



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, April 16, 2026 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

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

IV. CONSENT AGENDA

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

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

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

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

VII. OTHER BUSINESS

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

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, March 16, 2026 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Chip Millican, Anne Greenfield, Gary Mayes, Curtis Montgomery, BJ Walsh, Candice Hilton

Members Absent: Jason Snapp

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

Visitors: Aaron Rose, John Rose

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the February 16, 2026 Work Session Minutes
2. Approval of the February 19, 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. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff stated that the Fairview Avenue rezoning has returned to this agenda after a favorable vote last month to hear the item within a year of a negative recommendation. Staff recapped the history of the item and provided the existing rezoning report for informational purposes. No official action was taken.
2. S. John B. Dennis Highway Rezoning (REZONE26-0044). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from BC to B-3. Staff drew attention to the vicinity map of the project, identifying the subject parcel. Staff noted that the proposal is to move an existing school for electronic vehicle technicians to the site. Staff noted that the current location of the school is off Saratoga Road. Staff stated that the parcel is currently split-zoned both B-3 and BC. Staff noted that a successful rezoning to B-3 would remove the split-zoning aspect of the parcel. Staff recommended approval based upon conformance with the future land use plan. No official action was taken.
3. Fordtown Road Rezoning (REZONE26-0038). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. Staff noted the location of the site, along I-40 near the Washington County line. Staff noted that the existing M-1R zone was installed when this property was annexed over 10 years ago. Staff noted that the purpose of the rezoning is to be able to build another house on the property. Staff noted that the property was currently being subdivided to provide a new lot for the home. No official action was taken.
4. Revere Street Rezoning (REZONE26-0030). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-2 to B-2E. Staff noted the vicinity of the request in downtown section of the City. Staff stated that the reason for the request is the desire to have climate-controlled indoor storage use. Staff noted that one of the few differences between the B-2 and the B-2E zone is that B-2E has climate-controlled storage for existing buildings only listed as a principal use. Staff feels that the site conditions have changed over time, with more residential use nearby. Subsequently, staff recommended approval in conformance with the future land use plan and surrounding conditions. No official action was taken.

5. Sullivan County Zoning Text Amendment (PLNCOM26-0054). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. Staff stated that Sullivan County's zoning text amendment creates the PMD-3 Planned Manufacturing District (Data and Energy Processing District). Staff noted that the new County zone is being established to properly accommodate data center land uses. Staff noted that the main goal of this new zone is to locate data centers into existing industrial parks. 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, March 19, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Anne Greenfield, Candice Hilton, Gary Mayes, Curtis Montgomery, Jason Snapp

Members Absent: Chip Millican, BJ Walsh

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

Visitors: Kim Hodge, Preston Brown, Jeremy Fields, John-Paul Damico, Lawson Sizemore, Hannah Bibee, Brad Lewis, Hoyt Denton, Casey Gibson, Chris Alley, John Rose, Aaron Rose, Mary Spears, Ike Spears

II. APPROVAL OF THE AGENDA

A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

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

The Commission reviewed the minutes. A motion was made by Jason Snapp, seconded by Curtis Montgomery, to approve the minutes of the February 16, 2026 work session and the February 19, 2026 regular meeting minutes. The motion passed unanimously, 7-0.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff stated that the Fairview Avenue rezoning has returned to this agenda after a favorable vote last month to hear the item within a year of a negative recommendation. Staff provided the existing rezoning report for informational purposes. Staff provided a brief history of the initial recommendation to not rezone the property, and detailed the initial negative recommendation sent to the Board, based upon the future land use plan incompatibility and the use being highly incompatible with the surrounding single family use and zone. John Rose spoke about the changes to the site plan. Brief discussion about the site plan changes took place. A motion was made by Jason Snapp, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed 4-3, with Commissioners Duncan, Montgomery, and Hilton voting against the motion.
2. S. John B. Dennis Highway Rezoning (REZONE26-0044). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from BC to B-3. Staff drew attention to the vicinity map of the project, identifying the subject parcel. Staff noted that the proposal is to move an existing school for electronic vehicle technicians to the site. Staff noted that the current location of the school is off Saratoga Road. Staff stated that the parcel is currently split-zoned both B-3 and BC. Staff noted that a successful rezoning to B-3 would remove the split-zoning aspect of the parcel. Staff recommended approval based upon conformance with the future land use plan. A motion was made by Tim Lorimer, seconded by Anne Greenfield, send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.
3. Fordtown Road Rezoning (REZONE26-0038). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. Staff noted the location of the site, along I-40 near the Washington County line. Staff noted that the existing M-1R zone was installed when this property was

annexed over 10 years ago. Staff noted that the purpose of the rezoning is to be able to build another house on the property. Staff noted that the property was currently being subdivided to provide a new lot for the home. Ike Spears spoke in favor of the request. A motion was made by Anne Greenfield, seconded by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning effort. The motion passed unanimously, 7-0.

4. Revere Street Rezoning (REZONE26-0030). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-2 to B-2E. Staff noted the vicinity of the request in downtown section of the City. Staff stated that the reason for the request is the desire to have climate-controlled indoor storage use. Staff noted that one of the few differences between the B-2 and the B-2E zone is that B-2E has climate-controlled storage for existing buildings only listed as a principal use. Staff feels that the site conditions have changed over time, with more residential use nearby. Subsequently, staff recommended approval in conformance with the future land use plan and surrounding conditions. The motion passed unanimously, 7-0.
5. Sullivan County Zoning Text Amendment (PLNCOM26-0054). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. Staff stated that Sullivan County's zoning text amendment creates the PMD-3 Planned Manufacturing District (Data and Energy Processing District). Staff noted that the new County zone is being established to properly accommodate data center land uses. Staff noted that the main goal of this new zone is to locate data centers into existing industrial parks. Staff stated that Sullivan County's approach to appropriately locating data centers is different from what the City did to locate these uses. Staff noted that different approaches are needed based upon a community's needs. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to send a positive recommendation to the Sullivan County Commission in support of approving the zoning text amendment. The motion passed unanimously, 7-0.

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.

No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:15p.m.

**MEMORANDUM****TO: KINGSPORT REGIONAL PLANNING COMMISSION****FROM: LORI PYATTE, PLANNING TECHNICIAN****DATE: APRIL 13, 2026****SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR FIELDCREST PHASE I 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 Phase I. The estimated amount is \$11,448.00. Remaining item of a Stormwater Detention Basins from the Fieldcrest Phase I bond will now be incorporated into the Fieldcrest Phase II bond.

The current Irrevocable Letter of Credit states that these improvements were to be completed on or before the Performance Date of July 16, 2026, with an expiration date of October 16, 2026.

Staff recommends approval for release of the Irrevocable Letter of Credit in the amount of \$11,448.00 as calculated by the City Engineering Division. This will ensure coverage for all remaining improvements from Fieldcrest Phase I to now be incorporated into the Fieldcrest Phase II bond.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0072

Morison Avenue Rezoning

| | | | |
|---|------------------|---|-----------------------|
| Property Information | | | |
| Address | | Morison Avenue | |
| Tax Map, Group, Parcel | | Tax Map 045D Group K Parcel 017.00 | |
| Civil District | | 11 | |
| Overlay District | | N/A | |
| Land Use Designation | | Single-Family | |
| Acres | | Rezoning Site .36 acres +/- | |
| Existing Use | | Existing Zoning | R-1B |
| Proposed Use | | Proposed Zoning | P-1 |
| Owner /Applicant Information | | | |
| Name: Bridget McAninch Address: 218 Bell Street City: Blountville State: TN Zip Code: 37617 | | Intent: <i>To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to accommodate a professional office.</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 reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change to P-1 is compatible with adjacent P-1 zones.</i> • <i>The P-1 zone serves as an appropriate transition between residential and nonresidential uses.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>Water and sewer available to the rezoning site.</i> • <i>The development review team is supportive of the rezoning request.</i> | | | |
| Planner: | Jessica McMurray | Date: | March 23, 2026 |
| Planning Commission Action | | Meeting Date: | April 16, 2026 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0072

PROPERTY INFORMATION

| | |
|-------------------------|------------------------------------|
| ADDRESS | Morison Avenue |
| DISTRICT | 11 |
| OVERLAY DISTRICT | N/A |
| EXISTING ZONING | R-1B (Residential District) |
| PROPOSED ZONING | P-1 (Professional Office District) |
| ACRES | Rezone Site +/- .36 acres |
| EXISTING USE | Single-family |
| PROPOSED USE | Professional Office |

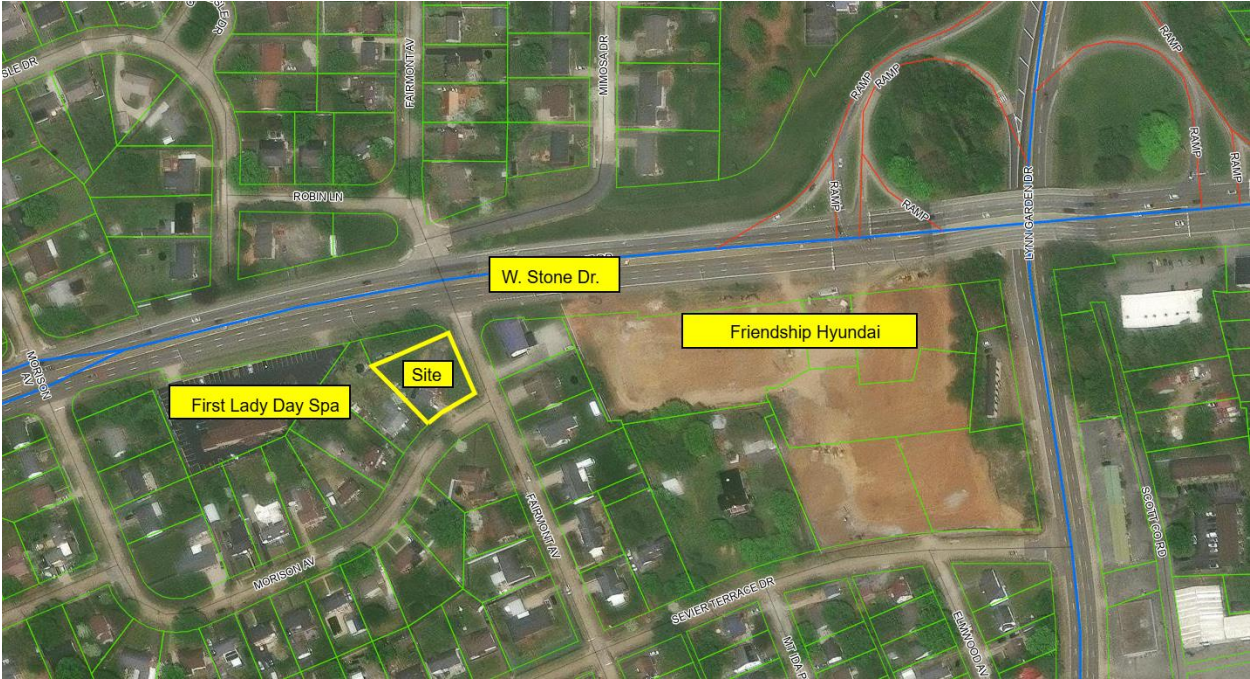
PETITIONER

ADDRESS **218 Bell Street, Blountville, TN 37617**

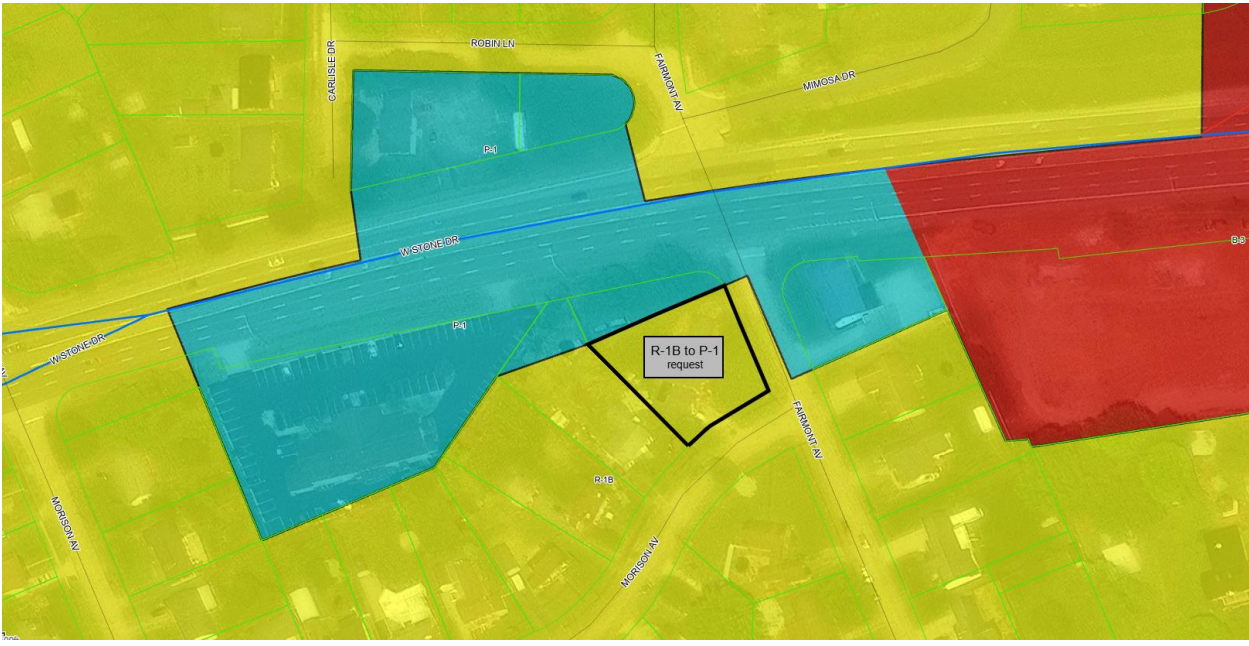
INTENT

To rezone from R-1B (Residential District) to P-1 (Professional Offices District) to accommodate a professional office.

Vicinity Map



Surrounding City Zoning Map

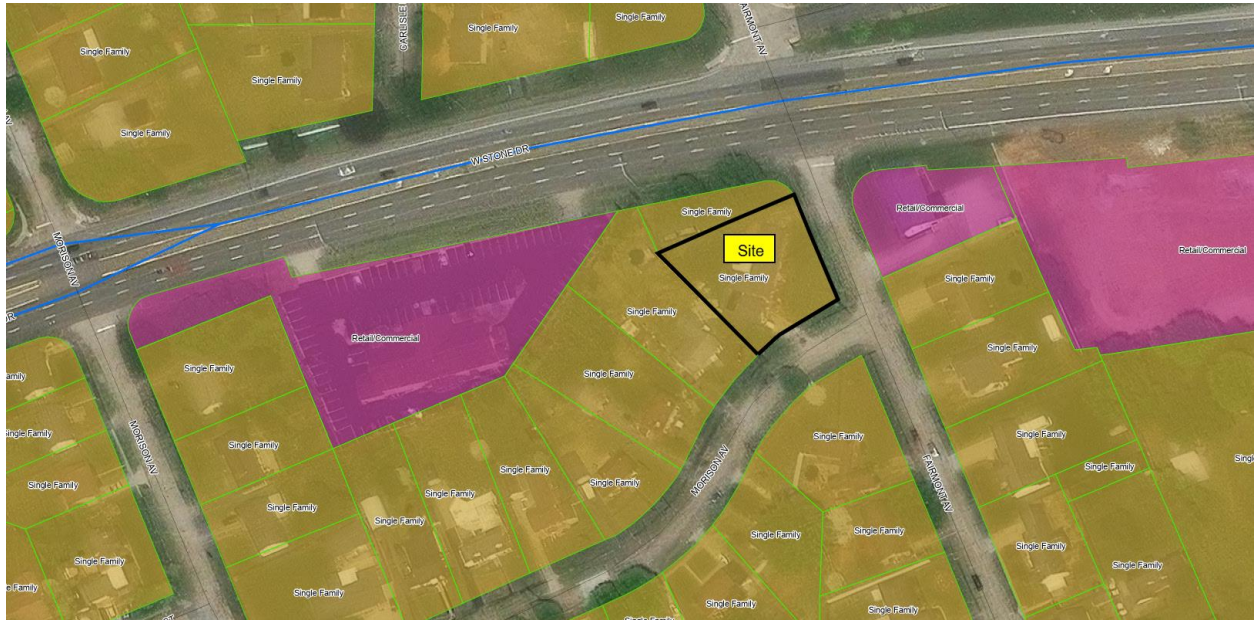


Kingsport Regional Planning Commission

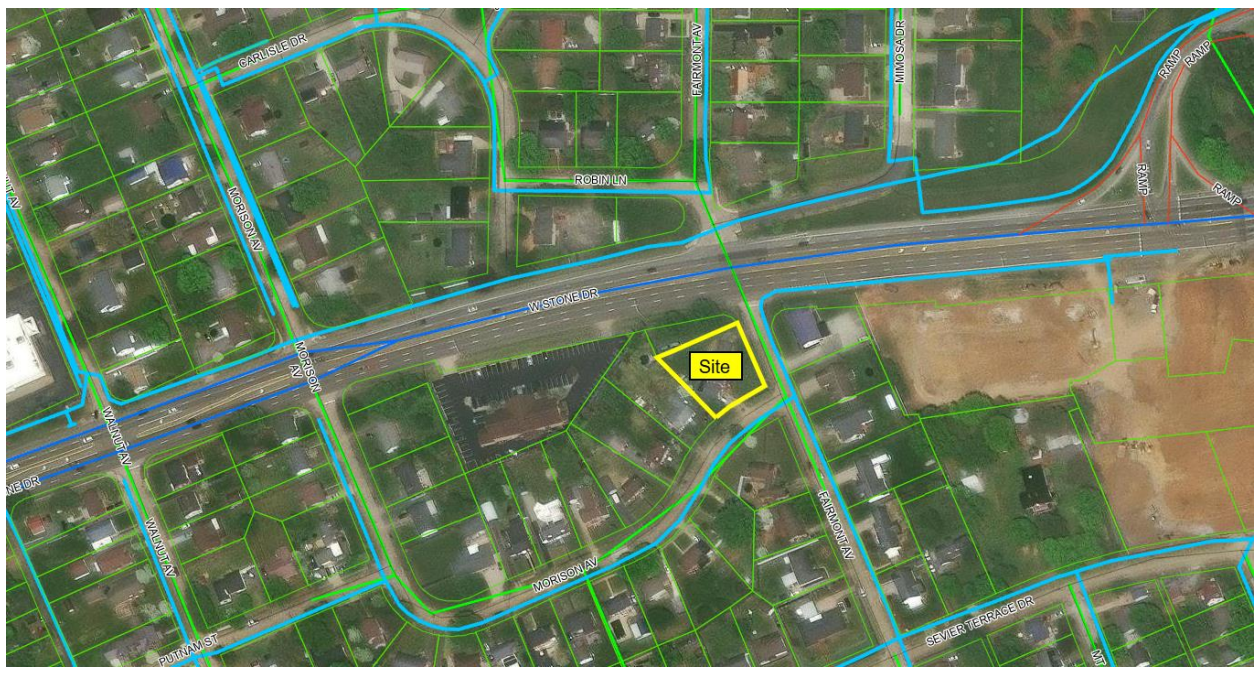
Rezoning Report

File Number REZONE26-0072

Future Land Use Plan 2030



Aerial



View from Morison Ave Facing Site



View from W. Stone Drive Facing Site (Rear)



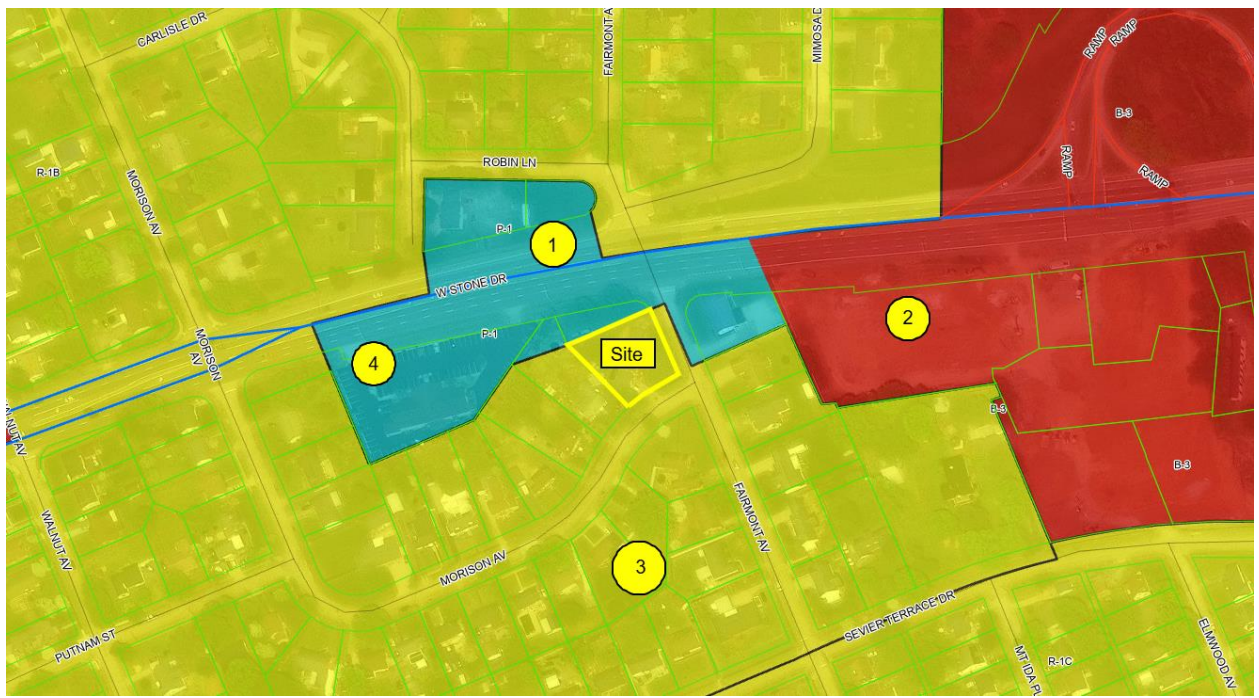
View of from Morison Avenue Facing Site



View from Site Facing Fairmont Ave.



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0072

Existing Zoning/ Land Use Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|----------|-----------------------------|---|---|
| North | 1 | <u>Zone: City P-1</u> Use: office | |
| East | 2 | <u>Zone: City B-3</u> Use: commercial | |
| South | 3 | <u>Zone: City R-1</u> Use: residential | |
| West | 4 | <u>Zone: City P-1</u> Use: office | |

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.

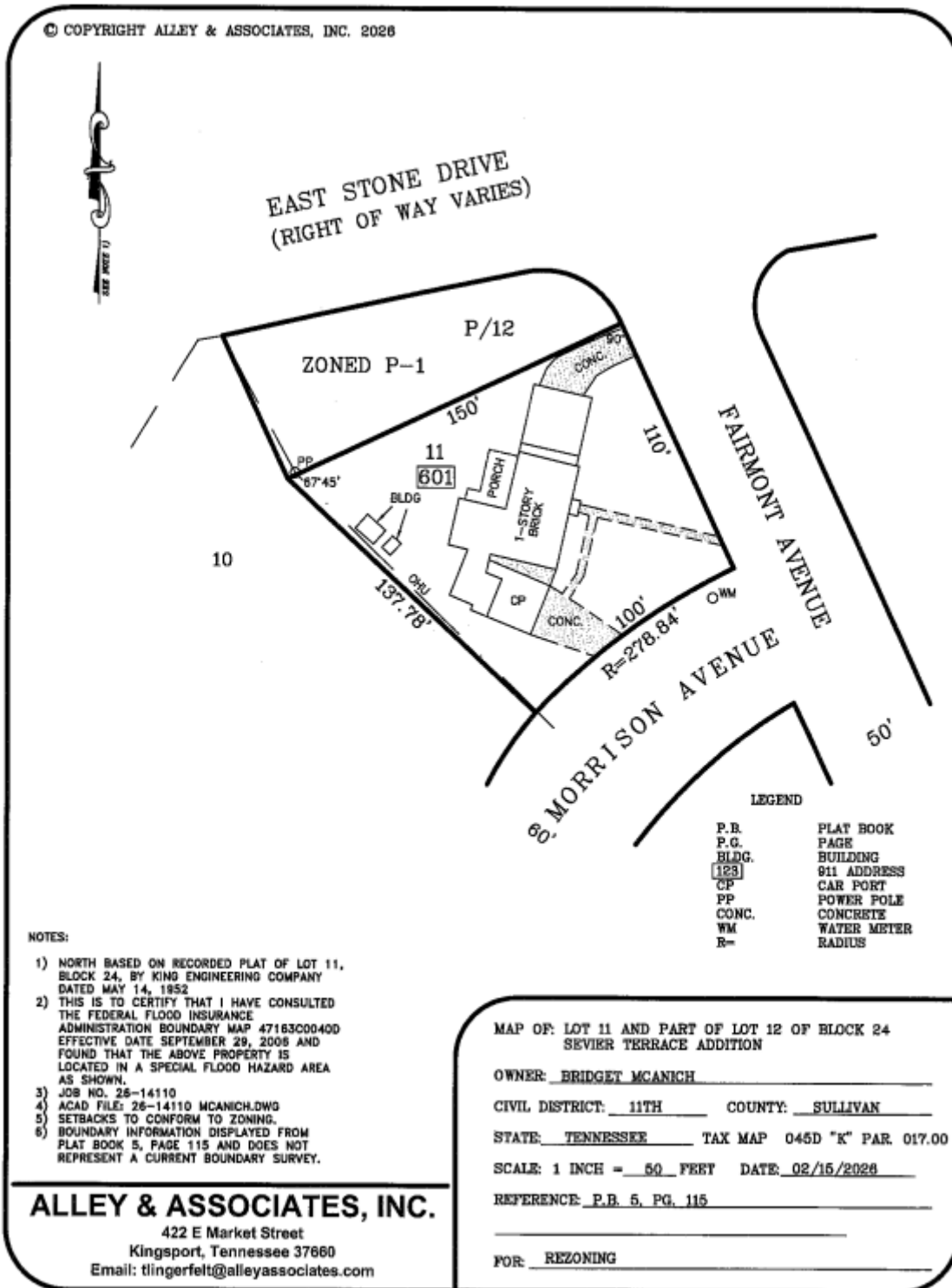
1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed P-1 zoning is appropriate as the property abuts existing P-1 districts to the north and east, making it a logical extension of professional office uses and a suitable transition from nearby residential areas.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. P-1 uses are low-intensity and are not expected to negatively impact nearby properties. The adjacent P-1 zoning further supports compatibility.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has reasonable use under R-1B, the proposed P-1 zoning represents an appropriate and viable use given surrounding conditions.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The request supports land use policies that encourage appropriate transitions between residential and non-residential uses, with P-1 serving as a buffer district.

Proposed use: Professional Office

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 adjacent P-1 zoning establishes a clear precedent and supports a logical, consistent zoning pattern.

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



CONCLUSION

Staff recommends approval of the rezoning from R-1B to P-1, as the proposal is compatible with adjacent P-1 zones and provides an appropriate transitional buffer between residential areas and nonresidential uses.

| | |
|------------------------------|---------------------------------------|
| PROPERTY INFORMATION: | Fieldcrest Acres Phase 2 Final |
| ADDRESS: | Fieldcrest Road, Kingsport, TN |
| DISTRICT, LAND LOT: | 7 th Civil District |
| OVERLAY DISTRICT: | Not Applicable |
| EXISTING ZONING: | PD, Planned Development |
| PROPOSED ZONING: | No Change |
| ACRES: | +/- 13.648 |
| EXISTING USE: | Vacant |
| PROPOSED USE: | Residential |

APPLICANT:

ADDRESS:

REPRESENTATIVE:

INTENT

The applicant is requesting final plat approval for Fieldcrest Acres Phase 2. Fieldcrest Acres Phase 2 consists of 41 lots located along Fieldcrest Road and Chimney View Loop.

The plan displays the required 25' development free periphery zone as required by the PD zone and an appropriate density of 3.44 units per acre based on their dedication of 38.5% open space, or 16.23 acres.

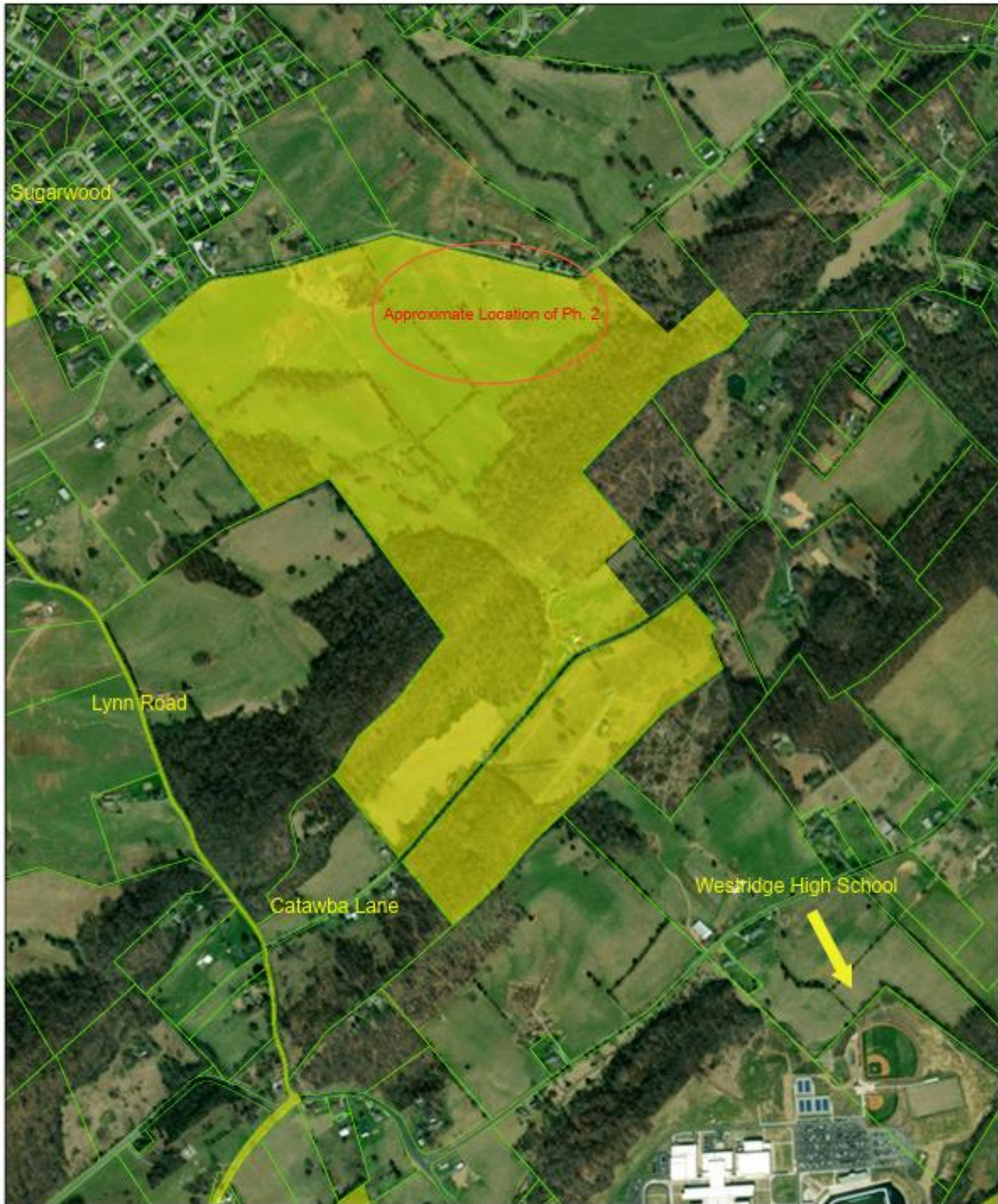
Integrity Building Group, LLC., has also requested the Planning Commission accept an Irrevocable Letter of Credit/Subdivision Bond for the remaining on-site improvements. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$45,792.00.

D.R. Horton is also requesting the Planning Commission accept a Subdivision Bond to cover 12,960 sq. ft. of sidewalk, 6 truncated dome mats, and 6 concrete curb ramps totaling \$305,820.27.

The Irrevocable Letter of Credit & Subdivision Bond will have a performance date of January 16, 2027 and an expiration date of April 16, 2027.

Staff recommends granting final plat approval for Fieldcrest Acres Phase 2 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the subdivision bond estimates, totaling \$45,792.00 and \$305,820.27, contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

Fieldcrest Ph. 2 Site Map

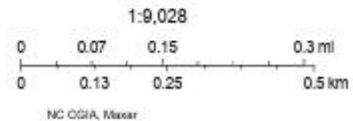


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Sullivan County Parcels Jan 2023

- Parcels
- Municipal Boundary
- KINGSPORT

- MT CARMEL
- CHURCH HILL
- JOHNSON CITY
- Urban Growth Boundary



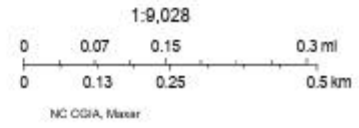
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Fieldcrest Ph. 2 Zoning - PD, Planned Development



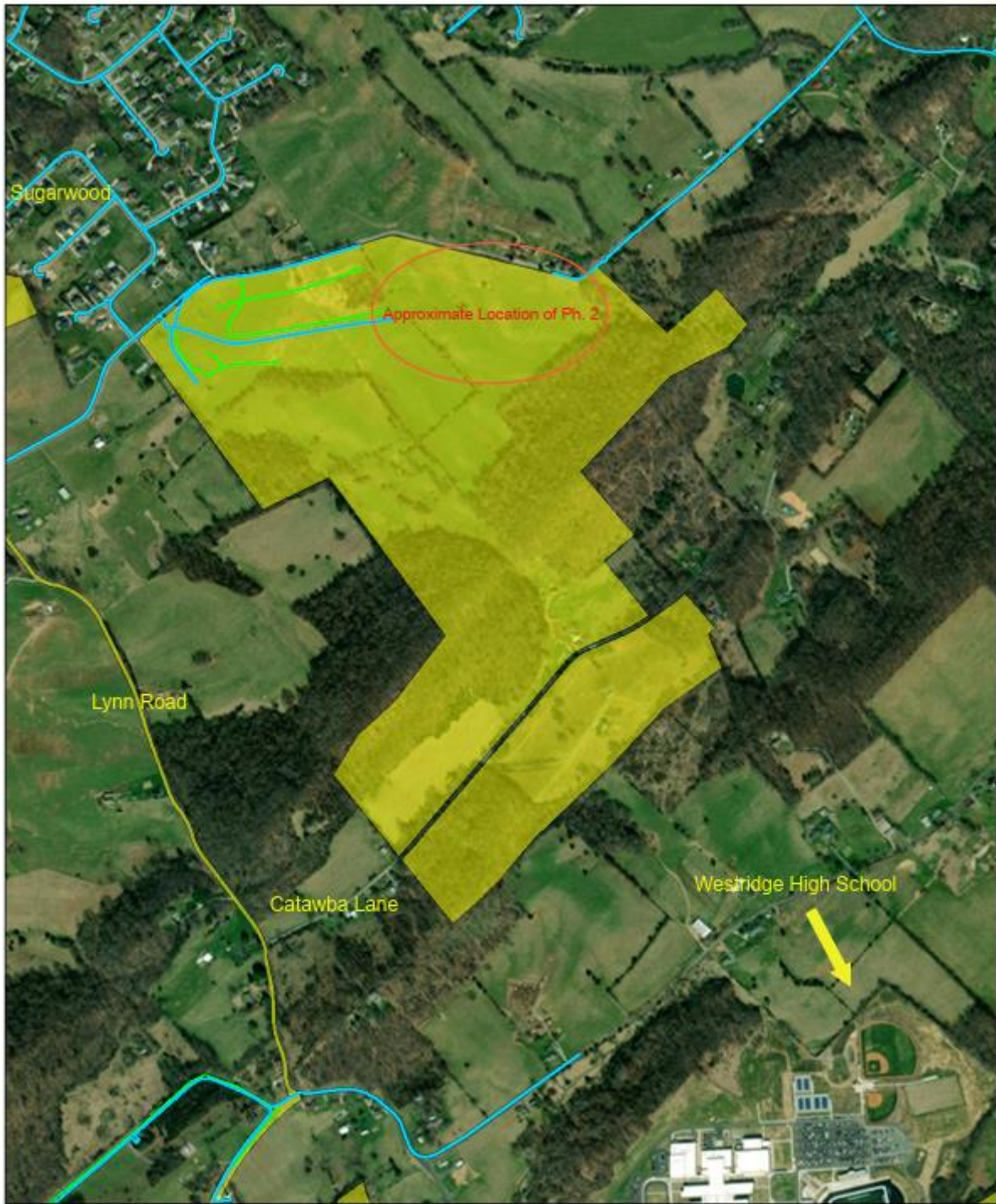
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- Sullivan County Parcels Jan 2023
- Parcels
 - City Zoning
 - Neighborhood
 - TA/C
 - R-C
 - GC
 - B-2E
 - A-1
 - A-2
- | | | | |
|------|-------|-------|------|
| AR | GC | PD | R-2 |
| B-1 | M-1 | PMD-1 | R-3 |
| B-2 | M-1R | PMD-2 | R-3A |
| B-3 | N-2 | PUD | R-3B |
| B-3 | MX | PVD | R-4 |
| B-4 | P-1 | R-1 | SyrR |
| B-4P | P-D | R-1A | TA |
| B-4P | PBD-3 | R-1B | TA-C |
| BC | PBDP | R-1C | UAE |



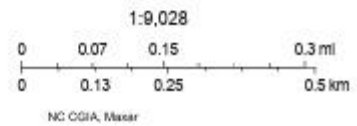
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Fieldcrest Ph. 2 Utilities



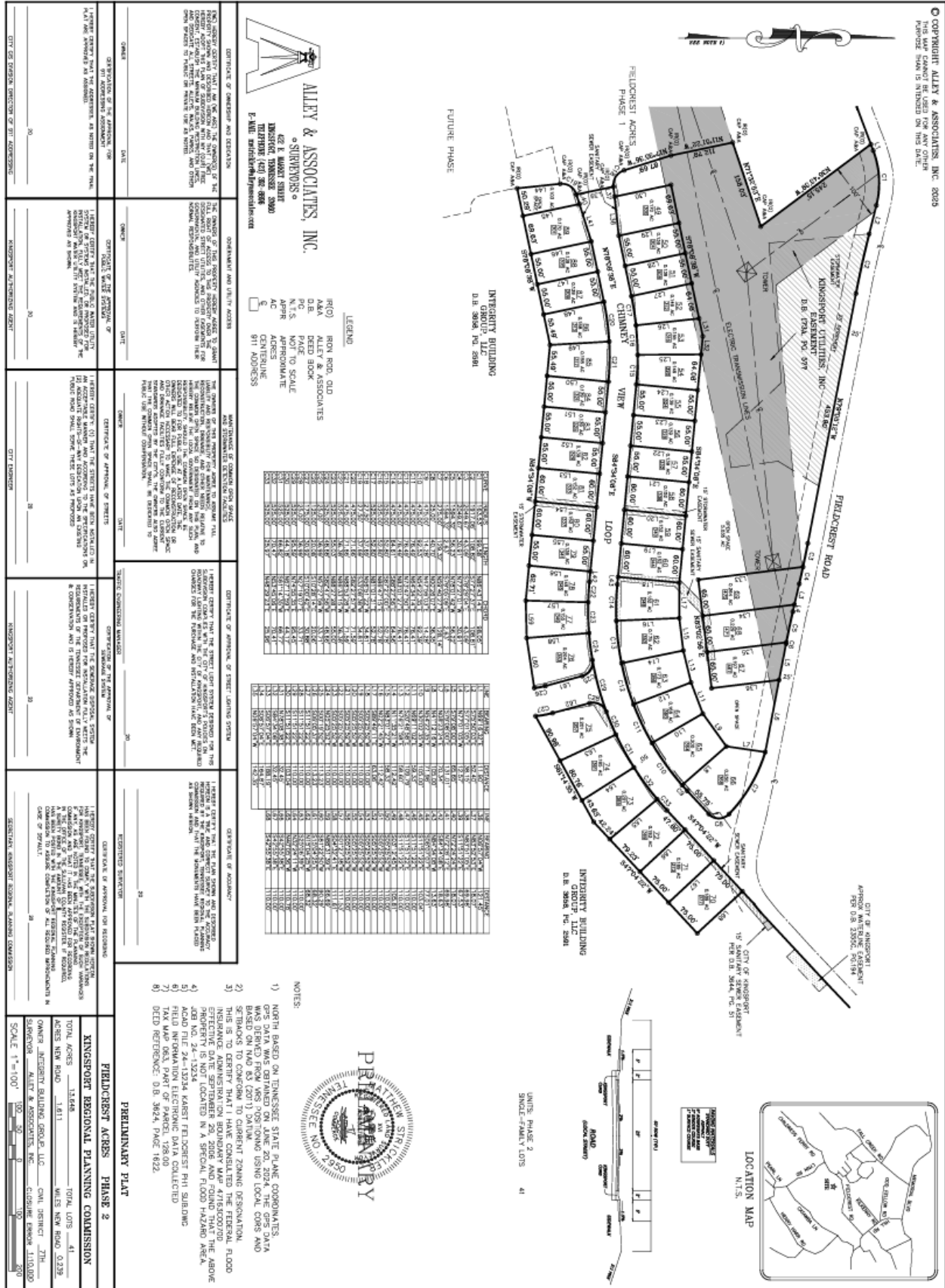
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- | | |
|---|--|
| Municipal Boundary | JOHNSON CITY |
| KINGSPORT | — Sewer Mains |
| MT CARMEL | — Water Lines |
| CHURCH HILL | |

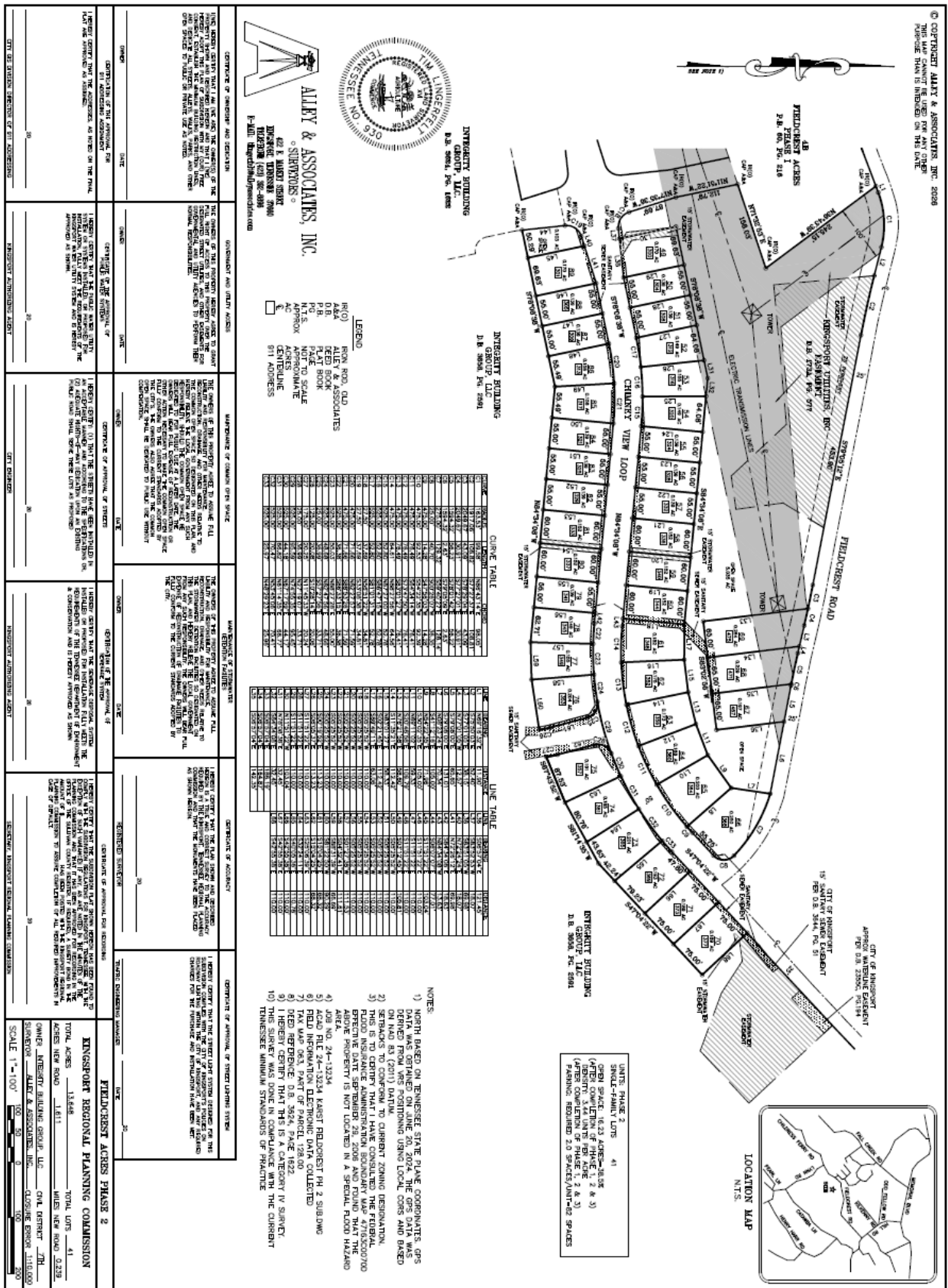


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Fieldcrest Ph. 2 Preliminary



Fieldcrest Ph. 2 Final



BOND ESTIMATE
 Fieldcrest Phase 2 (Integrity Building Group)

FILE NO. 2025-D30

April 7, 2026

| 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 |
| Utilities - Storm | | | | | |
| 2 | 3 | EA | Stormwater Detention Basins (See Note Below) | \$ 10,000.00 | \$ 30,000.00 |
| | | | | SUBTOTAL | \$ 40,000.00 |
| | | | CONTINGENCIES (6%) | | \$ 2,400.00 |
| | | | | | \$ 42,400.00 |
| | | | CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) | | \$ 3,392.00 |
| | | | | | \$ 45,792.00 |
| | | | INTEGRITY BUILDING GROUP, LLC TOTAL | \$ | 45,792.00 |

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

April 7, 2026

Date

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

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"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$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 **January 16, 2027** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. April 16, 2027, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **January 16, 2027** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

BOND ESTIMATE
Fieldcrest Phase 2 (DR Horton)

FILE NO. 2025-D30

March 30, 2026

| ITEM NO. | QUANTITY | UNIT | DESCRIPTION | UNIT COST | TOTAL COST |
|--|----------|------|---|------------------------|----------------------|
| DR Horton Sidewalks | | | | | |
| 1 | 12,960 | S.F. | 6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok) | \$ 20.00 | \$ 259,200.00 |
| 2 | 6 | EA | Truncated Dome Mats | \$ 283.60 | \$ 1,701.60 |
| 3 | 6 | EA | Concrete Curb Ramps | \$ 1,039.50 | \$ 6,237.00 |
| | | | | SUBTOTAL | \$ 267,138.60 |
| CONTINGENCIES (6%) | | | | | \$ 16,028.32 |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) | | | | | \$ 283,166.92 |
| | | | | DR HORTON TOTAL | \$ 305,820.27 |

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

March 30, 2026

Date

SUBDIVISION BOND

Bond No. 9493780

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.
6 Sheridan Square, Suite 200 Kingsport, TN 37660

as Principal, and Fidelity and Deposit Company of Maryland

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

City Of Kingsport, TN

as Obligee, in the penal sum of Three Hundred Five Thousand Eight Hundred Twenty Dollars and Twenty Seven Cents

(\$ 305,820.27) 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 2

the following improvements: Fieldcrest Acres Phase 2 - 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 31st day of March, 2026.

D.R. Horton, Inc.
By: [Signature] Principal

Fidelity and Deposit Company of Maryland
By: [Signature]
Noah William Pierce Attorney-in-Fact



S-3689/GEEF 2/98

Bond No. 9493780

Obligee: City Of Kingsport, TN

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Noah William Pierce, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has heretunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 7th day of February, A.D. 2025.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have heretunto set my hand and affixed my Official Seal the day and year first above written.

Catherine M. Wilson
Catherine M. Wilson
Notary Public
My Commission Expires January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998,

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 31st day of March, 2026.



MJ Petlick

Mary Jean Petlick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Northern Property View

8/11/2025



4/7/2026



4/16/2026

Eastern Property View

8/11/2025



4/7/2026



Southern Property View

8/11/2025



4/7/2026



4/16/2026

Western Property View

8/11/2025



4/7/2026



4/16/2026

Recommendation:

Staff recommends granting final plat approval for Fieldcrest Acres Phase 2 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the subdivision bond estimates, totaling \$45,792.00 and \$305,820.27, contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

| | |
|------------------------------|--|
| PROPERTY INFORMATION: | Fieldcrest Acres Ph. 2 Letter of Credit |
| ADDRESS: | Fieldcrest Road |
| DISTRICT, LAND LOT: | 7 th Civil District |
| OVERLAY DISTRICT: | Not Applicable |
| EXISTING ZONING: | PD, Planned Development |
| PROPOSED ZONING: | No Change |
| ACRES: | +/- 13.648 |
| EXISTING USE: | Vacant |
| PROPOSED USE: | Residential |

APPLICANT:
ADDRESS:
REPRESENTATIVE:

INTENT

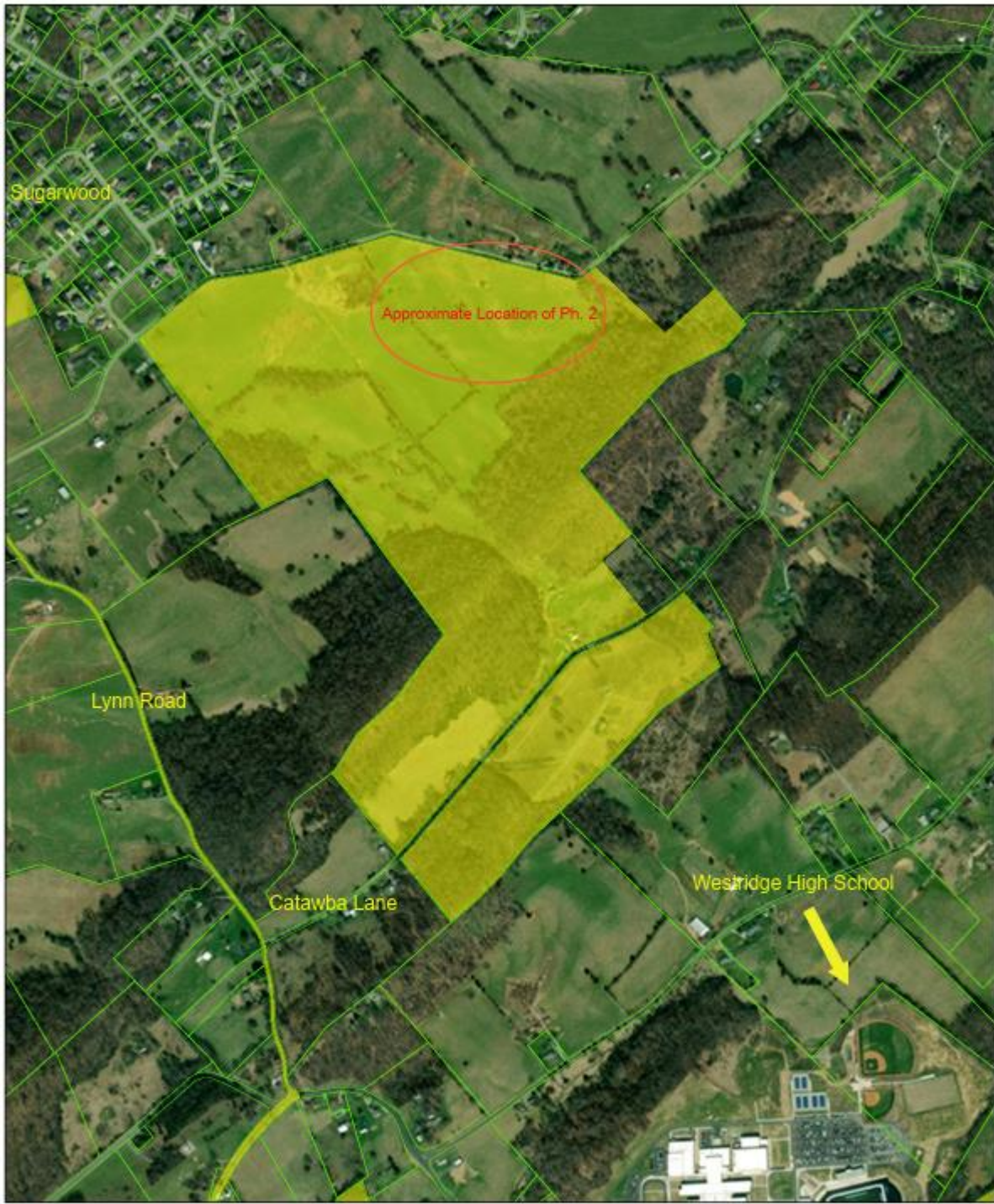
Integrity Building Group, LLC. has requested that the Planning Commission accept an Irrevocable Letter of Credit for the remaining on-site improvements. The remaining on-site improvements are detailed in the bond estimate and amount to \$45,792.00

The Irrevocable Letter of Credit will have a performance date of January 16, 2027 and an expiration date of April 16, 2027.

Staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 2 listed in the bond estimate totaling \$45,792.00 contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

| | | | |
|------------------|---------------|-----------------------------|-----------|
| Planner: | Samuel Cooper | Meeting Date: | 4/16/2026 |
| Approved: | | Date: | 4/16/2026 |
| Denied: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

Fieldcrest Ph. 2 Site Map

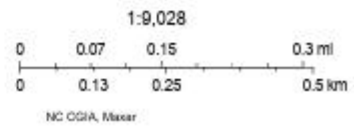


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Sullivan County Parcels Jan 2023

- Parcels
- Municipal Boundary
- KINGSPORT

- MT CARMEL
- CHURCH HILL
- JOHNSON CITY
- Urban Growth Boundary



Web AppBuilder for ArcGIS

Fieldcrest Ph. 2 Zoning - PD, Planned Development

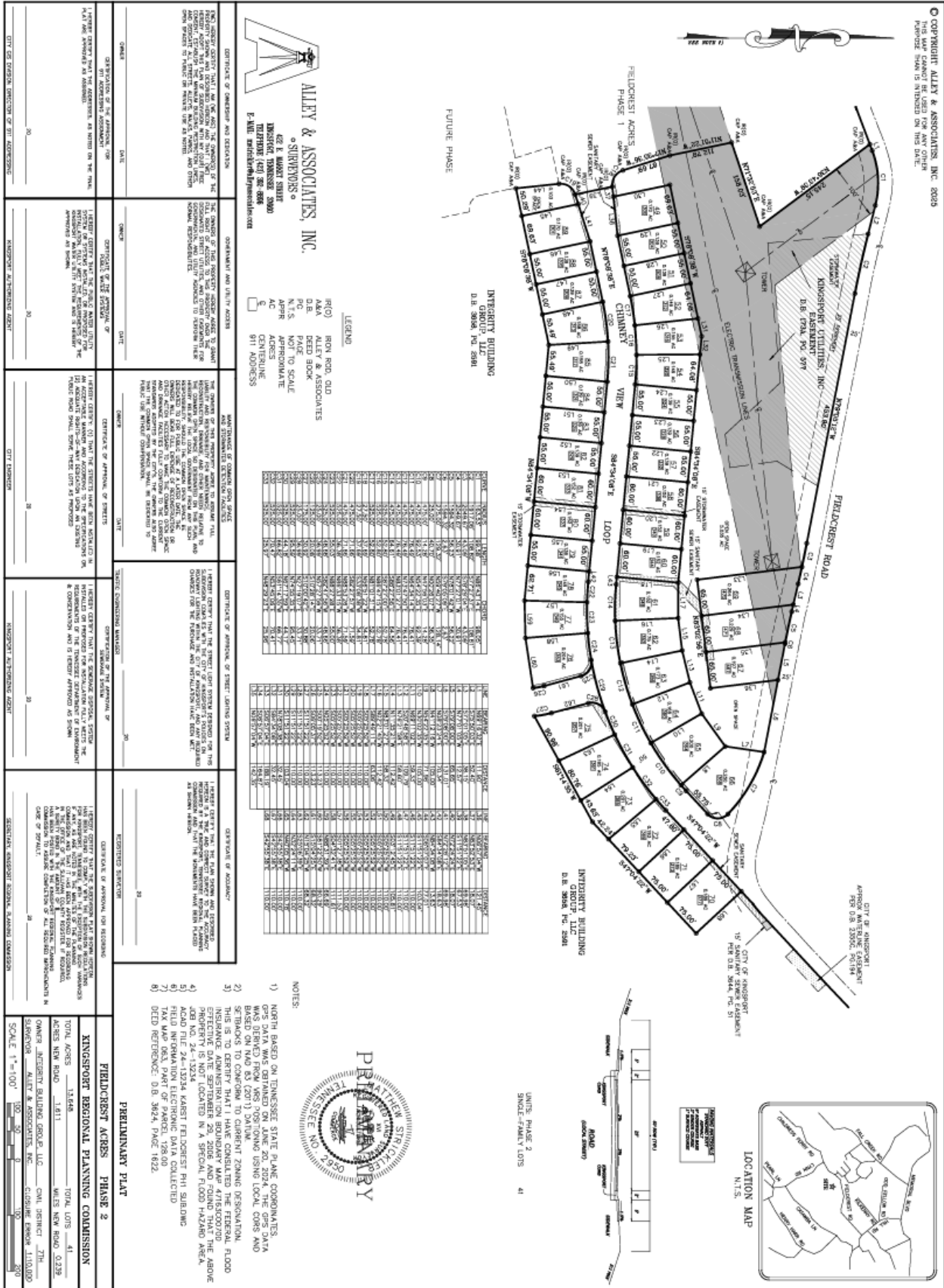


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Web AppBuilder for ArcGIS

Fieldcrest Ph. 2 Preliminary



Fieldcrest Phase 2 Final Plat



BOND ESTIMATE
 Fieldcrest Phase 2 (Integrity Building Group)

FILE NO. 2025-D30

April 7, 2026

| ITEM NO. | QUANTITY | UNIT | DESCRIPTION | UNIT COST | TOTAL COST |
|--------------------------|----------|------|--|-----------------|---------------------|
| <u>General Items</u> | | | | | |
| 1 | 1 | EA | As-Builts (See Note Below) | \$ 10,000.00 | \$ 10,000.00 |
| <u>Utilities - Storm</u> | | | | | |
| 2 | 3 | EA | Stormwater Detention Basins (See Note Below) | \$ 10,000.00 | \$ 30,000.00 |
| | | | | SUBTOTAL | \$ 40,000.00 |
| | | | CONTINGENCIES (6%) | | \$ 2,400.00 |
| | | | CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) | | \$ 3,392.00 |
| | | | INTEGRITY BUILDING GROUP, LLC TOTAL | \$ | 45,792.00 |

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

April 7, 2026

Date

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

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"), (Obligator Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$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 **January 16, 2027** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. April 16, 2027, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **January 16, 2027** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

Northern Property View



Southern Property View



Recommendation:

Staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 2 listed in the bond estimate totaling \$45,792.00 contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

| | |
|------------------------------|--|
| PROPERTY INFORMATION: | Fieldcrest Acres Ph. 2 Subdivision Bond |
| ADDRESS: | Fieldcrest Road |
| DISTRICT, LAND LOT: | 7 th Civil District |
| OVERLAY DISTRICT: | Not Applicable |
| EXISTING ZONING: | PD, Planned Development |
| PROPOSED ZONING: | No Change |
| ACRES: | +/- 13.648 |
| EXISTING USE: | Vacant |
| PROPOSED USE: | Residential |

APPLICANT:

ADDRESS:

REPRESENTATIVE:

INTENT

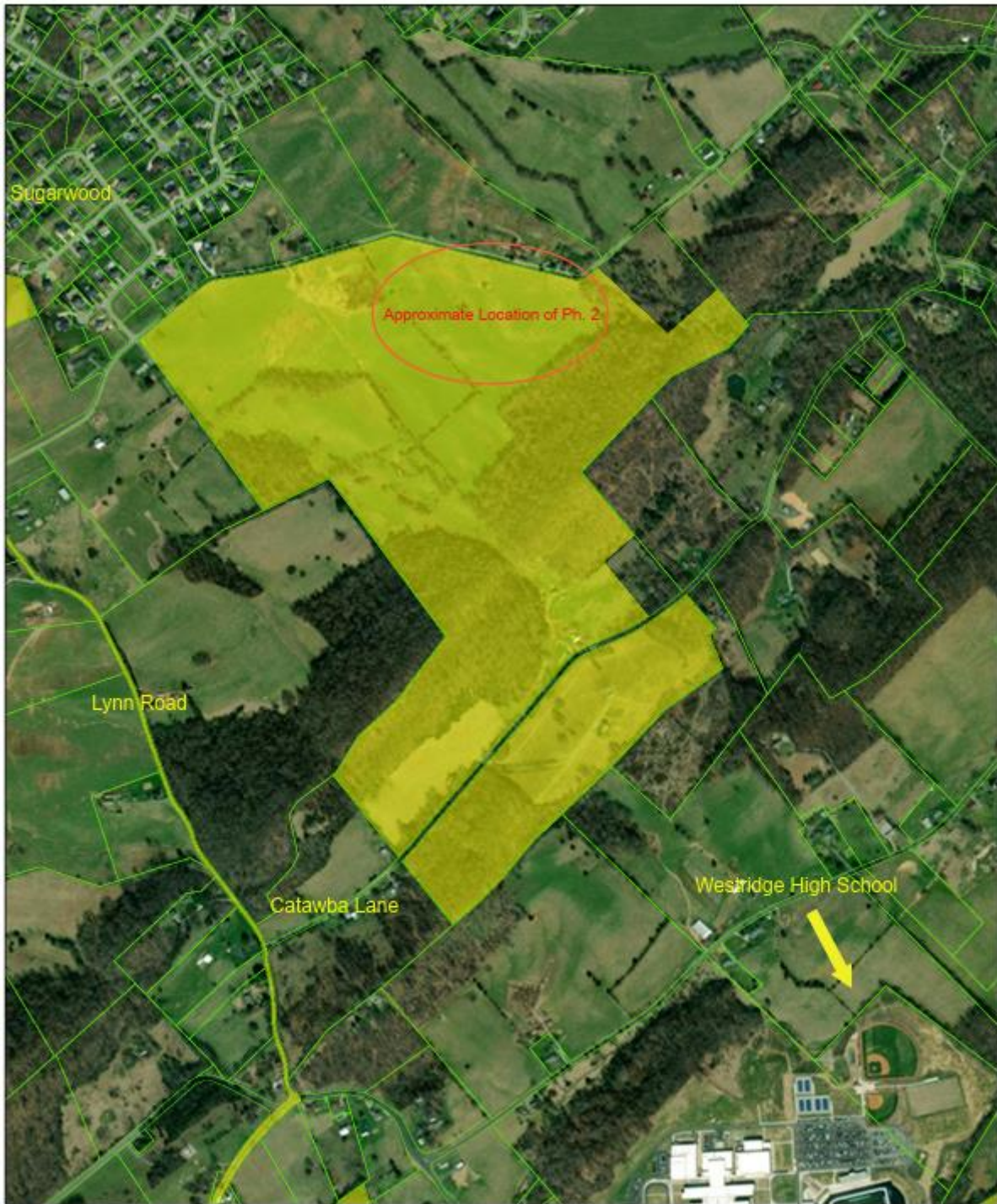
D.R. Horton has requested that the Planning Commission accept a Subdivision Bond in the amount of \$305,820.27 for the remaining on-site improvements as listed in their bond estimate.

The Subdivision Bond will have a performance date of January 16, 2027 and an expiration date of April 16, 2027.

Staff recommends accepting D.R. Horton’s Subdivision Bond for Fieldcrest Acres Phase 2, totaling \$305,820.27, contingent upon being submitted and approved in a form acceptable to the City Attorney.

| | | | |
|------------------|---------------|-----------------------------|-----------|
| Planner: | Samuel Cooper | Meeting Date: | 4/16/2026 |
| Approved: | | Date: | 4/16/2026 |
| Denied: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

Fieldcrest Ph. 2 Site Map



7/22/2025, 3:41:25 PM

Sullivan County Parcels Jan 2023

Parcels

Municipal Boundary

KINGSPOINT

MT CARMEL

CHURCH HILL

JOHNSON CITY

Urban Growth Boundary

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

NC CGIA, Maxar

Web App Builder for ArcGIS

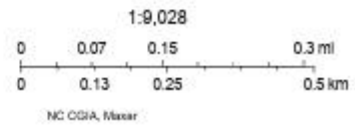
Fieldcrest Ph. 2 Zoning - PD, Planned Development



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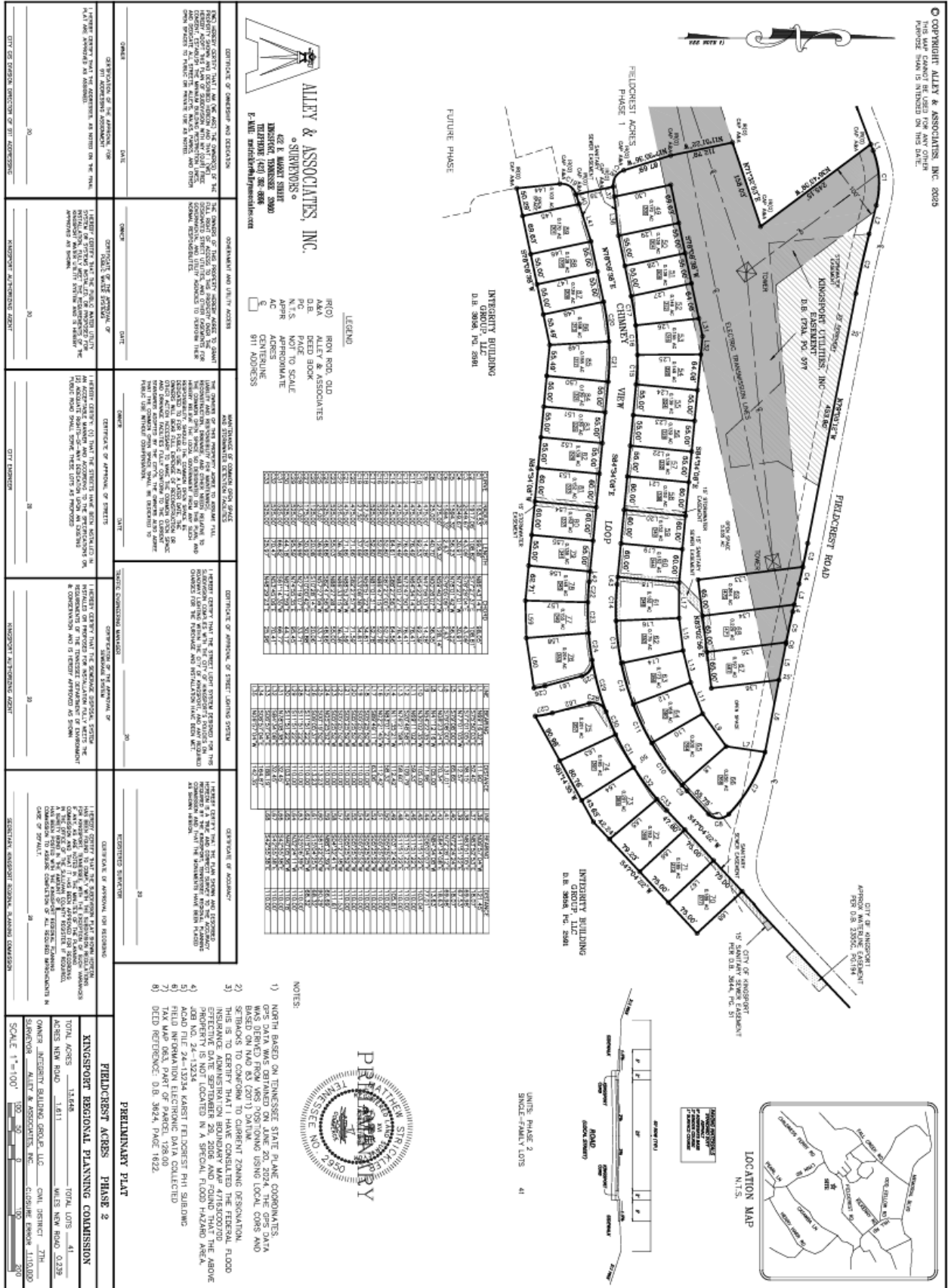
Sullivan County Parcels Jan 2023

| | | | | |
|-------------|------|-------|-------|------|
| Parcel | AR | GC | PD | R-2 |
| City Zoning | B-1 | M-1 | PMD-1 | R-3 |
| "Nash" | B-2 | M-1R | PMD-2 | R-3A |
| TA/C | B-3 | M-2 | PUD | R-3B |
| R-5 | B-3 | MX | PVD | R-4 |
| GC | B-4 | P-1 | R-1 | SpR |
| B-3E | B-4P | P-2 | R-1A | TA |
| A-1 | B-4P | P-3 | R-1B | TA-C |
| A-2 | GC | PBD-3 | R-1C | UAE |

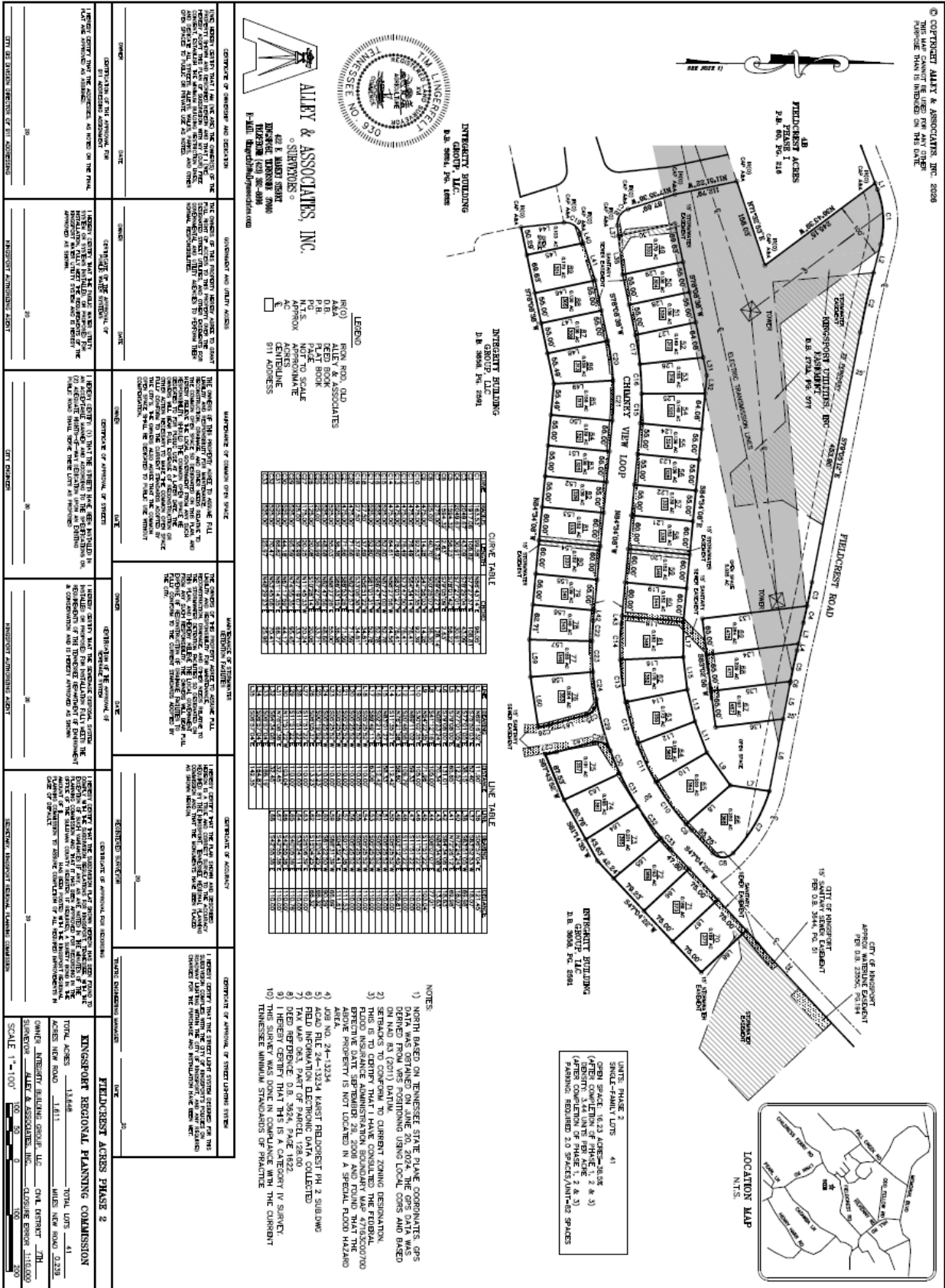


Web AppBuilder for ArcGIS

Fieldcrest Ph. 2 Preliminary



Fieldcrest Phase 2 Final



BOND ESTIMATE
 Fieldcrest Phase 2 (DR Horton)

FILE NO. 2025-D30

March 30, 2026

| ITEM NO. | QUANTITY | UNIT | DESCRIPTION | UNIT COST | TOTAL COST |
|--|----------|------|---|------------------------|----------------------|
| DR Horton Sidewalks | | | | | |
| 1 | 12,960 | S.F. | 6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok) | \$ 20.00 | \$ 259,200.00 |
| 2 | 6 | EA | Truncated Dome Mats | \$ 283.60 | \$ 1,701.60 |
| 3 | 6 | EA | Concrete Curb Ramps | \$ 1,039.50 | \$ 6,237.00 |
| | | | | SUBTOTAL | \$ 267,138.60 |
| CONTINGENCIES (6%) | | | | | \$ 16,028.32 |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) | | | | | \$ 283,166.92 |
| | | | | DR HORTON TOTAL | \$ 305,820.27 |

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

March 30, 2026

Date

SUBDIVISION BOND

Bond No. 9493780

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6 Sheridan Square, Suite 200 Kingsport, TN 37660

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

as Oblige, in the penal sum of Three Hundred Five Thousand Eight Hundred Twenty Dollars and Twenty Seven Cents
(\$ 305,820.27) 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 2

the following improvements: Fieldcrest Acres Phase 2 - 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 Oblige 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 31st day of March, 2026.

D.R. Horton, Inc.
By: [Signature] Principal

Fidelity and Deposit Company of Maryland
By: [Signature]
Noah William Pierce Attorney-in-Fact



S-3689/GEEF 2/98

Bond No. 9493780

Obligee: City Of Kingsport, TN

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Noah William Pierce, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland, and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has heretunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 7th day of February, A.D. 2025.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 7th day of February, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and say, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have heretunto set my hand and affixed my Official Seal the day and year first above written.

Catherine M. Manson
Genevieve M. Manson
Notary Public
My Commission Expires January 27, 2029

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

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CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

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RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

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RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 31st day of March, 2026.



MJ Petlick

Mary Jean Petlick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Northern Property View



Southern Property View



Recommendation:

Staff recommends accepting D.R. Horton's Subdivision Bond for Fieldcrest Acres Phase 2, totaling \$305,820.27, contingent upon being submitted and approved in a form acceptable to the City Attorney.

| | |
|------------------------------|--|
| PROPERTY INFORMATION: | <h2>Bancroft Heights Preliminary</h2> |
| ADDRESS: | Bancroft Chapel Rd., Kingsport, TN |
| DISTRICT, LAND LOT: | 10 th Civil District, Tax Mao 032 Parcel 015.20 |
| OVERLAY DISTRICT: | Not Applicable |
| EXISTING ZONING: | M1- Light Manufacturing District |
| PROPOSED ZONING: | PD – Planned Development |
| ACRES: | +/- 14.199 |
| EXISTING USE: | Industrial |
| PROPOSED USE: | Residential |

APPLICANT:
ADDRESS:
REPRESENTATIVE:

INTENT

The applicant is requesting preliminary Planned Development plat approval for the Bancroft Heights Subdivision development, consisting of 63 single-family detached units.

The plan shows the required 25’ development periphery setback and appropriate density of 1.79 units per acre in accordance with the amount of open space provided, 20.46 acres. There will be one point of ingress/egress from Bancroft Chapel Road, thus a fire apparatus access road is being proposed for part of the development.

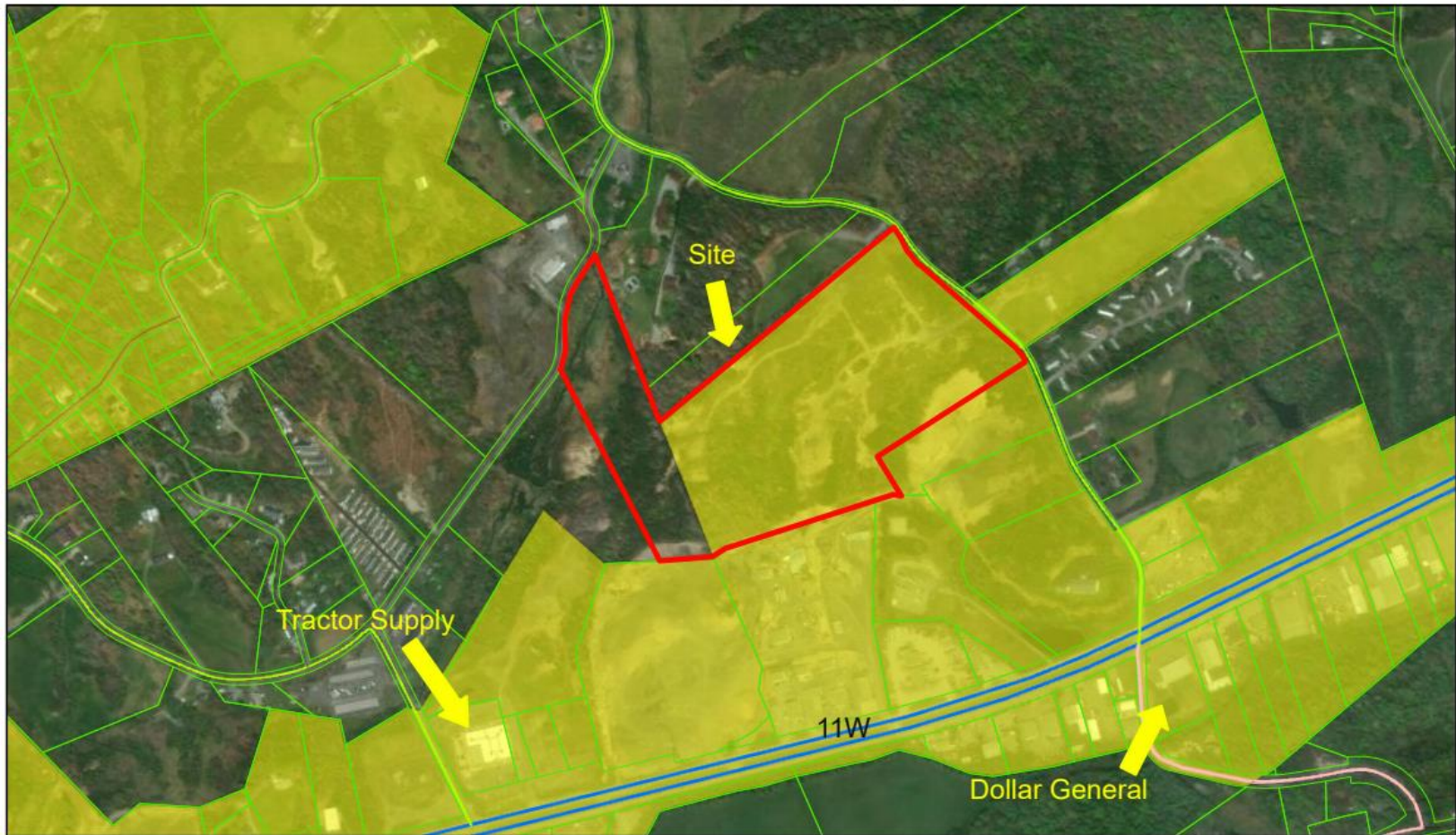
The applicant is seeking a variance for the Fire Apparatus Street Cross-Section:

- The applicant is seeking to install a 5’ wide sidewalk instead of the minimum 6’ wide sidewalk as shown on the Fire Apparatus Access road cross-section in Appendix B of the Subdivision Regulations. The 5’ wide sidewalk is being requested from the beginning of Round Hill Road all the way to the intersection of Round Hill Road and Annapolis Way and all of Annapolis Way. By approving this request the 5’ wide sidewalk variance will be consistent with the rest of the developments 5’ wide sidewalk required by the Residential Street Cross-Section.

The proposed Fire Apparatus Road has been given a positive recommendation by the Fire Department, Engineering Department, and Planning Department.

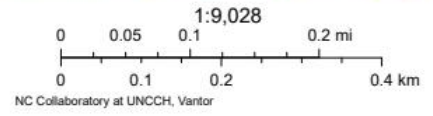
Therefore, Staff recommends granting preliminary plat approval, and acceptance of the variance request for the Bancroft Heights preliminary plat contingent upon the construction plans being approved.

Bancroft Heights Site Map



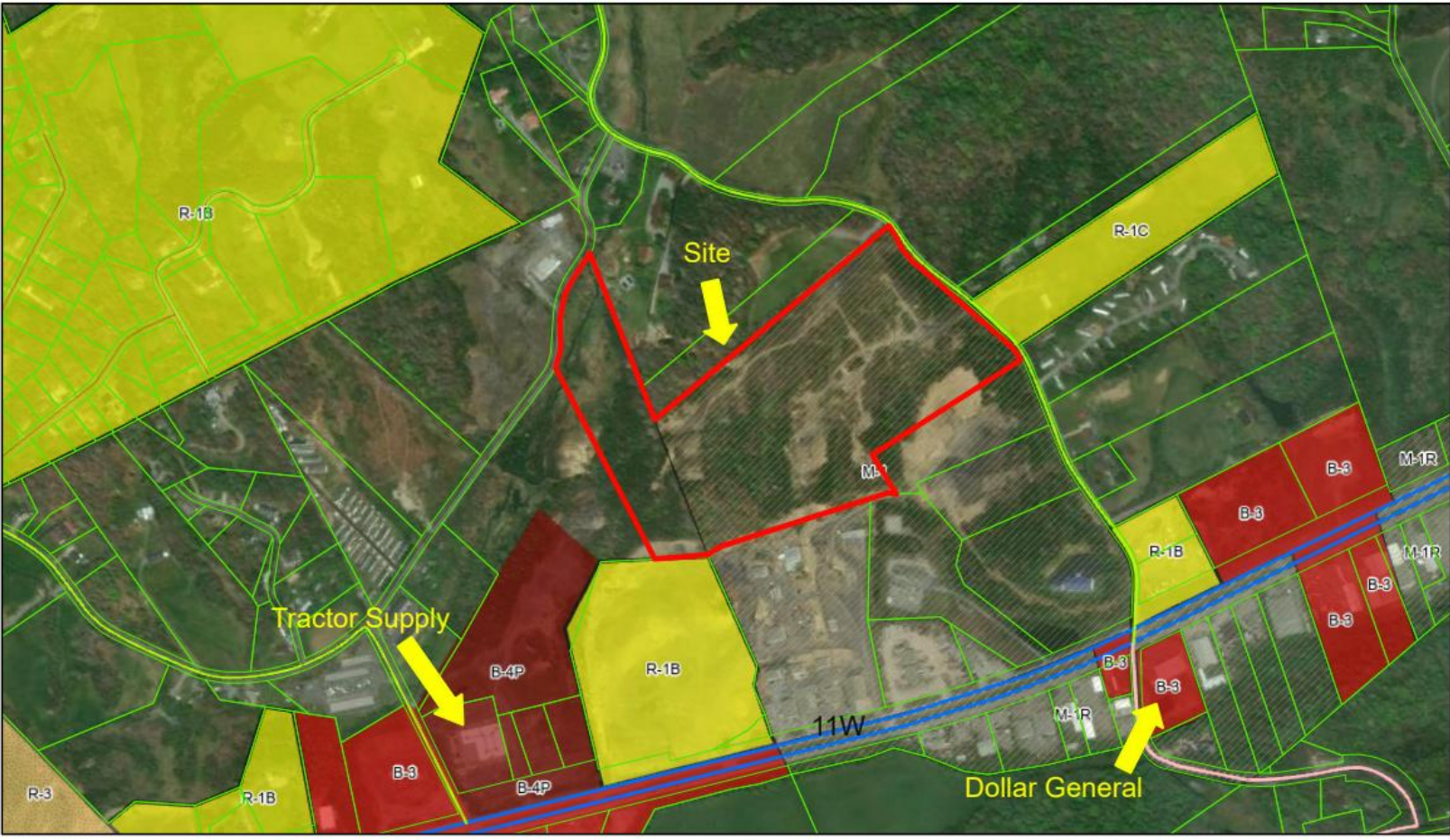
4/9/2026, 1:51:51 PM

- Sullivan County Parcels Jan 2023
- Urban Growth Boundary
- Collector Street
- Parcels
- Streets
- Local Street
- Municipal Boundary
- Major Arterial
- Private Street
- KINGSPORT
- Minor Arterial



Web AppBuilder for ArcGIS

Bancroft Heights Zoning - M1, Light Manufacturing District



4/9/2026, 1:53:37 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

B-4P

M-1

M-1R

R-1B

R-1C

R-3

Streets

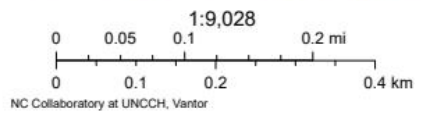
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street





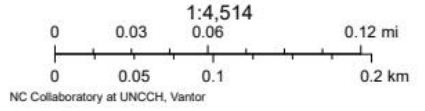
Web AppBuilder for ArcGIS

Bancroft Heights Utilities



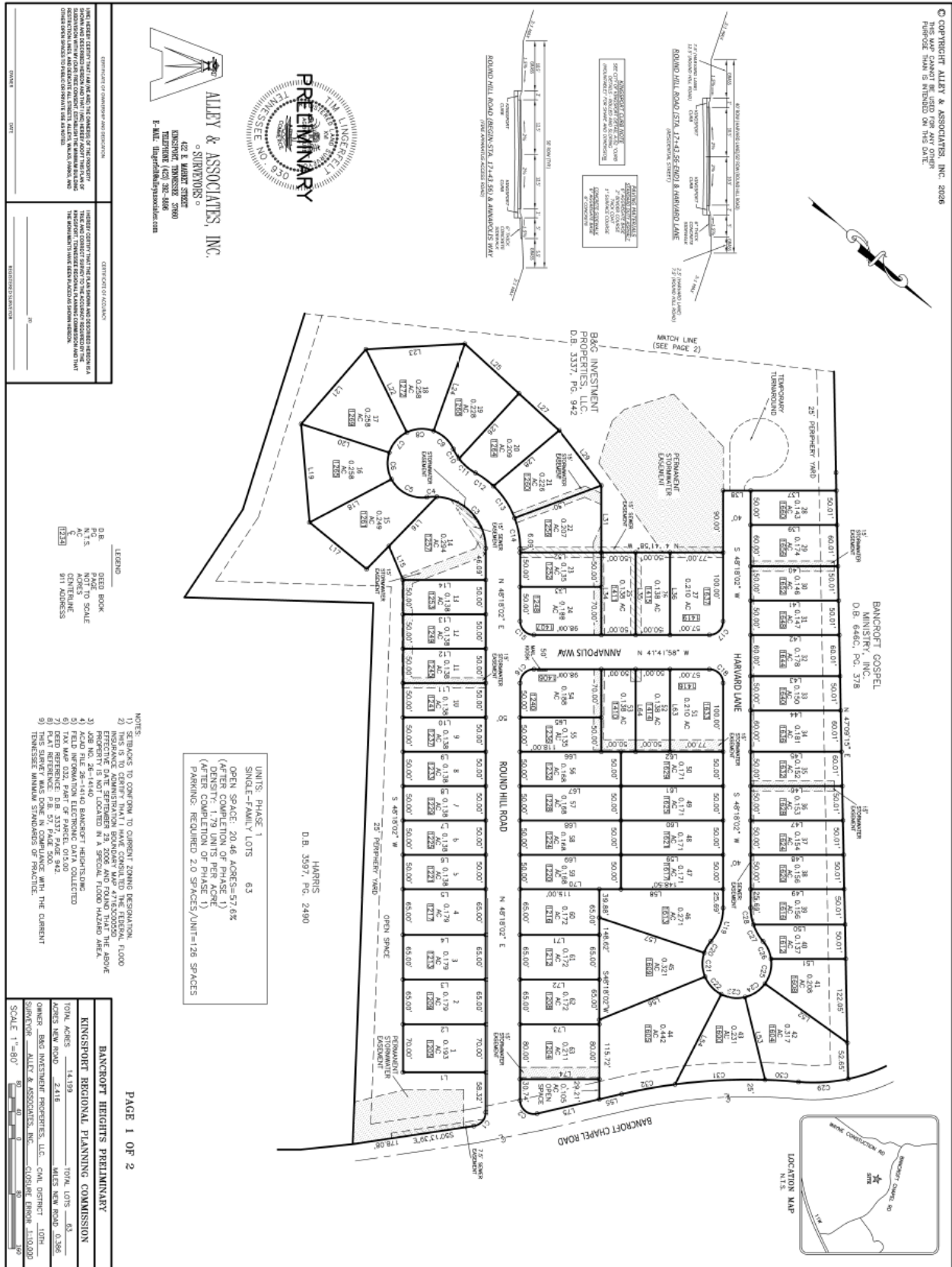
4/9/2026, 1:57:19 PM

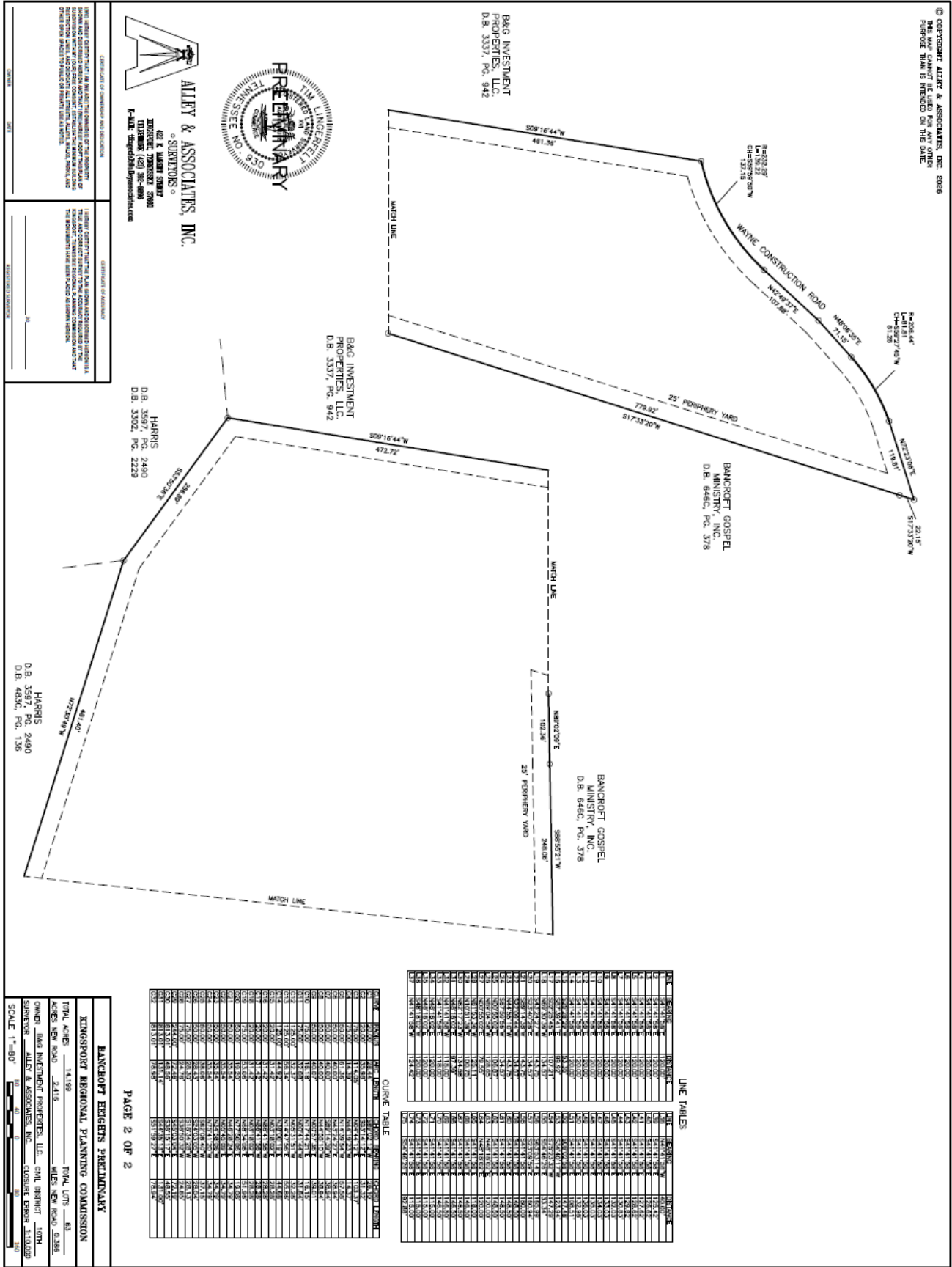
- Sewer Mains  Sewer Manholes
- Water Lines  Kpt 911 Address



Web AppBuilder for ArcGIS

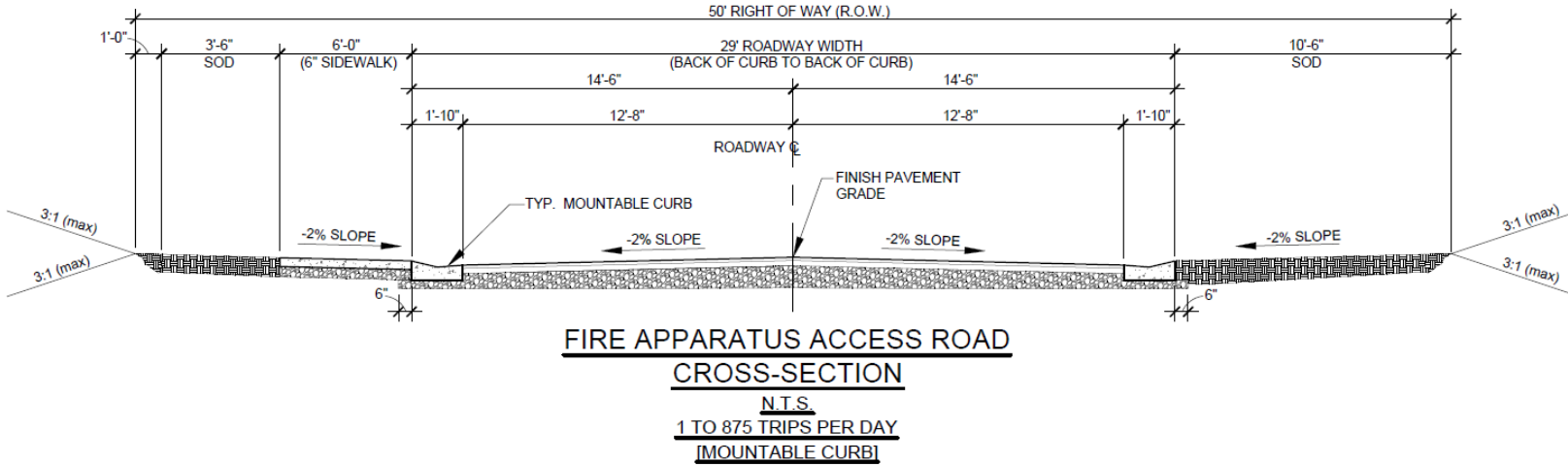
Bancroft Heights Preliminary





Street Cross-Section

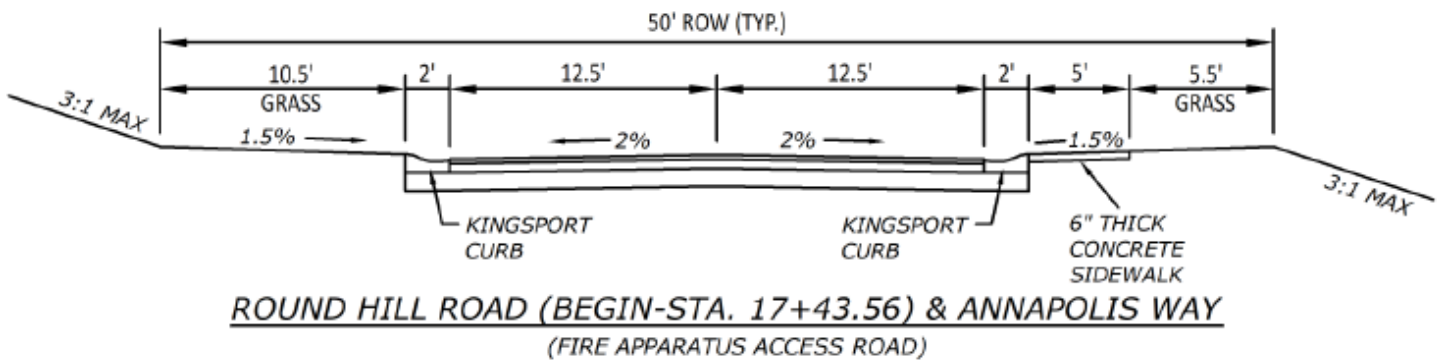
Minimum design standard for Kingsport:



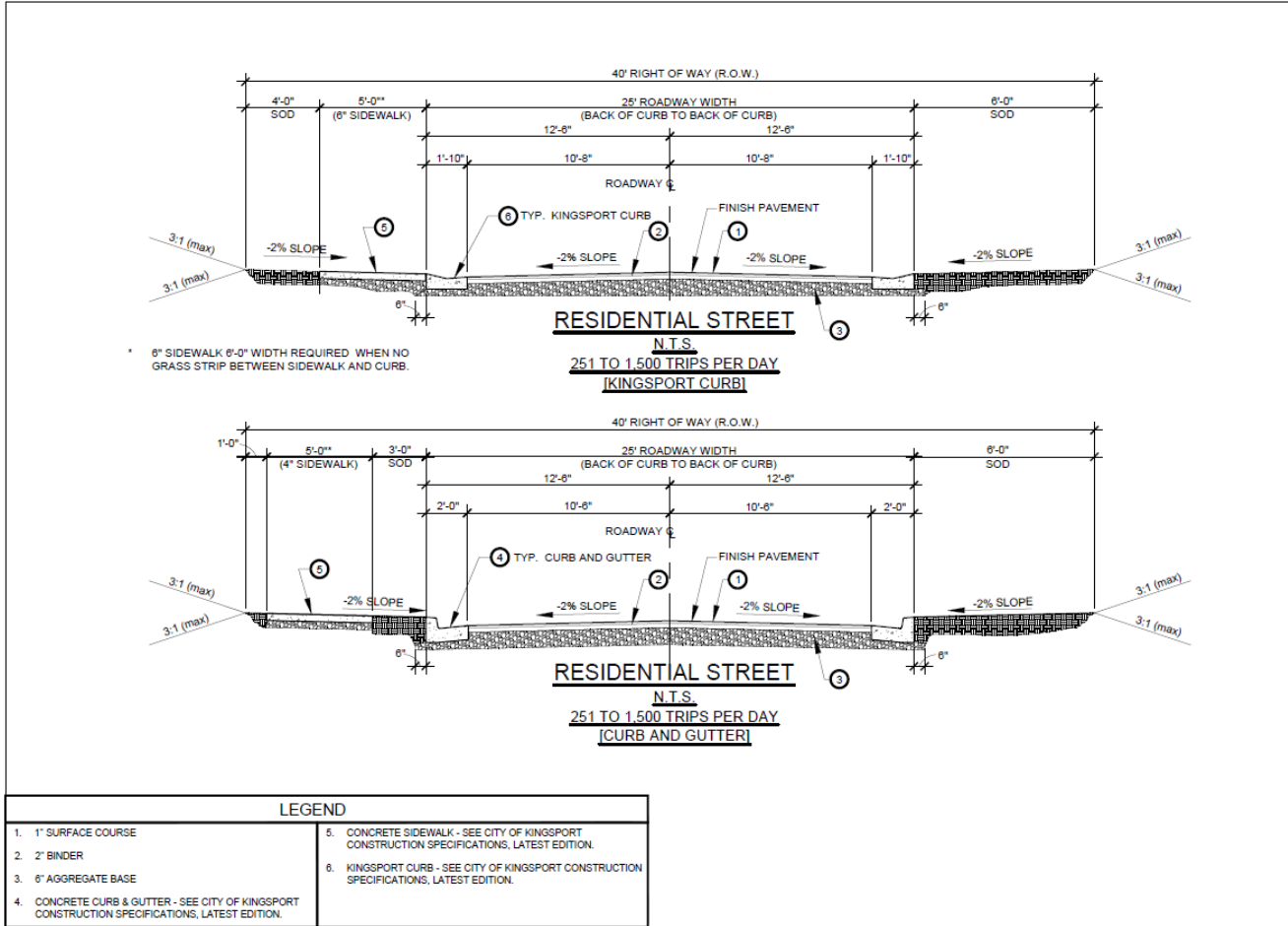
Proposed Fire Apparatus Access Road:

KINGSPORT CURB NOTE
 SEE CITY OF KINGSPORT DETAIL A.62 "CURB DETAILS - ROLLED AND SLOPING (MOUNTABLE)" FOR SHAPE AND DIMENSION

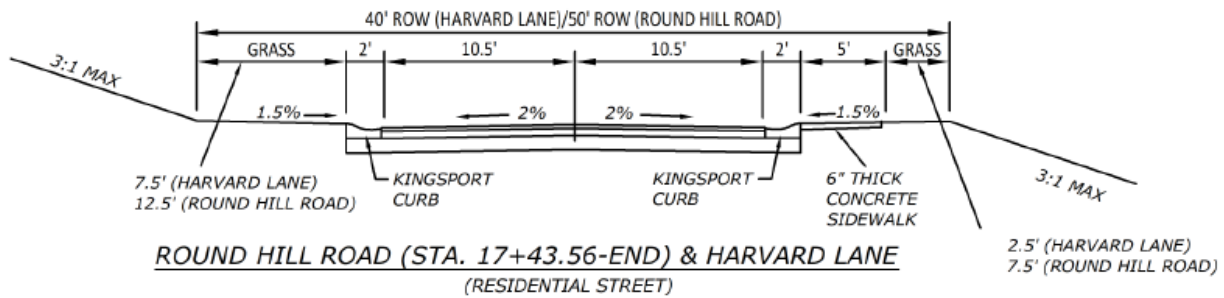
PAVING MATERIALS
STANDARD DUTY ASPHALT
 6" AGGREGATE BASE
 2" BINDER COURSE
 TACK COAT
 1" SURFACE COURSE
CONCRETE SIDEWALK
 6" AGGREGATE BASE
 6" CONCRETE



Minimum design standard for Kingsport:



Proposed Residential Street:



KINGSPORT CURB NOTE
 SEE CITY OF KINGSPORT DETAIL A.62 "CURB
 DETAILS - ROLLED AND SLOPING
 (MOUNTABLE)" FOR SHAPE AND DIMENSION

PAVING MATERIALS
STANDARD DUTY ASPHALT
 6" AGGREGATE BASE
 2" BINDER COURSE
 TACK COAT
 1" SURFACE COURSE

CONCRETE SIDEWALK
 6" AGGREGATE BASE
 6" CONCRETE

B&C
 PRO
 D.B.

Northern Property View



Eastern Property View



Southern Property View



Western Property View





██████████
██████████
██████████
██████████

April 1, 2026

City of Kingsport

**RE: Bancroft Heights Subdivision
Bancroft Chapel Road
Permit Application #RESDEV26-0053
Variance Request: Sidewalk Width on Fire Apparatus Access Road Cross-Section**

We are requesting the following variance:

Sidewalk Width for the Fire Apparatus Access Road Cross-Section:

We are requesting the sidewalk along Round Hill Road from its beginning to Station 17+43.56 and along Annapolis Way be 5' wide instead of 6' wide as indicated on the City's Fire Apparatus Access Road cross-section. This will match the remaining sidewalk widths throughout the development, and will also be consistent with the City's standards for all other roadway cross-sections.

Please feel free to contact me at ██████████ or via email at ██████████ if you have any questions or need any additional information.

Sincerely,

██████████
President

Recommendation

Staff recommends granting Preliminary Plat approval, and accepting the variance request for the Bancroft Heights Preliminary Plan contingent upon the construction plans being approved.

1735 Keller Street, Preliminary Zoning Development Plan

| | | | |
|--|---|--|--------------------------------|
| Property Information | 1735 Keller Street, Preliminary Zoning Development Plan | | |
| Address | 1735 Keller Street | | |
| Tax Map, Group, Parcel | 045K D 031.00 | | |
| Civil District | 12 | | |
| Overlay District | n/a | | |
| Land Use Designation | Retail | | |
| Acres | +/- 0.11 acres | | |
| Existing Use | Vacant Property | Existing Zoning | PVD (Planned Village District) |
| Proposed Use | Mobile Drink Stand | Proposed Zoning | No change |
| Owner /Applicant Information | | | |
| Name: Glenda Starnes & Glenn Wilson Address: 2224 Memorial Court City: Kingsport State: TN Zip Code: 37664 Phone Number: | | Intent: Approval of a Preliminary Zoning Development Plan (ZDP) within the Planned Village District (PVD) to allow for the placement and operation of a mobile drink stand. | |
| Planning Department Recommendation | | | |
| The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> The submitted Preliminary Zoning Development Plan complies with the development standards of the Planned Village District (PVD) and does not require any variances. The proposal meets the area regulations for commercial development in the PVD zone. The proposed mobile drink stand is a low-intensity commercial use that is consistent with the Retail land use designation and compatible with surrounding development <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> The site is currently vacant. The property is relatively small (±0.11 acres), which limits development and supports the appropriateness of a low-impact use. Surrounding properties consist of commercial and mixed uses, making the proposed use compatible with the general character of the area. | | | |
| Planning Tech: | Lori Pyatte | Date: | April 16 th 2026 |
| Planning Commission Action | | Meeting Date: | April 16 th 2026 |
| Approval: | | | |
| Denial: | | Reason for Denial: | |
| Deferred: | | Reason for Deferral: | |

PROPERTY INFORMATION

ADDRESS: 1735 Keller Street

DISTRICT: 12th

OVERLAY DISTRICT: n/a

EXISTING ZONING: PVD

ACRES: +/- 0.11

EXISTING USE: vacant lot

PROPOSED USE: mobile drink stand

PETITIONER

ADDRESS 2224 Memorial Court

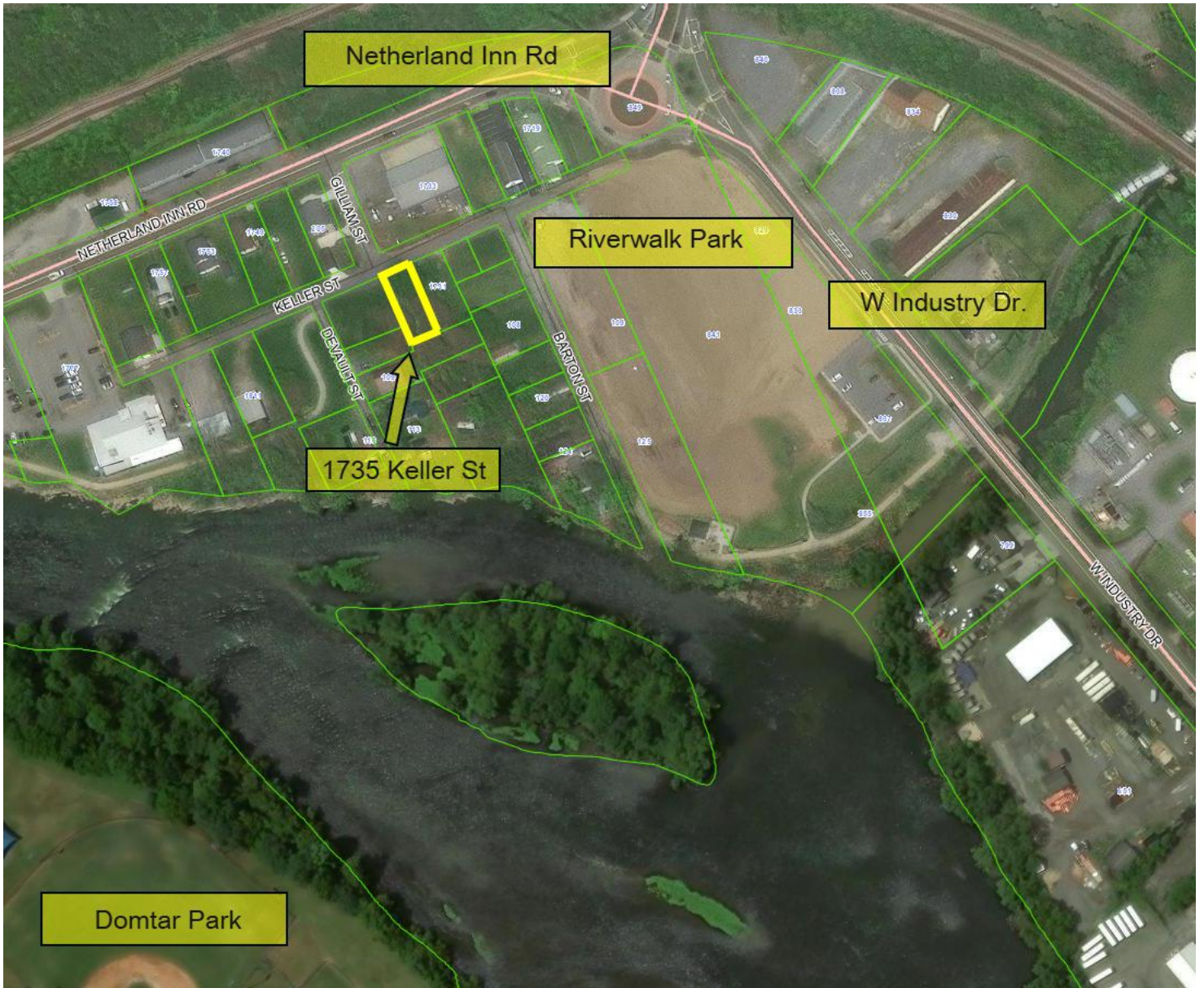
REPRESENTATIVE

PHONE (423) 392-8896

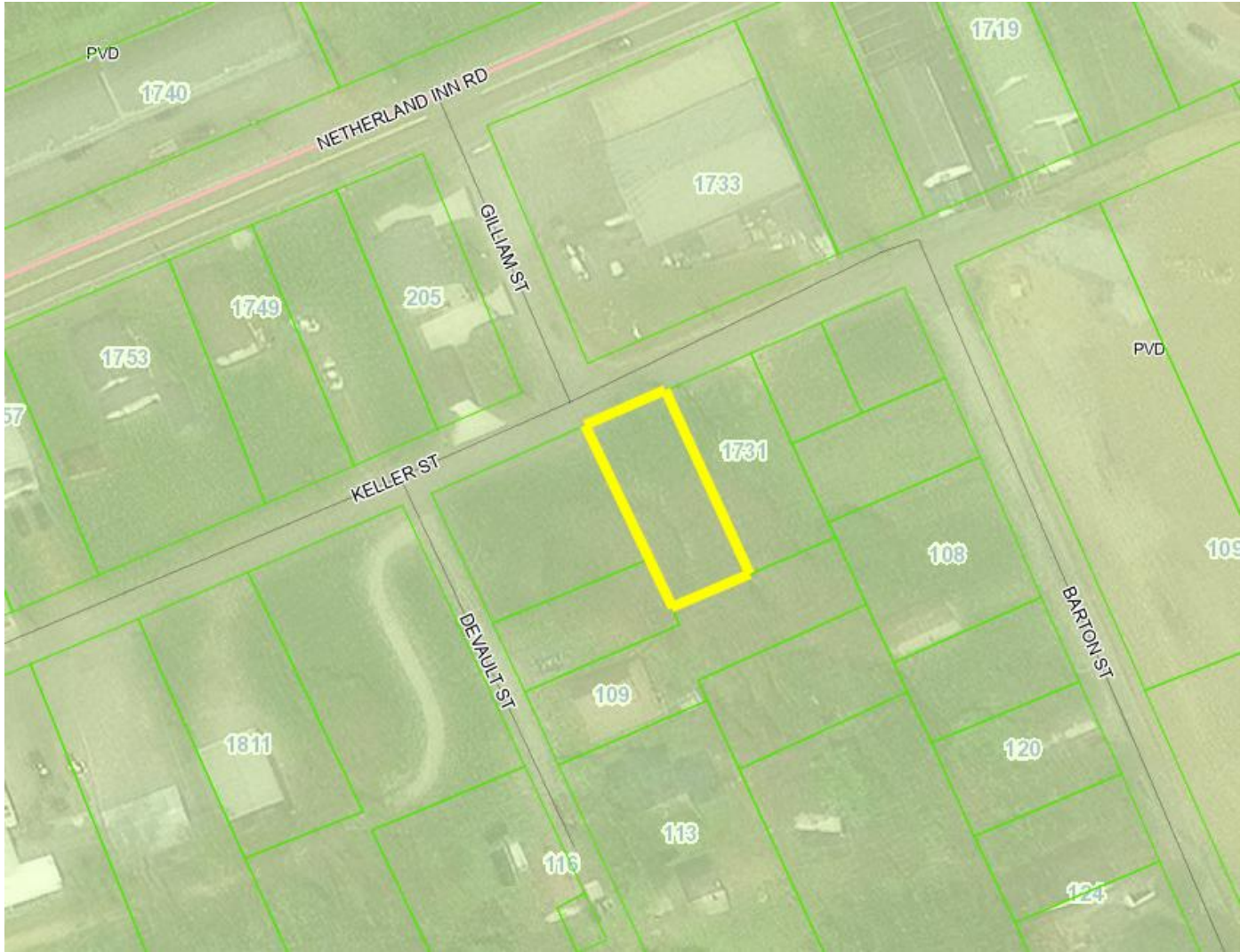
INTENT

Approval of a Preliminary Zoning Development Plan (ZDP) within the Planned Village District (PVD) to allow for the placement and operation of a mobile drink stand.

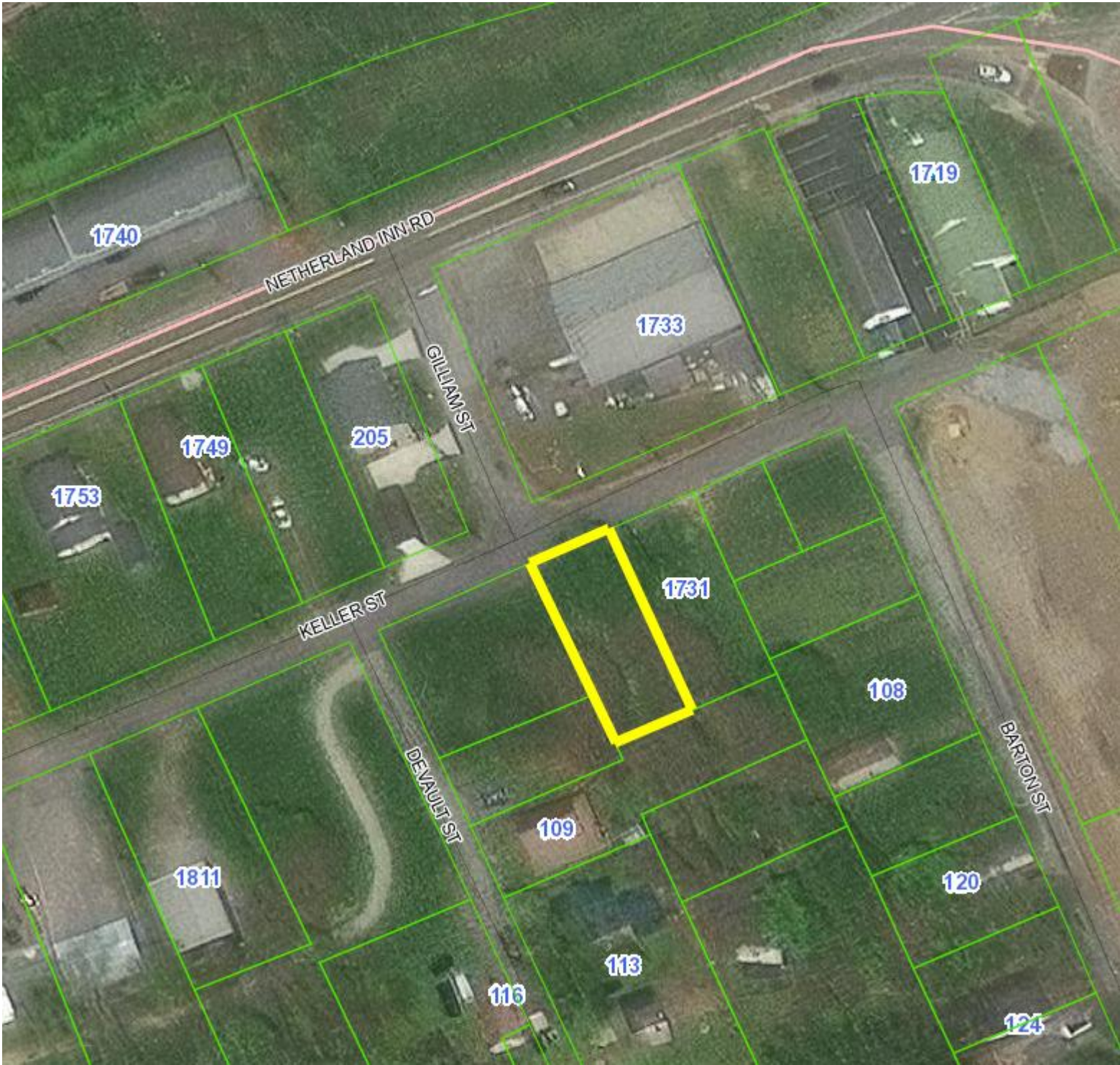
Location Map



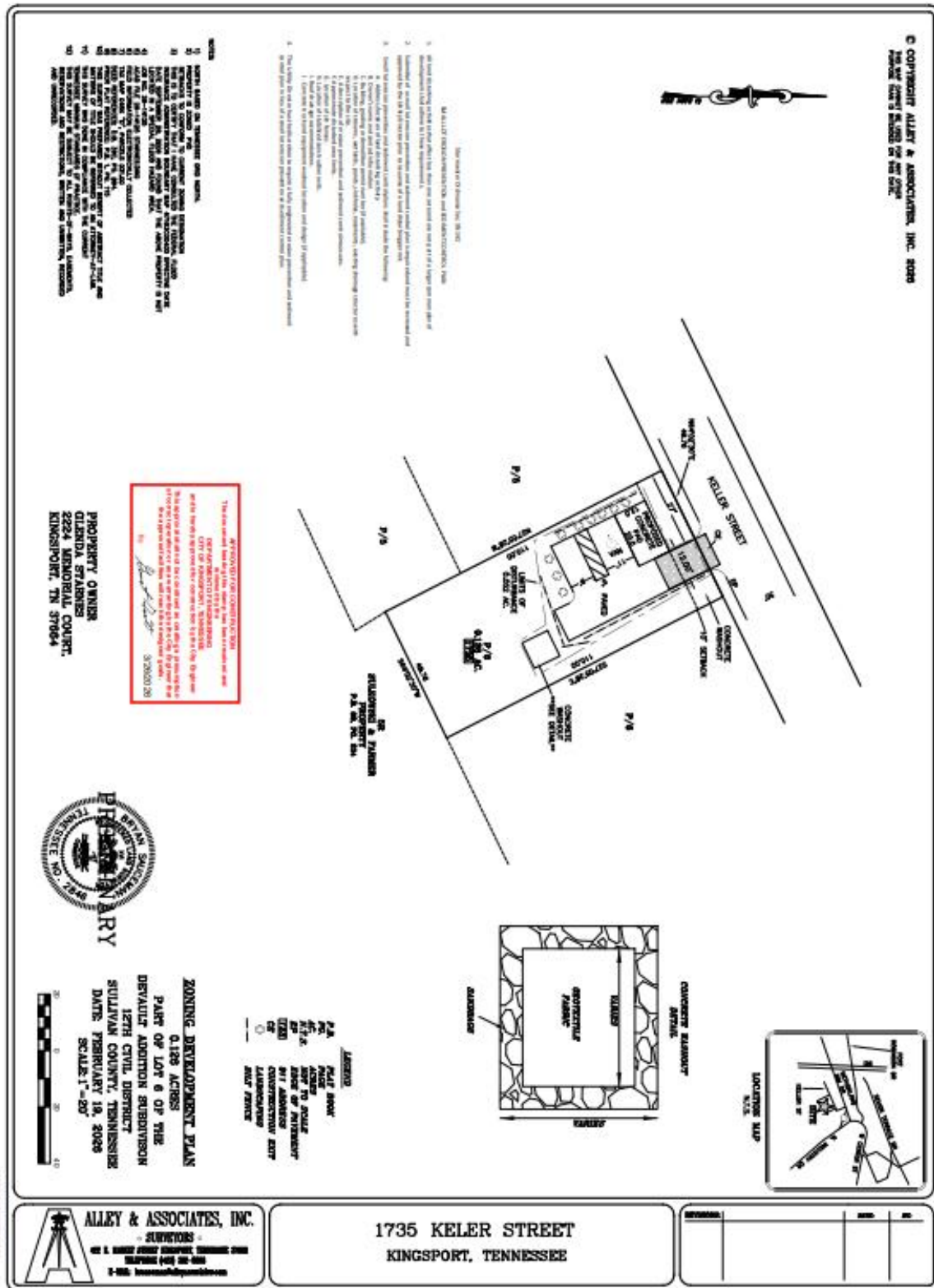
Current Zoning Map (PVD Zoning District)



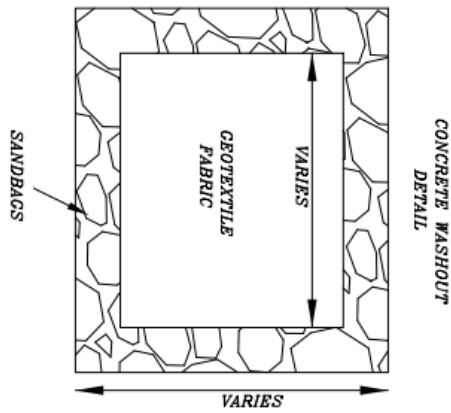
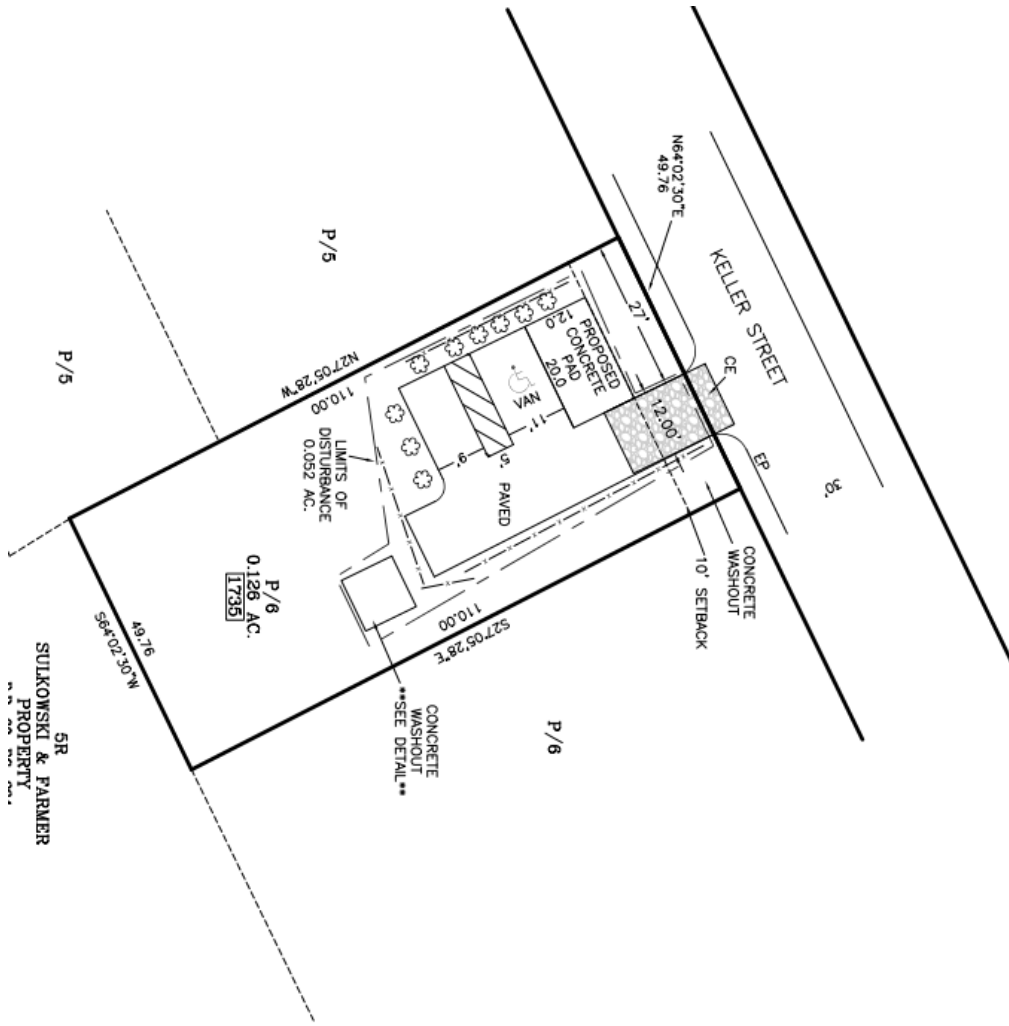
Aerial



Preliminary Zoning Development Plan



Expanded View of Site



View from the Keller Street parcel looking outward toward Netherland Inn Road.



View from Gilliam Street in front of the parcel, facing east toward the Greenbelt entrance.



View from Devault Street, facing west toward the new Riverwalk Park entrance.



View from Gilliam Street facing the proposed parcel.



View from Keller Street showing the area surrounding the proposed mobile drink stand; the adjacent property is currently vacant.



PRELIMINARY ZDP ANALYSIS

Development Standards for PVD District Commercial Use:

- Maximum Height: 3.5 stories
- Minimum Lot Size: 3,500 sq. ft.
- Minimum Front Yard: 5 feet
- Minimum Rear Yard: 0 feet
- Minimum Side Yard: 0 feet
- Maximum Building Coverage: 70%
- Maximum Impervious Surface: 90%
- Parking requirements for the proposed use are minimal and are determined in accordance with Article VI of the zoning ordinance, based on one space per 200 square feet of floor area.

The ZDP indicates compliance with the development standards.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.

| | | |
|---|---|--------------------------------|
| Property Information | <h1>526 Sequoyah Drive Surplus Request</h1> | |
| Address | 526 Sequoyah Drive Kingsport, TN | |
| Tax Map, Group, Parcel | Tax Map 046H Group G Parcel 003.00 | |
| Civil District | 11 th Civil District | |
| Overlay District | Flood Plain | |
| Land Use Designation | Single-Family | |
| Acres | +/- 0.14 | |
| Applicant Information | | |
| Name: | Intent: <i>To declare the properties Tax Map 046H Group G Parcel 003.00 as surplus property by the City of Kingsport.</i> | |
| Address: | | |
| City: | | |
| State: Zip Code: | | |
| Phone Number: | | |
| Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. | | |
| Planning Department Recommendation | | |
| <p>The Kingsport Planning Division recommends declaring 526 Sequoyah Drive as surplus property:</p> <ul style="list-style-type: none"> • All city departments have reviewed the properties <p>Staff Field Notes and General Comments:</p> <p>The City is requesting that the Planning Commission declare Tax Map 046H Group G Parcel 003.00 as surplus property. The requested area is located on Sequoyah Avenue right off of W. Sullivan Street. This property is zoned R-2, Two-Family Residential District, and located within the municipal boundary.</p> <p>All city departments have reviewed the request and see no need to retain this property due to the City seeing no future use for this property.</p> | | |
| Planner: Samuel Cooper | | Date: 4/16/2026 |
| Planning Commission Action | | Meeting Date: 4/16/2026 |
| Approval: | | |
| Denial: | Reason for Denial: | |
| Deferred: | Reason for Deferral: | |

PROPERTY INFORMATION: 526 Sequoyah Drive Surplus Request

ADDRESS: 526 Sequoyah Drive Kingsport, TN

DISTRICT, LAND LOT: 11th Civil District, Tax Map 046H Group G Parcel 003.00

OVERLAY DISTRICT: N/A

CURRENT ZONING: R-2, Two-Family Residential District

PROPOSED ZONING: R-2, Two-Family Residential District

ACRES: +/- 0.14

EXISTING USE: Vacant

PROPOSED USE: N/A

PETITIONER:
ADDRESS:

INTENT

To declare Tax Map 046H Group G Parcel 003.00 as surplus by the City of Kingsport.

Proposed Surplus Vicinity Map

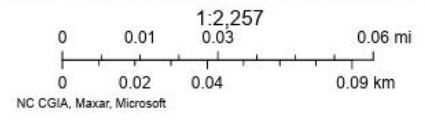


9/24/2025, 10:31:48 AM

Sullivan County Parcels Jan 2023

Parcels
Streets
Interstate

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



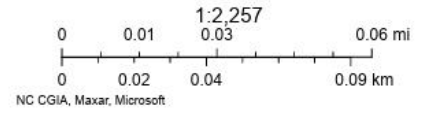
Web AppBuilder for ArcGIS

Proposed Surplus Zoning R-2 - Two-Family Residential District



9/24/2025, 10:38:15 AM

| | | | | | | | |
|-------------|-----|------|------|-------|------|-------|-----------------------|
| City Zoning | A-1 | B-3 | M-1 | PBD-3 | PVD | R-3 | TA-C |
| <Null> | A-2 | B-4 | M-1R | PBD/* | R-1 | R-3A | UAE |
| TA/C | AR | B-4P | M-2 | PD | R-1A | R-3B | Urban Growth Boundary |
| R-5 | B-1 | B-4P | MX | PMD-1 | R-1B | R-4 | Kpt 911 Address |
| GC | B-2 | BC | P-1 | PMD-2 | R-1C | Split | |
| B-2E | B-3 | GC | P-D | PUD | R-2 | TA | |



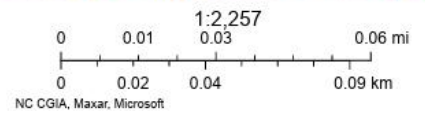
Web AppBuilder for ArcGIS

Proposed Surplus Utilities



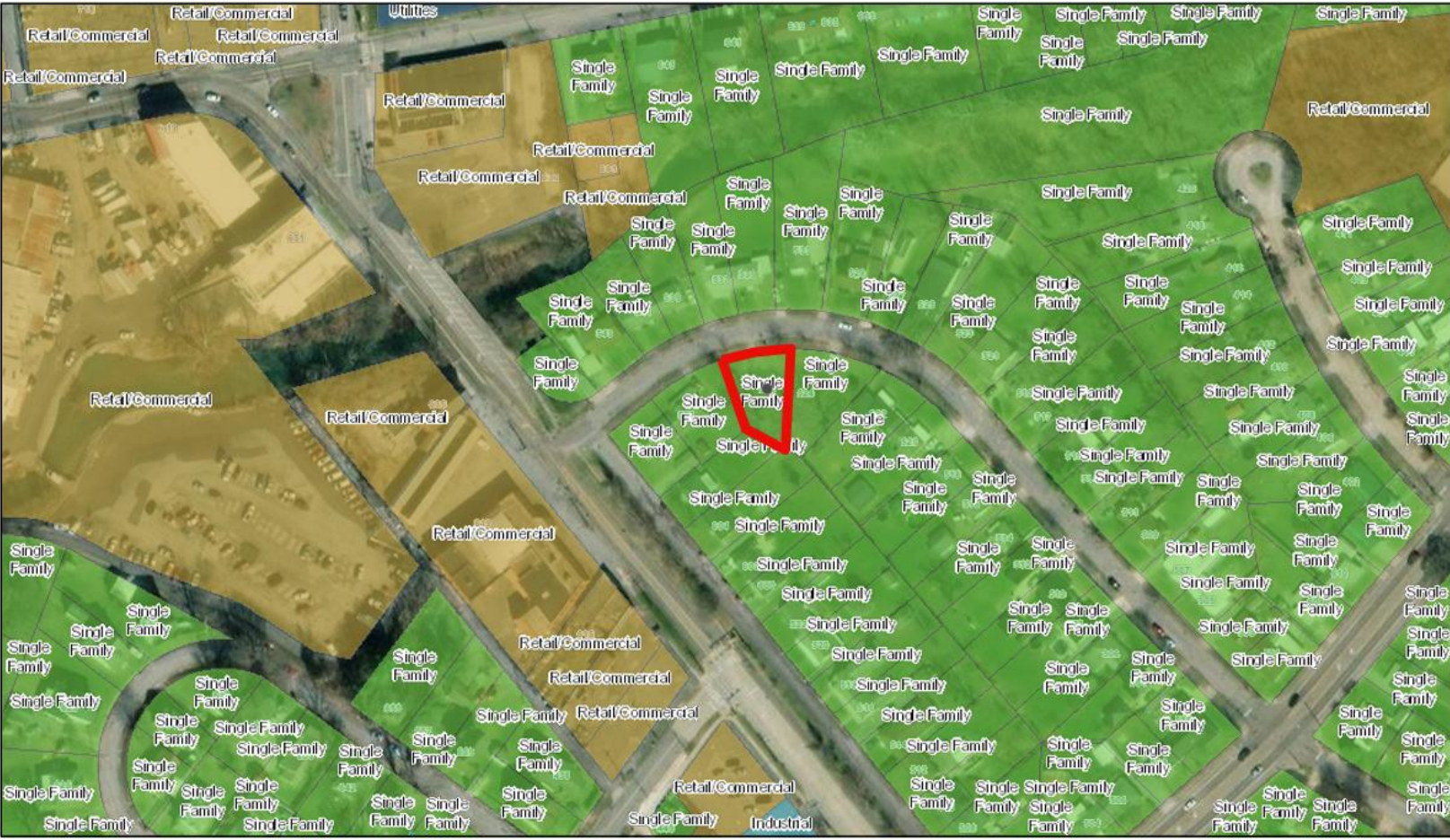
9/24/2025, 10:33:31 AM

- Sewer Mains
- ★ Sewer Manholes
- Urban Growth Boundary
- Water Lines
- Kpt 911 Address



Web AppBuilder for ArcGIS

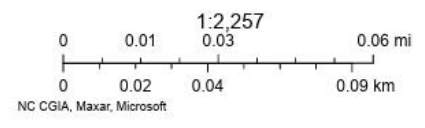
Proposed Surplus Future Land Use



9/24/2025, 10:36:00 AM

Future Land Use

| | | |
|--------------|-------------------|-------------------------|
| Multi-Family | Single Family | Urban Growth Boundary |
| Agri/Vacant | Public | Kpt 911 Address |
| Industrial | Retail/Commercial | Single and Multi-Family |
| | Utilities | |



Web AppBuilder for ArcGIS

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation

Staff recommends that the Planning Commission declare 526 Sequoya Drive as surplus property.



April 16th 2026

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

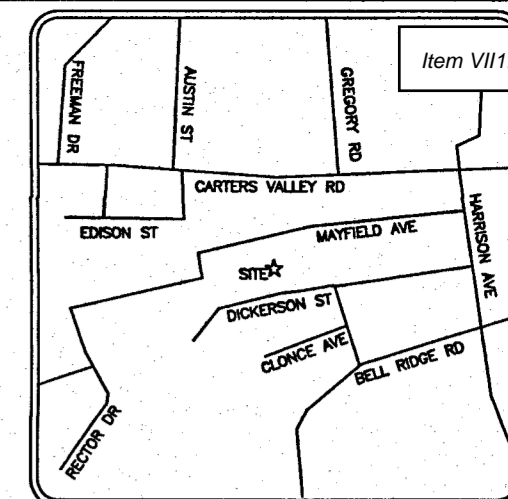
Chairman Duncan:

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.

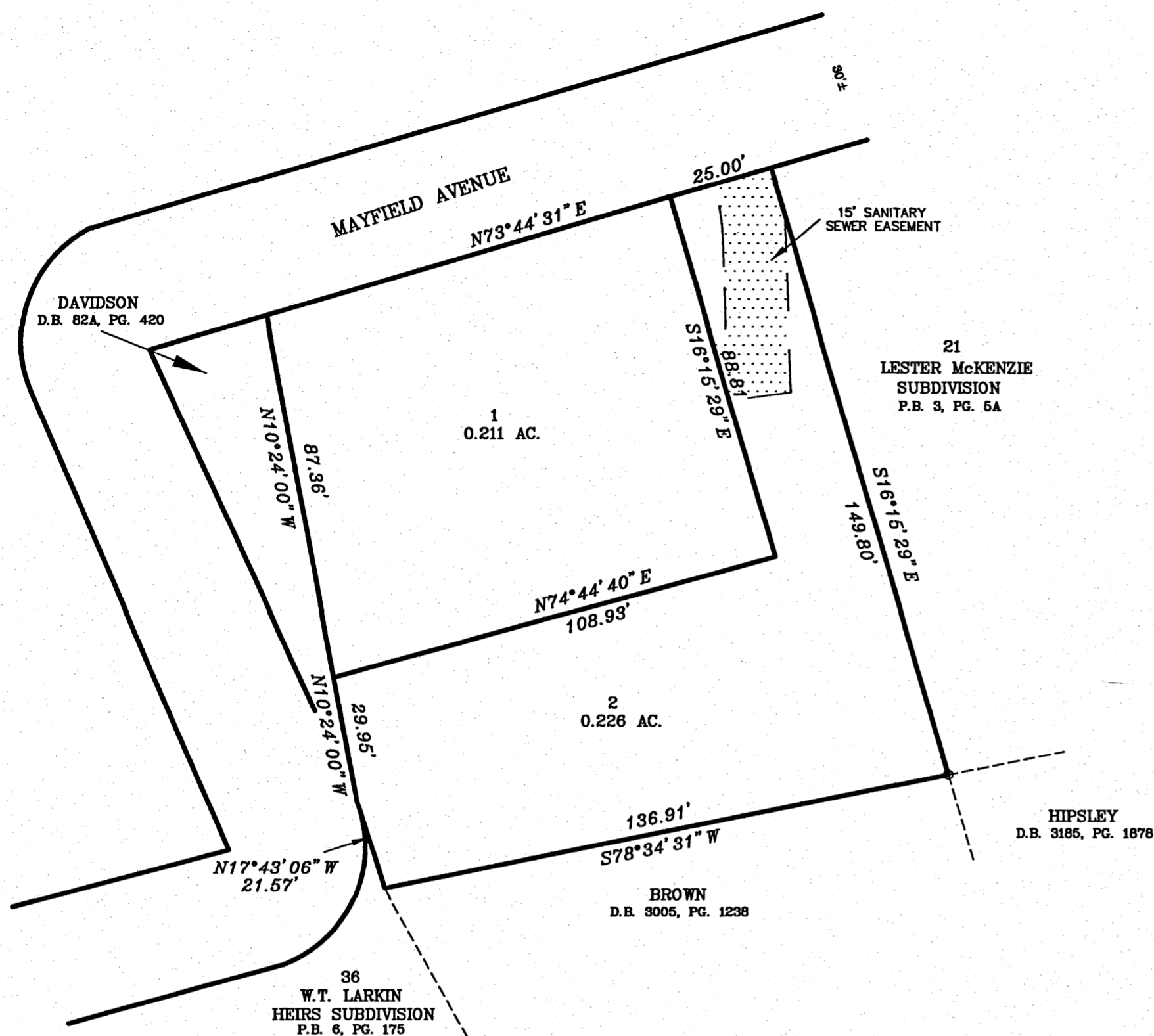
1. 580 Mayfield Ave
2. 416 Meadow Lane
3. 1021 Saratoga Road
4. 118 Moreland Drive
5. Pactolus Ext.
6. 308 Emory Church Road
7. Kincaid Street

Sincerely,

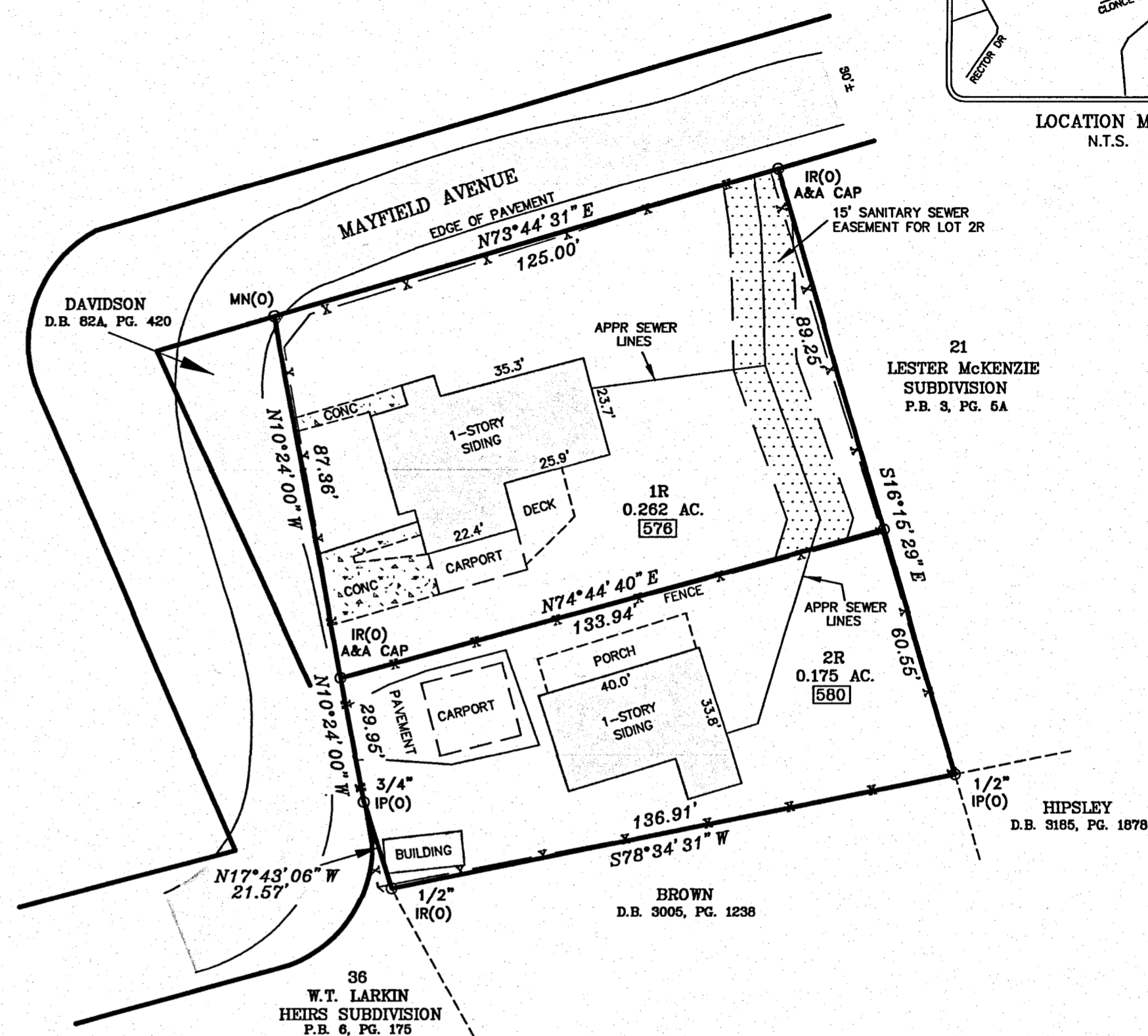
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



LOCATION MAP
N.T.S.



BEFORE



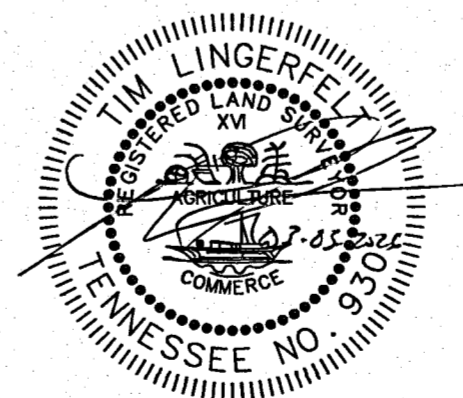
AFTER

LEGEND
 IR(O) IRON ROD, OLD
 IP(O) IRON PIPE, OLD
 MN(O) MAG NAIL, OLD
 A&A ALLEY & ASSOCIATES
 D.B. DEED BOOK
 P.B. PLAT BOOK
 PG. PAGE
 AC ACRES
 APPR APPROXIMATE
 N.T.S. NOT TO SCALE
 CONC CONCRETE
 [Z] 911 ADDRESS

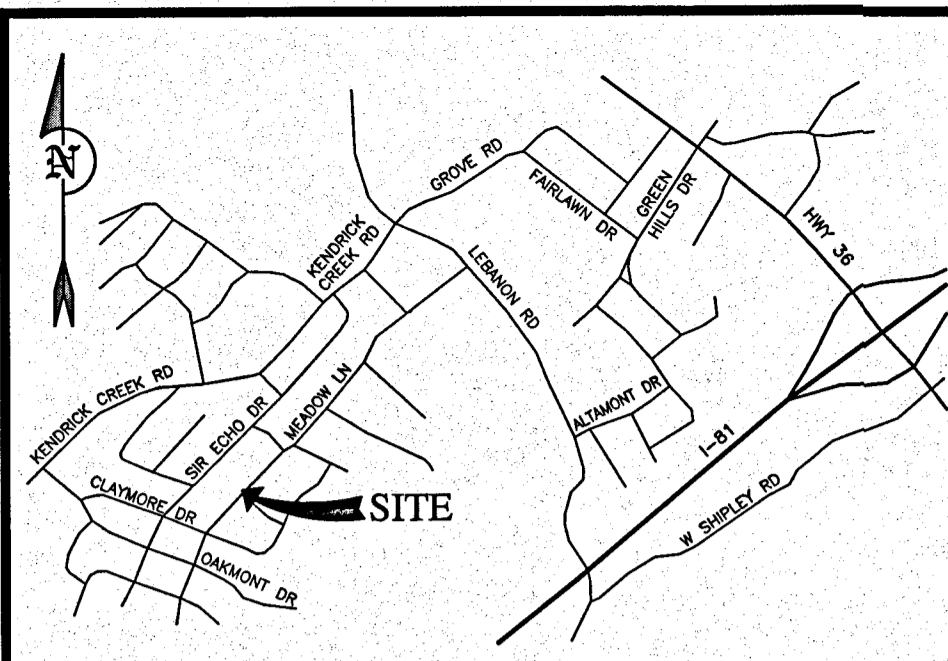
- NOTES:**
- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON 3/3/2025 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
 - 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 25-13731
 - 5) ACAD FILE 25-13731 STAPLETON.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 012N "B" PARCELS 018.00 & 018.15
 - 8) PRIOR PLAT REFERENCE: PLAT BOOK 60, PAGE 10
 - 9) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
 - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 12) DEED REFERENCE: D.B. 3527, PG. 519 & D.B. 3655, PG. 2055

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

Slide A-1884
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 391450 Instrument #: 26005041
 Rec'd: 15.00 Recorded
 State: 0.00 3/13/2026 at 12:35 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 326-326



| | | | | | |
|---|--|---|--|--|--|
| 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. | | 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. | | CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM 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. | |
| OWNER: <u>Sina Stapleton</u> DATE: <u>3-3-26</u> OWNER: <u>[Signature]</u> DATE: <u>3-12-26</u> | | DATE: <u>03-03</u> 20 <u>26</u> REGISTERED SURVEYOR: <u>[Signature]</u> | | TRAFFIC ENGINEERING MANAGER: _____ DATE: _____ 20____ | |
| CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. | | CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. | | 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 RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. | |
| DATE: <u>March 13</u> 20 <u>26</u> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>[Signature]</u> | | DATE: <u>3/13</u> 20 <u>26</u> KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> | | DATE: <u>3/13</u> 20 <u>26</u> CITY ENGINEER: _____ DATE: _____ 20____ | |
| CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. | | CERTIFICATION OF THE 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, 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. | | RESUBDIVISION OF THE RESUBDIVISION OF LOTS 22, 23, 24, 25, & 26 LESTER MCKENZIE SUBDIVISION KINGSPORT REGIONAL PLANNING COMMISSION | |
| DATE: <u>3/13</u> 20 <u>26</u> KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u> | | DATE: <u>3/13</u> 20 <u>26</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <u>[Signature]</u> | | TOTAL ACRES: <u>0.437</u> TOTAL LOTS: <u>2</u> ACRES NEW ROAD: <u>0</u> MILES NEW ROAD: <u>0</u> OWNER: <u>STAPLETON</u> CIVIL DISTRICT: <u>12TH</u> SURVEYOR: <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR: <u>1:10,000</u> SCALE: 1"=30' | |



LOCATION MAP
KINGSPORT, TN

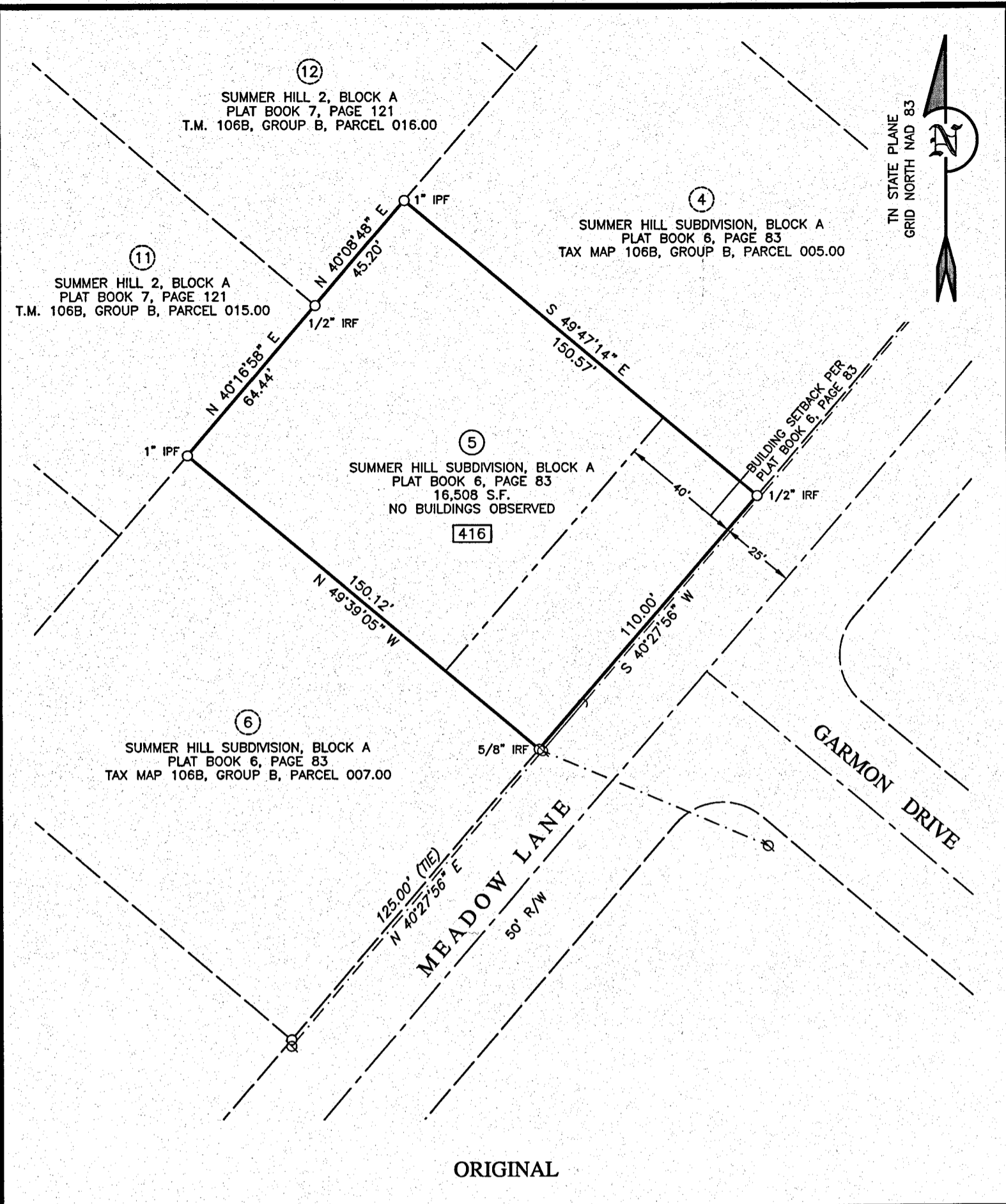
REGISTER OF DEEDS

Slide A-1884

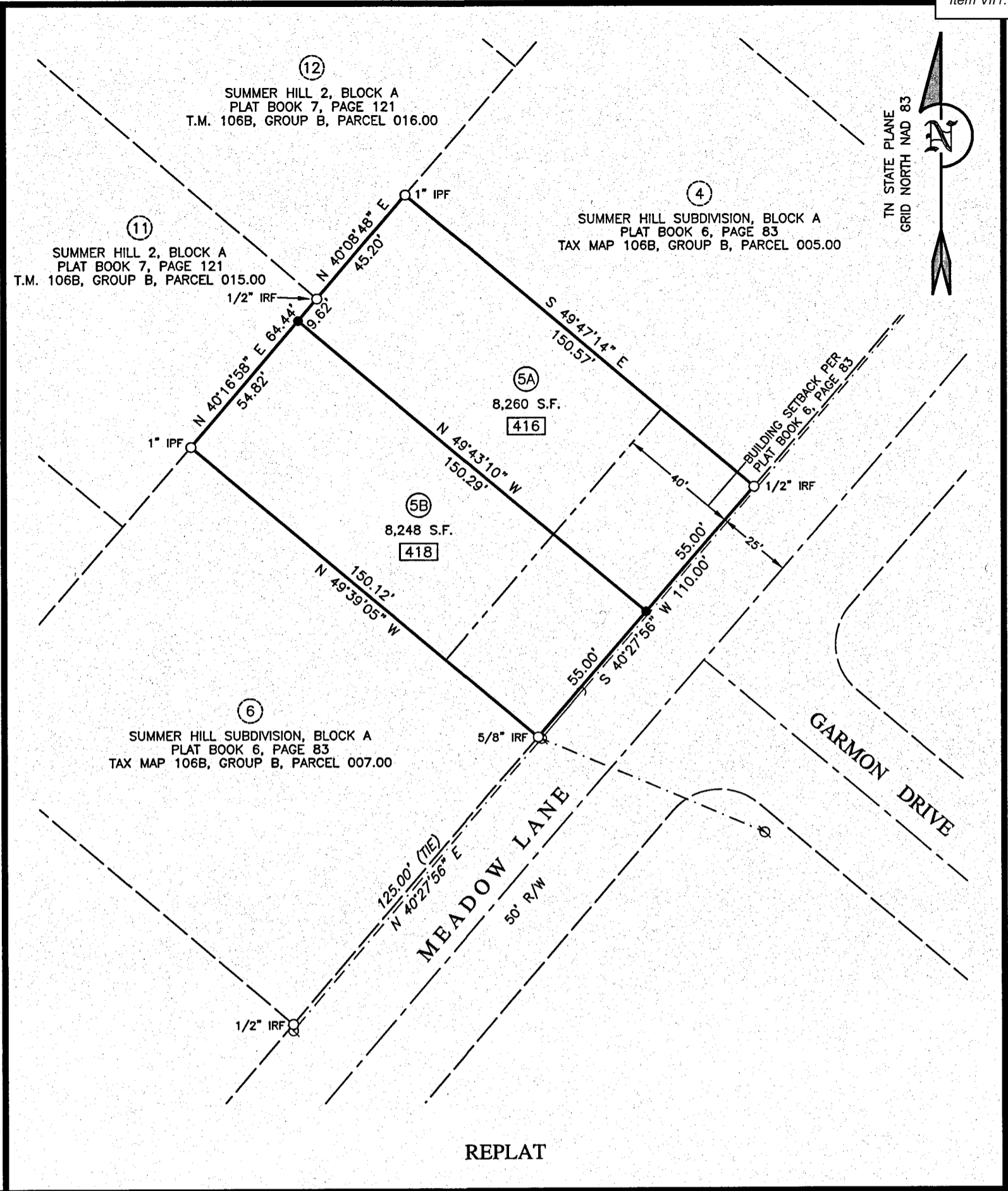
| | |
|---|------------------------|
| Sheena Tinsley, Register Sullivan County | |
| Rec #: 391453 | Instrument #: 26005045 |
| Rec'd: 15.00 | Recorded |
| State: 0.00 | 3/13/2026 at 12:39 PM |
| Clerk: 0.00 | in Plat |
| Other: 2.00 | P60 |
| Total: 17.00 | PGS 327-327 |

CURRENT ZONING:
R-1B ZONE.
FRONT YARD, 30 FEET.
SIDE YARD, 8 FEET.
REAR YARD, 30 FEET.
MAX. LOT COVERAGE, 30%, INCLUDING ACCESSORY BUILDINGS.

NOTES:
OWNER REFERENCE: BRUNER DEVELOPMENT, LLC; BK 3657, PAGE 95. TAX MAP 106B, GROUP B, PARCEL 006.00.
THE OWNER(S) HEREBY DEDICATE(S) A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG THE INTERIOR OF ALL PROPERTY LINES.
SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY PROPERTY ASSESSOR'S OFFICE.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF.
THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAPS RECEIVED BY ME AS OF THIS DATE.
MAP NUMBER: 47163C0235D.
EFFECTIVE DATE: SEPTEMBER 29, 2006.



ORIGINAL



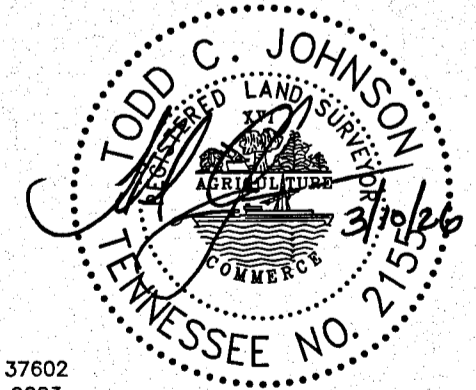
REPLAT

LEGEND

- PROPERTY CORNER MONUMENT FOUND
- 1/2" IRON ROD SET
- ⊗ UTILITY POLE
- # LOT NUMBER
- # E-911 ADDRESS
- IRF (SIZE) IRON ROD FOUND
- IPF (SIZE) IRON PIPE FOUND
- OVERHEAD UTILITY SERVICE
- LINES PLOTTED FROM DEED / PLAT DESCRIPTIONS
- PLATTED CENTERLINE

WATER UTILITY:
CITY OF KINGSPORT
(423) 343-9860

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, IN COMPLIANCE WITH CURRENT TN MINIMUM STANDARDS OF PRACTICE, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000. TN RLS #2155.



SURVEYOR:
TODD JOHNSON
P.O. BOX 5574
JOHNSON CITY, TN 37602
PHONE: (423) 943-9223
EMAIL: TJOHNSONRLS@COMCAST.NET

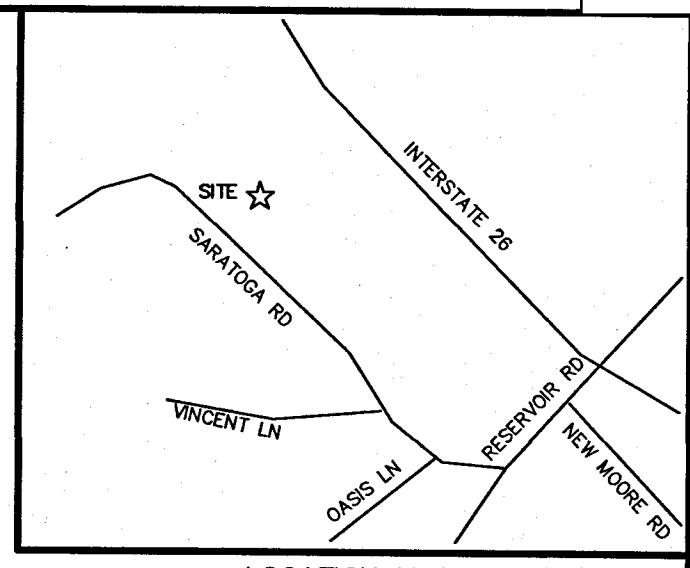
MARCH 10, 2026

**SUMMER HILL SUBDIVISION, BLOCK A
REPLAT LOT 5**

| | |
|--|------------------------|
| CITY OF KINGSPORT REGIONAL PLANNING COMMISSION | |
| TOTAL ACRES 0.379 | TOTAL LOTS 2 |
| ACRES NEW ROAD -0- | MILES NEW ROAD -0- |
| OWNER BRUNER DEVELOPMENT, LLC | CIVIL DISTRICT 14TH |
| SURVEYOR TODD JOHNSON | CLOSURE ERROR 1:10,000 |
| SCALE 1" = 40' | |

| | | |
|--|---|--|
| <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>DATE: 3/12/26 AUTHORIZING AGENT: [Signature]</p> | <p>CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE King County WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: 3/12/26 AUTHORIZING AGENT: [Signature]</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>DATE: 3/13/2026 SECRETARY: [Signature]</p> |
| <p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2) AS SHOWN ON ACCOMPANYING PLAN, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENT IN CASE OF DEFAULT.</p> <p>DATE: 3/12/26 AUTHORIZED REPRESENTATIVE: [Signature]</p> | <p>CERTIFICATE OF APPROVAL OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS</p> <p>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.</p> <p>DATE: _____ CITY ENGINEER OR COUNTY ROAD COMMISSIONER: _____</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: March 13, 2026 CITY C.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: [Signature]</p> |

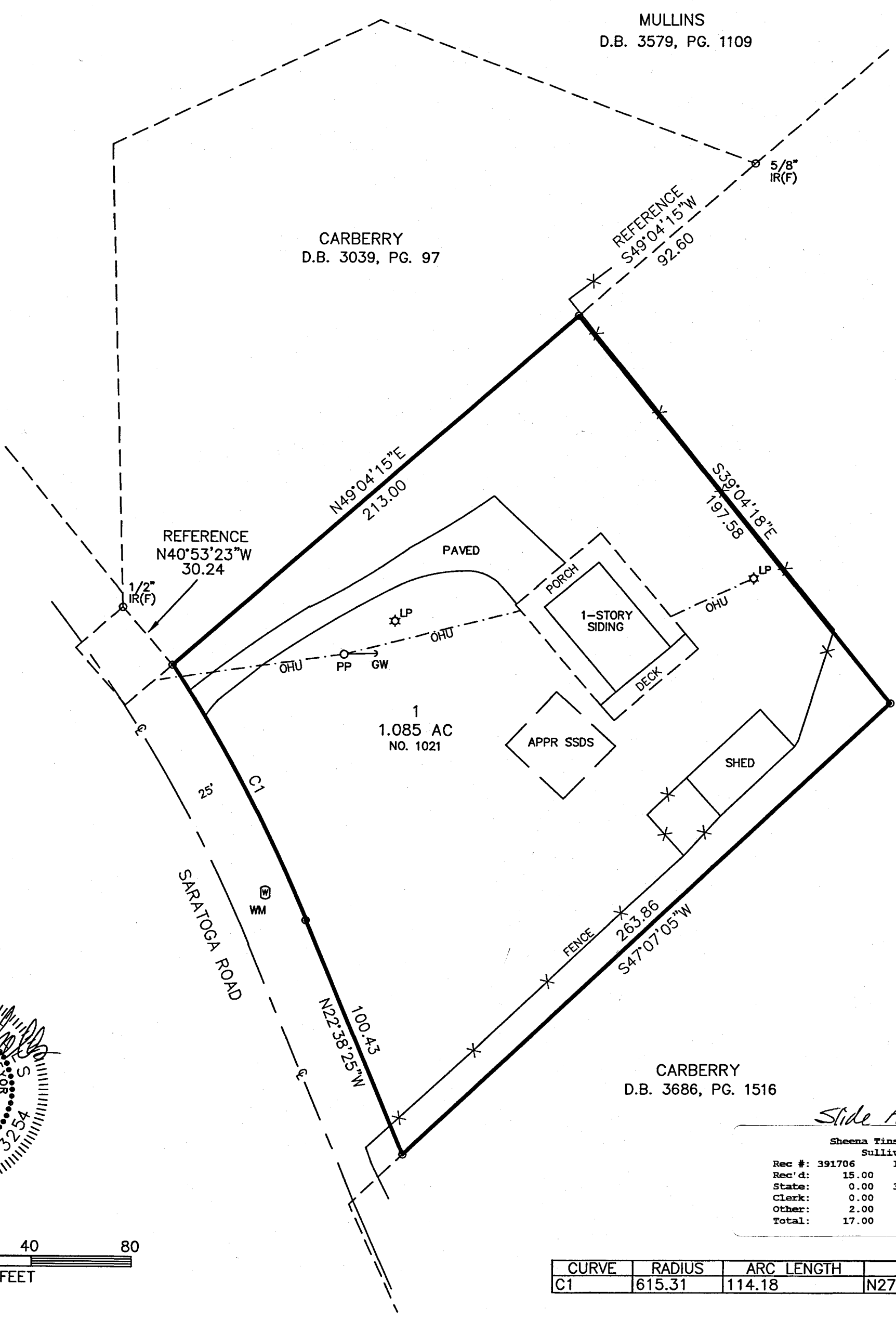
| | |
|---|---|
| <p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>DATE: 3/11/26 OWNER: [Signature]</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>DATE: 3/10/26 SURVEYOR: [Signature]</p> |
|---|---|



LOCATION MAP
NOT TO SCALE

LEGEND

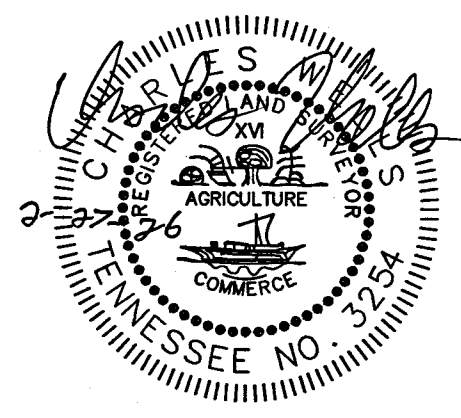
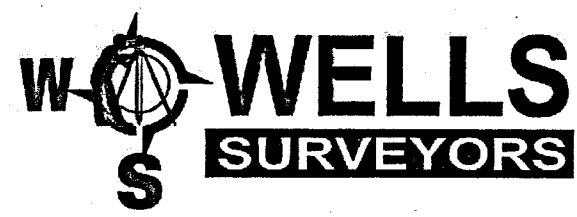
- IR(F) IRON ROD (FOUND)
- LP LIGHT POLE
- GW GUY WIRE
- PG. PAGE
- NO. NUMBER
- PP POWER POLE
- D.B. DEED BOOK
- AC ACRES
- OHU OVERHEAD UTILITY
- APPR APPROXIMATE
- WM WATER METER
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM
- ⊕ CENTERLINE



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.

Cathy J. Carberry
OWNER DATE



| CURVE | RADIUS | ARC LENGTH | CHORD |
|-------|--------|------------|--------------------|
| C1 | 615.31 | 114.18 | N27°57'23"W 114.02 |

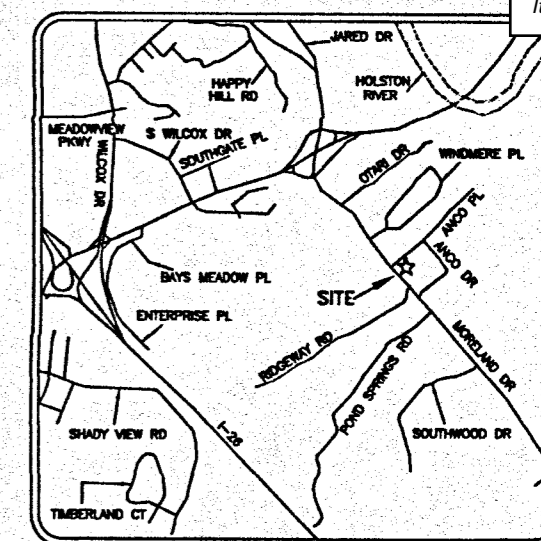
Side A-1886
Sheena Tinsley, Register
Sullivan County
Rec #: 391706 Instrument #: 26005367
Rec'd: 15.00 Recorded
State: 0.00 3/18/2026 at 12:49 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 335-335

NOTES:

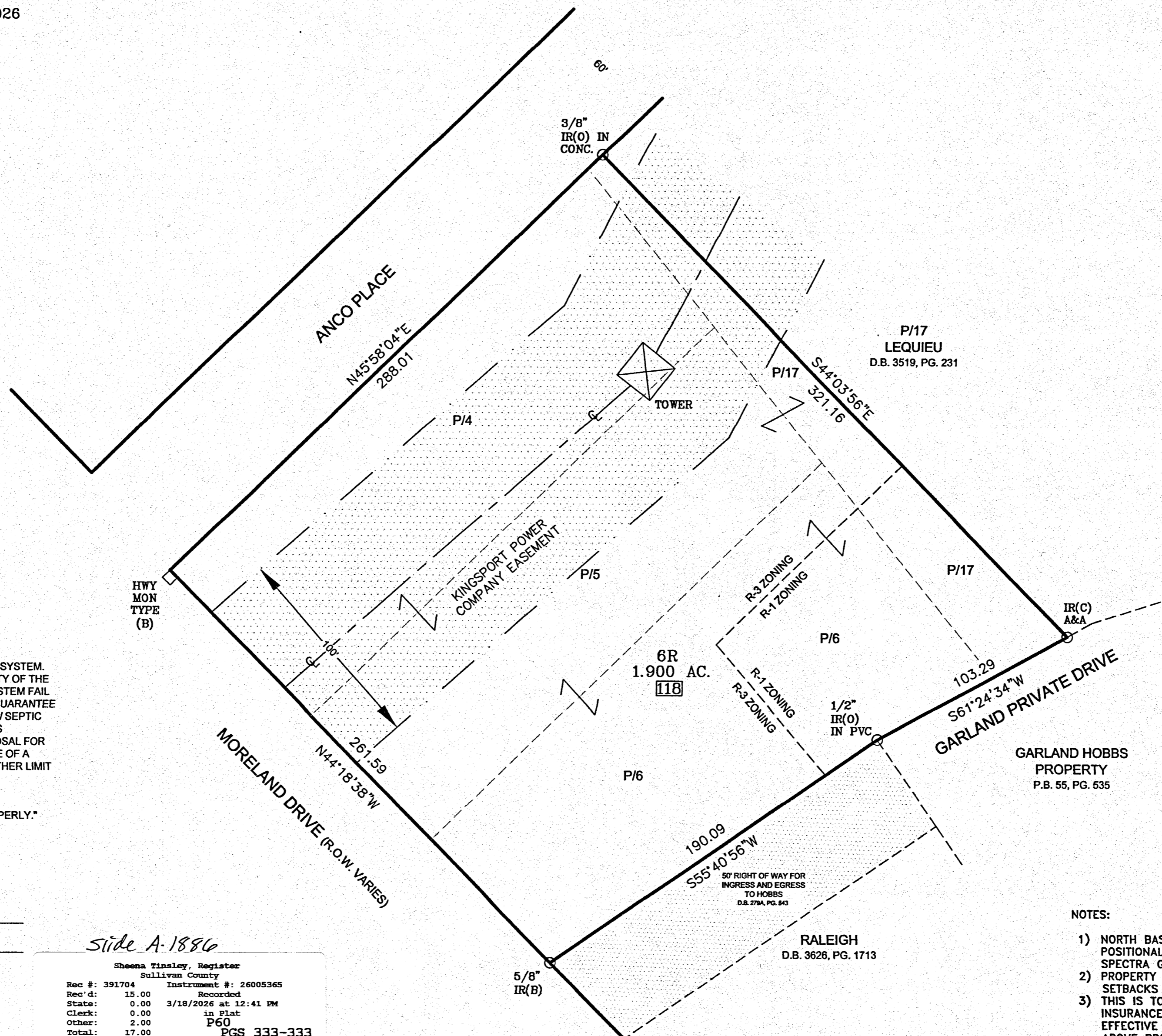
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 075, PART OF PARCEL 009.20
- 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. 3077, PG. 957
- 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.
- 10) THE REMAINING PARCEL IS GREATER THAN 5 ACRES.

| | |
|--|----------------------------|
| DIVISION OF THE CARBERRY PROPERTY | |
| KINGSPORT REGIONAL PLANNING COMMISSION | |
| TOTAL ACRES <u>1.085</u> | TOTAL LOTS <u>1</u> |
| OWNER: <u>CARBERRY</u> | DATE: <u>FEB 27, 2026</u> |
| CIVIL DISTRICT: <u>13TH</u> | SCALE: 1 INCH = <u>40'</u> |

| | | | | | | |
|---|---|--|--|---|--|---|
| <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 REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><i>Charles J. Wells</i> 2-27-26 TENNESSEE REGISTERED LAND SURVEYOR DATE</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 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>Cathy J. Carberry</i> DATE <i>Mickey C. Carberry</i> OWNER DATE</p> | <p>CERTIFICATION OF THE APPROVAL FOR #11 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p><i>Oliver</i> 3/13/26 SULLIVAN COUNTY DIRECTOR OF #11 ADDRESSING DATE</p> | <p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>SEE CERTIFICATION ABOVE</p> | <p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY:</p> <ol style="list-style-type: none"> 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. <p><i>Janette Sullivan</i> SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS OR AUTHORIZED AGENT DATE</p> | <p>CERTIFICATE OF THE APPROVAL OF 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 CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>17 MAR 26</i> KINGSPORT AUTHORIZING AGENT DATE</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 \$100,000.00 SHALL BE FILED WITH THE SULLIVAN COUNTY REGISTER TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>3/13/2026</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE</p> |
|---|---|--|--|---|--|---|



LOCATION MAP
N.T.S.



"LOT 6R CONTAINED A STRUCTURE UTILIZING 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 A DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM."

"I, CURRENT OWNER OF LOT 6R, AND STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY."

- LEGEND**
- IR(C) IRON ROD, CAP
 - IR(O) IRON ROD, OLD
 - IR(B) IRON ROD, BENT
 - HWY HIGHWAY
 - MON MONUMENT
 - A&A ALLEY AND ASSOCIATES
 - CONC CONCRETE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - N.T.S. NOT TO SCALE
 - PC. PAGE
 - AC. ACRES
 - 977 911 ADDRESS
 - ⊕ CENTERLINE

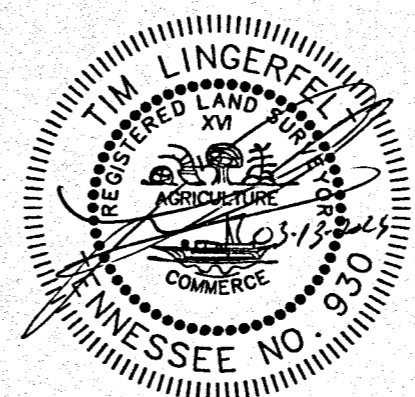
- NOTES:**
- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100. GPS POSITIONAL DATA WAS OBSERVED ON 02/05/2026 UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18
 - 2) PROPERTY IS ZONED R-1 & R-3 SETBACKS TO CURRENT ZONING REGULATIONS.
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 26-14119
 - 5) ACAD FILE 26-14119 RALEIGH.DWG
 - 6) TAX MAP 076, PARCELS 054.00 & 055.00
 - 7) REFERENCES: P.B. 6, PG 186 & D.B. 3626, PG. 1710
 - 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
 - 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 10) THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OF EXISTING EASEMENTS OR THE LOCATION OF EXISTING THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.

DATE 3-13 2026
 OWNER Gray Retail
 PRINT NAME Gray Retail

Sheena Tinsley, Register
 Sullivan County
 Rec #: 391704 Instrument #: 26005365
 Rec'd: 15.00 Recorded
 State: 0.00 3/18/2026 at 12:41 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 333-333

| | |
|--|---|
| <p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(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><u>Gray Retail</u> 3-13-26 OWNER DATE</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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><u>03-13</u> 20<u>26</u> DATE <u>[Signature]</u> REGISTERED SURVEYOR</p> |
|--|---|

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



| | | | | |
|--|---|---|--|--|
| <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><u>3-18</u> 20<u>26</u> DATE <u>[Signature]</u> 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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><u>17 MARCH</u> 20<u>26</u> DATE <u>[Signature]</u> KINGSFORT 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><u>3-18</u> 20<u>26</u> DATE <u>[Signature]</u> ENGINEER</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 KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE <u>20</u></p> <p>TRAFFIC ENGINEERING MANAGER</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 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 THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. 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 DEFAULT.</p> <p><u>3/18</u> 20<u>26</u> DATE <u>[Signature]</u> SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p> |
|--|---|---|--|--|

DESUBDIVISION OF PART OF LOTS 4, 5, 6, & 17

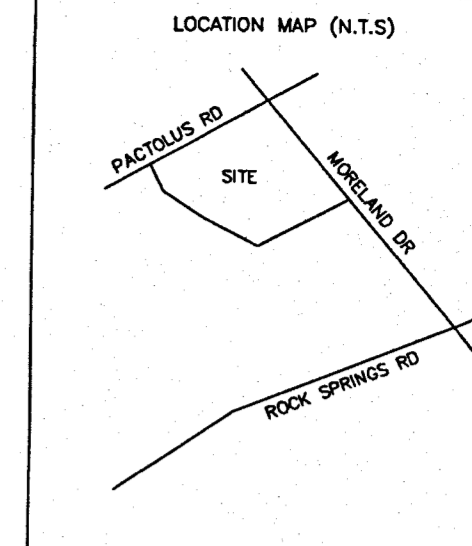
| | |
|---|---|
| KODAK HEIGHTS SUBDIVISION | |
| KINGSFORT REGIONAL PLANNING COMMISSION | |
| TOTAL ACRES | 1.900 |
| TOTAL LOTS | 1 |
| ACRES NEW ROAD | 0 |
| MILES NEW ROAD | 0 |
| OWNER | RALEIGH CIVL DISTRICT 13TH |
| SURVEYOR | ALLEY & ASSOCIATES, INC. CLOSURE ERROR .1:10000 |
| SCALE 1"=40' | |

DIVISION OF GROUNDWATER

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS RECORDED AND/OR UNRECORDED. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+ AS SHOWN HEREON.

Gregg McCoy TN REG NO 2817

DEED



McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 75°23'21" E | 25.36 |
| L2 | S 49°32'39" E | 59.70 |
| L3 | S 36°39'58" W | 10.17 |
| L4 | S 51°43'15" E | 73.28 |
| L5 | S 87°57'56" W | 83.66 |
| L6 | N 82°12'16" W | 69.74 |
| L7 | N 52°30'24" W | 86.01 |
| L8 | S 62°56'58" W | 21.11 |
| L9 | N 47°41'10" W | 45.11 |
| L10 | N 84°11'42" W | 17.50 |
| L11 | S 44°43'32" W | 14.76 |
| L12 | N 48°58'27" W | 43.01 |

IR(N)- IRON ROD NEW
IR(O)- IRON ROD OLD
CP- CALCULATED POINT
HWY MON- HIGHWAY MONUMENT

KINGSFORT UTILITY DISTRICT

THIS PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM MAP 47163G0235D DATED SEPTEMBER 29TH, 2006.

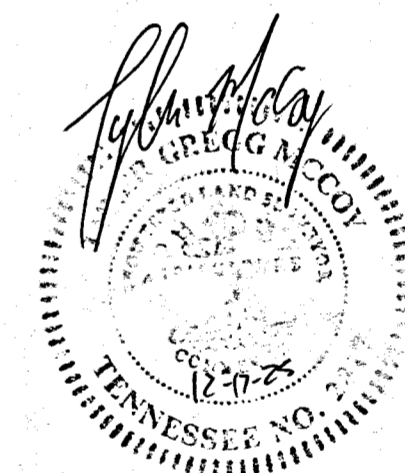
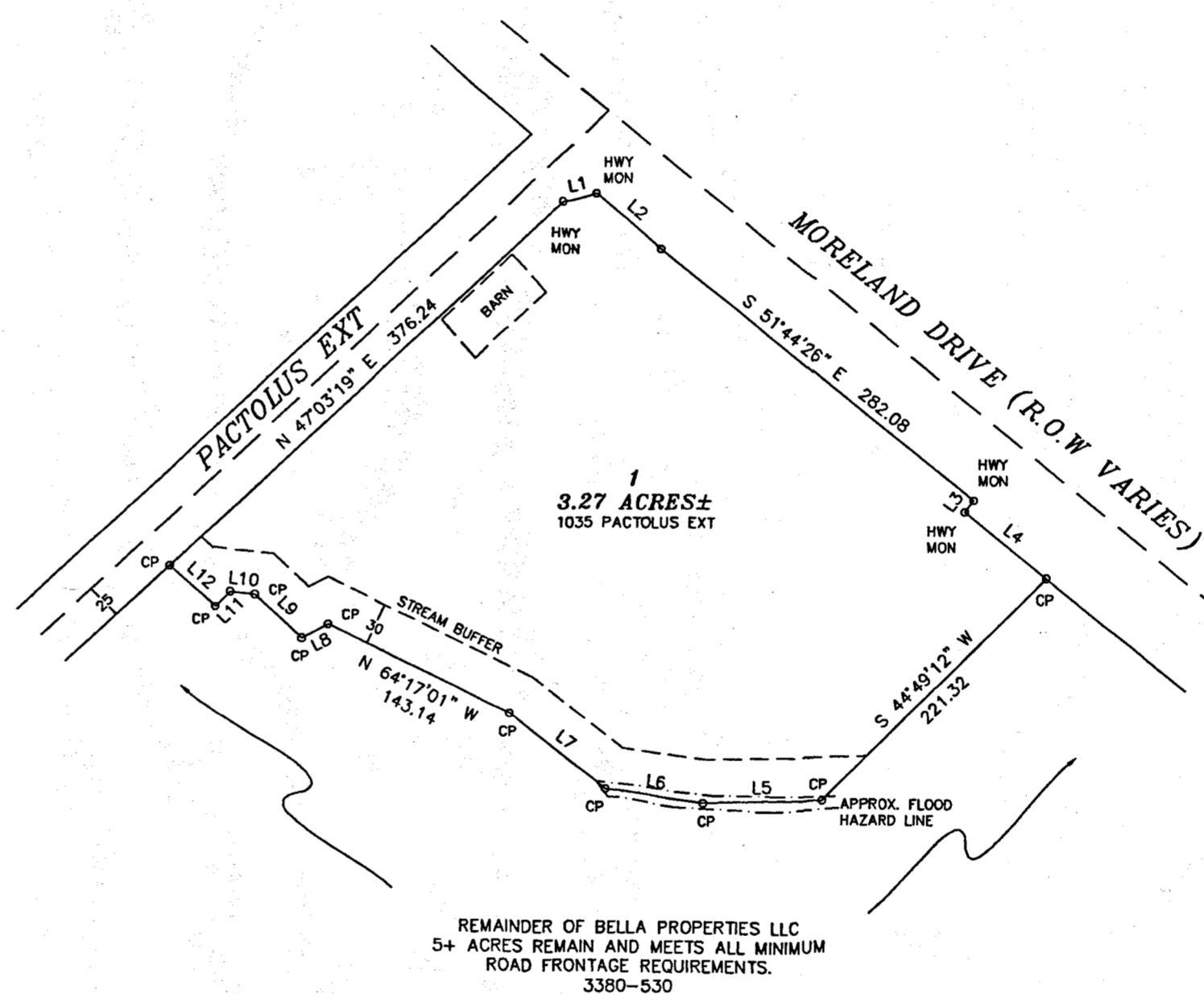
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

BUILDING SETBACKS ARE TO CONFORM TO THE CURRENT ZONING.

SUBJECT PROPERTY TAX MAP: 091 P/O PARCEL: 071.00

SUBJECT PROPERTY DEED REF: 3380-530

NOTATION OF EASEMENTS
THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5 FEET WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER EASEMENT 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.



CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Date 3-17 2026

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage disposal system 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 18 March 2026

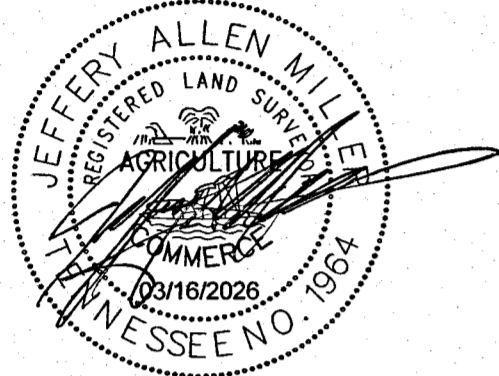


PUBLIC WATER IS NOT AVAILABLE TO THE SUBJECT PROPERTY AT THE TIME OF THIS SUBDIVISION.

Slide A-1886

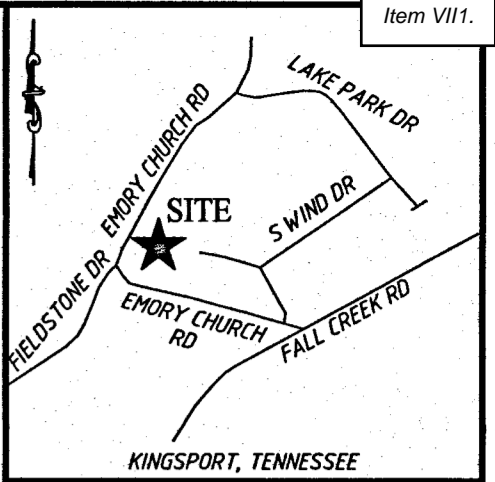
| | |
|--------------------------|------------------------|
| Sheena Tinsley, Register | |
| Sullivan County | |
| Rec #: 391705 | Instrument #: 26005366 |
| State: 15.00 | Recorded |
| Clerk: 0.00 | 3/18/2026 at 12:45 PM |
| Other: 2.00 | in Plat |
| Total: 17.00 | P60 |
| | PGS 334-334 |

| | | | | | |
|---|---|--|--|--|---|
| <p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Kingsport, Tennessee, with the exception of each variance, if any, as are noted in the minutes of the Kingsport Regional Planning Commission and that it has been approved for recording in the Office of the County 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>Date <u>3/18</u> 20<u>26</u></p> <p>Confirmed by the Kingsport Regional Planning Director</p> <p>Secretary of the Kingsport Regional Planning Commission</p> | <p>CERTIFICATE OF ACCURACY</p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown, to the specifications of the subdivision regulations.</p> <p>Date <u>12-17</u> 20<u>25</u></p> <p><i>Gregg McCoy</i> Tennessee Registered Land Surveyor</p> | <p>CERTIFICATION OF THE APPROVAL OF 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 local utility district, and are hereby approved as shown.</p> <p>Date _____ 20____</p> <p>Local Utility District Provider or His/Her Authorized Representative</p> | <p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I hereby certify (circle one): <input type="checkbox"/> (1) that streets have been installed in an acceptable manner and according to the specifications or <input checked="" type="checkbox"/> (2) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. Or <input type="checkbox"/> (3) Plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission</p> <p>Date <u>3-17</u> 20<u>26</u></p> <p>CIV. Engineer or Sullivan County Commissioner or Highway</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 I (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 space in public or private use as noted.</p> <p>Date <u>3-17</u> 20<u>26</u></p> <p>Owner <u>T. Sullivan & Son</u></p> | <p>DIVISION OF BELLA PROPERTIES LLC</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES= 3.27± TOTAL LOTS= 1</p> <p>ACRES NEW ROAD= -0- MILES NEW ROAD=-0-</p> <p>OWNER= BELLA PROPERTIES LLC CIVIL DISTRICT=13TH</p> <p>SURVEYOR= McCoy CLOSURE ERROR= 1-10000+</p> <p>SCALE= 1-100'</p> |
|---|---|--|--|--|---|

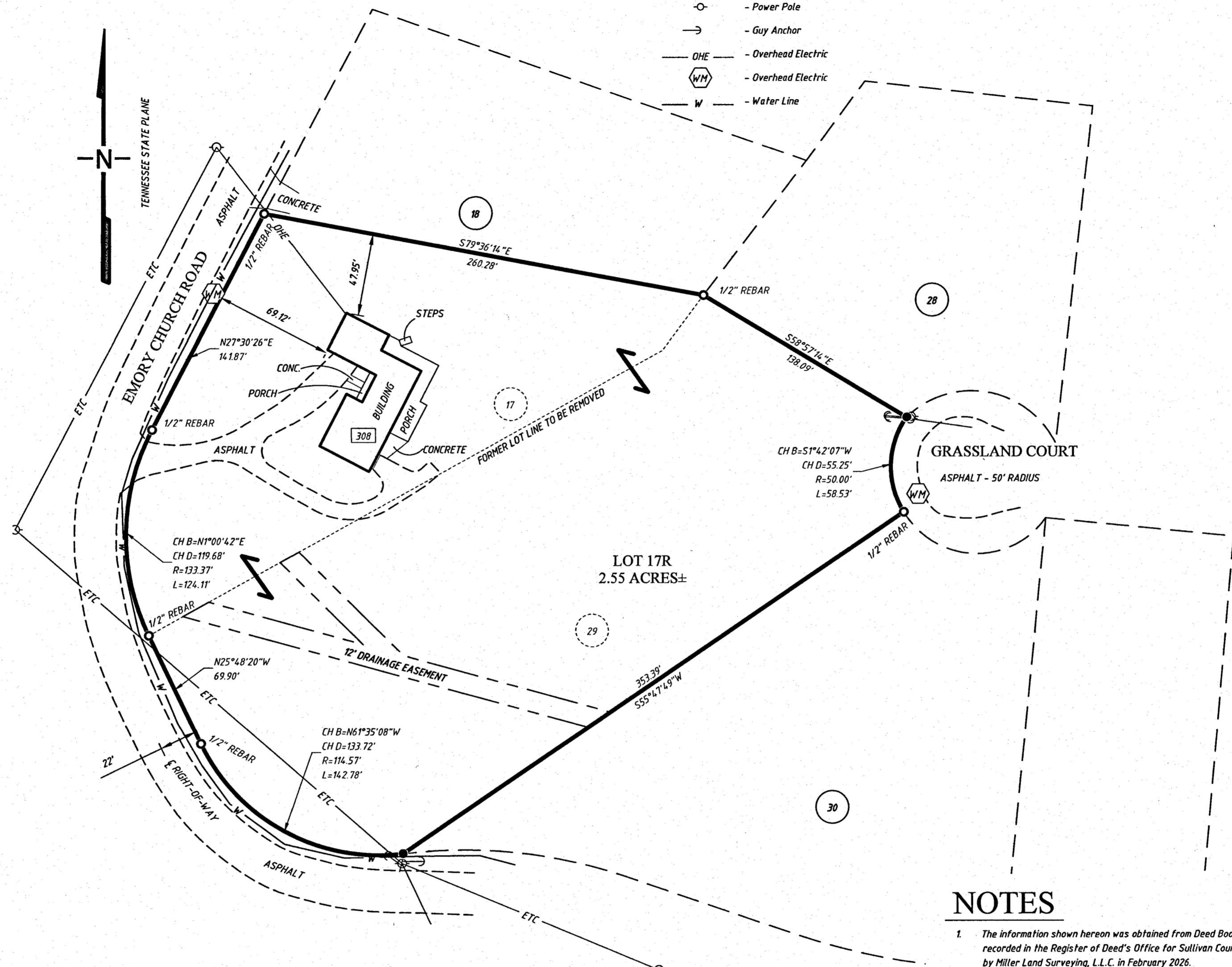


LEGEND

- - Rebar and Cap (New) WITH CAP STAMPED TN 1964 VA 2404
- - Property Corner & Type (Old)
- - Power Pole
- - Guy Anchor
- OHE — - Overhead Electric
- ⊗ - Overhead Electric
- W - Water Line



VICINITY MAP
NOT TO SCALE



CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

3-25-26
DATE

[Signature]
AUTHORIZED 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 MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

03/16/2026
DATE

[Signature] *[Signature]*
OWNER - SIGNATURE OWNER - SIGNATURE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEMS

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

27 MARCH 2026
DATE

[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS, OR

HEREBY CERTIFY: (1) THAT THE TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL LOTS LESS THAN ONE (1) ACRE AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

DATE

AUTHORIZED REPRESENTATIVE

Slide A-1889

Sheena Tinsley, Register
Sullivan County

| | |
|---------------|------------------------|
| Rec #: 392149 | Instrument #: 26005954 |
| Rec'd: 15.00 | Recorded |
| State: 0.00 | 3/27/2026 at 10:50 AM |
| Clerk: 0.00 | In Plat |
| Other: 2.00 | P60 |
| total: 17.00 | PGS 345-345 |

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, THE STATE OF TENNESSEE AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

03/16/2026
DATE

[Signature]
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

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

3-25-2026
DATE

[Signature] 5C4p
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE

AUTHORIZED REPRESENTATIVE OR

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

3/27/2026
DATE

SEC., KINGSPORT REG. PLANNING COMMISSION

NOTES

- The information shown hereon was obtained from Deed Book 3661, Page 940; Plat Book 14, Page 39; Plat Book 13, Page 22 as recorded in the Register of Deed's Office for Sullivan County, Tennessee; a survey Carter & Associates and a field survey by Miller Land Surveying, L.L.C. in February 2026.
- This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
- Setbacks shall conform to zoning. This property is zoned R-1. Setbacks are as follows: Front - 30', Side - 12' and Rear - 30'. Setback lines shall conform to zoning.
- This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0065D, dated September 29, 2006.
- No utility survey was performed.

| | |
|--|------------------------|
| LAKE PARK ESTATES (SEC. 3) REPLAT LOTS 17 + 29 | |
| KINGSPORT REGIONAL PLANNING COMMISSION | |
| TOTAL ACRES 2.55± | TOTAL LOTS 1 |
| ACRES NEW ROAD 0 | MILES NEW ROAD 0 |
| OWNER STEVE & GINGER ZAGAR | CIVIL DISTRICT 7TH |
| SURVEYOR JEFFERY A. MILLER | CLOSURE ERROR 1:10,000 |
| SCALE 1" = 50' 0 50' 100' 150' | |

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

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

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

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

LOT RESTRICTIONS:

Lot 1: Lot 1 is limited to a maximum of 3 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.

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

Environmental Scientist TN Division of Water Resources Date

Signature of Environmental Scientist and date 03/30/26

TDEC USE:

Slide A-1891

Table with 2 columns: Item, Value. Includes Sheena Tinsley, Registrar, Sullivan County, Rec # 392447, Instrument # 26006354, State: 15.00, Recorded: 4/1/2026 at 12:09 PM, Clerk: 0.00, In Plat: P60, Other: 2.00, Total: 17.00, PGS 355-355.

LEGEND

- Legend items: OLD/FOUND PROPERTY CORNER MONUMENT, NEW/SET PROPERTY CORNER MONUMENT, POINT NOT MONUMENTED, UTILITY POLE, CENTERLINE OF DITCH, OVERHEAD UTILITY LINES, EASEMENT LINES, APPROXIMATE ADJOINING PROPERTY BOUNDARY LINE, FENCE.

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.

Signature and date of owner: 3/17/2026

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 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.

Signature and date of County Road Commissioner: 3/30/2026

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

Date: 3-20-26, Signature of City G.I.S. Division or Sullivan County Director of 911 Addressing

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

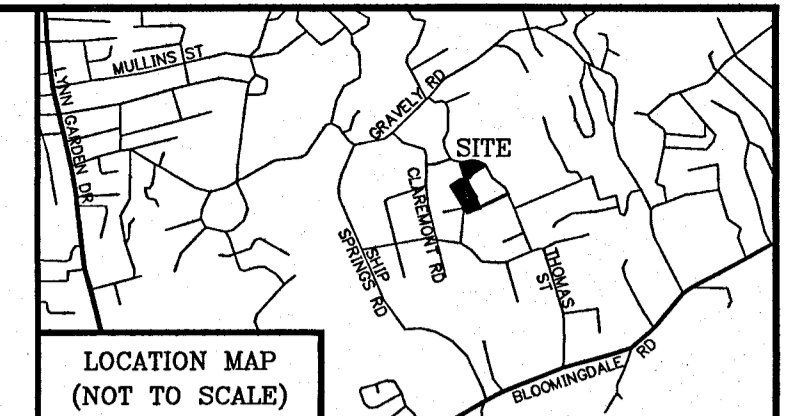
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.

Date: 3-20-26, Signature of Local Utility District Provider

CERTIFICATE OF APPROVAL FOR RECORDING

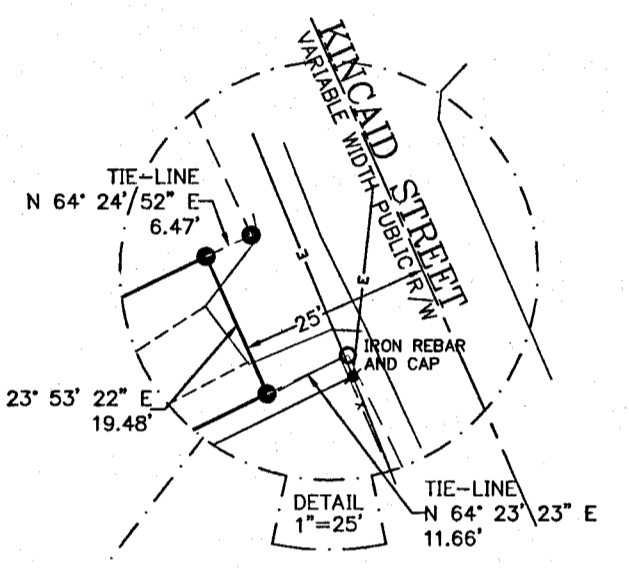
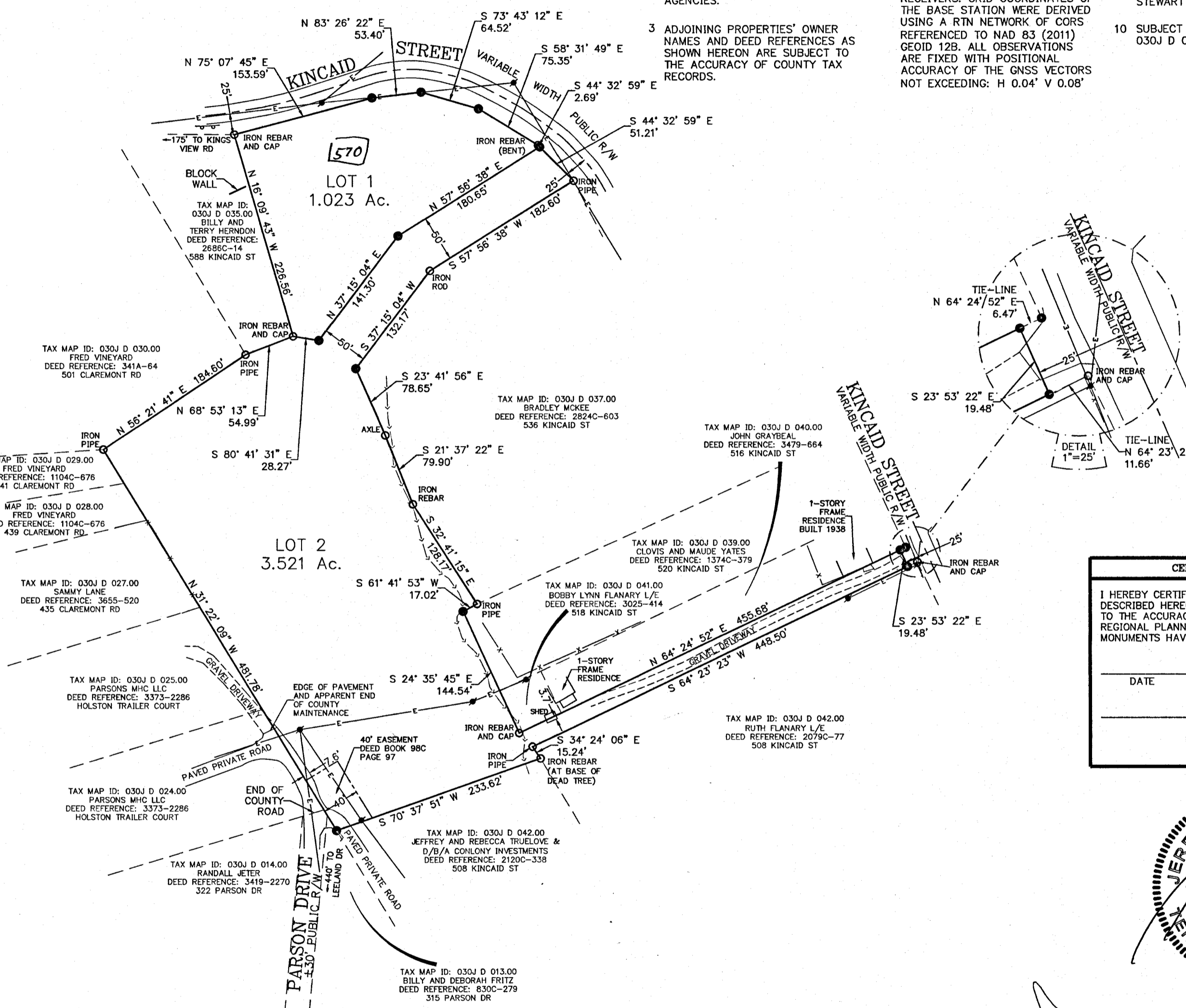
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE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

Date: 4/1/2026, Signature of Secretary of the City of Kingsport Planning Commission

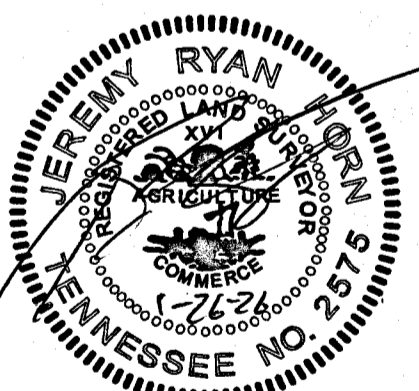


NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
4 FIELD SURVEY CONDUCTED ON DATE(S): 9-11-2025, 9-15-2025 AND 1-19-26
5 CAD FILE: 25093-S
6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ACCORDING TO FEMA FIRM NUMBER 47163C00350 WITH EFFECTIVE DATE OF 09-29-2006.
7 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'



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. DATE: 1-26-2026, Registered Surveyor Signature



RYAN HORN - LAND SURVEYOR, PO BOX 734, ERWIN, TN 37650, PHONE: (423) 646-3459

REVISED 1-26-26

Summary table for Kincaid Street Atay LLC Property Subdivision, Kingsport Regional Planning Commission. Includes total acres (4.544), total lots (4), owners (ATAY LLC), and scale (1"=100').



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: KEN WEEMS, AICP, PLANNING MANAGER

DATE: APRIL 10, 2026

SUBJECT: COMPREHENSIVE PLAN ADOPTION

Mr. Winston Mitchell from Consulting Company Kimley-Horn will join us for our regular meeting this Thursday. Winston will present the Kingsport Comprehensive Plan for adoption. A copy of the plan and associated slides will be available next week for review. Please note that an email notification will be sent once the materials are ready for review.

Winston is the same consultant that joined us in July of last year for the Comprehensive Plan update during our July 2025 Work Session.

RESOLUTION

ADOPTING THE CITY OF KINGSPORT COMPREHENSIVE PLAN

WHEREAS, the Kingsport Regional Planning Commission has determined that the existing Land Use Plan – 2030 requires updating to effectively guide future growth and development within the City; and

WHEREAS, the Commission recognizes that comprehensive land use planning is essential to ensure that the City develops in an orderly, efficient, and sustainable manner while preserving and enhancing the community’s quality of life; and

WHEREAS, the Planning Division conducted a robust and inclusive public engagement process, including a community workshop, open house, pop-up events, stakeholder and steering committee interviews, and extensive online outreach to gather meaningful public input; and

WHEREAS, a duly advertised public hearing was held on April 16, 2026, by the Kingsport Regional Planning Commission to consider adoption of the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED, that the Kingsport Regional Planning Commission hereby adopts the City of Kingsport Comprehensive Plan on April 16, 2026, to serve as the official policy guide for land use, growth, and development decisions within the City.

BE IT FURTHER RESOLVED, that this Comprehensive Plan shall replace the prior Land Use Plan – 2030 and shall inform future planning, policy-making, and investment decisions of the City.

Secretary
Kingsport Planning Commission

Date

Personally appeared by me, _____, a Notary Public in and for the State and County aforesaid, the within named Ken Weems, Secretary of the Kingsport Regional Planning Commission, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), an who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal in Sullivan County, Tennessee, this ____ day of _____ 2026.

My Commission Expires:_____

Notary Public