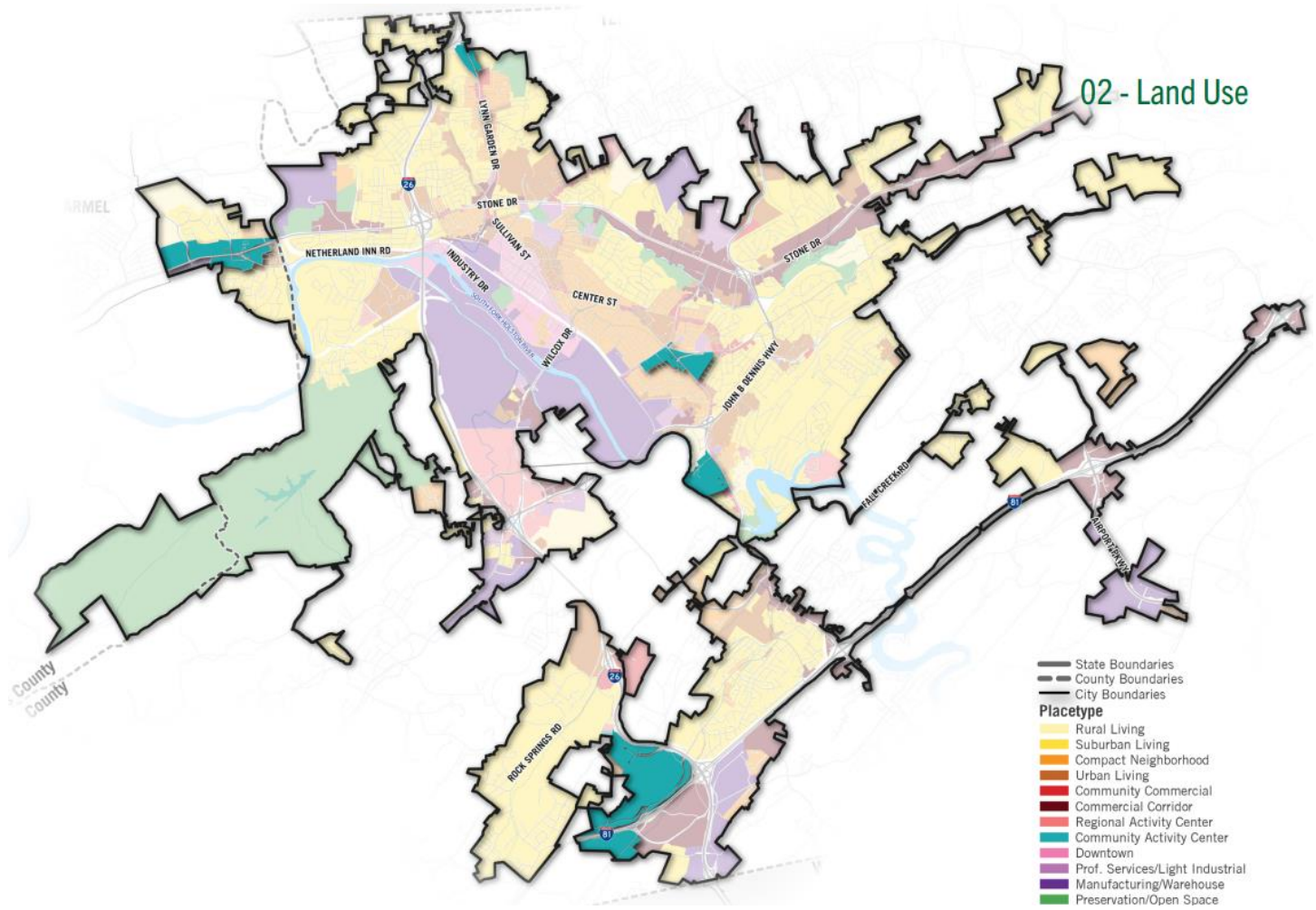


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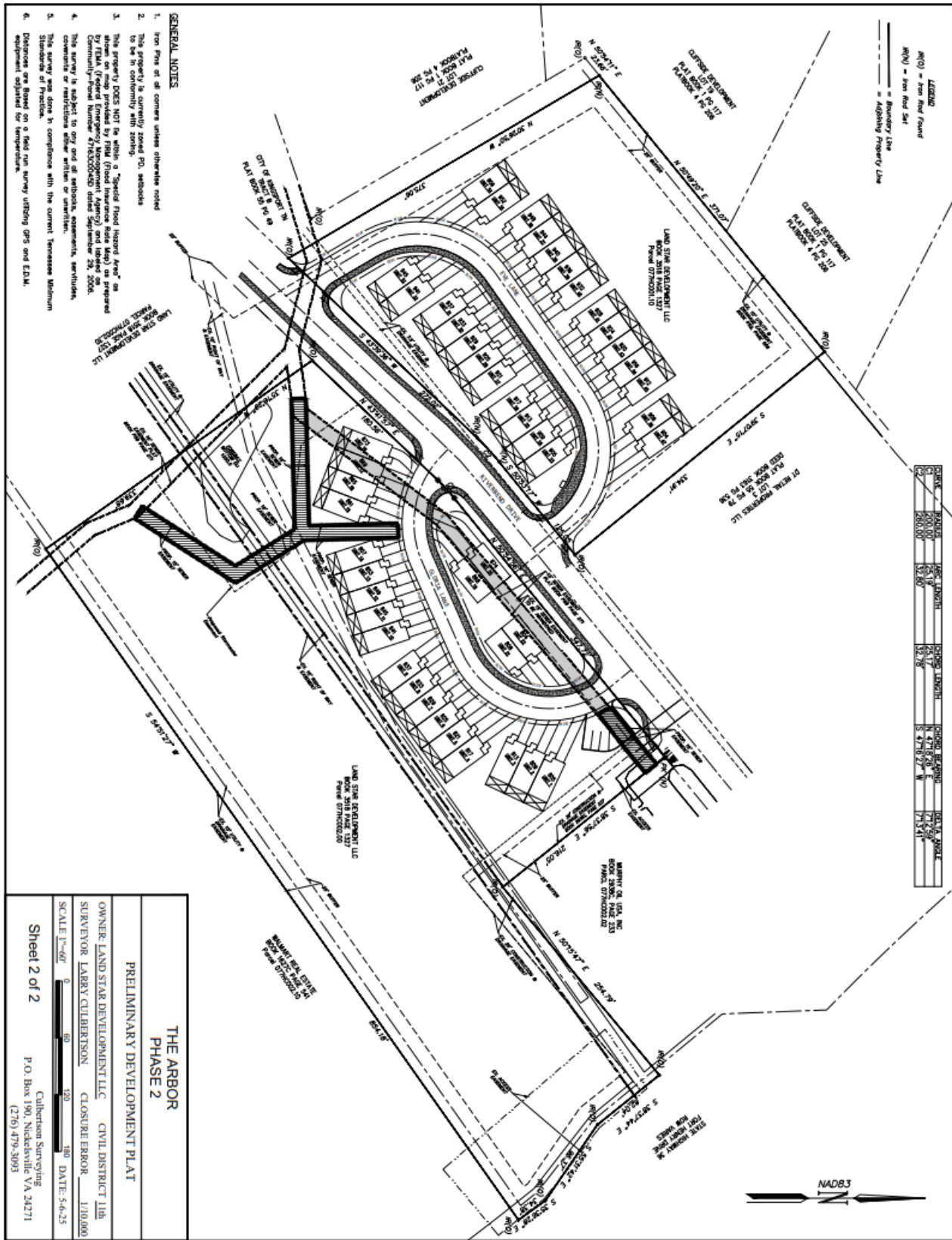
Community Activity Center

CHARACTER AND INTENT

Community Activity Centers offer the ability to live, work, and play in one geographically compact area, with a high intensity of uses organized around nodes of activity. This place type may serve as an employment center and shopping destination for adjacent neighborhoods and can include a mixture of different housing options within close proximity to the goods and services that residents use on a daily basis. Buildings typically stand two or more stories, with residences or offices located above street level storefronts. The design and scale of development in a mixed-use center encourages active living through a comprehensive network of walkable, complete streets.



The Arbor Phase 2 Preliminary



Eastern Property View (Parcel 002.00)

5/15/2025



6/12/2026



Western Property View (Parcel 002.00)

5/15/2025



6/12/2026



6/18/26

Western View (Parcel 001.00)

5/15/2026



6/12/2026



6/18/26

Eastern Property View (Parcel 001.00)

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6/12/2026



6/18/26

Recommendation:

Staff recommends granting final plan approval for The Arbor Phase 2 and accepting both surety instruments for the remaining on-site improvements listed in the bond estimates, totaling \$320,809.88 and \$154,622.18 contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:	The Arbor Ph. 2 Surety Report
ADDRESS:	1119 & 1120 Riverbend Drive
DISTRICT, LAND LOT:	11 th Civil District; Control Map 077H Group C Parcel 001.00 & 002.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD – Planned Development
PROPOSED ZONING:	PD – Planned Development
ACRES:	+/- 9.248
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT:

ADDRESS:

REPRESENTATIVE:

INTENT

Land Star Development, LLC has requested that the Planning Commission accept a surety instrument in the amount of \$320,809.88 for the remaining on-site improvements as listed in their bond estimate.

The surety instrument will have a performance date of March 18, 2027 and an expiration date of June 18, 2027.

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Planner:	Samuel Cooper	Meeting Date:	6/18/2026
Approved:		Date:	6/18/2026
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

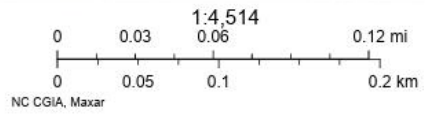
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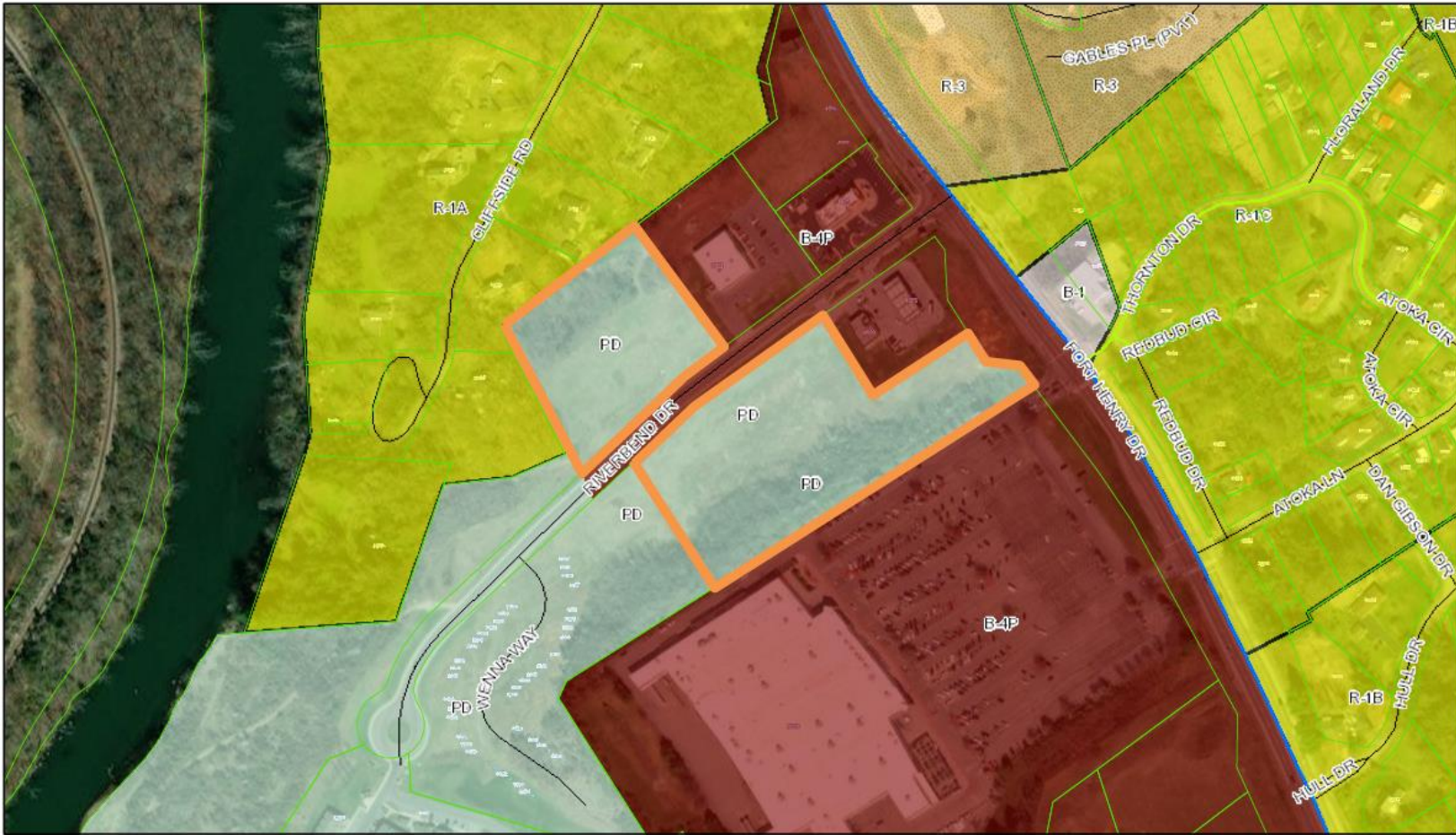
Sullivan County Parcels Jan 2023
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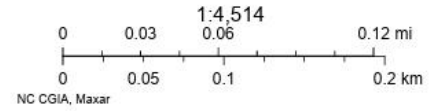
Web AppBuilder for ArcGIS

The Arbor Ph. 2 Zoning



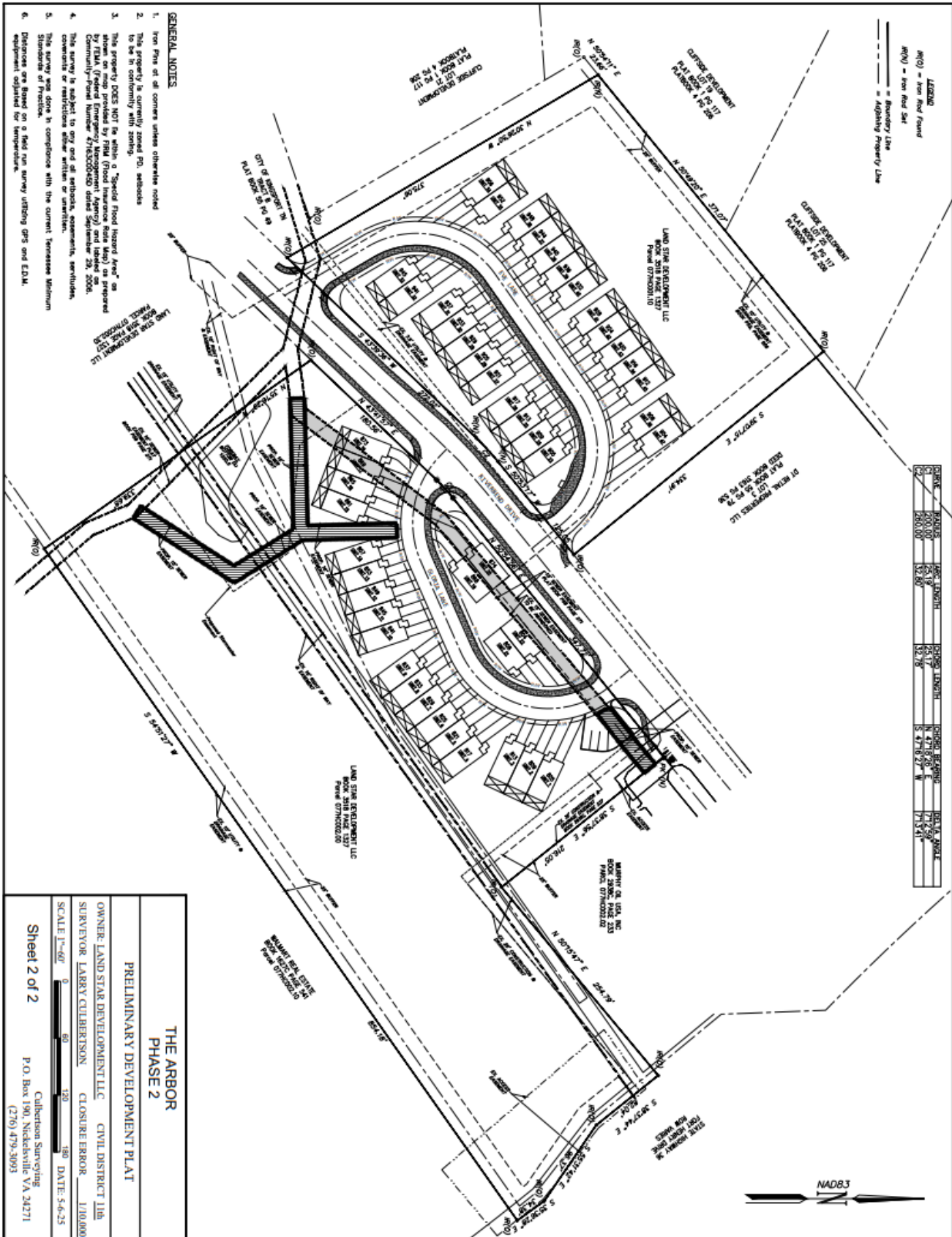
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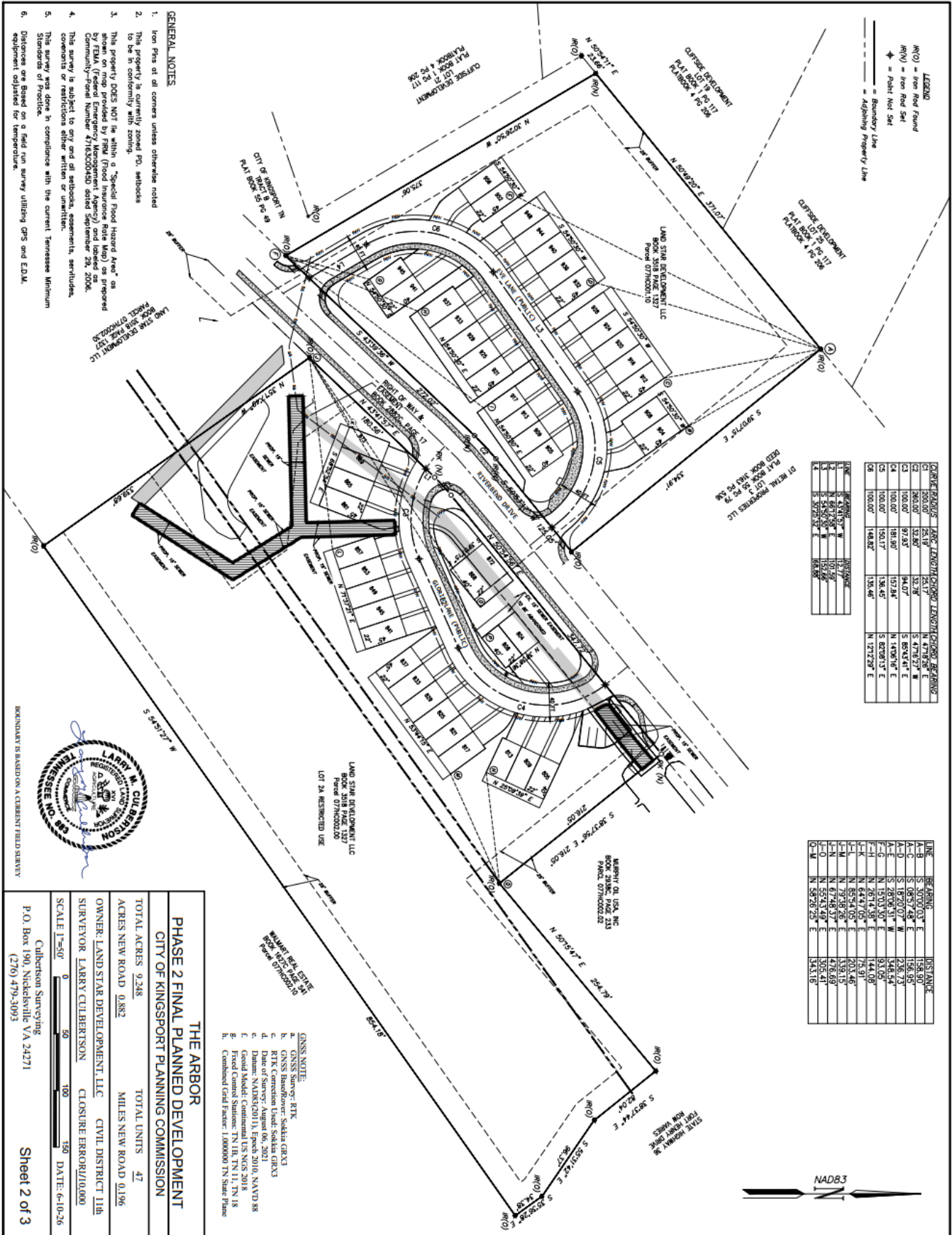
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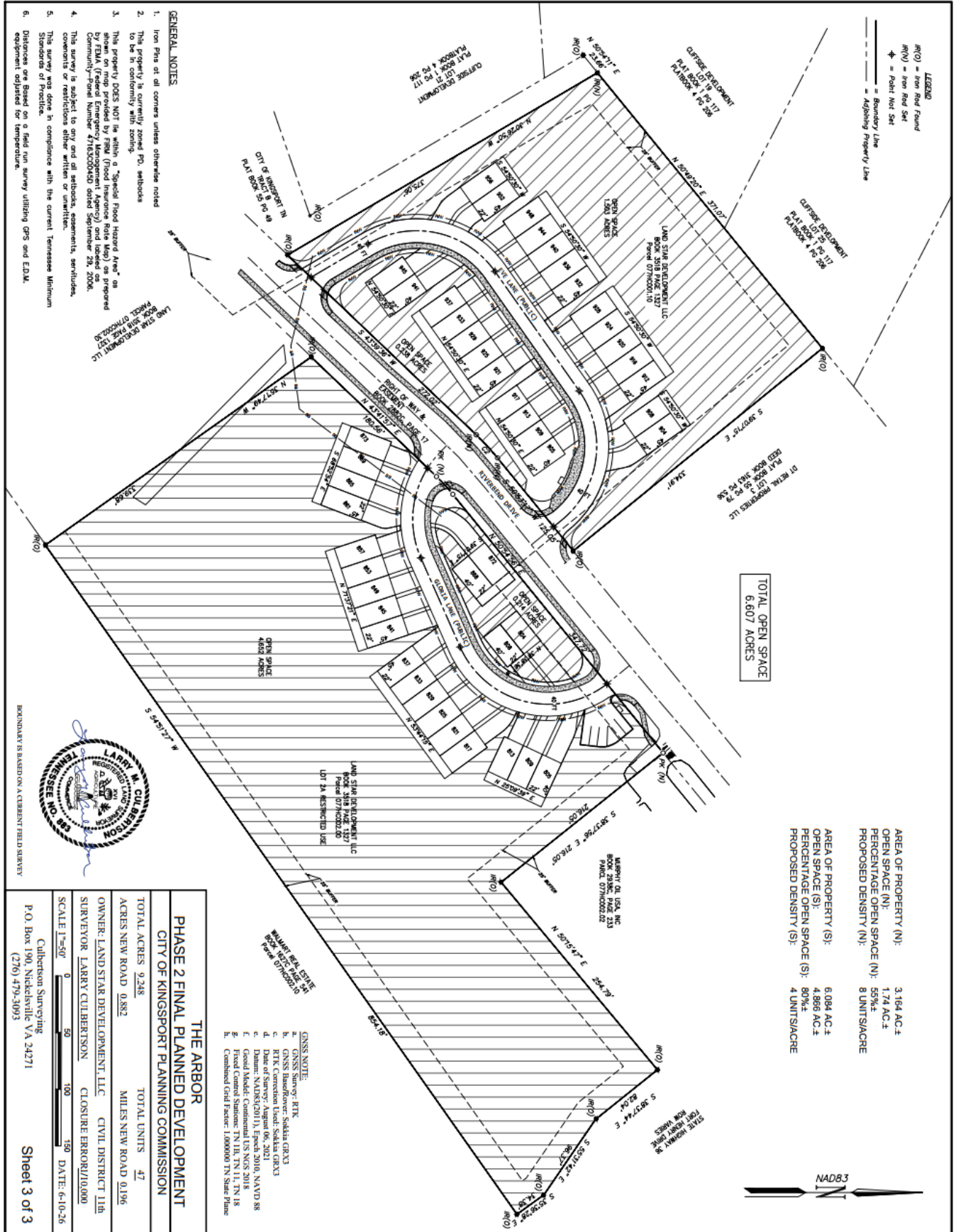


Web AppBuilder for ArcGIS

The Arbor Phase 2 Preliminary







- GENERAL NOTES**
1. Iron Pins at all corners unless otherwise noted
 2. This property is currently zoned PD, setbacks to be in conformity with zoning
 3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on maps provided by FEMA (Flood Insurance Rate Map) as prepared by FEMA, (Federal Emergency Management Agency) and labeled as Community-Flood Number 4716C0004D dated September 23, 2006.
 4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or oral.
 5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
 6. Distances are based on a field run survey utilizing GPS and E.D.M.



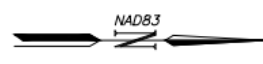
THE ARBOR	
PHASE 2 FINAL PLANNED DEVELOPMENT	
CITY OF KINGSFORT PLANNING COMMISSION	
TOTAL ACRES	9.248
ACRES NEW ROAD	0.882
MILES NEW ROAD	0.196
OWNER: LAND STAR DEVELOPMENT, LLC	CIVIL DISTRICT 11B
SURVEYOR: LARRY CULBERTSON	CLOSURE ERROR/10,000
SCALE 1"=50'	DATE: 6-10-26
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	
Sheet 3 of 3	

- GNSS NOTE:**
- a. GNSS Survey: RTK
 - b. GNSS Base/rover: Sokkia GRX3
 - c. RTK Correction Used: Sokkia GRX3
 - d. Date of Survey: August 06, 2021
 - e. Datum: NAD83(2011), Epoch 2010, NADVD 88
 - f. Grid Model: Continental US NGS 2018
 - g. Triad Control Station: TN 2600, N 11, 2 N 18
 - h. Combined Grid Factor: 1.000000 TN State Plane

TOTAL OPEN SPACE
6.807 ACRES

AREA OF PROPERTY (N): 3,164 AC ±
OPEN SPACE (N): 1,74 AC ±
PERCENTAGE OPEN SPACE (N): 55% ±
PROPOSED DENSITY (N): 8 UNITS/ACRE

AREA OF PROPERTY (S): 6,084 AC ±
OPEN SPACE (S): 4,886 AC ±
PERCENTAGE OPEN SPACE (S): 80% ±
PROPOSED DENSITY (S): 4 UNITS/ACRE



BOND ESTIMATE
 Riverbend Townhomes Phase 2 (Land Star Development, LLC)

June 9, 2026

FILE NO. 2025-D5

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Builts (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 40,000.00	\$ 40,000.00
Utilities - Storm					
3	1,357	LFT	18" HDPE (Full Install)	\$ 95.10	\$ 129,050.70
4	406	LFT	24" HDPE (Full Install)	\$ 132.05	\$ 53,612.30
5	1	EA	Sediment Basin Conversion to Detention Basin & Baffle Repair (See Note Below)	\$ 20,000.00	\$ 20,000.00
6	1	LS	Video Inspection of Storm Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
Paving					
7	124	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 21,470.60
				SUBTOTAL	\$ 280,232.25
					\$ 16,813.94
					\$ 297,046.19
					\$ 23,763.69
				TOTAL	\$ 320,809.88

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

June 9, 2026

 Date



Eastern Property View



Western Property View



Recommendation:

Staff recommends accepting Land Star Development, LLC's surety instrument for The Arbor Phase 2, totaling \$320,809.88, contingent upon the surety instrument being submitted and approved in a form acceptable to the City Attorney.

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REPRESENTATIVE:

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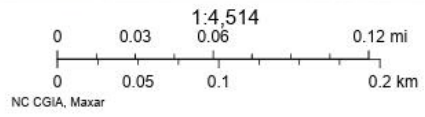


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Sullivan County Parcels Jan 2023

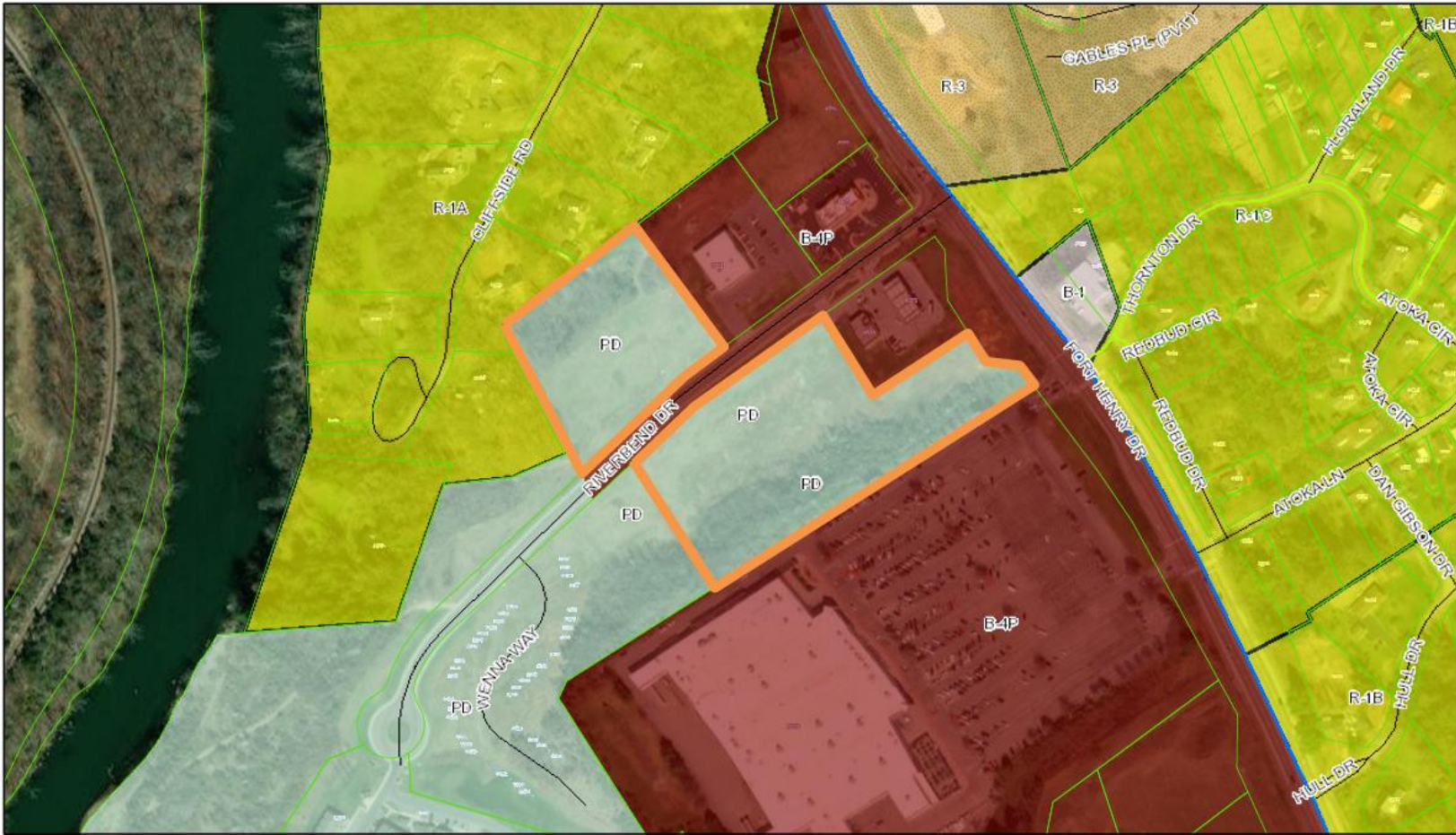
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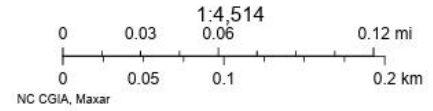
Web AppBuilder for ArcGIS

The Arbor Ph. 2 Zoning



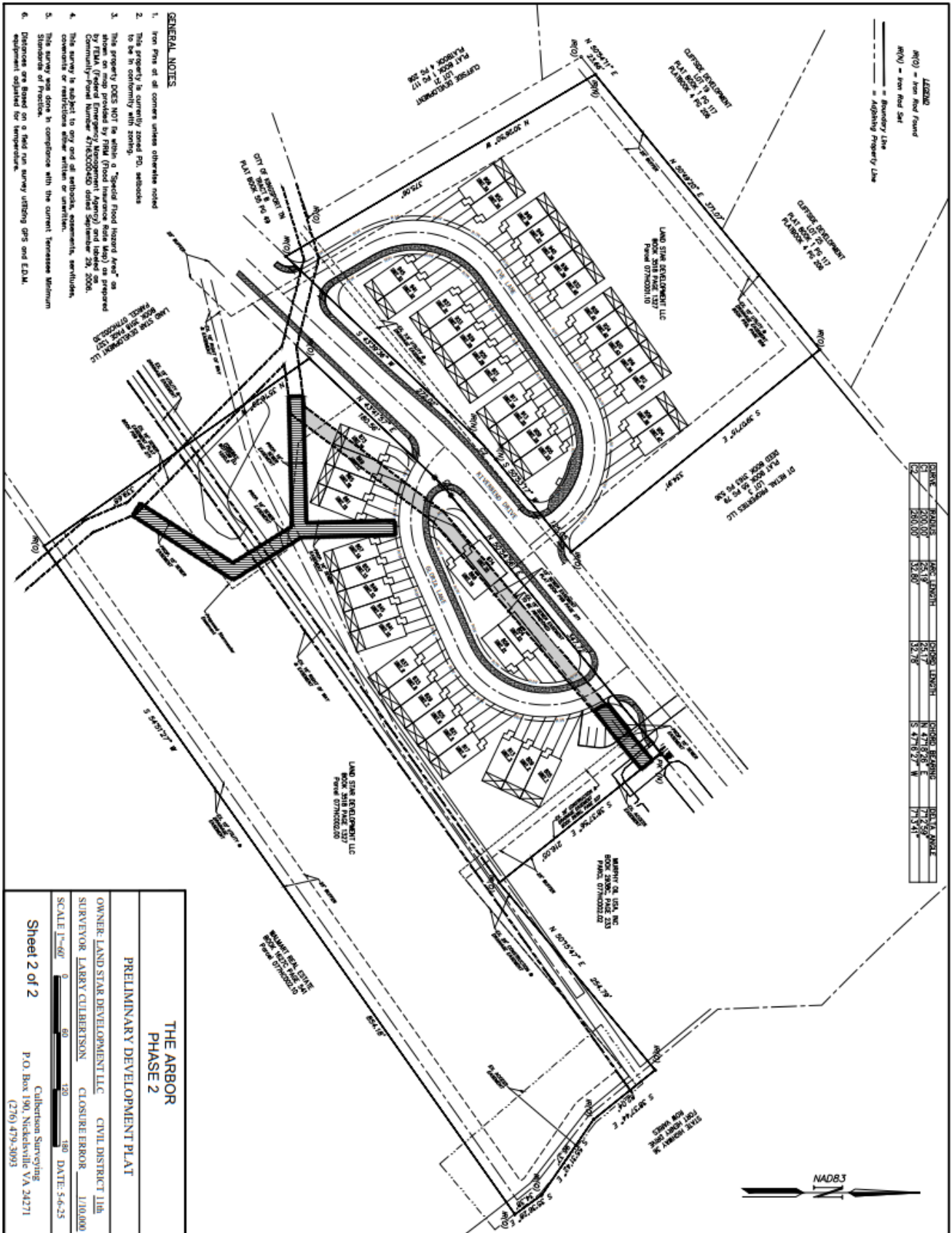
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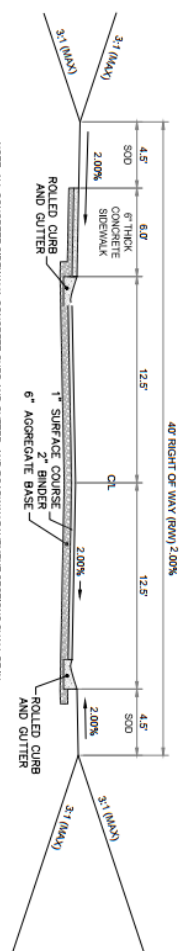


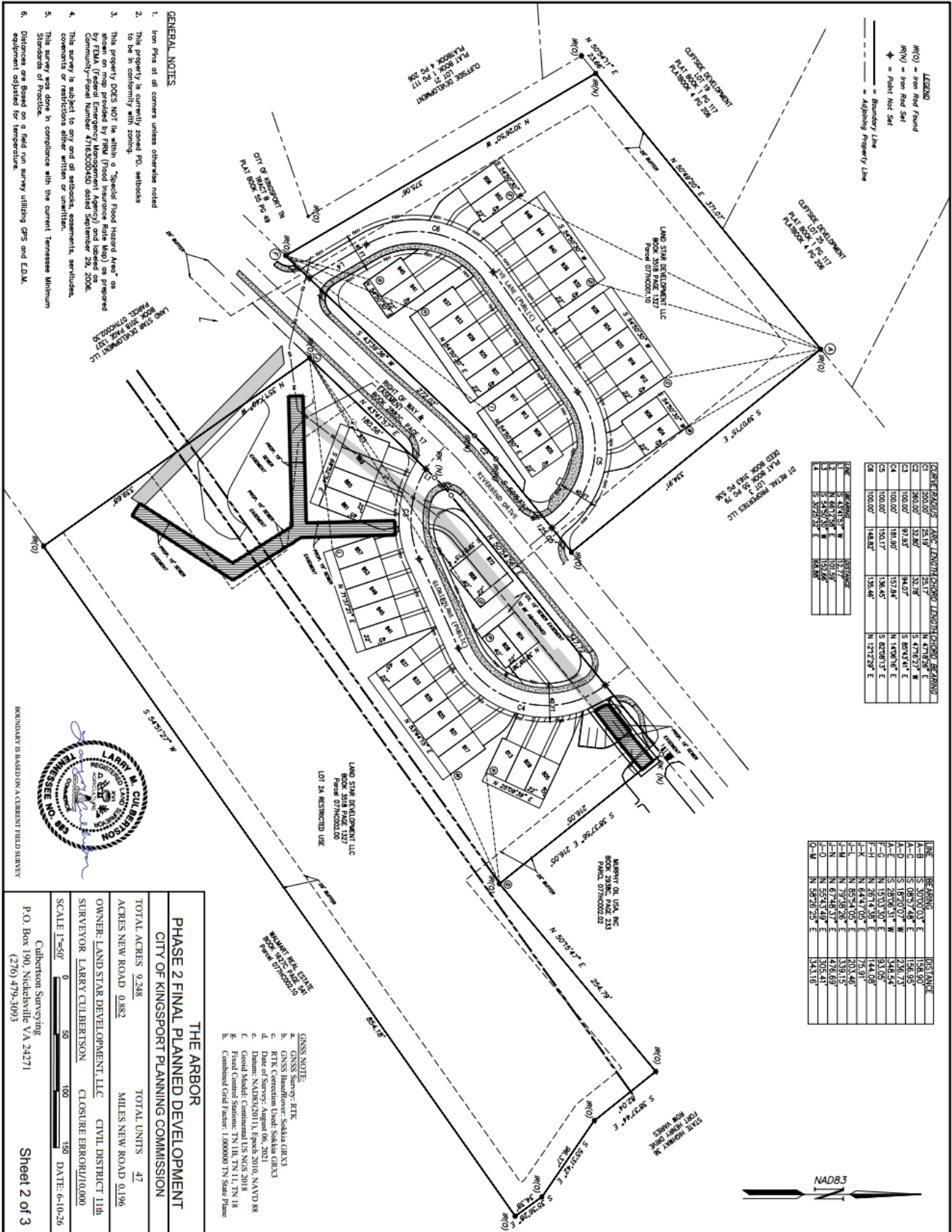
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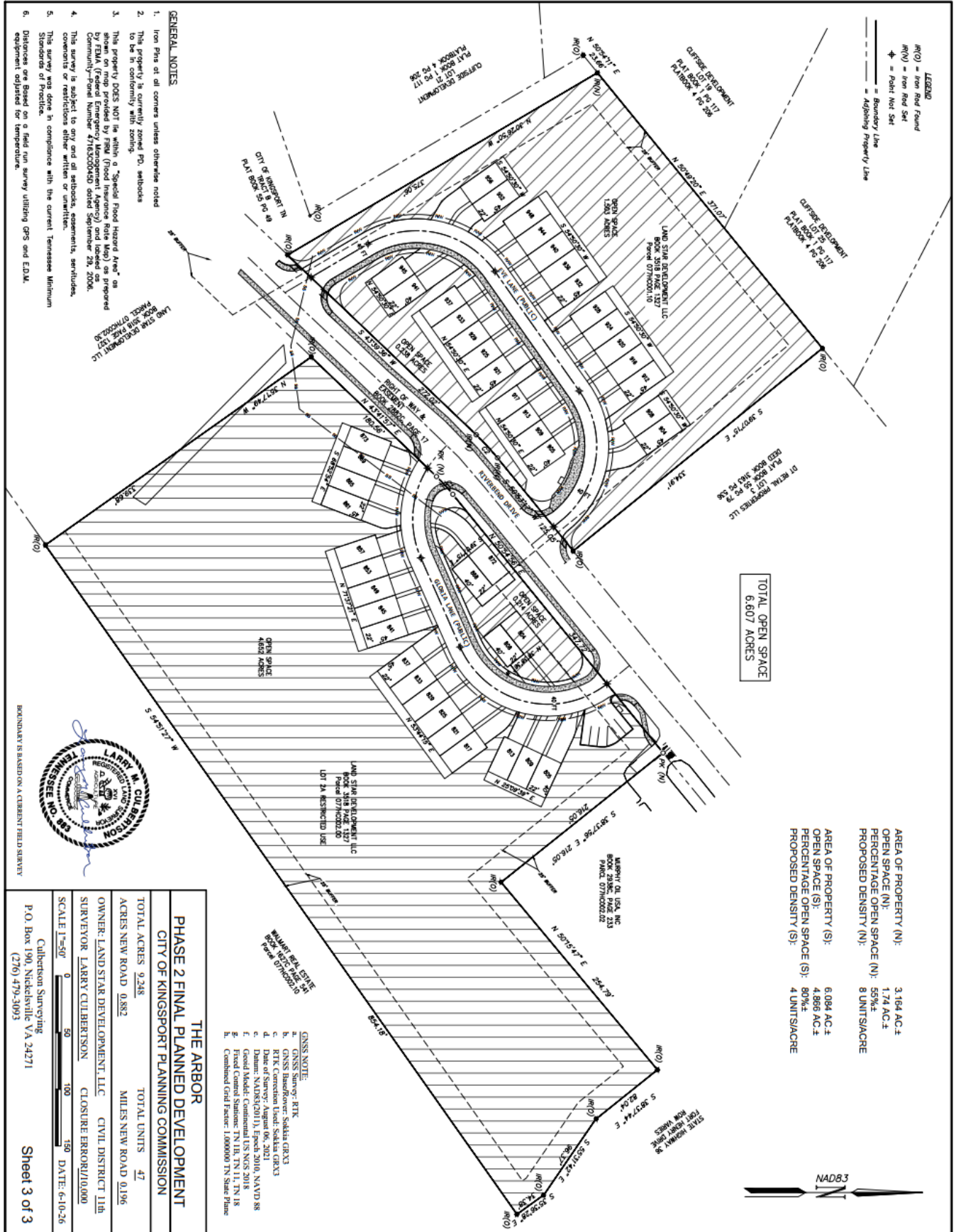
The Arbor Phase 2 Preliminary



The Arbor Phase 2 Final

CERTIFICATION OF JURISDICTION AND DISCIPLION I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein, and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.	CERTIFICATION OF JURISDICTION I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein, and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.	CERTIFICATION OF JURISDICTION OF SERVICES I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein, and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.	CERTIFICATION OF JURISDICTION OF SERVICES I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein, and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.	CERTIFICATION OF JURISDICTION OF SERVICES I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein, and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.	CERTIFICATION OF JURISDICTION OF SERVICES I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Tennessee, do hereby certify that I am the author of the plans and specifications herein, and that I am a duly licensed Professional Engineer in the State of Tennessee, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required, and that I am duly qualified to perform the services herein required.																																
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	SOUTH (S) - 08207TH 000200																																				
PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)																																					
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.																																					





- GENERAL NOTES**
1. Iron Pins at all corners unless otherwise noted
 2. This property is currently zoned PD, setbacks to be in conformity with zoning
 3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on maps provided by FEMA (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Flood Number 471600040D dated September 23, 2006.
 4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or oral.
 5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
 6. Distances are based on a field run survey utilizing GPS and E.D.M.

TOTAL OPEN SPACE
6.807 ACRES

AREA OF PROPERTY (N):	3,164 AC ±
OPEN SPACE (N):	1.74 AC ±
PERCENTAGE OPEN SPACE (N):	55% ±
PROPOSED DENSITY (N):	8 UNITS/ACRE
AREA OF PROPERTY (S):	6,084 AC ±
OPEN SPACE (S):	4,886 AC ±
PERCENTAGE OPEN SPACE (S):	80% ±
PROPOSED DENSITY (S):	4 UNITS/ACRE



THE ARBOR	
PHASE 2 FINAL PLANNED DEVELOPMENT	
CITY OF KINGSPORT PLANNING COMMISSION	
TOTAL ACRES	9.248
ACRES NEW ROAD	0.882
OWNER: LAND STAR DEVELOPMENT, LLC	CIVIL DISTRICT 11B
SURVEYOR: LARRY CULBERTSON	CLOSURE ERROR: 0.000
SCALE 1"=50'	DATE: 6-10-26
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	
Sheet 3 of 3	

- GNS NOTE:**
- a. GNS Survey: RTK
 - b. GNS Handover: Sakata GRX3
 - c. RTK Correction Used: Sakata GRX3
 - d. Date of Survey: August 06, 2021
 - e. Datum: NAD83(2011), Epoch 2010, N.AVD 88
 - f. Grid Model: Continental US NGS 2018
 - g. Field Control Station: TN 500, 511, 521, 518
 - h. Combined Grid Factor: 1.000000 TN State Plane

BOND ESTIMATE
 Riverbend Townhomes Phase 2 (DR Horton)

FILE NO. 2025-D5

June 9, 2026

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
1	6,224	S.F.	6" Sidewalk, 6' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 124,480.00
2	8	EA	Truncated Dome Mats	\$ 283.60	\$ 2,268.80
3	8	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 8,316.00
				SUBTOTAL	\$ 135,064.80
CONTINGENCIES (6%)					\$ 8,103.89
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 143,168.69
					\$ 11,453.50
				DR HORTON TOTAL	\$ 154,622.18

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

June 9, 2026

Date



Eastern Property View



Western Property View



Recommendation:

Staff recommends accepting D.R. Horton’s surety instrument for The Arbor Phase 2, totaling \$154,622.18, contingent upon the surety instrument being submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:	Magnolia Ridge Open Space Adjustment
ADDRESS:	Rocky Branch Rd. Kingsport, TN
DISTRICT, LAND LOT:	7 th Civil District
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	PD, Planned Development
ACRES:	+/- 11.44
EXISTING USE:	Residential
PROPOSED USE:	Residential

APPLICANT:

ADDRESS:

REPRESENTATIVE:

INTENT

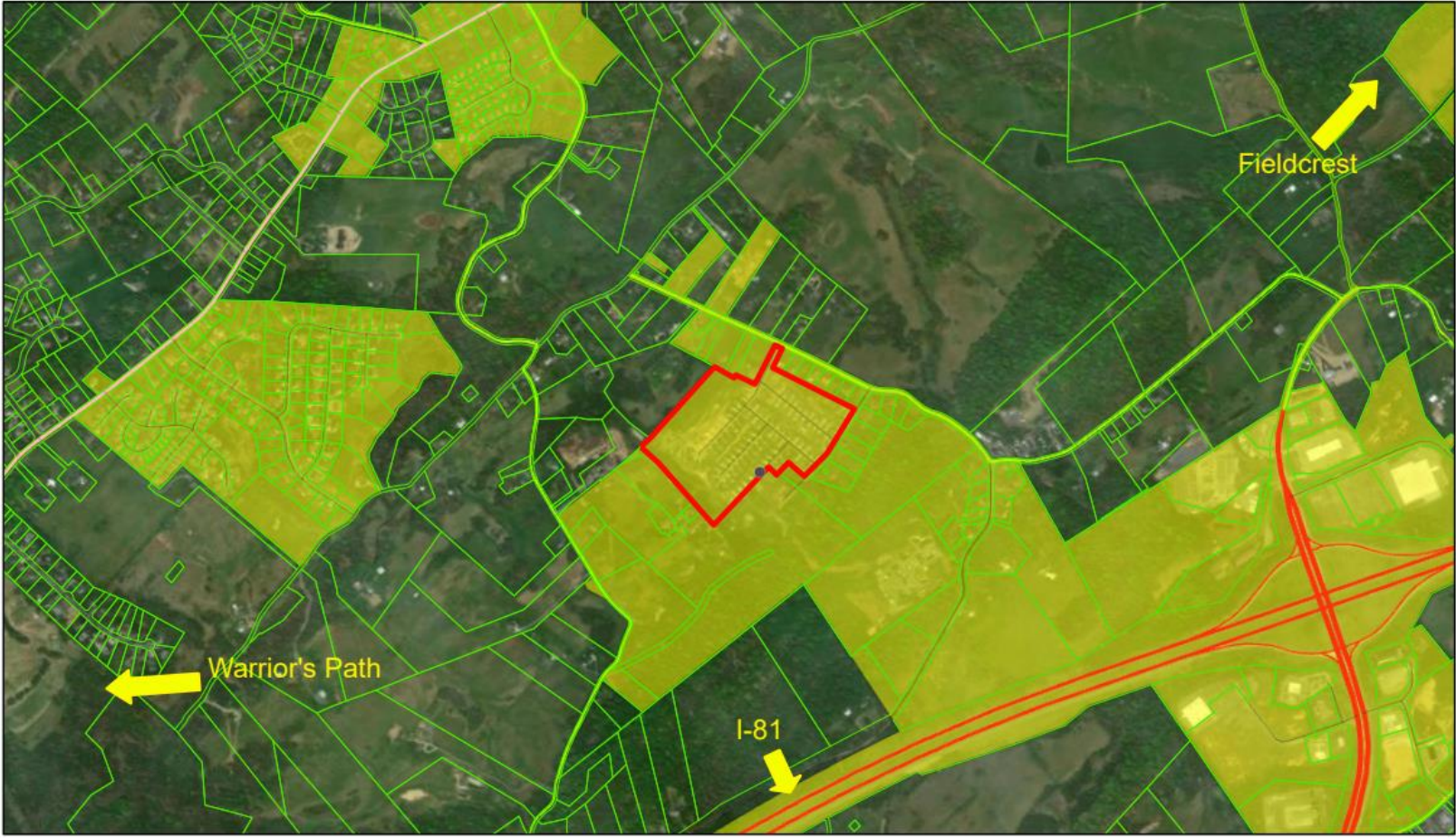
The Magnolia Ridge HOA is seeking to adjust the amount of open space currently present. Per the zoning code certain amendments to development plans, such as the adjustment of open space, must be made only by official action of the planning commission.

The development currently has a density of 2.94 units per acre and open space designation of 33.73%, or +/- 11.44 acres. With the adjustments to the open space, the new open space designation would be 32.7%, or +/- 11.09 acres. This new open space designation would still permit the current density of 2.94 units per acre.

The re-plat of Magnolia Ridge displays the necessary information as required by the minimum subdivision regulations. Water services is currently reviewing the re-plat to ensure their needs have been met prior to giving their approval.

Staff recommends approving the adjustment of open space to the Magnolia Ridge development plan and approving the final plat contingent upon a positive recommendation from the water services department.

Magnolia Ridge Vicinity Map

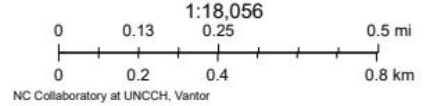


6/12/2026, 11:37:45 AM

Sullivan County Parcels Jan 2023

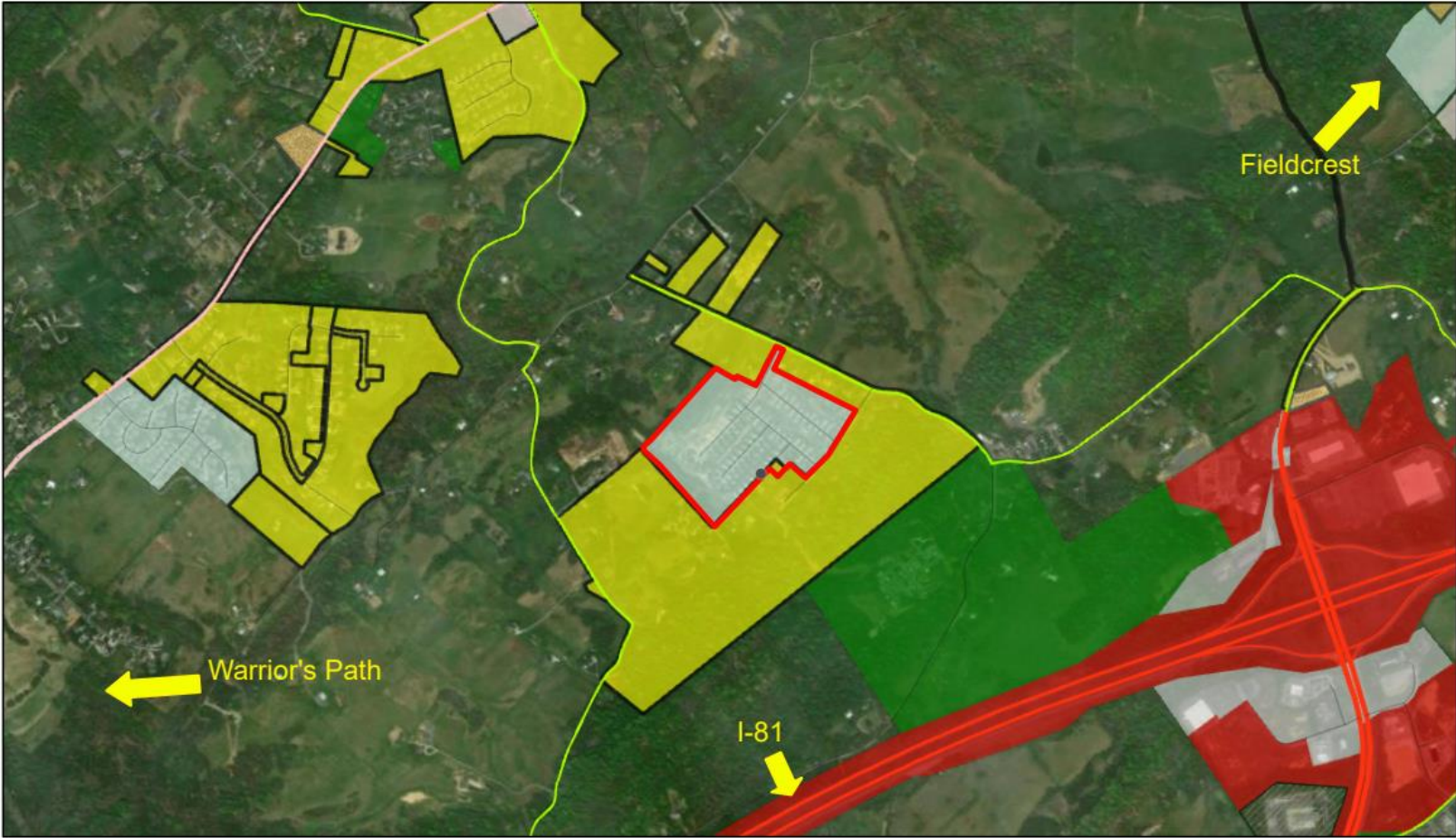
- Parcels
- Municipal Boundary
- KINGSPORT

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



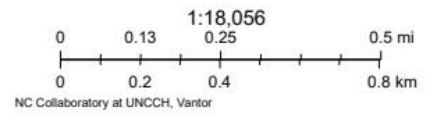
Web AppBuilder for ArcGIS

Magnolia Ridge Zoning - PD, Planned Development District

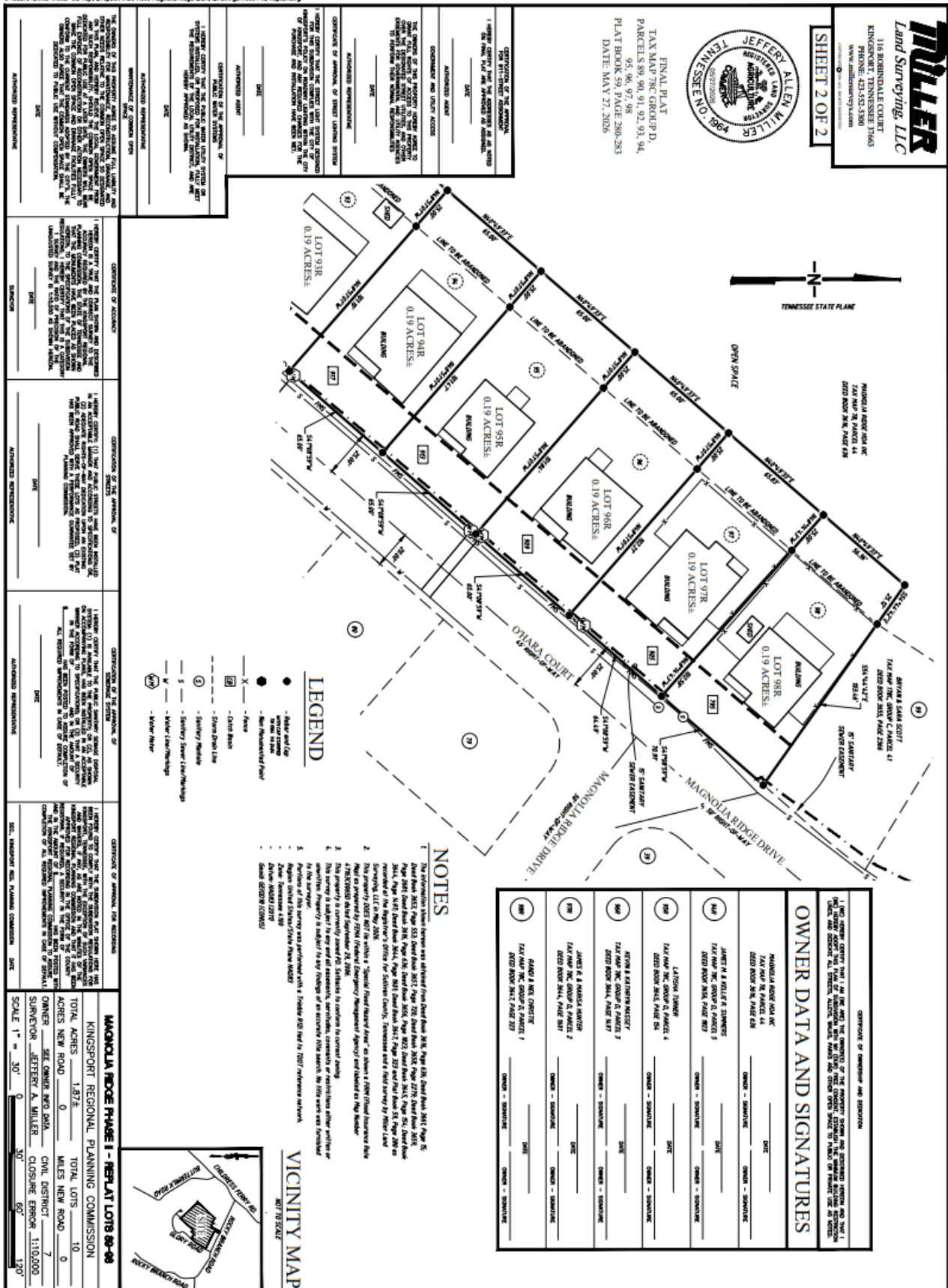


6/12/2026, 11:39:22 AM

Streets	Collector Street	City Zoning	B-3	R-1B
Interstate	Local Street	T/C	M-1	R-3
Expressway	Ramp	A-1	PD	
Minor Arterial		B-1		



Web AppBuilder for ArcGIS



Recommendation:

Staff recommends approving the adjustment of open space to the Magnolia Ridge development plan and approving the final plat contingent upon a positive recommendation from the water services department.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0111

PROPERTY INFORMATION	
ADDRESS	Parcel 21.00
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site .14 acres +/-
EXISTING USE	vacant
PROPOSED USE	duplex

PETITIONER
ADDRESS **906 E. Sevier Avenue, Kingsport, TN 37660**

INTENT

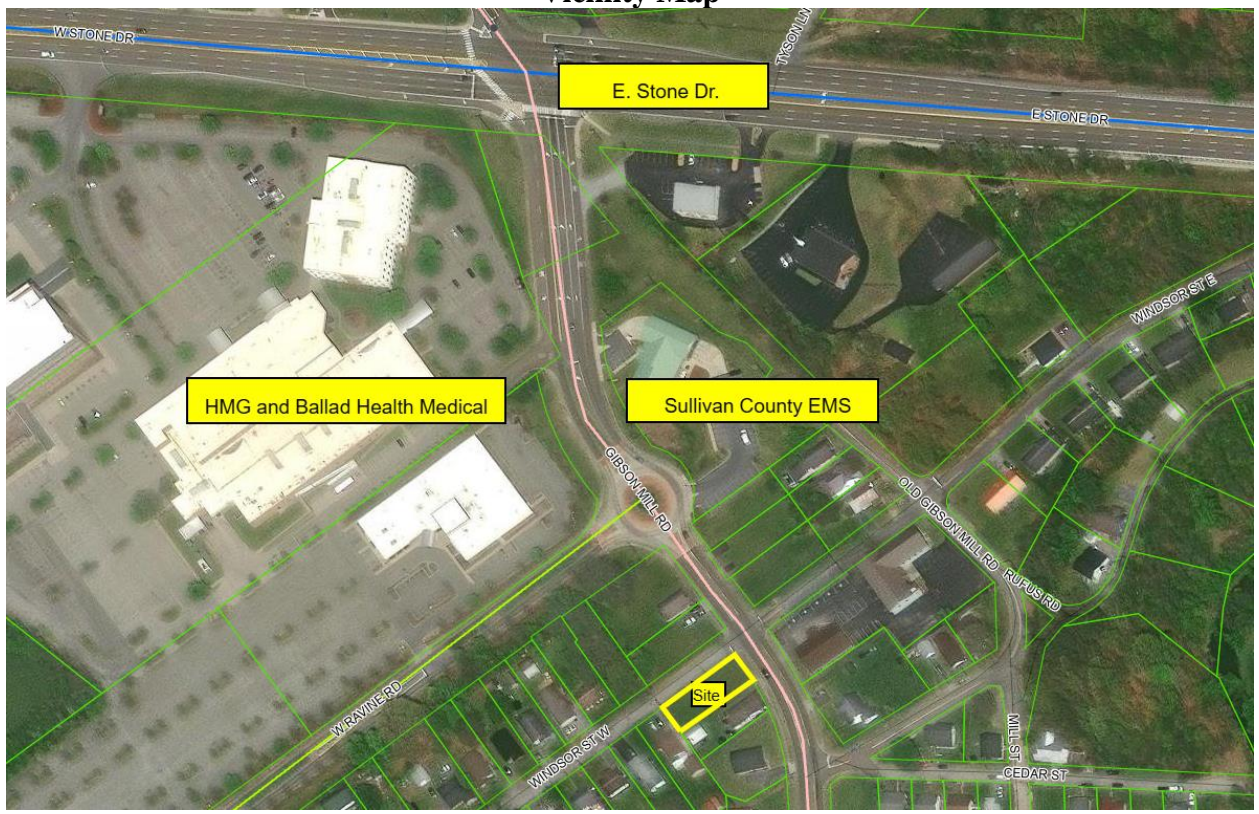
To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a duplex.

Kingsport Regional Planning Commission

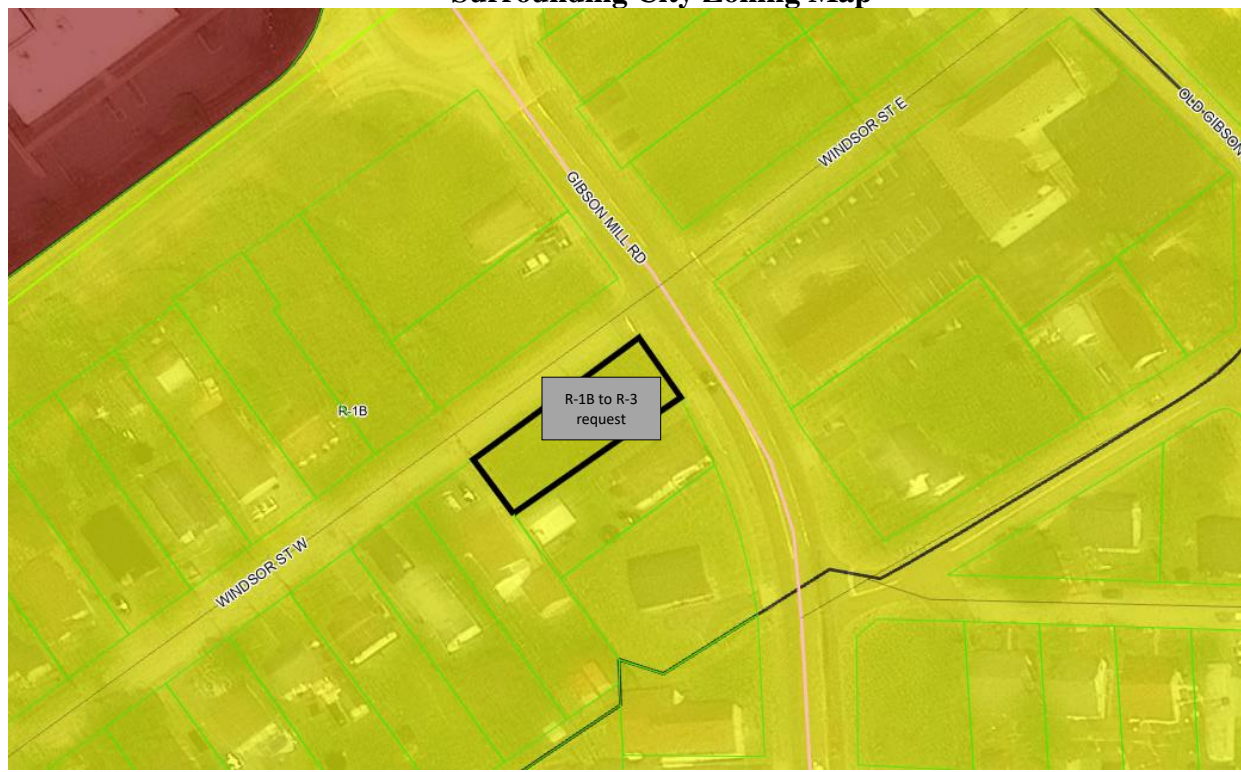
Rezoning Report

File Number REZONE26-0111

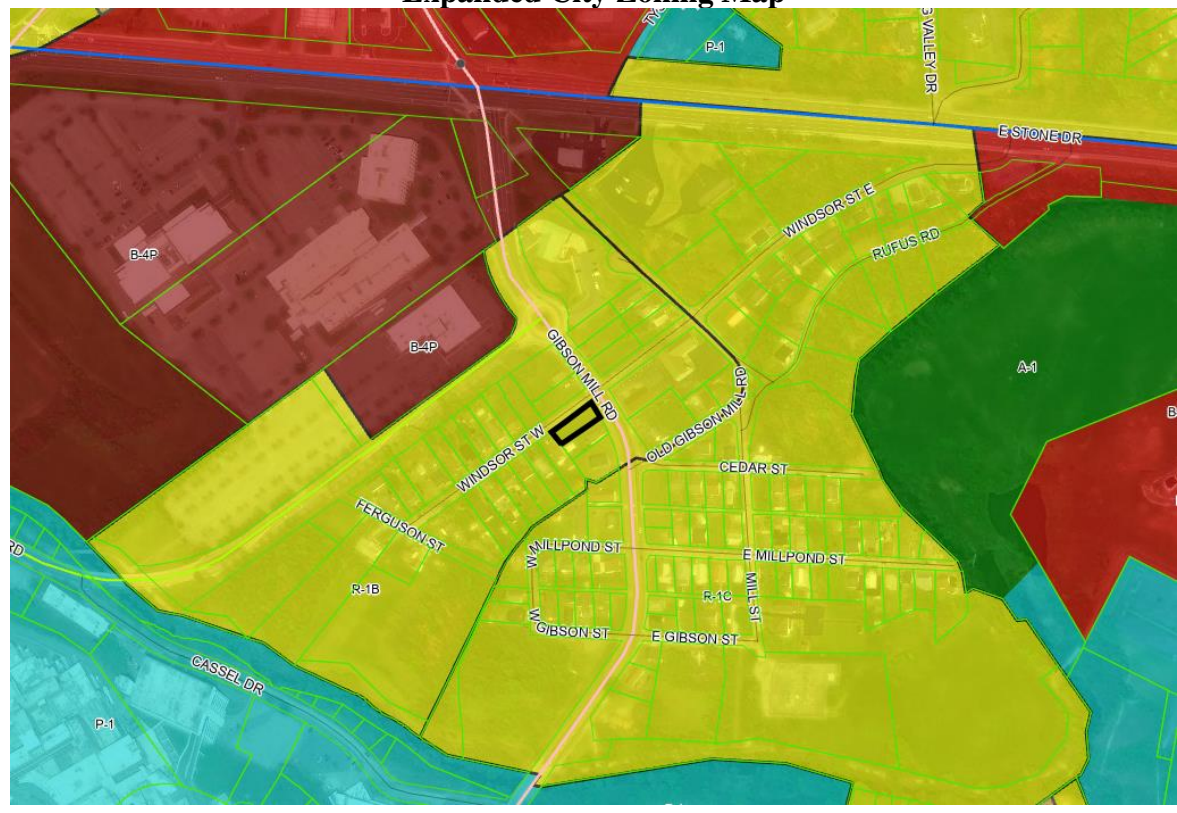
Vicinity Map



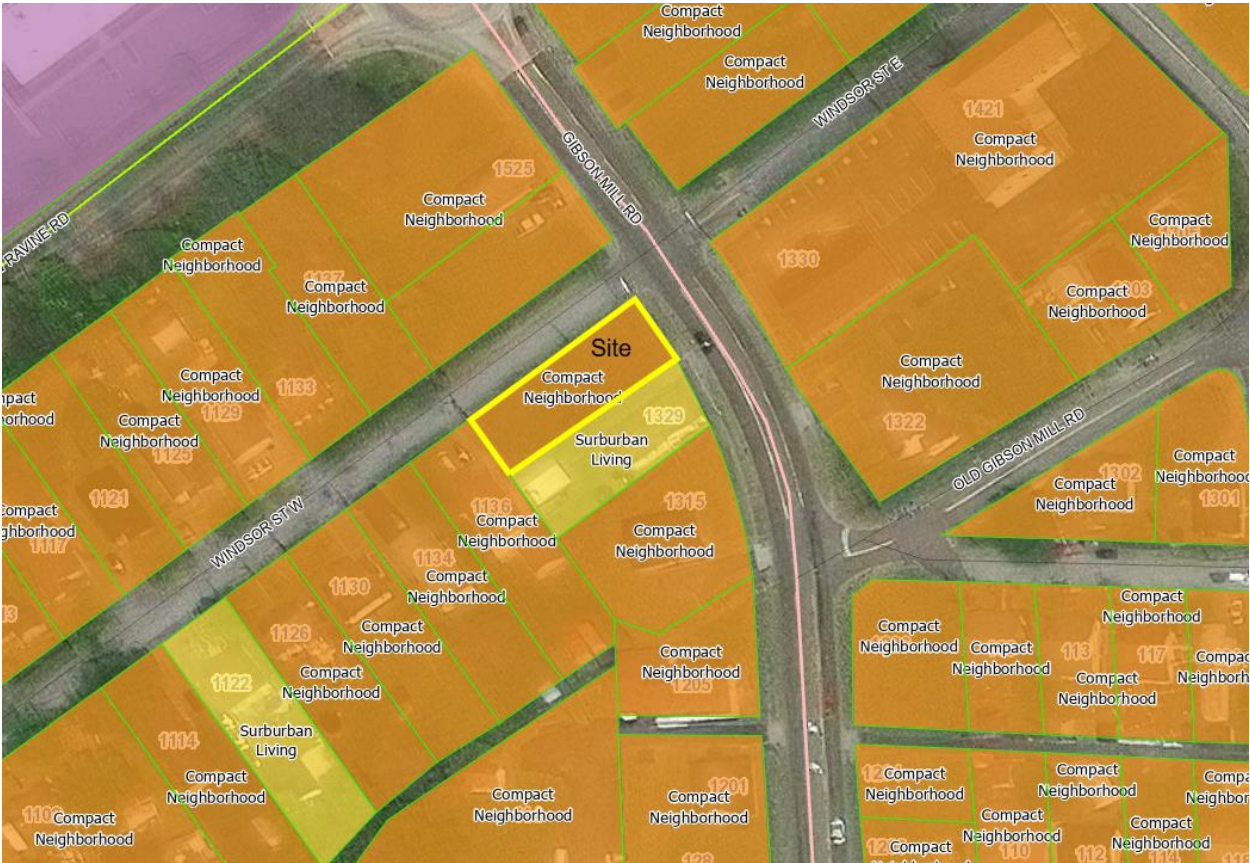
Surrounding City Zoning Map



Expanded City Zoning Map



Placetype Map



Placetype: Compact Neighborhood

Character and Intent

Can support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes, in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. Many of Kingsport’s original neighborhoods reflect this compact neighborhood pattern, with smaller lot sizes, a diversity of housing types, and a cohesive neighborhood scale. This traditional, walkable form of development has become increasingly desirable in recent decades and will continue to play an important role in Kingsport’s residential land use mix as the city builds out its remaining developable areas.

Preferred Uses

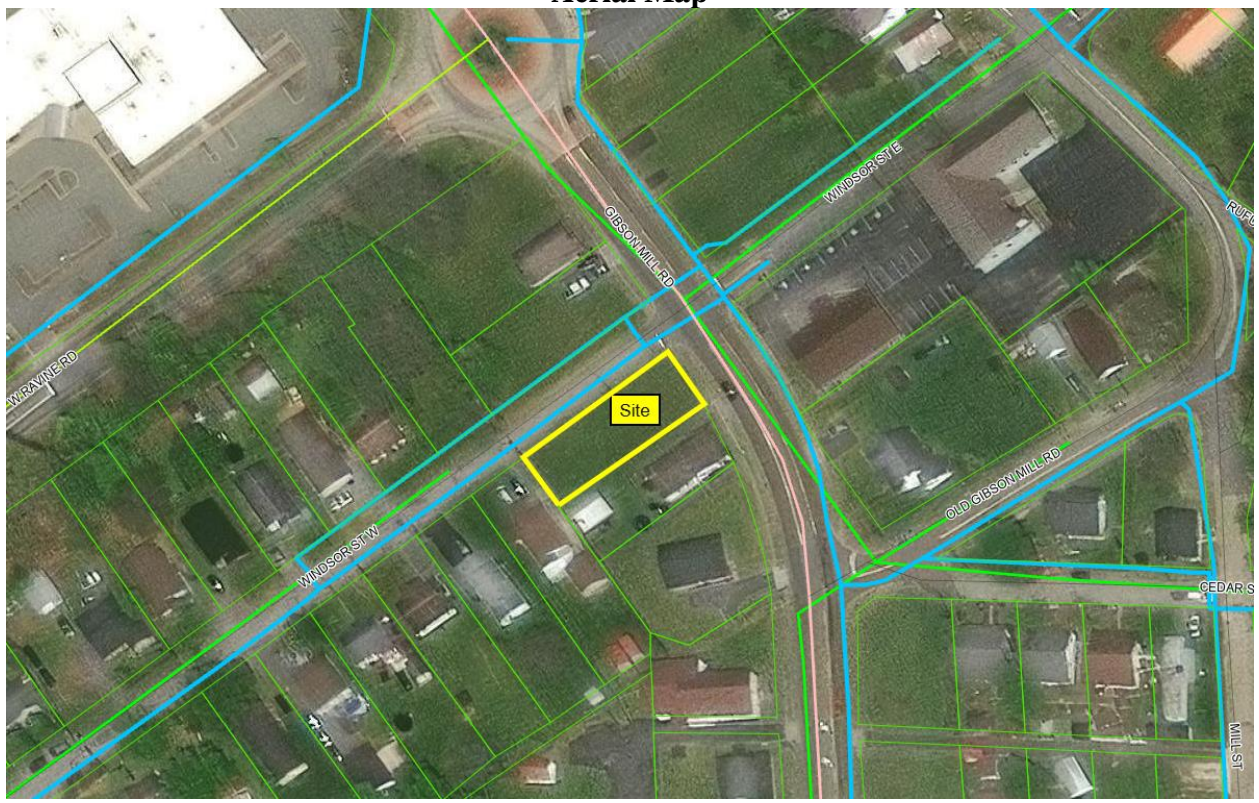
Primary Uses:

- Townhomes
- Cottage Court
- Patio homes
- Small-lot-single-family residential
- Neighborhood scale multiplexes
- Neighborhood scale duplexes

Secondary Uses:

- Civic and institutional uses
- Parks and open space

Aerial Map



View from Gibson Mill Road Facing Site



Site View from Windsor Avenue



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE26-0111**

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-4P</u> Use: medical/commercial	
East	2	<u>Zone: City R-1B</u> Use: single-family	
South	3	<u>Zone: City R-1B</u> Use: single-family	
Southwest	4	<u>Zone: City P-1</u> Use: medical	
West	5	<u>Zone: City R-1B</u> Use: single-family/parking	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it 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?** Yes. The proposed R-3 Low-Density Apartment District permits duplex dwellings, which are compatible with the surrounding residential development pattern. While the area may be primarily single-family (R-1B), duplexes are similar in scale and form and represent a modest increase in density.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning introduces only one duplex (two total units), which is a low-intensity residential use. Compared to the existing R-1B district, the increase in density is incremental and not expected to create adverse impacts.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The properties have reasonable economic use under the existing R-1B zoning, which permits single-family residential development. However, the proposed R-3 classification allows for a slightly higher density that can better utilize the land while remaining consistent with the surrounding neighborhood character.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed rezoning is consistent with the Future Land Use Map designation of Compact Neighborhood. This placetype encourages a mix of housing options, including duplexes, at a neighborhood scale. The request supports the intent of providing diverse and attainable housing while promoting efficient land use patterns.

Proposed use: Duplex

The Future Placetype Map recommends Compact Neighborhood

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The designation of the area as a Compact Neighborhood supports increased residential density and a mix of housing types. Additionally, the availability of infrastructure and the opportunity to introduce “missing middle” housing—such as duplexes—provide supporting grounds for approval.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0111

Zoning Development Plan (A Full Size Copy Available for Meeting)



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0111

CONCLUSION

Staff recommends approval of the rezoning from R-1B to R-3 based on its consistency with the Compact Neighborhood placetype and its support of duplex development.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083

Airport Parkway Rezoning

Property Information			
Address		Airport Parkway	
Tax Map, Group, Parcel		Tax Map 094 Parcel 017.00	
Civil District		18	
Overlay District		Not applicable	
Land Use Designation		Manufacturing/ Warehousing	
Acres		49 acres +/-	
Existing Use		Existing Zoning	MX (Mixed-Use)
Proposed Use		Proposed Zoning	M-2 (General Manufacturing)
Owner /Applicant Information			
Name: Oliver Brooks Address: 2235 Gateway Access Point, Ste 400 City: Raleigh State: NC Zip Code: 27607		Intent: <i>To rezone from MX (Mixed-Use District) to M-2 (General Manufacturing District) to accommodate rock quarry operations.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reason:</p> <ul style="list-style-type: none"> <i>The rezoning request is compliant with the City's future land use plan.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>Water and sewer are available to the rezoning site.</i> <i>The site contains approximately 60' of frontage along Airport Parkway.</i> <i>The rezoning applicant has left a 100' buffer strip out of the parcel being considered for rezoning. The applicant intends to use this part of their parcel not being considered for rezoning as a buffer to adjacent residential neighbors.</i> 			
Planner:	Ken Weems	Date:	June 1, 2026
Planning Commission Action		Meeting Date:	June 18, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083

PROPERTY INFORMATION

ADDRESS	Airport Parkway
DISTRICT	18
OVERLAY DISTRICT	not applicable
EXISTING ZONING	MX (Mixed-Use District)
PROPOSED ZONING	M-2 (General Manufacturing District)
ACRES	Rezone Site +/- 49 acres
EXISTING USE	Forest/ undeveloped
PROPOSED USE	Rock quarry operations

INTENT

To rezone from MX (Mixed-Use District) to M-2 (General Manufacturing District) to accommodate rock quarry operations.

Vicinity Map



Surrounding Zoning Map



Future Land Use Plan Designation: Manufacturing and Warehousing



Manufacturing and Warehousing

CHARACTER AND INTENT

Kingsport has been a center of industry and manufacturing since it was first founded, and the industrial sector remains one the city’s primary sectors of employment and high wage jobs. This place type is traditionally concentrated near major transportation infrastructure (e.g., highways, railways, and airports), which in Kingsport also originally included the banks of the South Holston River. This placetype includes manufacturing plants and facilities as well as mining, warehousing, and logistics hubs.

PREFERRED USES

Primary Uses

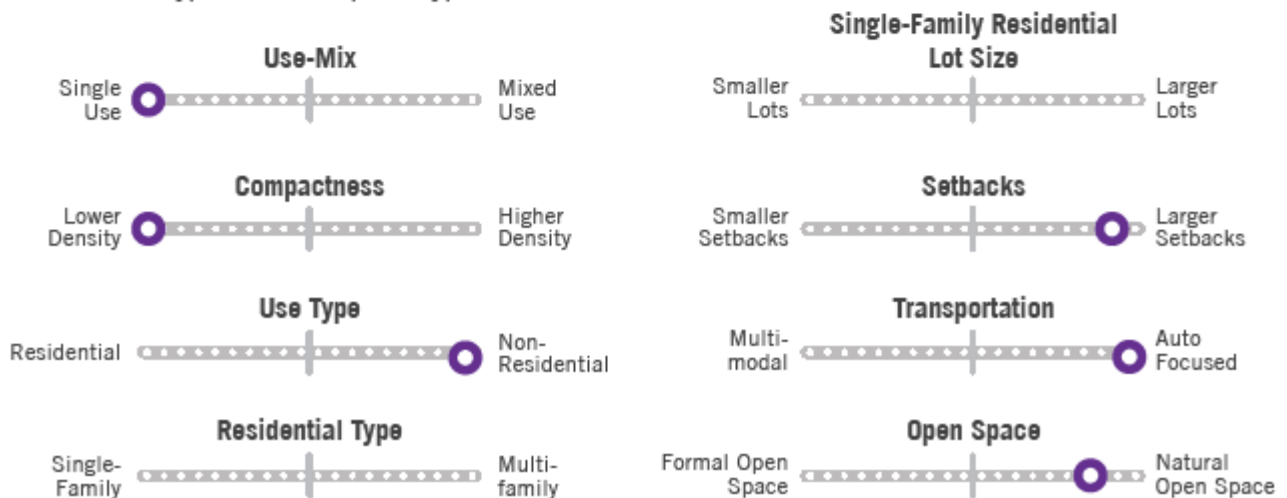
- Manufacturing
- Distribution centers
- Technology
- Data centers
- Flex office

Secondary Uses

- Logistics
- Retail and office uses
- Training facilities
- Civic and institutional uses
- Parks and open space

CHARACTERISTICS

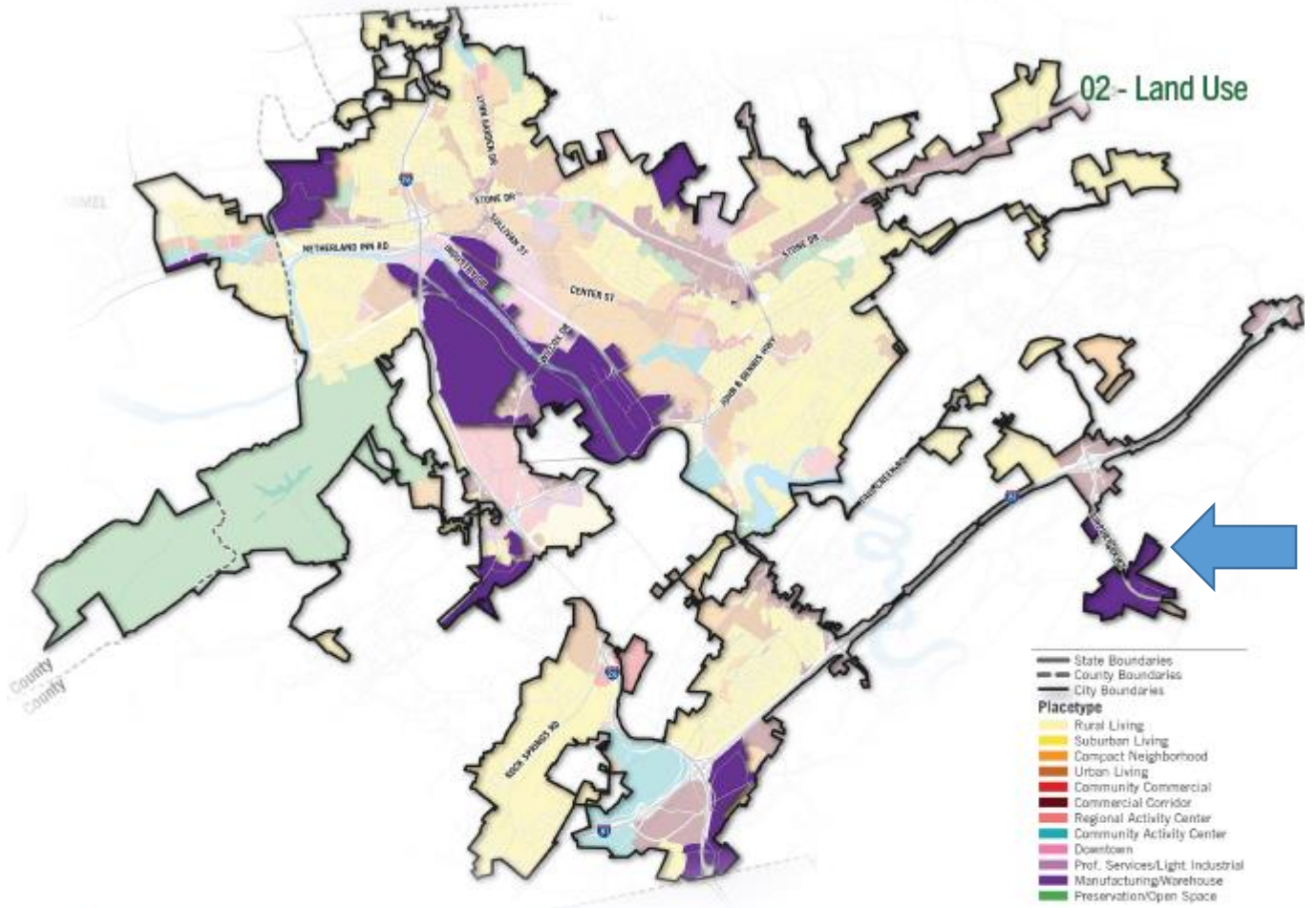
The chart below illustrates the balance between development types and development characteristics that would be typical of each place type.



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083



Aerial with 10' Contours



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE26-0083**

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
Northwest	1	<u>Zone: County M-2</u> Use: rock quarry operations	n/a
North	2	<u>Zone: County A-1</u> Use: large lot residential	n/a
East	3	<u>Zone: County A-1</u> Use: Holston Elementary	n/a
East	4	<u>Zone: County R-1</u> Use: single family residential	n/a
South	5	<u>Zone: City MX</u> <u>Use: Northeast TN Business Park</u>	n/a
South	6	<u>Zone: City MX</u> <u>Use: undeveloped</u>	n/a

Standards of Review

1. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** It would be difficult to conduct the majority of MX principal uses on the rezoning site parcel. This is primarily due to the steep and prohibiting terrain associated with any entrance planned from the Airport Parkway frontage of the property.
2. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes, the request conforms with the manufacturing and warehousing placetype found in the City's future land use plan.
Proposed use: Rock quarry operations
The Future Placetype Map recommends manufacturing/warehousing
3. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing terrain of the site makes it appropriate for quarry operations, when abutting next to a decades old quarry operation.
4. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-2 zone is substantially similar to the existing/abutting County M-2 zone (for the same purpose) to the northwest.
5. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are not logically drawn due to the terrain of the site. The construction of any buildings on the site would be very difficult and unlikely.

Existing Rock Quarry Pond Abutting the Rezoning Site



View Toward Northern Face of the Existing Quarry



View Toward Airport Parkway from Rezoning Site



View of Holston Mountain from the Rezoning Site



View of Quarry Pit from the Northwest Edge of the Rezoning Site



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083

Zoning Development Plan



Walt Hillis
 Manager Environmental Services

Via Electronic Submittal

April 14, 2026

Mr. Ken Weems, Planning Manager
 City of Kingsport, Planning Department
 415 Broad Street, 2nd Floor
 Kingsport, TN 37660

RE: **Martin Marietta Materials, Inc.**
Tri-Cities Airport Quarry
Rezoning & Zoning Development Plan Application

Dear Mr. Weems:

Attached, please find two (2) application forms (Rezoning Request and Zoning Development Plan) for Parcel 094-014.00 along with appropriate plan maps and drawings.

Martin Marietta Southeast Agg Operations, LLC, a Martin Marietta Materials, Inc. entity, owns the parcel located in the City of Kingsport jurisdiction along with several adjoining parcels located in Sullivan County jurisdiction. This parcel was a portion of a larger parcel that was purchased by the predecessor to Martin from The Industrial Development Board of the City of Kingsport, Tennessee in April 2023. This parcel was purchased with expectation that it would be added to the existing property to meet the demand for construction aggregates in the growing Tri-Cities market.

The City of Kingsport parcel is zoned MX Mixed-Use District, and the adjoining Martin owned Sullivan County parcel is zoned M-2 Heavy Manufacturing District. Martin is requesting that a portion of the City of Kingsport Parcel 094-014.00 be rezoned to M-2 General Manufacturing District and that a 100-foot-deep border remain MX Mixed-Use as depicted on the submitted Zoning Development Plan Maps and described herein.

In the area to remain zoned MX, Martin proposes to increase the development setback to fifty (50) feet in depth. A vast portion of this area currently has various natural plant growth consisting of deciduous and evergreen trees. The location along the northeast property line has some areas that due to historical agricultural use have less existing natural tree line. This area will be supplemented with plantings as appropriate. The second 50' of the area to remain zoned MX is proposed to consist of a landscape berm/mound area to work as a visual and audible barrier. This berm will be approximately 50' wide at its base, consist of earthen materials, and be landscaped sufficiently to prevent erosion. The remaining portion of the parcel proposed for rezoning to M-2 would become a part of the existing quarry operations.

Regards,

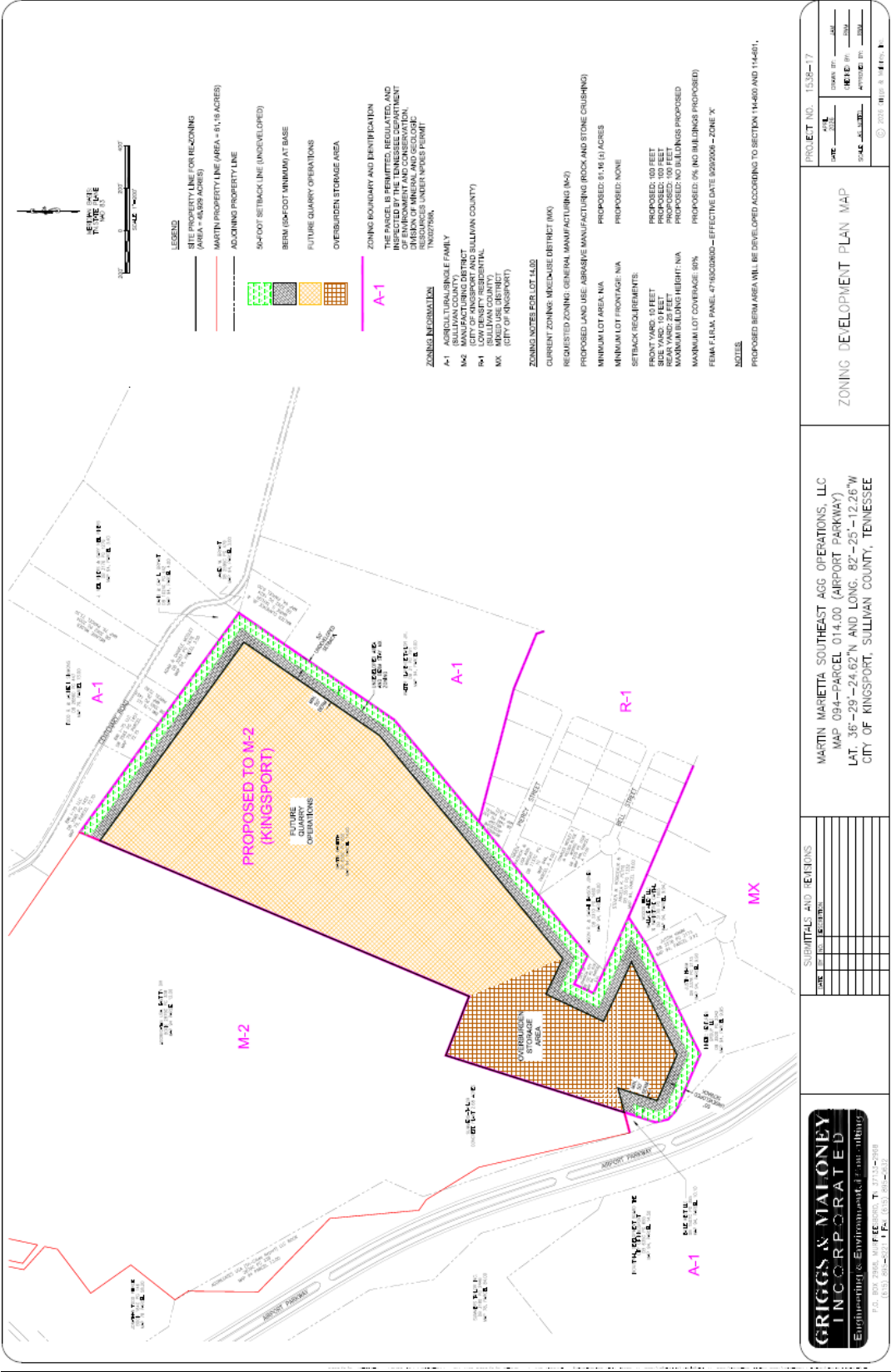
Walt Hillis

Walt Hillis
 Martin Marietta Materials, Inc.
 East Division-GTA Region Manager Environmental Services

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083

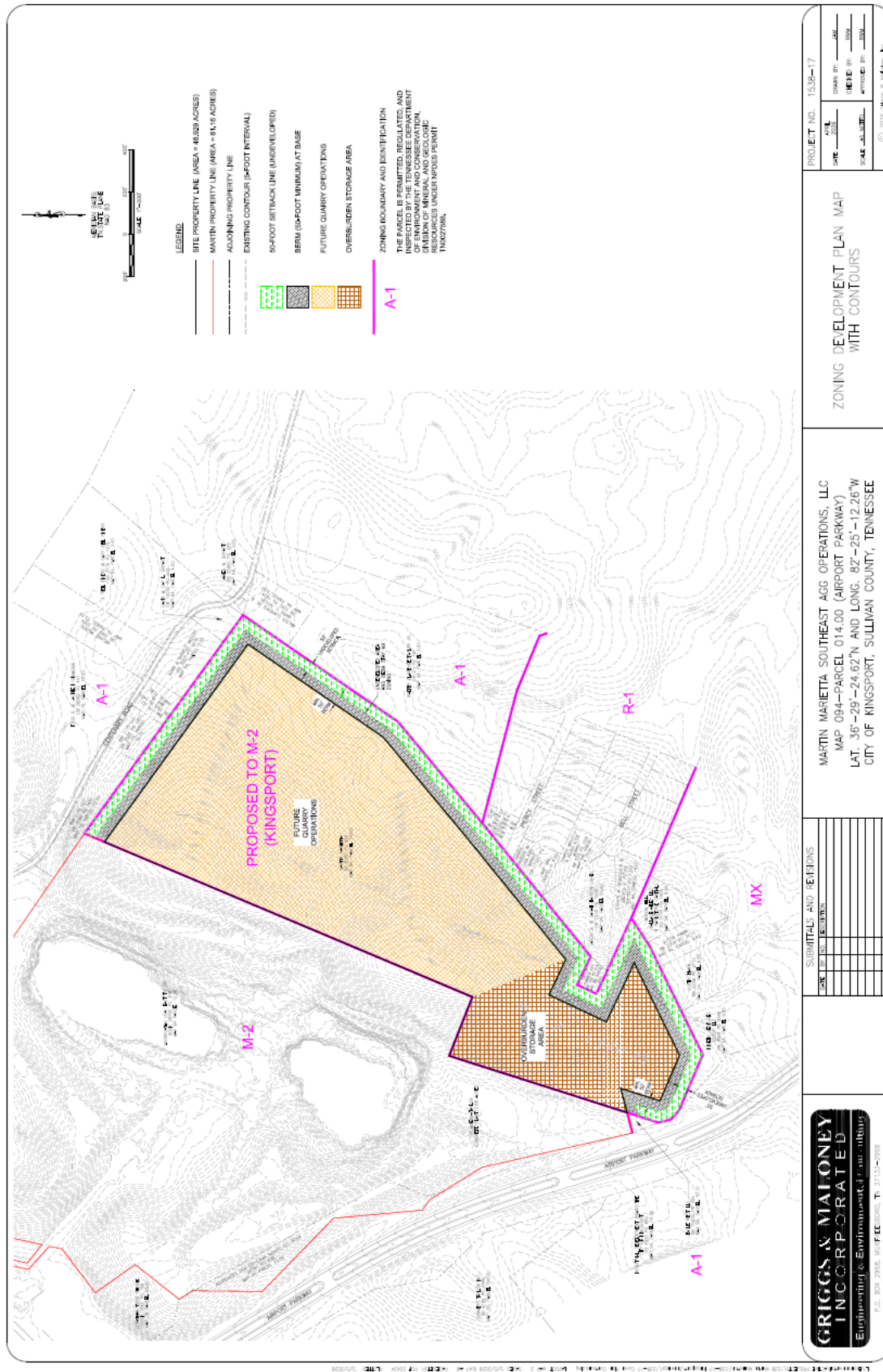


Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 18, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0083



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on June 18, 2026

Rezoning Report**Kingsport Regional Planning Commission****File Number REZONE26-0083****CONCLUSION**

Staff recommends sending a positive recommendation to rezone the property from the MX zone to the M-2 zone to the Board of Mayor and Aldermen. This recommendation is based upon conformance to the City's future land use plan.



June 18th, 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. 1442 Whisperwood Circle
2. 3417 Memorial Boulevard
3. 2225 Little Valley Road
4. The Retreat at Hunts Crossing Phase 1D
5. 770, 774, 778 Hunts Terrace Drive/1100 Greenleaf Drive
6. Caymus Yard Phase 6 & 8
7. 2721/2713 Forest View Road

Sincerely,

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

AFTER REPLAT

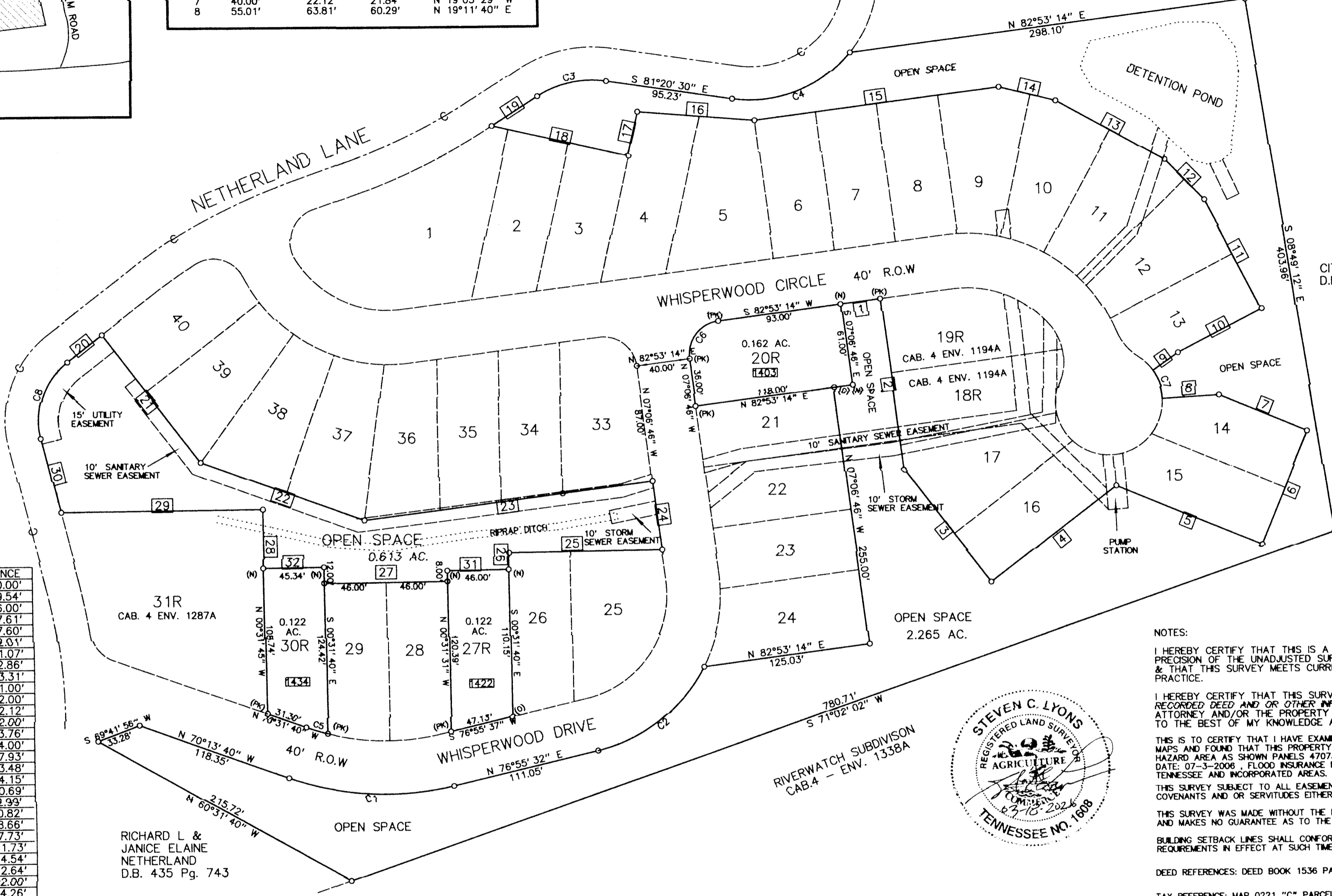
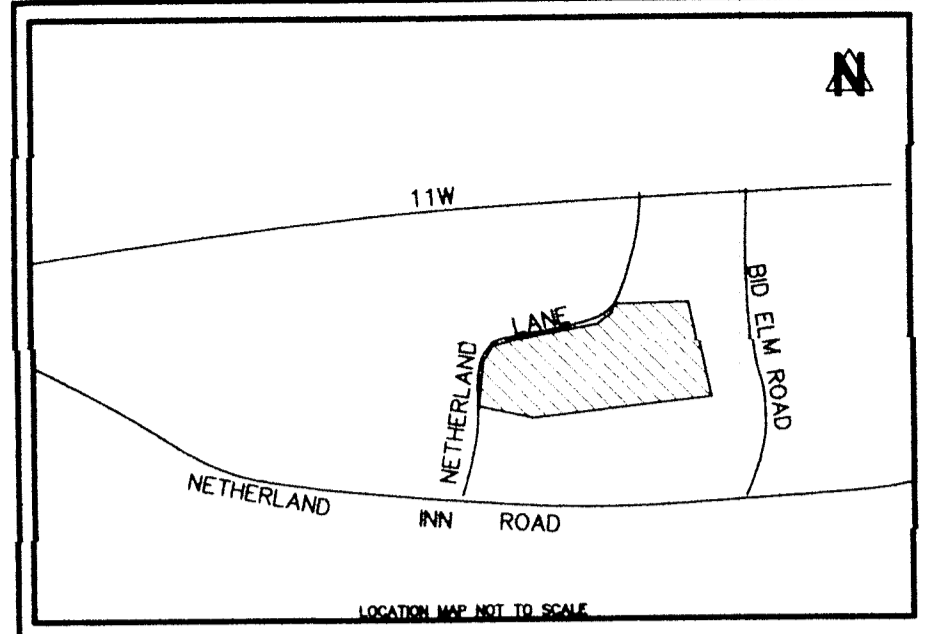
CAB, 3 ENV. 992B



JERRY L GILLIAM
D.B 617 Pg. 222

Curve Table Listing

CURVE TABLE	#	Radius	Length	Chord	Chord Bearing
1	220.00'	124.96'	123.29'	S 86°48' 04" W	
2	120.00'	103.89'	100.67'	N 52°07' 30" E	
3	75.07'	53.85'	52.70'	N 78°06' 30" E	
4	95.00'	98.48'	94.13'	N 68°57' 44" E	
5	180.00'	16.69'	16.68'	N 73°11' 07" W	
6	25.00'	39.27'	35.36'	N 37°53' 14" W	
7	40.00'	22.12'	21.34'	N 19°05' 29" W	
8	55.01'	63.81'	60.29'	N 19°11' 40" E	



Map Cabinet 6
Envelope 2712

26003073

1 PGSAL SUR PLAT	
LAGONDA BATCH 191062	
05/14/2026 - 11:19:01 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

COURSE	BEARING	DISTANCE
1	N 82°53' 14" E	30.00'
2	S 07°06' 46" E	129.54'
3	S 37°04' 37" E	106.00'
4	N 52°55' 23" E	117.61'
5	S 67°22' 02" E	117.60'
6	N 22°37' 58" E	92.01'
7	N 67°22' 02" W	71.07'
8	S 86°45' 00" W	42.86'
9	N 55°04' 01" E	23.31'
10	N 62°49' 19" E	71.00'
11	N 27°10' 53" W	92.00'
12	N 44°04' 11" W	42.12'
13	N 60°57' 29" W	92.00'
14	N 75°40' 06" W	43.76'
15	S 82°53' 14" W	184.00'
16	N 85°11' 56" W	87.93'
17	S 12°53' 14" W	33.48'
18	N 77°06' 46" W	104.15'
19	N 57°33' 24" E	40.69'
20	N 52°25' 31" E	32.99'
21	S 37°28' 35" E	120.82'
22	S 70°13' 25" E	128.66'
23	N 82°53' 14" E	217.73'
24	S 07°06' 46" E	51.73'
25	S 89°28' 20" W	114.54'
26	S 00°31' 40" E	12.64'
27	S 89°28' 20" W	92.00'
28	N 00°31' 40" W	44.26'
29	S 89°28' 20" W	150.99'
30	N 14°03' 17" W	56.95'
31	S 89°28' 20" W	46.00'
32	S 89°28' 20" W	45.34'

RICHARD L &
JANICE ELAINE
NETHERLAND
D.B. 435 Pg. 743



NOTES:

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR BETTER AS SHOWN & THAT THIS SURVEY MEETS CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND/OR OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY AND/OR THE PROPERTY OWNER, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN PANELS 47073001400, EFFECTIVE DATE: 07-3-2006. FLOOD INSURANCE RATE MAPS FOR HAWKINS COUNTY, TENNESSEE AND INCORPORATED AREAS.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAKES NO GUARANTEE AS TO THE OWNERSHIP OF THIS PROPERTY.

BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE ZONING REQUIREMENTS IN EFFECT AT SUCH TIME OF CONSTRUCTION.

NOTE:
ONLY THE PORTIONS OF THE OPEN SPACE ADJOINING LOTS 20, 27 & 30 HAVE BEEN SURVEYED. THE REMAINDER OF THE OPEN SPACE HAS BEEN REPRODUCED BASED ON PREVIOUS PLATS.

DEED REFERENCES: DEED BOOK 1536 PAGE 250

TAX REFERENCE: MAP 0221 "C" PARCELS 1.00, 1.20, 1.27, 1.30

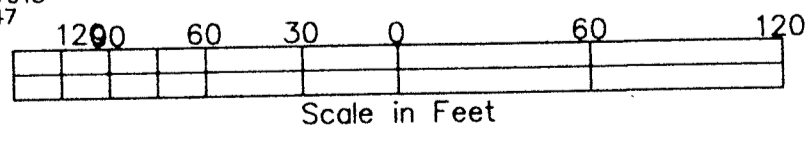
PLAT REFERENCE: PLAT CABINET 3 ENVELOPE 992B

PROPERTY ADDRESS: WHISPERWOOD DRIVE KINGSPORT TN 37660

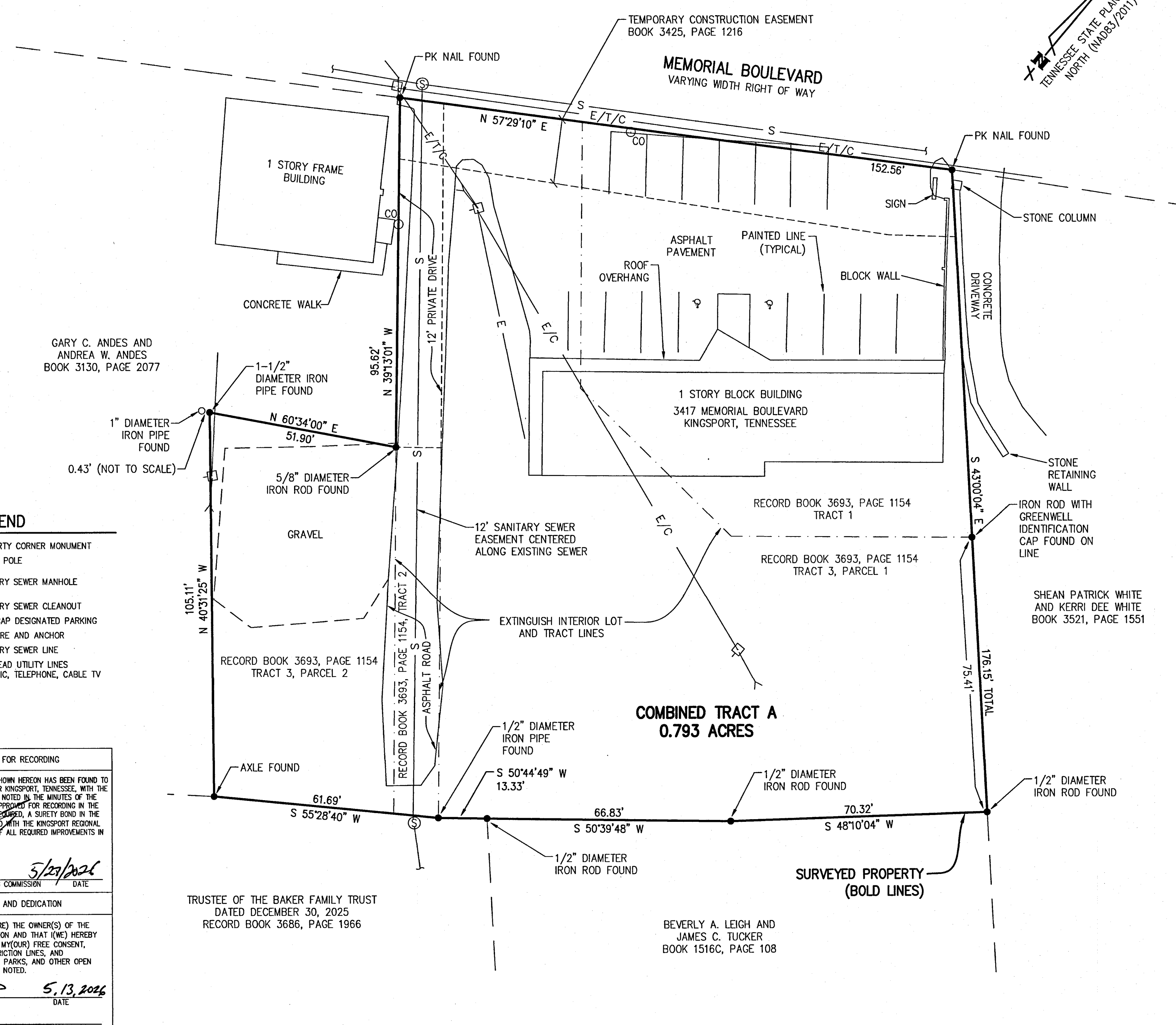
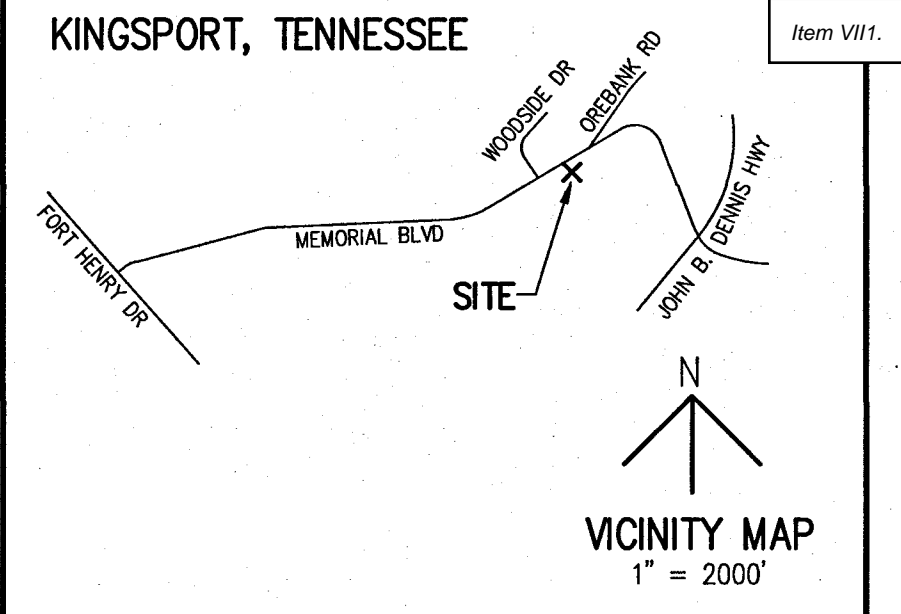
*THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OR RIGHTS OF WAY FROM THE TENNESSEE DEPT. OF TRANSPORTATION RELATING TO THE CONSTRUCTION OR MAINTAINANCE OF STATE HIGHWAY 75.

NOTES FROM PREVIOUS PLAT:
PROPERTY IS ZONED R-3
SETBACKS FRONT 25'
REAR 20'
SIDE 6'
SETBACKS TO CONFORM TO ZONING DESIGNATION

7.5' UTILITY AND DRAINAGE EASEMENT ALONG REAR LOT LINES;
15' ALONG FRONT OF ALL LOTS



<p>CERTIFICATE OF THE APPROVAL OF SEWAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>13 MAY</u> 20<u>26</u></p> <p>CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST</p>		<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE <u>May 13</u> 20<u>26</u></p> <p>KINGSPOINT / SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR REGISTER-AUTHORIZED REPRESENTATIVE</p>		<p>LEGEND:</p> <p>(O) IRON PIN OLD (N) IRON PIN NEW --- FENCE --- CENTER LINE --- ADJOINER LINE O H E T OVERHEAD UTILITIES M H T SEWER MANHOLE G GUARD RAIL F H FIRE HYDRANT [123] 911 ADDRESS</p>		<p>LYONS SURVEYING COMPANY 112 INDUSTRIAL ROAD, SUITE 3 GRAY, TENNESSEE 37615 PHONE 423 477-2947</p>			
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THE 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 USE AS NOTED.</p> <p>DATE <u>MAY 5</u> 20<u>26</u></p> <p>OWNER</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN 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.</p> <p>DATE <u>MARCH 18TH</u> 20<u>26</u></p> <p>TENNESSEE REGISTERED LAND SURVEYOR</p>		<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>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 ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE</p> <p>CITY ENGINEER OR COUNTY ROAD COMMISSIONER</p>		<p>CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>13 MAY</u> 20<u>26</u></p> <p>LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF 2007 PARAGRAPHS, IF ANY, AS NOTED IN THE LIMITS OF THE KINGSPOINT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, AND RECORDED IN THE AMOUNT OF THE COUNTY REGISTRAR HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>5/13/2026</u></p> <p>CONFERRED BY COUNTY PLANNER/DIRECTOR</p> <p>SECRETARY OF THE KINGSPOINT REGIONAL PLANNING COMMISSION</p>	
<p>REPLAT LOTS 20, 27 & 30 THE VILLAS AT NETHERLAND LANE KINGSPOINT REGIONAL PLANNING COMMISSION HAWKINS COUNTY, TN</p> <p>TOTAL ACRES <u>3.284</u> TOTAL LOTS <u>3</u></p> <p>ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNERS <u>MFA BAYSMONT, BP, LLC</u> CIVIL DISTRICT <u>Z11</u></p> <p>SURVEYOR <u>STEVEN C LYONS</u> CLOSURE ERROR <u>J:10900</u></p> <p>SCALE 1" = 60' DRAWING: HARP LEWIS NETHERLAND VILLAS 2-17-26-261</p>									



GARY C. ANDES AND
ANDREA W. ANDES
BOOK 3130, PAGE 2077

- LEGEND**
- PROPERTY CORNER MONUMENT
 - UTILITY POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CO SANITARY SEWER CLEANOUT
 - ⊙ HANDICAP DESIGNATED PARKING
 - GUY WIRE AND ANCHOR
 - S SANITARY SEWER LINE
 - E/T/C OVERHEAD UTILITY LINES
ELECTRIC, TELEPHONE, CABLE TV

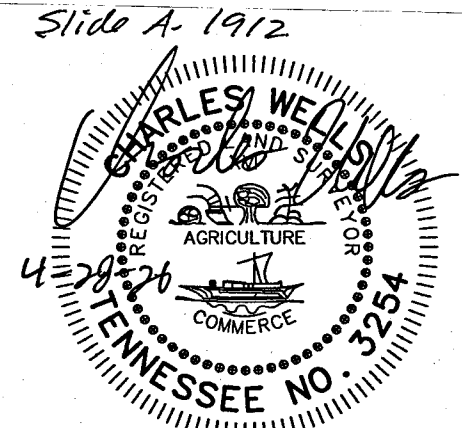
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 47163C0045D, EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE SURVEYED PROPERTY LIES IN AN AREA DESIGNATED AS "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN THEREON.

SURVEYED PROPERTY IS ZONED B3. SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.

SURVEYED PROPERTY DOCUMENT REFERENCES:
RECORD BOOK 3693, PAGE 1154, PLAT BOOK 1, PAGE 57 & PLAT BOOK 45, PAGE 140. TAX PARCELS 43.00, 44.00 & 45.00, GROUP A, MAP 62G.

TEMPORARY CONSTRUCTION EASEMENT:
SHOWN PER PLAN - FED. AID PROJ. NO. STP-126(25).
PER BOOK 3425, PAGE 1216, CONSTRUCTION EASEMENT IS TO BE USED FOR A PERIOD OF FIVE YEARS FROM AND AFTER THE COMMENCEMENT OF CONSTRUCTION. PROJECT WAS AWARDED DECEMBER 2025.

Sheona Tinsley, Register Sullivan County	
Rec #: 395910	Instrument #: 26010887
Rec'd: 15.00	Recorded
State: 0.00	6/1/2026 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 439-439



I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

Mattern & Craig
ENGINEERS-SURVEYORS
403 EAST MARKET STREET
JOHNSON CITY, TENNESSEE 37601
(423) 979-2220
FAX (540) 345-7691

**COMBINATION PLAT OF
OVERBAY PROPERTIES**
RECORD BOOK 3693, PAGE 1154
11th CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE

G:\4772 - ETL TDOT 126 CONST SERVICES\03 DESIGN\03-SURVEY\05-CAD\RECOMBINATION PLAT\4772-RECOMBINATION PLAT.DWG

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 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.

[Signature] 5/27/2026
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION 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.

[Signature] 5.13.2026
OWNER 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 THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

[Signature] 4-28-26
TENNESSEE REGISTERED LAND SURVEYOR 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 MEETS THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY WATER SYSTEM AND IS HEREBY APPROVED AS SHOWN.

[Signature] 5/26/26
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

[Signature] May 26, 2026
CITY G.I.S. AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

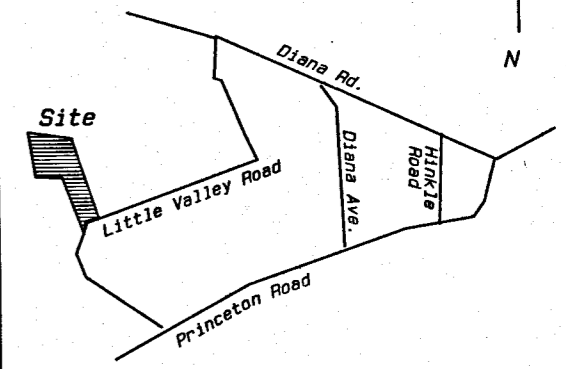
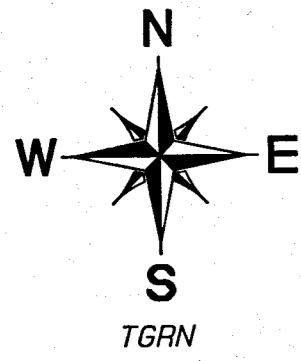
[Signature] 5/26/26
KINGSPORT AUTHORIZING AGENT DATE

CERTIFICATION OF THE APPROVAL OF STREETS

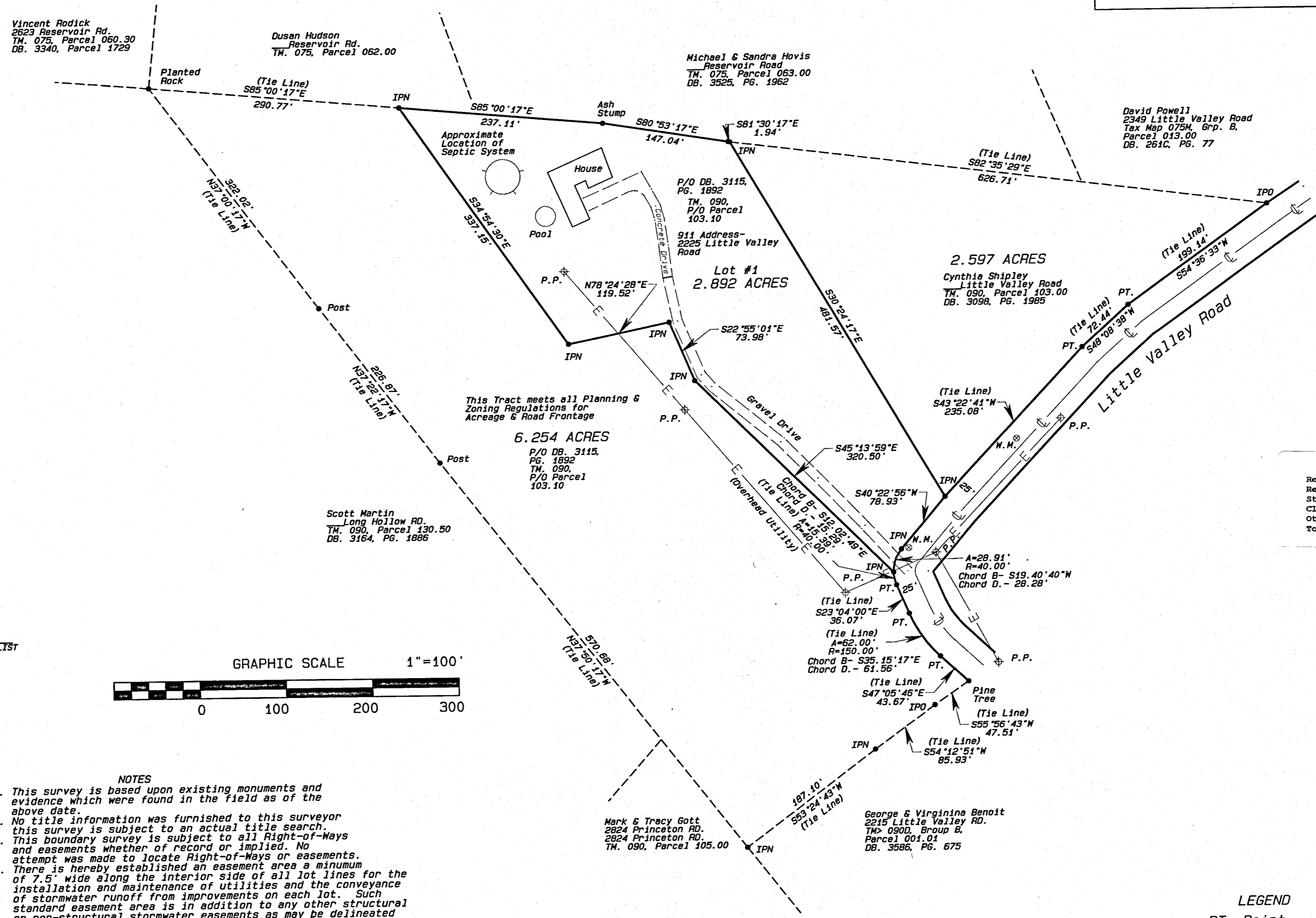
I HEREBY CERTIFY:
1. THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR,
2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING ROAD SHALL SERVE THESE LOTS AS PROPOSED.

CITY ENGINEER DATE

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.793	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNERS: NICHOLAS R. OVERBAY & ASHLEY C. OVERBAY	CIVIL DISTRICT 11TH SURVEYOR CHARLES WELLS
SCALE 1" = 20'	



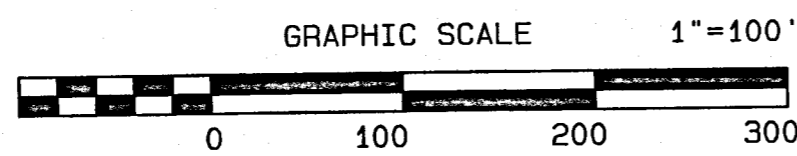
(N. T. S)



CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS
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 2026

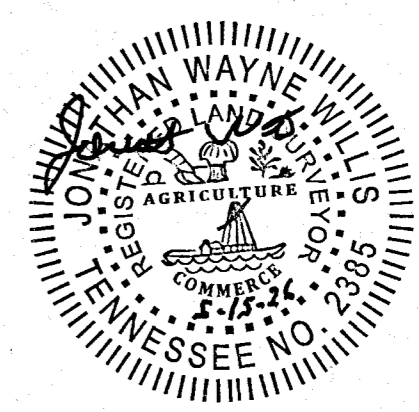
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST



Side A-1912

Sheena Finsley, Register
Sullivan County

Rec #:	395907	Instrument #:	26010884
Rec'd:	15.00	Recorded:	
State:	0.00	6/1/2026 at 8:00 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 438-438	



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

LEGEND

PT- Point
IPO- Iron Pin Old
IPN- Iron Pin New 1/2" Rebar #2385
PP- Power Pole
W.M.- Water Meter
-E- Overhead Utility

This survey was done in compliance with the current Tennessee Minimum Standard of Practice

- 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 Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 4. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor/civil engineer or that which may be required by the Sullivan County Regional Planning Commission.
 5. Current zoning- R-1
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
 6. Deed Reference- As shown above
 8. 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.
 9. Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0230D Effective Date Sept. 29, 2006
 10. Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways

Power provided by App. Power
Water provided by the Kingsport City Utility System

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 SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LINES OF THE STREET.

OWNER	Cynthia Shipley	2026
OWNER		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 PLAT ARE APPROVED AS ASSIGNED
DATE 5/16/2026
CITY & T.S. DIVISION OF SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING ON HIS OR HERS 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 HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR, IF REQUIRED. A SURETY BOND 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. 5/16/2026
DATE
SECRETARY 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 CITY OF KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.
DATE 5-15-26
TENNESSEE REGISTERED SURVEYOR LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF THE 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 29 May 2026
AUTHORIZED SIGNATURE TITLE

CERTIFICATE OF APPROVAL OF STREETS

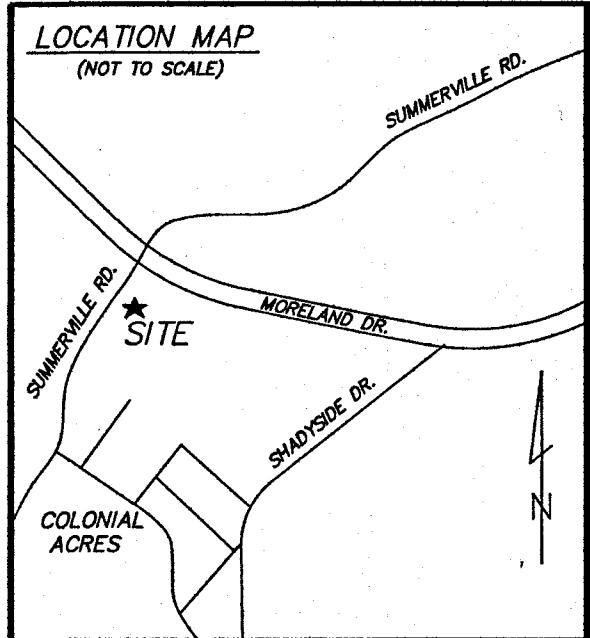
LOT #5R HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS TRACT OR THE EXISTING SYSTEM
RECORD ON FILE AT TDEC OFFICE
FILE: Issued to Charlie Shipley
DATE: 8-14-80

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 5-17-2026
AUTHORIZED SIGNATURE

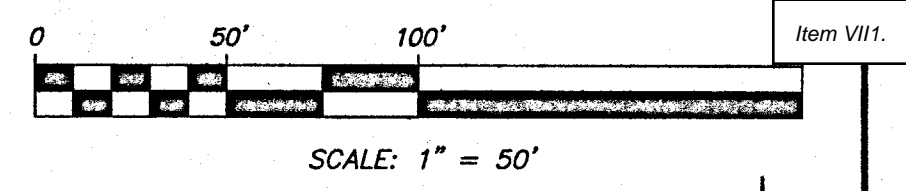
Division of the Cynthia Shipley Property

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION	
TOTAL ACRES 2.892	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER Shipley	CIVIL DISTRICT 13th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'	
SCALE: 1" = 100'	DRAWN BY J.W.



LEGEND

- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- ** DESIGNATES A PROPERTY CORNER THAT FALLS ON AN ELECTRIC TRANSFORMER BOX.
- Ø UTILITY POLE
- /H UTILITY LINE
- CENTERLINE (C/L)
- - - BUILDING SETBACK
- - - EASEMENT MARGIN
- - - PAVED ROAD
- - - BOUNDARY LINE (SURVEYED)
- - - ADJOINER LINE/ R/W MARGIN (NOT SURVEYED UNLESS NOTED)
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- ## LOT NUMBER
- ### ADDRESS



IRON MOUNTAIN SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-8200

TENNESSEE STATE PLANE GRID NORTH (NAD83)

THE RETREAT AT HUNTS CROSSING PHASE 1D
LOTS 31, 32, 33, 34, 35, & 36
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 MAY 23RD, 2026

Slide A-1915

Rec #:	396559	Recorded Instrument #:	26011719
Rec d:	15.00	Recorded in Plat:	6/11/2026 at 8:00 AM
State:	0.00	PGS:	449-449
Clerk:	0.00		
Other:	2.00		
Total:	17.00		

- SURVEY NOTES:**
- TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
 - THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
 - SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 - DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
 - PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - BUILDING SETBACKS: FRONT: 25' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)
 - TEMPORARY 65' RADIUS RIGHT OF WAY FOR TEMPORARY CUL-DE-SAC SHOWN BY PLATS FOR THE RETREAT AT HUNTS CROSSING PHASE 1A (PLAT BOOK 58 PAGE 207) AND THE RETREAT AT HUNTS CROSSING PHASE 1B (PLAT BOOK 58 PAGE 543) HAS BEEN PERMANENTLY ABANDONED.

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Christine Capwell June 9, 2026
 CITY ENGINEER FOR SULLIVAN COUNTY/DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.

Andy Pone
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

GNSS SURVEY NOTES:

1. Class of Survey:	CATEGORY IV (HORIZONTAL)
2. Positional Accuracy:	0.10' (HORIZONTAL) & 0.10' (VERTICAL)
3. GNSS Field Procedure:	LOCAL BASE AND ROVER (RTK)
4. Date of Survey:	MAY 23RD, 2026
5. Datum:	NAD 83 (H) & NAVD 88 (V)
6. Control Used:	IDOT/ NCDOT NETWORK SOLUTION
7. Geoid Model:	GEoid 18
8. Combined Scale Factor:	GRID TO GROUND: 1.000057
9. Units:	US SURVEY FEET
10. Equipment:	CARLSON VIKING MULTI FREQUENCY

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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.

Andy Pone
 KINGSFORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Andy Pone
 AUTHORIZING AGENT

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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Robert J. Hunt 6/6/26
 OWNER(S)

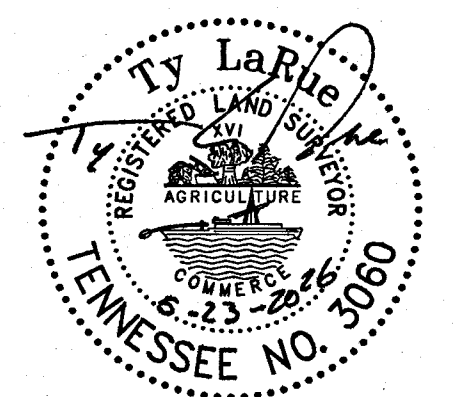
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, 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 REGISTER. 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.

Ty LaRue 6/10/2026
 SECRETARY: KINGSFORT MUNICIPAL/ REGIONAL PLANNING COMMISSION

THE RETREAT AT HUNTS CROSSING PHASE 1D
LOTS 31, 32, 33, 34, 35, & 36
CITY OF KINGSFORT PLANNING COMMISSION

TOTAL ACRES	1.166 AC.	TOTAL LOTS	6
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HUNT, HUNT, BARKER, & REYES PART.	CIVIL DISTRICT	13TH
SURVEYOR	Ty LaRue	CLOSURE ERROR	1: 10,000
SCALE:	1" = 50'		

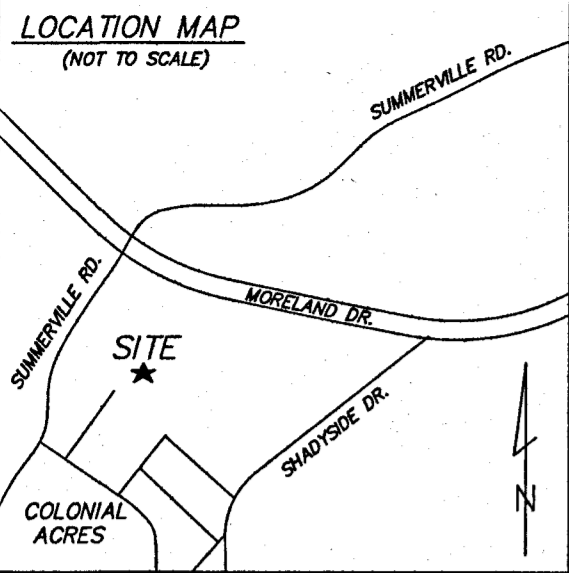


I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE RELATIVE POSITIONAL ERROR OF THIS SURVEY DOES NOT EXCEED 0.1' OF A FOOT AS SPECIFIED BY THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

CERTIFICATE OF ACCURACY

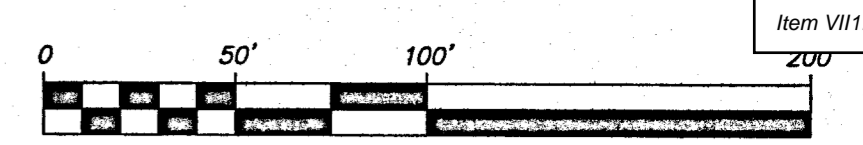
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

Ty LaRue 5-23-2026
 TENNESSEE REGISTERED LAND SURVEYOR #3060

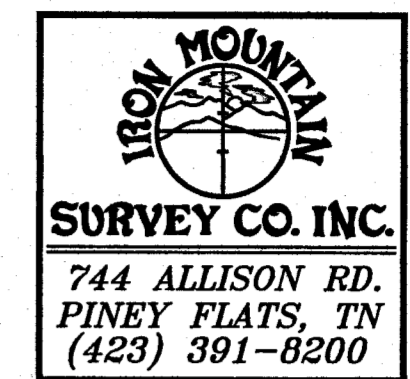


GNSS SURVEY NOTES:
 1. Class of Survey: CATEGORY IV (HORIZONTAL)
 2. Positional Accuracy: 0.10' (HORIZONTAL) & 0.10' (VERTICAL)
 3. GNSS Field Procedure: LOCAL BASE AND ROVER (RTK)
 4. Date of Survey: MAY 20TH, 2026
 5. Datum: NAD 83 (H) & NAVD 88 (V)
 6. Control Used: TDDOT/NGDOT NETWORK SOLUTION
 7. Geoid Model: GEOID 18
 8. Combined Scale Factor: 1.000057
 9. Units: US SURVEY FEET
 10. Equipment: CARLSON VIKING MULTI-FREQUENCY

**REPLAT OF
 LOTS 18-20 OF THE RETREAT AT HUNTS CROSSING PHASE 2B &
 LOT 10, BLOCK "C" OF COLONIAL ACRES SECTION 1
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 MAY 20TH, 2026**



SCALE: 1" = 50'



TENNESSEE STATE PLANE GRID NORTH (NAD83)
 (BASIS OF BEARINGS)

Slide A-1915
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 396558 Instrument #: 26011718
 Rec'd: 15.00 Recorded: 6/11/2026 at 9:00 AM
 State: 0.00 Clerk: 0.00 in Plat: P60
 Other: 2.00 Total: 17.00 PGS 448-448

LEGEND

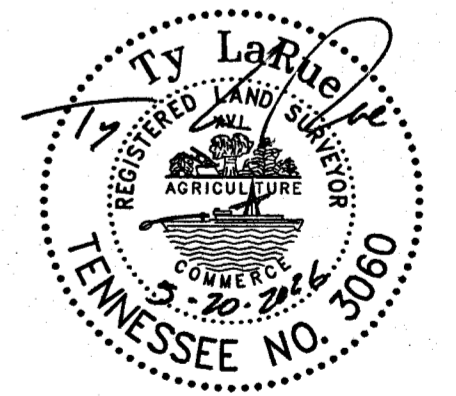
- IRON ROD OLD
- IRON ROD NEW
- (1/2" REBAR CAPPED "LARUE TN#3060")
- CONCRETE MONUMENT
- ** DESIGNATES A PROPERTY CORNER THAT FALLS ON A UTILITY BOX.
- O/H UTILITY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- EASEMENT MARGIN
- PAVED ROAD
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE - R/W MARGIN (NOT SURVEYED UNLESS NOTED)
- PB PLAT BOOK
- PC PAGE
- R/W RIGHT OF WAY
- EP EDGE OF PAVEMENT
- ## LOT NUMBER
- ### ADDRESS

TITLE REFERENCES:

- LOTS 18, 19, & 20 OF THE RETREAT AT HUNTS CROSSING PHASE 2B, PLAT BOOK 60 PAGE 117.
 - LOT 18 - ORTH CONSTRUCTION CO. - DEED BOOK 3672 PAGE 726
 - LOT 19 - ORTH CONSTRUCTION CO. - DEED BOOK 3672 PAGE 757
 - LOT 20 - ORTH CONSTRUCTION CO. - DEED BOOK 3672 PAGE 815
- LOT 10, BLOCK "C" OF THE COLONIAL ACRES SECTION 1 SUBDIVISION, BLOUNTVILLE PLAT BOOK 8 PAGE 4.
 - JOHNNY W. KING & WIFE TAMMY D. KING - DEED BOOK 1206C PAGE 173 PARCEL ONE.

SURVEY NOTES:

- SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN AND/OR ANY RESTRICTIONS THAT MAY AFFECT THESE PROPERTIES.
- DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
- PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE RELATIVE POSITIONAL ERROR OF THIS SURVEY DOES NOT EXCEED 0.1' OF A FOOT AS SPECIFIED BY THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

**REPLAT OF
 LOTS 18-20 OF THE RETREAT AT HUNTS CROSSING PHASE 2B &
 LOT 10, BLOCK "C" OF COLONIAL ACRES SECTION 1
 CITY OF KINGSPORT PLANNING COMMISSION**

TOTAL ACRES	0.889 Ac.	TOTAL LOTS	4
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	ORTH CONSTRUCTION COMPANY & JOHNNY & TAMMY KING	CIVIL DISTRICT	13TH
SURVEYOR	Ty LaRue	CLOSURE ERROR	1: 10,000

SCALE: 1" = 50'

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Carrie Campbell June 9, 2026
 CITY CLERK DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS 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.

Amel Poore
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM

Amel Poore
 TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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.

Amel Poore
 KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

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

Amel Poore
 AUTHORIZING AGENT

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 BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

J. King 5-20-26
 ORTH CONSTRUCTION COMPANY &
 JOHNNY & TAMMY KING

CERTIFICATE OF ACCURACY

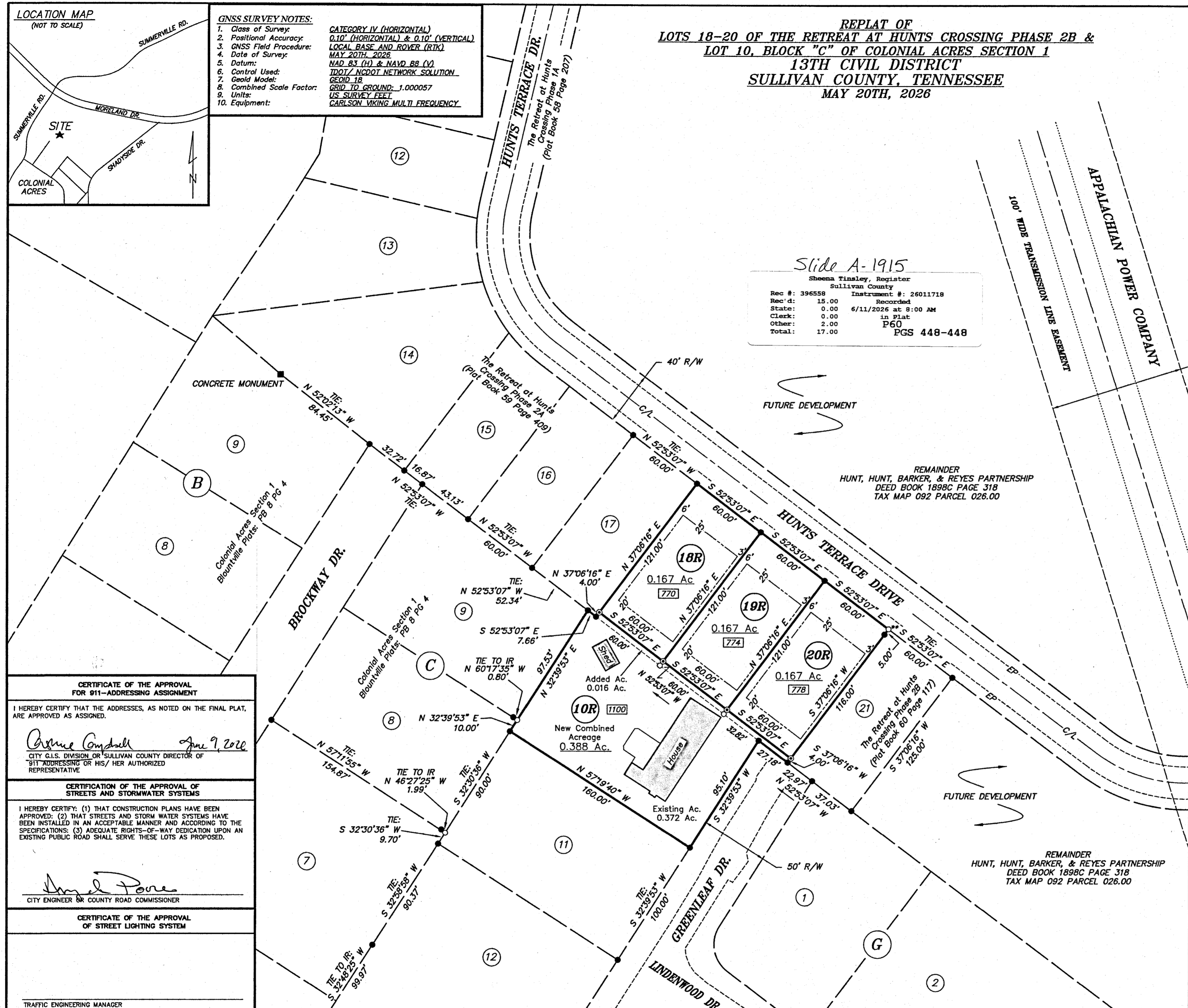
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

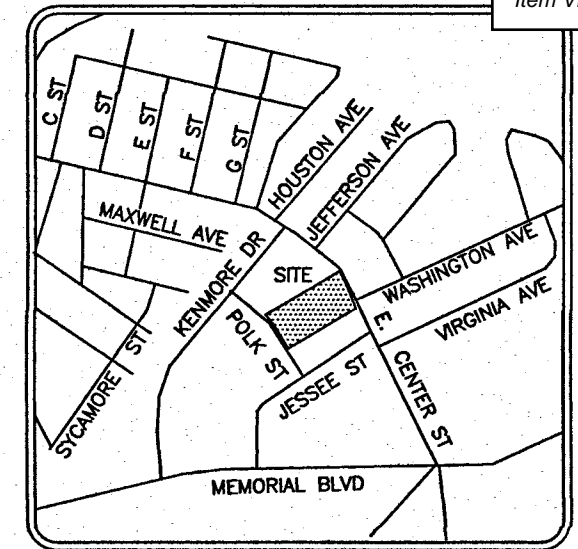
Ty LaRue 5-20-2026
 TENNESSEE REGISTERED LAND SURVEYOR #3060

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 RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS. 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.

Ty LaRue 6/10/2026
 SECRETARY- KINGSPORT MUNICIPAL / REGIONAL PLANNING COMMISSION

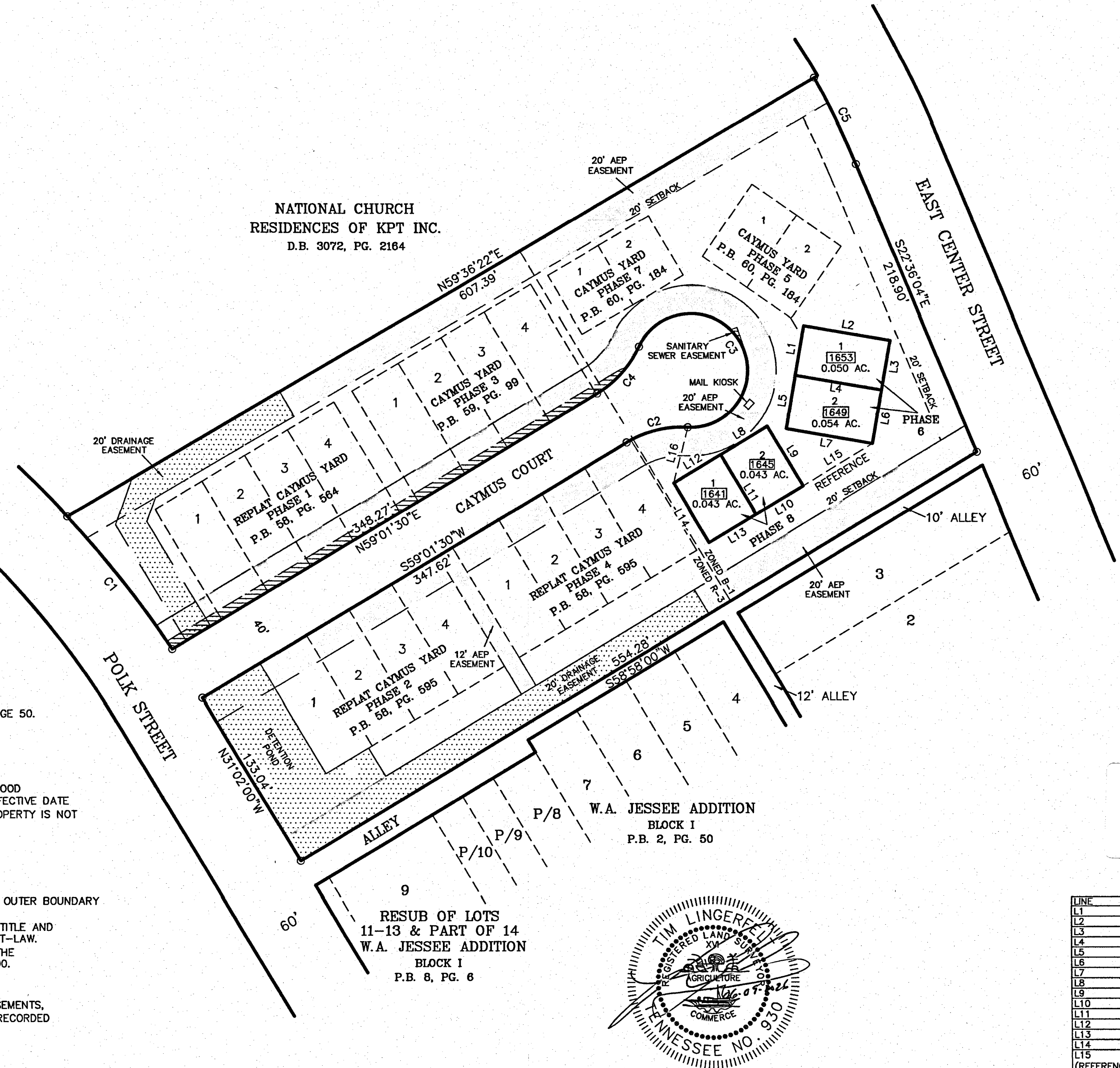




LOCATION MAP
N.T.S.

SEE NOTE 1

NATIONAL CHURCH
RESIDENCES OF KPT INC.
D.B. 3072, PG. 2164



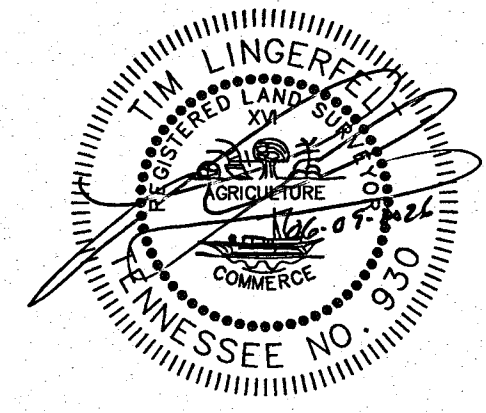
LEGEND
 N.T.S. NOT TO SCALE
 D.B. DEED BOOK
 PG. PAGE
 P.B. PLAT BOOK
 AC ACRES
 AEP APPALACHIAN ELECTRIC

- NOTES:
- NORTH BASED ON S58°58'00"W AS SHOWN IN PLAT BOOK 2, PAGE 50. PROPERTY IS ZONED B-1
 - FRONT 30'
REAR 20'
SIDE N/A
 - SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00450 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - JOB NO. 20-11912
 - ACAD FILE 20-11912 BEGLEY.DWG
 - FIELD INFORMATION ELECTRONICALLY COLLECTED
 - TAX MAP 62A "K", PARCEL 3.00
 - DEED REFERENCE: DEED BOOK 57, PAGE 380
 - 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL OUTER BOUNDARY CORNERS AND ON ROAD BREAKS UNLESS OTHERWISE NOTED.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

side A-1916
 Sheena Tinsley, Registrar
 Sullivan County
 Rec #: 396560 Instrument #: 26011720
 Rec'd: 15.00 Recorded
 State: 0.00 6/11/2026 at 8:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 450-450

LINE	BEARING	DISTANCE
L1	N09°50'09"E	35.33'
L2	S80°09'51"E	61.33'
L3	S09°50'09"W	35.33'
L4	S80°09'51"E	61.33'
L5	N09°50'09"E	38.00'
L6	S09°50'09"W	38.00'
L7	N80°09'51"W	61.33'
L8	N59°02'16"E	38.34'
L9	S30°57'44"E	48.66'
L10	S59°02'16"W	38.34'
L11	S30°57'44"E	48.66'
L12	N59°02'16"E	38.32'
L13	S59°02'16"W	38.32'
L14	N30°57'44"W	48.66'
L15	N58°48'37"E	57.10'
(REFERENCE)		
L16 (REFERENCE)	S14°27'43"W	40.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	716.20'	118.55'	118.41'	N38°08'07"W
C2	75.00'	44.90'	44.23'	S76°10'32"W
C3	40.00'	173.56'	66.09'	S30°58'30"E
C4	75.00'	44.90'	44.23'	N41°52'28"E
C5	543.00'	67.52'	67.48'	S26°09'49"E



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

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY 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.</p> <p><i>[Signature]</i> OWNER 6-9-26 DATE</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>_____ TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>06-09-26 _____ REGISTERED SURVEYOR</p>
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<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>June 9 2026 _____ CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>10 JUN 26 _____ KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>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</p> <p>_____ CITY ENGINEER</p>
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<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>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</p> <p>10 JUN 26 _____ KINGSPORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS 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 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.</p> <p>4/10 20 26 _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>
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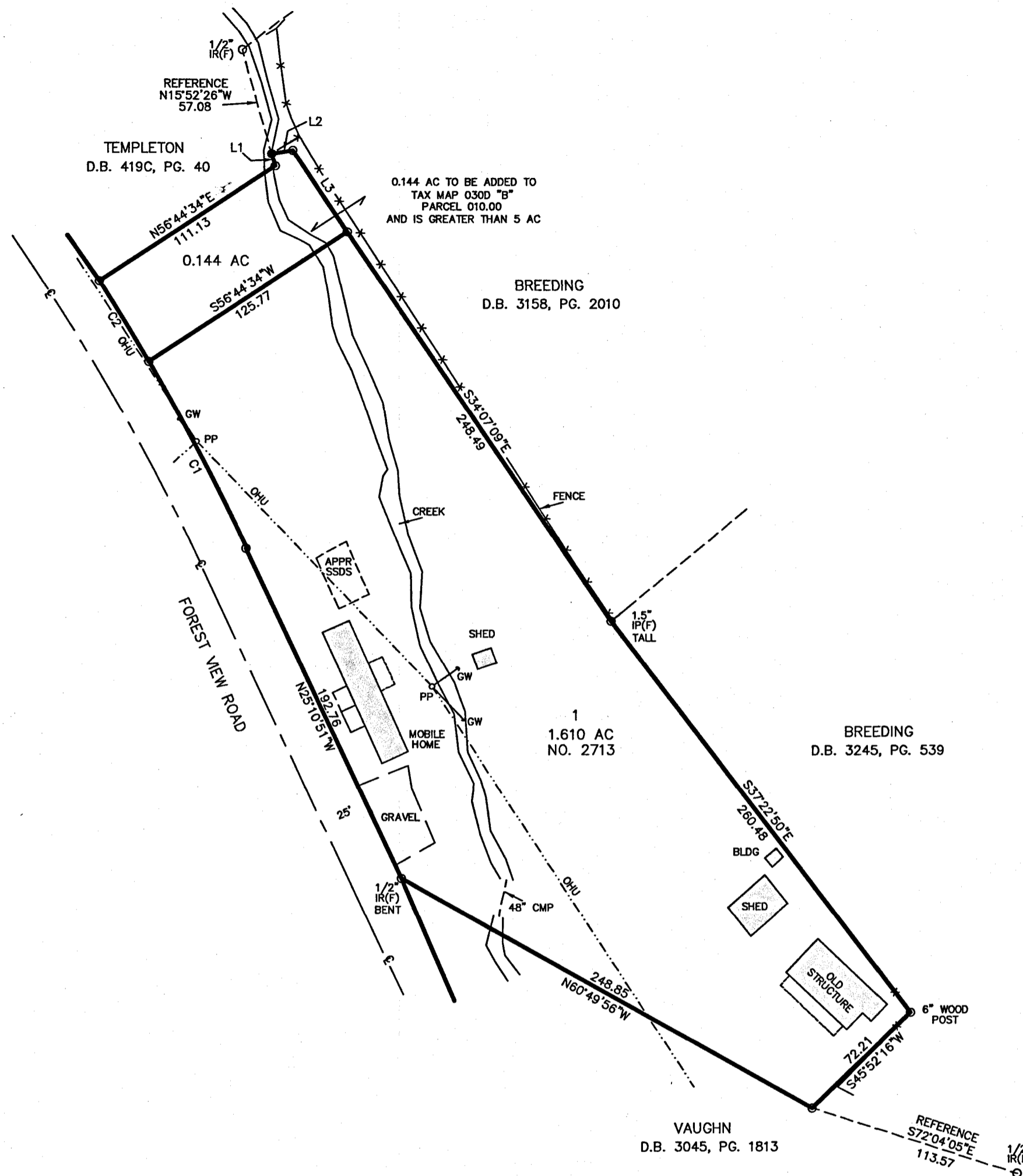
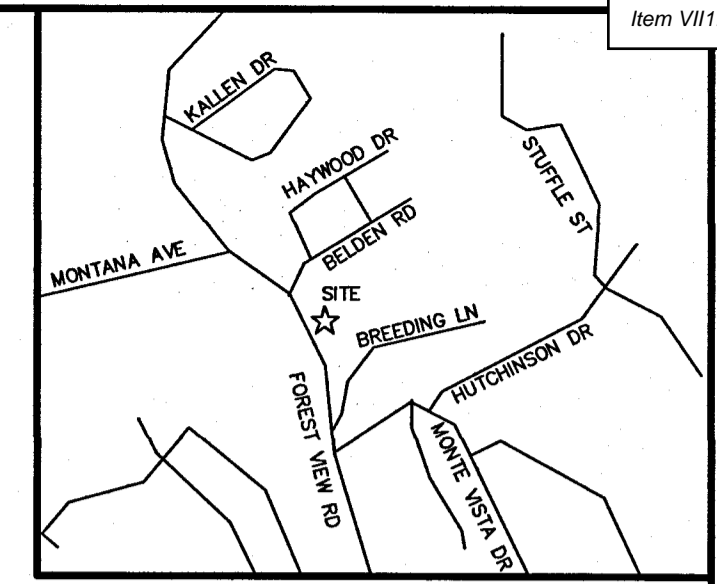
CAYMUS YARD, PHASE 6 & 8

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.198 TOTAL UNITS 4
 ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER HVP, LLC CIVIL DISTRICT 11TH
 SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000

SCALE 1"=60'



LOT 1 CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, 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 DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE 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, THE CURRENT OWNER OF LOT 1 STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.
Bill Vaughn 6-5-26
 OWNER DATE

LEGEND

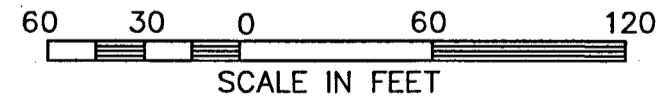
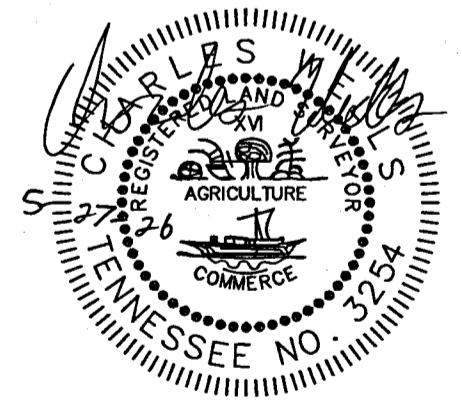
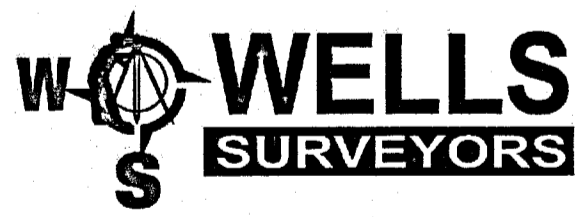
- IR(F) IRON ROD (FOUND)
- IP(F) IRON PIPE (FOUND)
- GW GUY WIRE
- PG. PAGE
- NO. NUMBER
- PP POWER POLE
- D.B. DEED BOOK
- AC ACRES
- OHU OVERHEAD UTILITY
- APPR APPROXIMATE
- WM WATER METER
- BLDG BUILDING
- CMP CORRUGATED METAL PIPE
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM
- UNMARKED POINT
- ⊕ CENTERLINE

Side A-1916

Sheena Tinsley, Register	
Sullivan County	
Rec #: 396561	Instrument #: 26011721
Rec'd: 15.00	Recorded
State: 0.00	6/11/2026 at 8:00 AM
Clerk: 0.00	in Flat
Other: 2.00	PG
Total: 17.00	PGS 451-451

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 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 0300 "B" PARCEL 002.00
- 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 REFERENCES: D.B. 3045, PG. 1816
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- 9) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



LINE	BEARING	DISTANCE
L1	N15°52'26" W	6.62
L2	N81°46'07" E	11.25
L3	S34°07'09" E	51.56

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1271.35	111.02	110.98	N27°40'57" W
C2	1271.84	50.03	50.03	N31°18'41" W

DIVISION OF THE VAUGHN PROPERTY
 KINGSFORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 1.754 TOTAL LOTS 1
 OWNER: VAUGHN DATE: MAY 27, 2026
 CIVIL DISTRICT: 11TH SCALE: 1 INCH = 60'

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 KINGSFORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. <i>Charles Wells</i> 5-27-26 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. <i>Bill Vaughn</i> 6-5-26 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. <i>[Signature]</i> 6/8/26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM SEE CERTIFICATION ABOVE	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 SULLIVAN COUNTY PLANNING COMMISSION. <i>[Signature]</i> 6-8-2026 COMMISSIONER-OF-HIGHWAYS OR AUTHORIZED AGENT DATE	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM 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 THE AMOUNT OF \$25,000.00 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>Charlie Pappin</i> 6-8-2026 LOCAL UTILITY DISTRICT 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 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 THE AMOUNT OF \$25,000.00 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>[Signature]</i> 6/8/2026 SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION DATE
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