



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, July 17, 2025 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 June 16, 2025 Work Session Minutes
- [2.](#) Approval of the June 19, 2025 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Blakley Drive Rezoning (REZONE25-0149). 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 A-1. (McMurray)
- [2.](#) 5562 Highway 126 County Rezoning (REZONE25-0165). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County R-1 to County A-1 zone. (Cooper)

- [3.](#) Bancroft Chapel Annexation (ANNEX24-0278). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Bancroft Chapel Annexation to the Board of Mayor and Aldermen. (Weems)
- [4.](#) Brickyard Village Phase 1B Final Plat (PD25-0170). The Commission is requested to grant final plat approval for the Brickyard Village Phase 1B Final Plat. (Cooper)
- [5.](#) Brickyard Village Phase 1 Subdivision Bond (PD25-0170). The Commission is requested to accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1. (Cooper)
- [6.](#) Brickyard Village Phase 1A Letter of Credit Release (PD25-0170). The Commission is requested to release Edens Investment Inc., from their Irrevocable Letter of Credit for Brickyard Village Phase 1A and accept a new Subdivision Bond for Brickyard Village Phase 1. (Cooper)
- [7.](#) Fieldcrest Acres Phase 1 Irrevocable Letter of Credit (PD25-0125) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 1. (Cooper)
- [8.](#) Fieldcrest Acres Phase 1 Subdivision Bond (PD25-0125). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 1. (Cooper)
- [9.](#) Fieldcrest Acres Phase 1 Final Plat (PD25-0125) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 1. (Cooper)
- [10.](#) 1510 South Wilcox Dr. Zoning Development Plan (GATEWY25-0175). The Commission is requested to give zoning development plan approval for additions for the Eastman Credit Union Support Center. (Cooper)
- [11.](#) Former KATS Transit Garage & Transit Center Surplus (SURPLS25-0181). The Commission is requested to grant approval for the surplus request for the Former KATS Transit Garage & Transit Center parcels. (Cooper)
- [12.](#) Religious Assembly Zoning Text Amendment (ZTA25-0182). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. (Weems)

VII. OTHER BUSINESS

1. Conduct 2025 Officer Elections for Chairman and Vice Chairman

- [2.](#) Approved Subdivisions

VIII. ADJOURN

IX. 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.



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, June 16, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Anne Greenfield, Chip Millican, Candice Hilton, Gary Mayes

Members Absent: Sam Booher, Jason Snapp, Travis Patterson

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

Visitors: none

II. APPROVAL OF THE AGENDA

Staff stated that the applicant for items 7, 8, and 9 on the agenda wishes to not have the items considered this month. These items consist of Fieldcrest Phase 1 final and the two guarantee instruments associated with the final approval. Staff noted that the same applicant plans to do more work to lower the guarantee estimates prior to seeking approval in July 2025. Staff stated that the agenda would need to be amended at the start of the regular meeting to remove the items. No official action was taken.

III. APPROVAL OF MINUTES

1. Approval of the May 12, 2025 Work Session Minutes
2. Approval of the May 15, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. Sharon Duncan identified two typos. Staff stated that the corrected minutes would be presented Thursday evening at the regular meeting for approval. 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. 1624 Green Lake Drive County Rezoning (REZONE25-0136) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County B-3 zone to County R-1 zone. Staff presented the details of the item to the Commission and identified the location of the site. Staff noted that the rezoning request is completely surrounded by County R-1 zoning. Staff stated that the owners of the rezoning site wish to place a single family home on the property. Staff stated that both the city and county future land use plans call for single family home land use at the rezoning site. No official action was taken.
2. Tyson Lane Rezoning (REZONE25-0122). 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. Staff identified the rezoning site as being adjacent to the intersection of Tyson Lane and East Stone Drive. Staff noted that the reason for the rezoning request is to ultimately develop the rezoning site into a medical spa. Staff stated that the future land use plan designation for the rezoning area is retail/commercial. Staff drew attention to the site plan that accompanies the request, showing the driveway and proposed location of the building. No official action was taken.
3. Replat of Easley Estates- Section 3 Block E- Lots 24 & 25 (MINSUB24-0138): The Kingsport Regional Planning Commission is requested to grant final subdivision approval of the Replat of Easley Estates along with the accompanying water variance. Staff stated that this item concerns a combination of two parcels located at 325 Burning Trail. Staff stated that the owner has proposed a well for water service to the lots since there is no public water available. The owner of the property checked with City Water Services about extending public water to the site, but found the cost to be more than well service. Staff recommended variance approval due to the lack of financially realistic options. No official action was taken.

4. The Arbor Phase 2 Sewer Line Easement Abandonment (VACATE25-0116). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for the Arbor Phase 2 development. Staff identified the location of the request, which resides along Riverbend Drive. Staff stated that the developer of Arbor Phase 2 is currently constructing a bypass of the existing sewer line so that it can be moved for development. Staff noted that once a recommendation is made, that it will only go forward to the Board of Mayor and Aldermen once the new sewer line is approved and working. No official action was taken.
5. 1224 Stewball Circle Preliminary Zoning Development Plan (COMDEV25-0123) The Commission is requested to grant preliminary zoning development plan approval for a new Taco Bell. Staff identified the location of the request along Stewball Circle. Staff commented that this site is zoned B-4P and is also in the Gateway Overlay District. Staff noted that the new restaurant was able to fit on a rather small parcel of land without the need for a variance to zoning. Staff stated that the proposal conforms to both base zoning and Gateway regulations. No official action was taken.
6. 2021 Meadowview Lane Zoning Development Plan (COMDEV25-0142) The Commission is requested to grant zoning development plan approval for the expansion of the Eastman Credit Union at Meadowview's parking lot. Staff noted that the site resides in the BC, Business Conference District. Staff noted that the parking lot expansion was initially planned years ago when the parking lot was built. Staff stated that current needs prompted the owner of the site to expand the parking lot. Staff noted that the proposal received landscaping approval from the landscaping specialist and that the proposal also meets Gateway Review standards. No official action was taken.

VII. OTHER BUSINESS

1. Establish Nominating Committee for July 2025 Officer Elections. Staff noted that Chairman Duncan will have the option to appoint a nominating committee or to have nominations made from the floor for the July election. No official action was taken.
2. 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, June 19, 2025 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, Jason Snapp, Anne Greenfield, Candice Hilton, Gary Mayes, Sam Booher

Members Absent: Chip Millican, Tim Lorimer, Travis Patterson

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

Visitors: Chris Willis, Stacey Andis Quillen, David Byerly, Brenda Byerly, Veronica Maupin, Ronald Atkinson

II. APPROVAL OF THE AGENDA

Staff stated that the applicant for items 7, 8, and 9 on the agenda wishes to not have the items considered this evening. These items consist of Fieldcrest Phase 1 final and the two guarantee instruments associated with the final approval. Staff noted that the same applicant plans to do more work to lower the guarantee estimates prior to seeking approval in July 2025. A motion was made by Sam Booher, seconded by Anne Greenfield, to approve the agenda as amended. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the May 12, 2025 Work Session Minutes
2. Approval of the May 15, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Sam Booher, seconded by Jason Snapp, to approve the minutes of the May 12, 2025 work session and the May 15, 2025 regular meeting. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1624 Green Lake Drive County Rezoning (REZONE25-0136) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the County B-3 zone to the County R-1 zone. Staff presented the details of the item to the Commission and identified the location of the site. Staff noted that the rezoning request is completely surrounded by County R-1 zoning. Staff stated that the owners of the rezoning site wish to place a single family home on the property. Staff stated that both the city and county future land use plans call for single family home land use at the rezoning site. Staff noted that it was very easy to recommend removal of this small patch of B-3 zone away from all the existing single family zone. David Byerly, the property owner of the rezoning site, spoke in favor of the request. A motion was made by Anne Greenfield, seconded by Candice Hilton, to send a positive recommendation to the Sullivan County Commission in support of the rezoning request. The motion passed unanimously, 6-0.
2. Tyson Lane Rezoning (REZONE25-0122). 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. Staff identified the rezoning site as being adjacent to the intersection of Tyson Lane and East Stone Drive. Staff noted that the reason for the rezoning request is to ultimately develop the rezoning site into a medical spa. Staff stated that the future land use plan designation for the rezoning area is retail/commercial. Staff drew attention to the site plan that accompanies the request, showing the driveway and proposed location of the building. Ronald Atkinson spoke about the request, asking where the driveway connection would be. Staff answered that the driveway connection is shown on the submitted site plan as being as close as possible to E. Stone Drive. A motion was made by Sam Booher, seconded by Jason Snapp, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to rezone the property. The motion passed unanimously, 6-0.

3. Replat of Easley Estates- Section 3 Block E- Lots 24 & 25 (MINSUB24-0138): The Kingsport Regional Planning Commission is requested to grant final subdivision approval of the Replat of Easley Estates along with the accompanying water variance. Staff stated that this item concerns a combination of two parcels located at 325 Burning Trail. Staff stated that the owner has proposed a well for water service to the lots since there is no public water available. The owner of the property checked with City Water Services about extending public water to the site, but found the cost to be more than well service. Staff recommended variance approval due to the lack of financially realistic options. A motion was made by Gary Mayes, seconded by Anne Greenfield, to grant final subdivision approval along with the accompanying variance to public water availability. The motion passed unanimously, 6-0.
4. The Arbor Phase 2 Sewer Line Easement Abandonment (VACATE25-0116). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for the Arbor Phase 2 development. Staff identified the location of the request, which resides along Riverbend Drive. Staff stated that the developer of Arbor Phase 2 is currently constructing a bypass of the existing sewer line so that it can be moved for development. Staff noted that once a recommendation is made, it will only go forward to the Board of Mayor and Aldermen once the new sewer line is approved and working. A motion was made by Gary Mayes, seconded by Anne Greenfield, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
5. 1224 Stewball Circle Preliminary Zoning Development Plan (COMDEV25-0123) The Commission is requested to grant preliminary zoning development plan approval for a new Taco Bell. Staff identified the location of the request along Stewball Circle. Staff commented that this site is zoned B-4P and is also in the Gateway Overlay District. Staff noted that the new restaurant was able to fit on a rather small parcel of land without the need for a variance to zoning. Staff stated that the proposal conforms to both base zoning and Gateway regulations. A motion was made by Gary Mayes, seconded by Jason Snapp, to grant preliminary zoning development plan approval. The motion passed unanimously, 6-0.
6. 2021 Meadowview Lane Zoning Development Plan (COMDEV25-0142) The Commission is requested to grant zoning development plan approval for the expansion of the Eastman Credit Union at Meadowview's parking lot. Staff noted that the site resides in the BC, Business Conference District. Staff noted that the parking lot expansion was initially planned years ago when the parking lot was built. Staff stated that current needs prompted the owner of the site to expand the parking lot. Staff noted that the proposal received landscaping approval from the landscaping specialist and that the proposal also meets Gateway Review standards. A

motion was made by Anne Greenfield, seconded by Jason Snapp, to grant zoning development plan approval. The motion passed 5-0-1, with Sam Booher abstaining from the item and vote.

VII. OTHER BUSINESS

1. Establish Nominating Committee for July 2025 Officer Elections. Chairman Duncan stated that nominations for Chairman and Vice Chairman would be made from the floor and that a nominating committee would not be identified as a result.
2. 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.

Chairman Duncan opened the public comment session. No public comment was received.

IX. ADJOURN

With no further business to conduct, the meeting adjourned at 6:09p.m.

Respectfully submitted,

Ken Weems, AICP
Planning Manager

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0149

Blakley Road Rezoning

Property Information			
Address		Blakley Road	
Tax Map, Group, Parcel		Tax Map 105 Parcel 002.04 & Parcel 002.20	
Civil District		13	
Overlay District		N/A	
Land Use Designation		Single-family	
Acres		Rezone Site 8.32 acres +/-	
Existing Use	Vacant	Existing Zoning	R-1B
Proposed Use	Private Recreation	Proposed Zoning	A-1
Owner /Applicant Information			
Name: Jennifer Helton Address: 302 Blakley Drive City: Kingsport State: TN Zip Code: 37664 Phone Number: (423)579-8886		Intent: <i>To rezone from R-1B (Residential District) to A-1 (Agricultural District) to facilitate development a new private recreation area.</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 proposed zoning is compatible with the adjacent R-1B district, as it also permits single-family residences, consistent with the current zoning.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <i>The rezoning site is currently vacant.</i> <i>Water and sewer available at the rezoning site.</i> <i>The private recreation area is not expected to generate more than 750 trips per day, however the Traffic department reserves the right to request trip generation and/or traffic impact study for development.</i> <i>If the rezoning is approved, the property could be used as a private recreation area; however, a Special Exception must still be granted by the Board of Zoning Appeals before the use can begin.</i> <i>The development review team is supportive of the request.</i> 			
Planner:	Jessica McMurray	Date:	June 23, 2025
Planning Commission Action		Meeting Date:	July 17, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0149

PROPERTY INFORMATION

ADDRESS	Parcel 002.04 & Parcel 002.20
DISTRICT	13
OVERLAY DISTRICT	Gateway; n/a in A-1 zone
EXISTING ZONING	R-1B
PROPOSED ZONING	A-1 (Agricultural District)
ACRES	Rezone Site 8.32 acres +/-
EXISTING USE	vacant
PROPOSED USE	Private Recreation Area

PETITIONER**ADDRESS** 302 Blakley Drive, Kingsport, TN 37664**REPRESENTATIVE****PHONE** (423)579-8886**INTENT**

To rezone from R-1B (Residential District) to A-1 (Agricultural District) to facilitate development a new private recreation area.

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0149

Vicinity Map

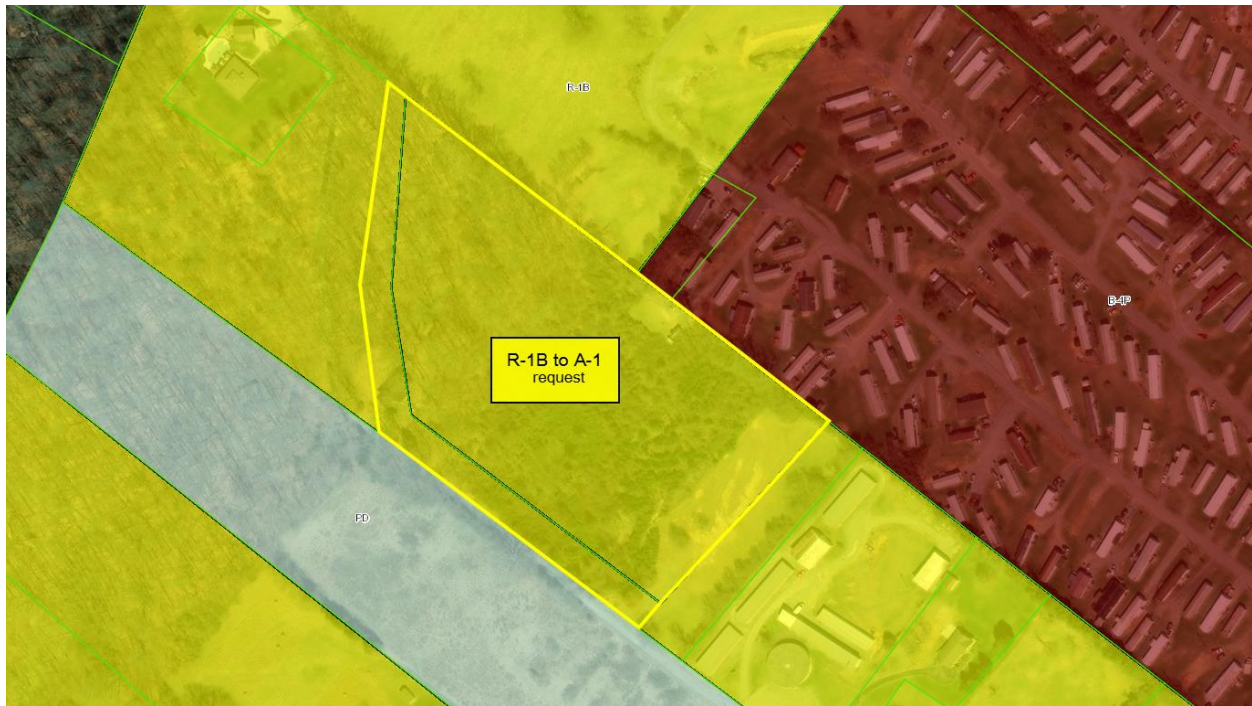


Rezoning Report

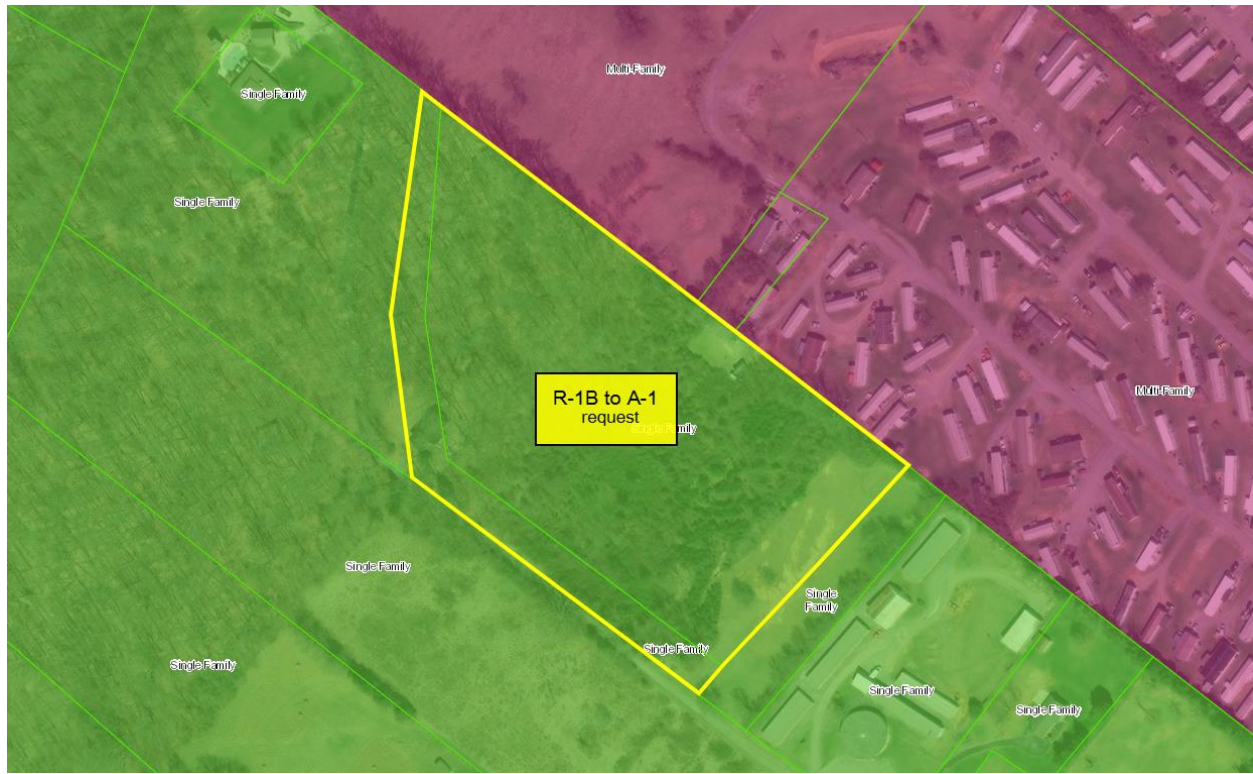
Kingsport Regional Planning Commission

File Number REZONE25-0149

Surrounding City Zoning Map



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0149**
Future Land Use Plan 2030

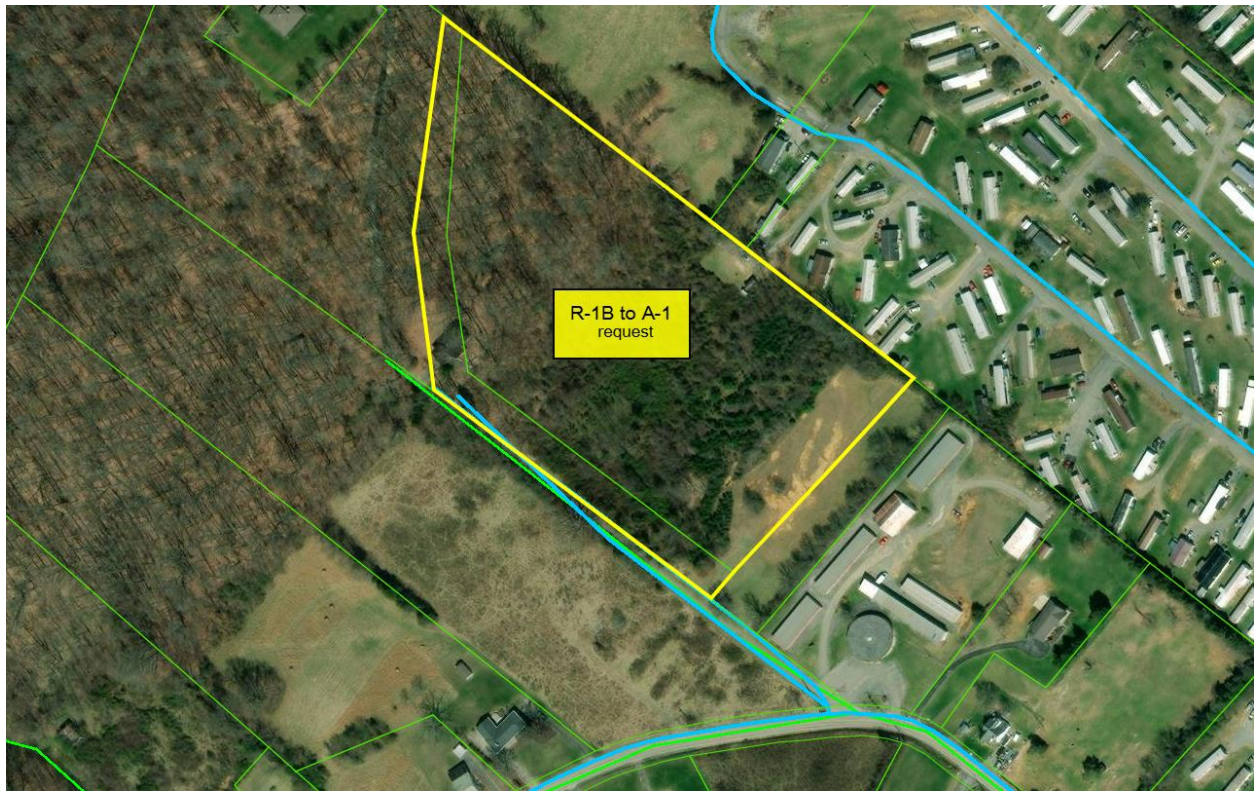


Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0149

Aerial



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0149

View from Site Facing East



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0149

View of Site Facing Southeast



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0149

View Facing Blakley Dr. (South)



View from Driveway off Blakley Drive Facing North



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0149

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1B</u> Use: Single Family	
East	2	<u>Zone: City B-4P</u> Use: Mobile Home Park	
South	3	<u>Zone: City R-1B</u> Use: Self Storage	
West	4	<u>Zone: City PD</u> Use: Vacant	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0149

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 rezoning to A-1 for a private recreation area is suitable in view of the surrounding land uses. While the current zoning (R-1B) is intended for low-density residential development, the adjacent and nearby properties primarily consist of large-lot residential and undeveloped land, making a private recreation use compatible with the area's character.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No, the proposed rezoning is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The private recreation use under the A-1 zoning designation is low-impact and will not introduce significant noise, traffic, or visual disruption. Because the site will not be used for high-intensity activities, the residential character of the surrounding area will be preserved.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes, the property does have a reasonable economic use under its current R-1B zoning, which permits single-family residential development. However, the proposed rezoning to A-1 would allow for a more appropriate and intentional use of the land as a private recreation area, which may not be feasible or consistent under the existing zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** While the proposal does not strictly conform to the 2030 Land Use Plan, it is generally consistent with the plan's intent to maintain low-density, single-family residential character in the area. Both the current R-1B zoning and the proposed A-1 zoning permit single-family housing, and the proposed private recreation use under A-1 is low-impact and compatible with surrounding land uses.

Proposed use: Private Recreation Area

The Future Land Use Plan Map recommends single-family.

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, there are existing conditions that support approval of the rezoning. The property is located in an area characterized by low-density

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0149**

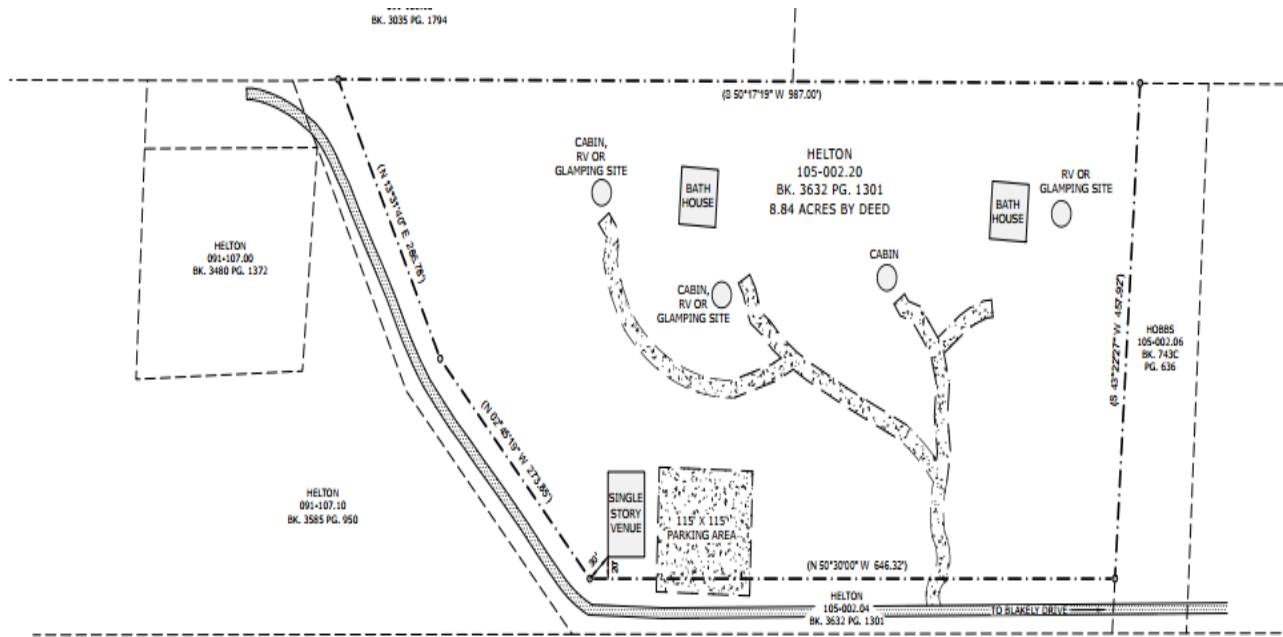
development and substantial open space, making it well-suited for a private recreation use. The proposed A-1 zoning would allow the property to remain largely undeveloped, preserving its natural character while enabling a use that benefits the landowner without negatively impacting the surrounding area.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0149

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

CONCLUSION

Staff recommends sending a positive recommendation to rezone from the R-1B zone to the A-1 zone, citing the site's compatibility with adjacent zoning districts.

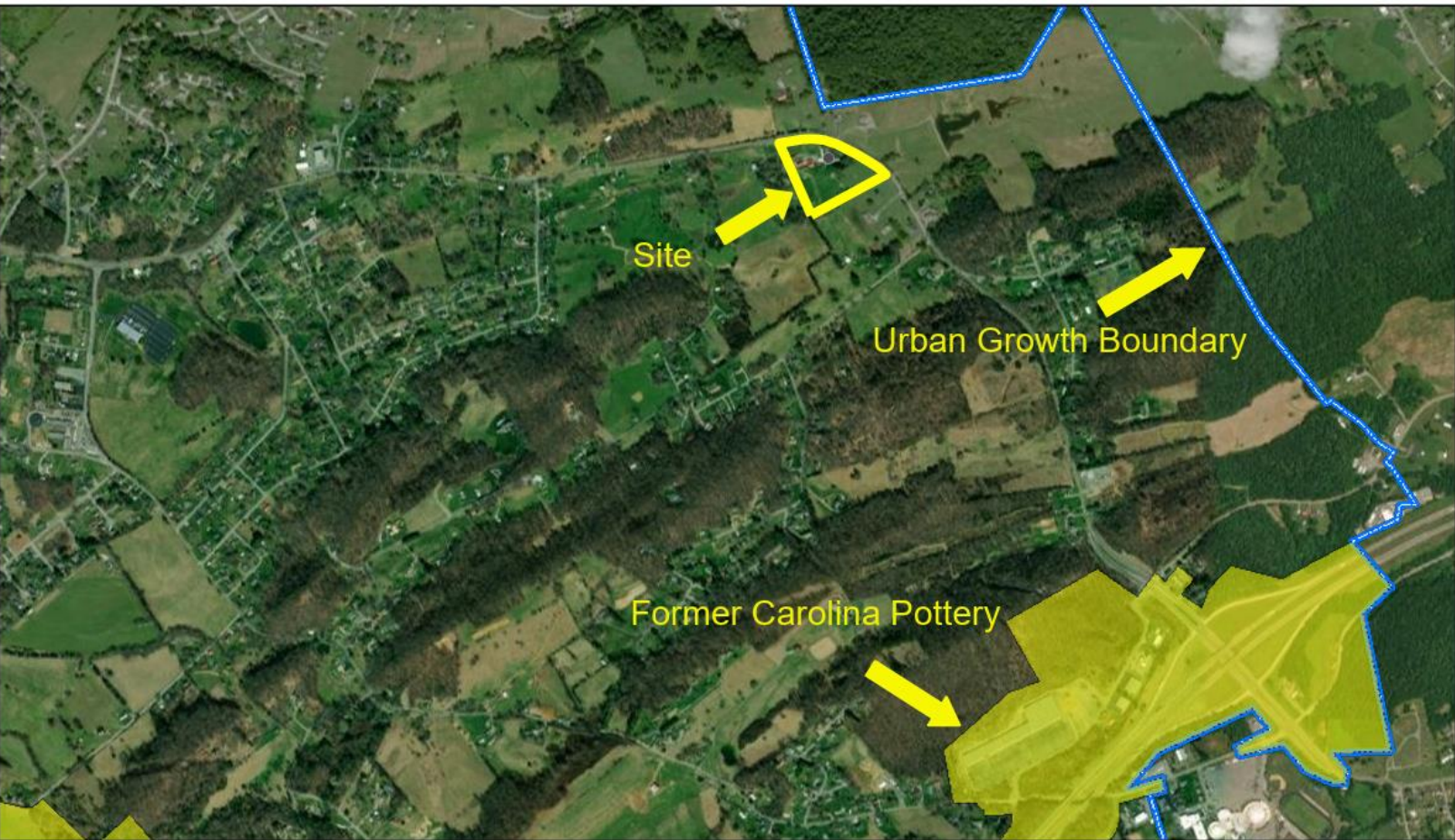
Property Information	5562 Highway 126 County Rezoning		
Address	5562 Highway 126 Kingsport, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 029.00		
Civil District	7 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 9.18		
Existing Use	Residential/Agriculture	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: J Mark & Wendy L. Bowery Address: 5562 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-446-0227		Intent: <i>To rezone from county R-1 to A-1 for the purposes of matching the existing primary use of the property.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> • The zoning change is compatible with the surrounding zoning. • The zoning change will appropriately match the areas existing land use. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5562 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 7/17/2025	
Planning Commission Action		Meeting Date	7/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code

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

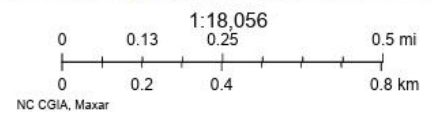
3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

5562 Highway 126 Vicinity Map



6/20/2025, 2:26:09 PM

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



Web AppBuilder for ArcGIS

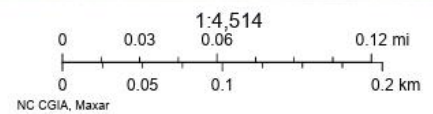
5562 Highway 126 Site Map



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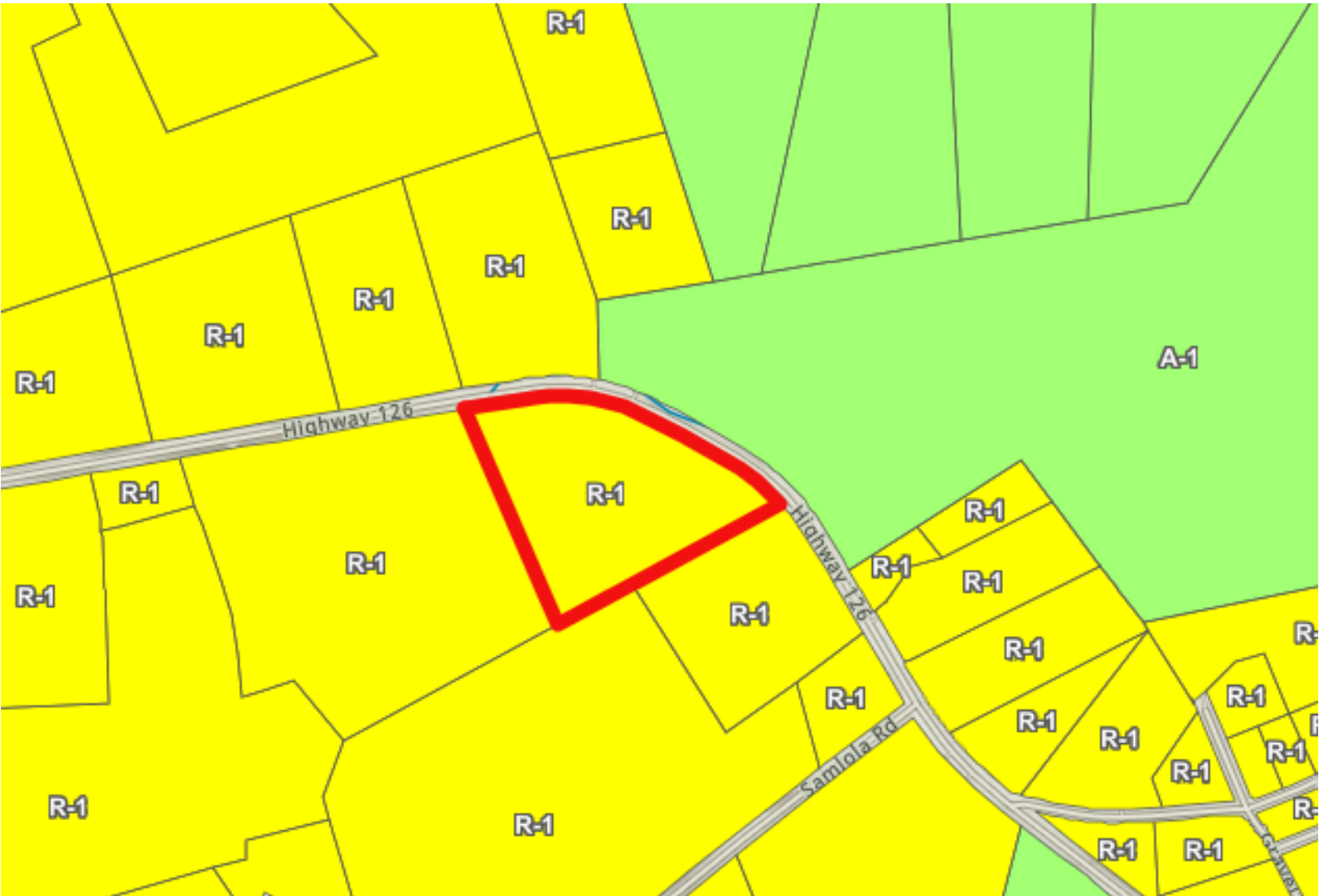
Sullivan County Parcels Jan 2023

- | | | | |
|------------|------------------|-----------------------|-----------------|
| Parcels | Major Arterial | Private Street | MT CARMEL |
| Streets | Minor Arterial | Ramp | CHURCH HILL |
| Interstate | Collector Street | Urban Growth Boundary | JOHNSON CITY |
| Expressway | Local Street | Municipal Boundary | Kpt 911 Address |
| | | KINGSPORT | |



Web AppBuilder for ArcGIS

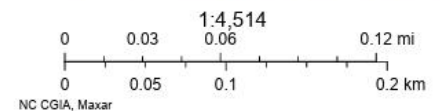
5562 Highway 126 Sullivan County Zoning Map



5562 Highway 126 Future Land Use

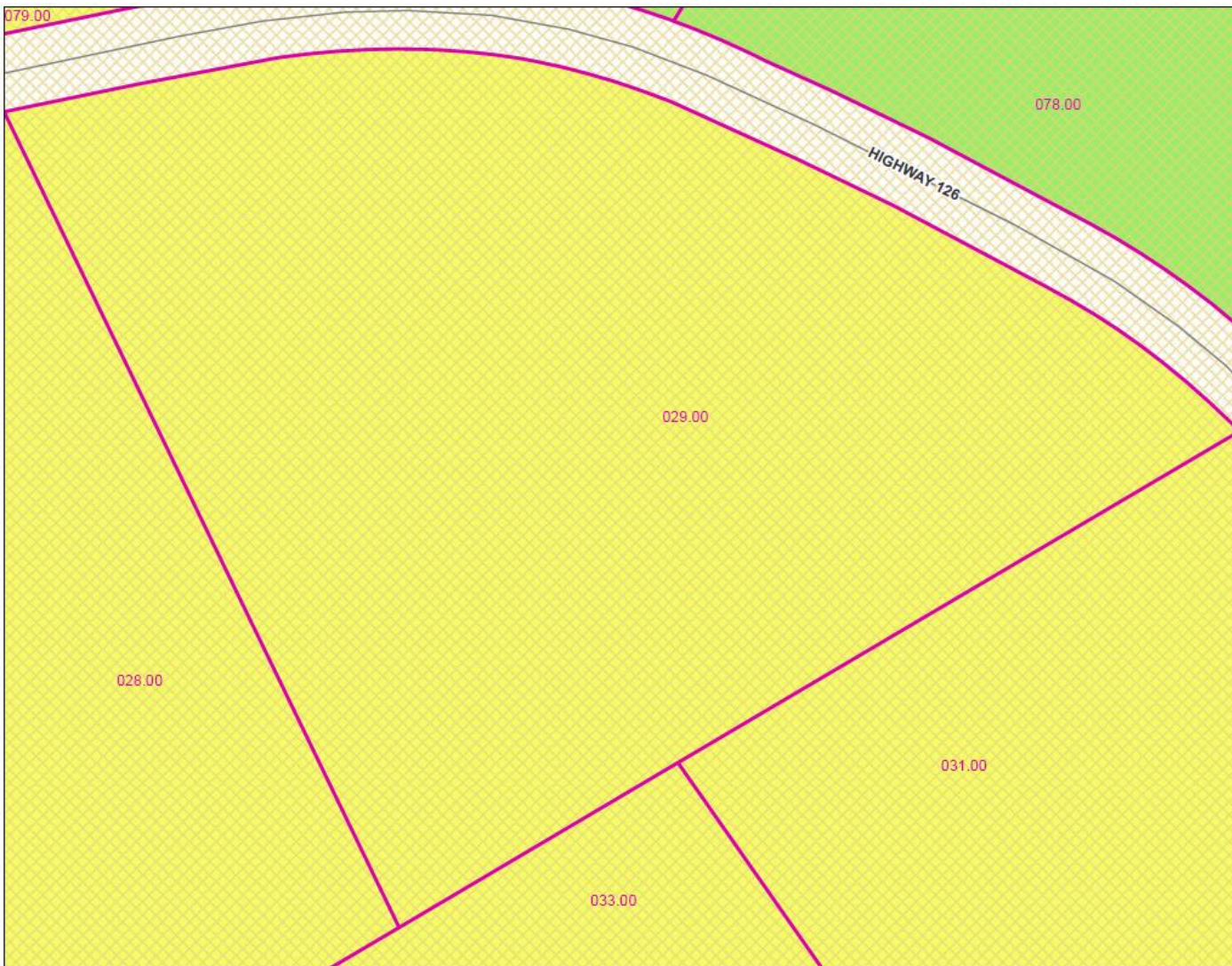


6/20/2025, 2:42:44 PM



Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Address Data Source:
Sullivan County: Sull Co 911
Kingsport: Kpt GIS
Johnson City: JC GIS
Bristol: Bristol 911

Notice:
A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

County Line
 Parcel Numbers
 Parcel Lines
 Kingsport UGB
Land Use Plan: 2006-2026
 Ag / Single Fam
 Res
 Low Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 110



Northern Property View



Eastern Property View



Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors 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?** The proposal will permit a use suitable to the area due to the property's proximity to other county A-1 zoning areas and the property's compatibility with the other county R-1 zones.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans permit the rezoning to take place.

Proposed use: County, A-1 (General Agriculture/Estate Residential District)

The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the property aligns with other county A-1 zoning areas within close proximity to the property.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?**
The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5562 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.

Bancroft Chapel Annexation Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 119 police officers and approximately 43 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 363 mandatory and 54 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo approximately 500 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo approximately 696 hours of field officer training where they will work and be trained by designated training officers.
- E. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs and drug education/awareness programs to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- F. The Kingsport Police Department currently maintains an approximate 3 minute and 7 second average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury. We provide advanced life support (paramedics) for victims until ambulance service arrives for transport.

3. Water

The annexation area is served with public water by Bloomingdale Utility.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be installed and extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 100 sewer lift stations and approximately 550 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.
- E. The wastewater treatment plant is staffed with State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and access to recycling centers will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that residents can use for a fee. That landfill is supervised by a SWANA certified Manager of Landfill Operations. This supervisor also holds other certifications from SWANA and TDEC.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of any future streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation and once constructed and accepted by the City. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing on future City streets will begin on the operative date of annexation and once constructed and accepted on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Future streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance on any future city streets will also be provided on the effective date of annexation and once constructed and accepted. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. **Street Lighting**

At the request of the annexation area owner/applicant, no street lights will be installed along Bancroft Chapel Road.

10. **Zoning Services**

- A. The area will be zoned City of Kingsport R-1C (Residential District)
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.
- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.

- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A free safety inspection of plumbing vents will be required at the time sewer connections are made to make sure that proper protection is available to prevent sewer gas from entering houses.

13. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

14. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

15. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

16. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

17. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

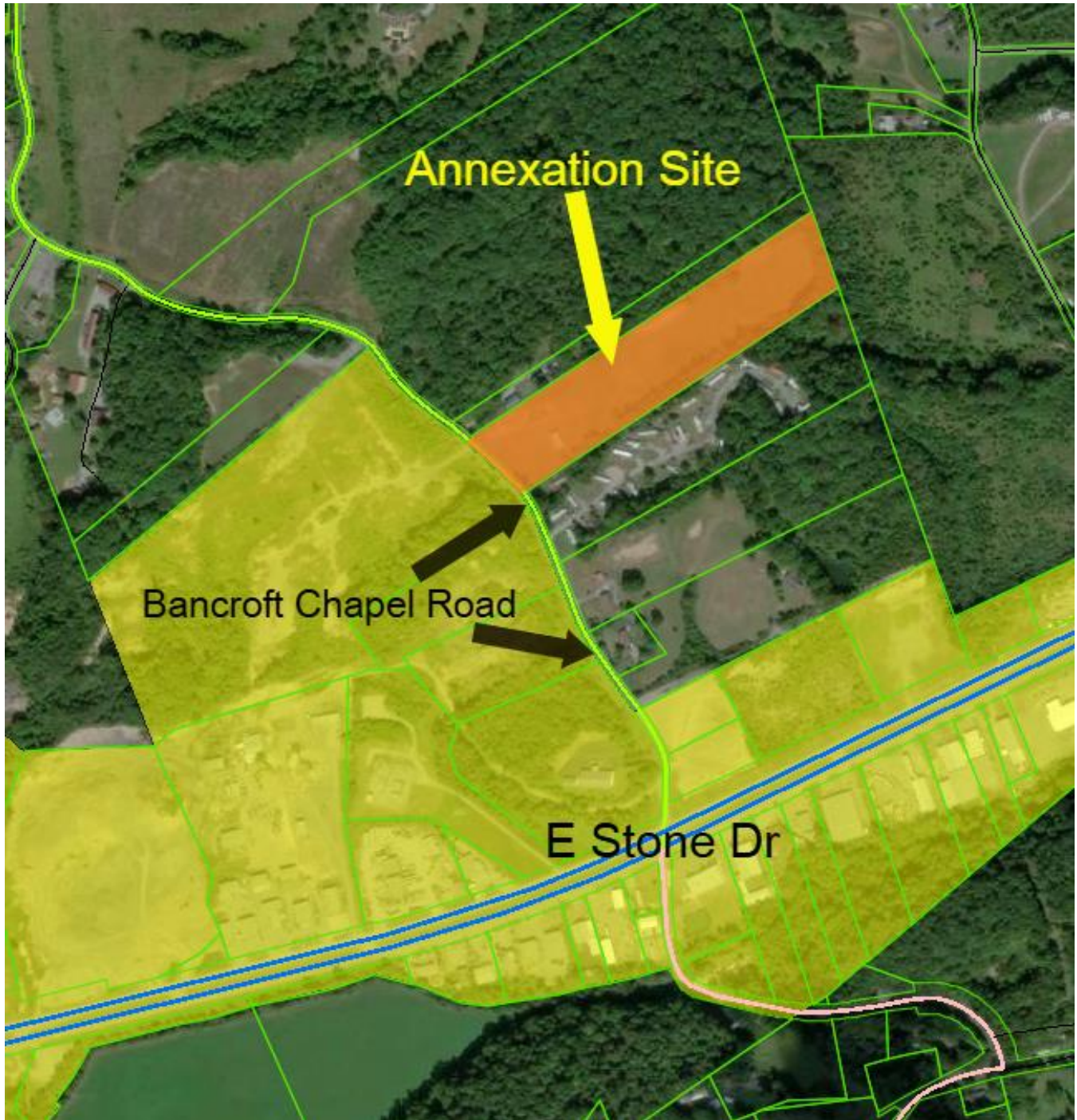
Kingsport Regional Planning Commission

Annexation Report

File Number ANNEX24-0278

Property Information	Bancroft Chapel Annexation		
Address	226 Bancroft Chapel Road		
Tax Map, Group, Parcel	a portion of Tax Map 032, Parcel 149.00		
Civil District	10 th		
Overlay District	None		
Land Use Plan Designation	Multi-Family		
Acres	10 +/-		
Existing Use	Vacant with existing storage building	Existing Zoning	County R-1
Proposed Use	Single Family	Proposed Zoning	R-1C
Owner Information		Owner Information	
Name: Michael Bare Address: PO Box 3821 City: Kingsport State: TN Zip Code: 37664 Email: Mike@BDM-Construction.com Phone Number: 423-930-3150			
Planning Department Recommendation			
<p>RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA</p> <p>The Kingsport Planning Division recommends approval for the following reasons:</p> <ul style="list-style-type: none"> • The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner. • It is reasonably necessary for the welfare of the residents and property owners of the affected territory. • The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area. • Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services. • It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. <p>Staff Field Notes and General Comments: This is a property owner-requested annexation of approximately 10 acres into the city to be developed for single family residential use. The owner/developer of the property desires to build a 44 lot, single family subdivision on the property. The annexation area includes the 10 acres of private property (226 Bancroft Chapel Rd) as well as approximately 300 feet of Bancroft Chapel Road. Water is adequate to serve the development and is served at this site by Bloomingdale Utility. Sanitary sewer does not currently serve the site and must be extended approximately 1,300 feet from the vicinity of E Stone Drive. City Water Services has estimated the cost of the extension to be approximately \$375,000. Water Services and Planning Staff are working with the City Attorney to draft a developer's agreement to ensure an appropriate rate of return for the sanitary sewer fund.</p>			
Planner:	Ken Weems	Date:	July 1, 2025
Planning Commission Action		Meeting Date:	July 17, 2025

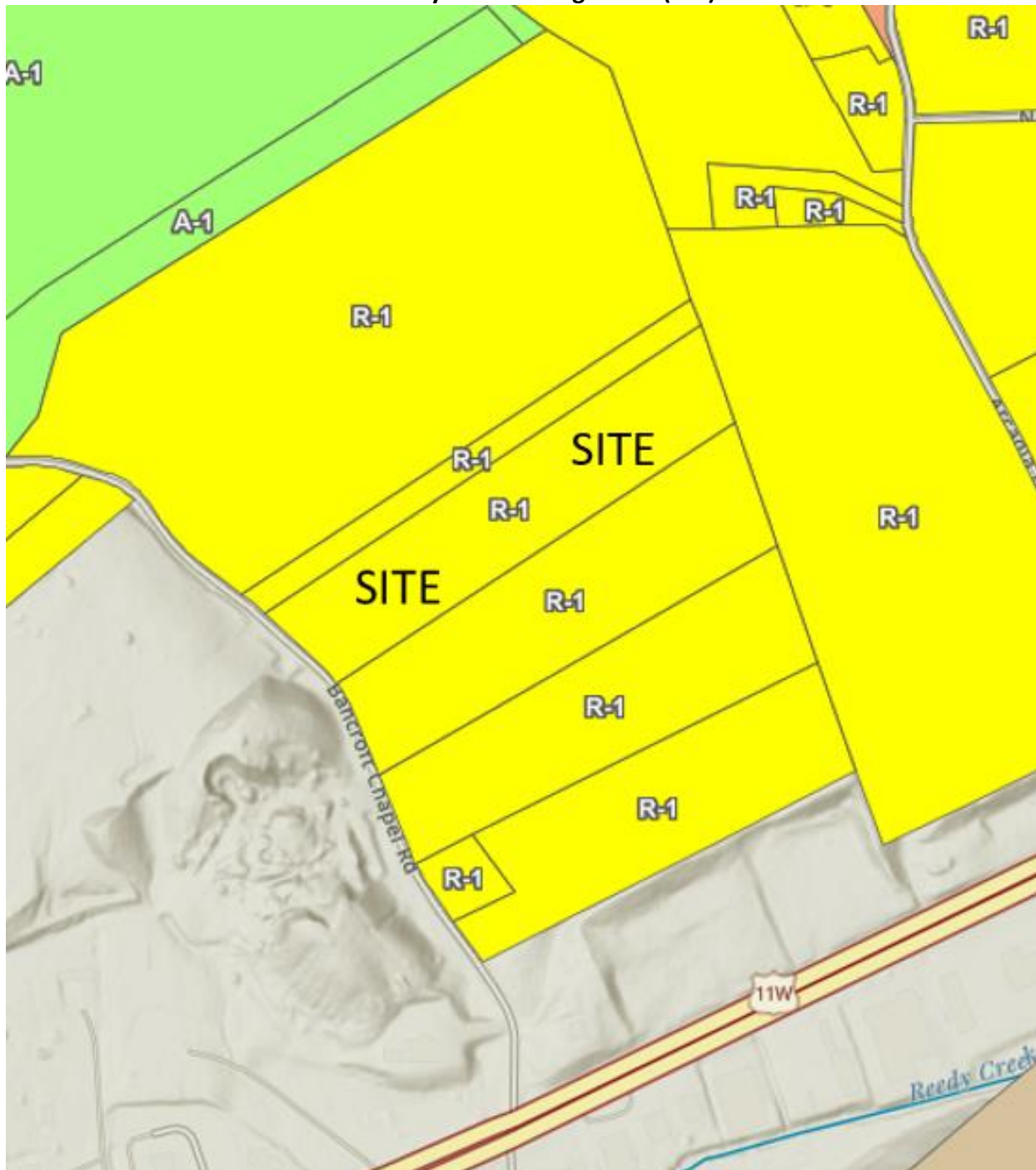
Location Map



Proposed Zoning Map



Sullivan County Surrounding Zones (R-1)



View of Bancroft Chapel Road from Site (Toward E Stone Drive)



Kingsport Regional Planning Commission
Annexation Report **File Number ANNEX24-0278**

Southern View from Site



Eastern View (Toward Rear of Site)



Northern View from Site



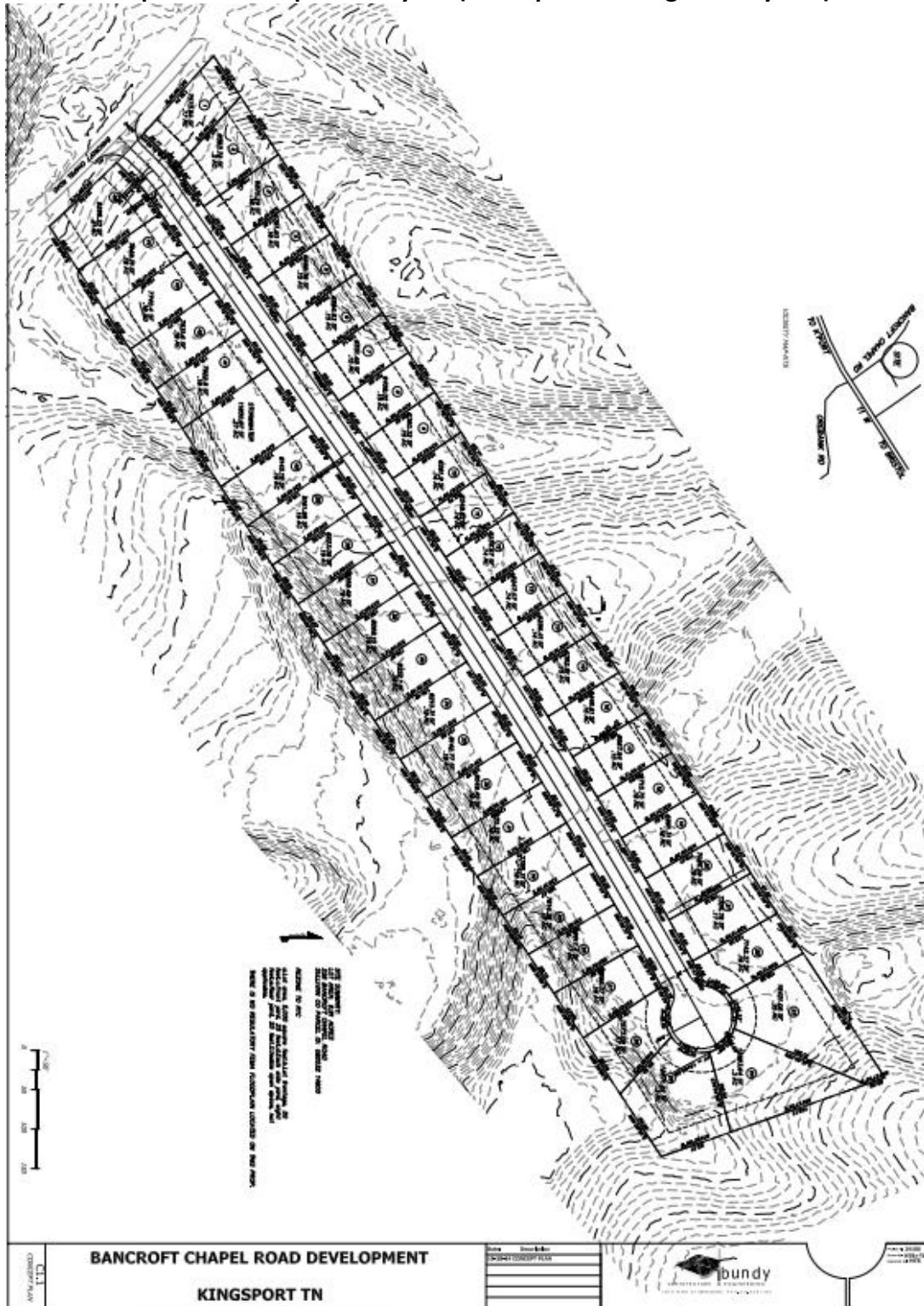
View of Sole Structure on Site (Empty Building to be Razed)



Kingsport Regional Planning Commission
Annexation Report

File Number ANNEX24-0278

Proposed Development Layout (Conceptual 45 single family lots)



Kingsport Regional Planning Commission
Annexation Report

File Number ANNEX24-0278

CONCLUSION

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Bancroft Chapel Annexation based on the following reasons:

- *The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.*
- *It is reasonably necessary for the welfare of the residents and property owners of the affected territory.*
- *The City of Kingsport already provides services to the properties in this area.*
- *Annexation spurs economic growth by providing basic services at a reasonable cost and allows those costs to be spread fairly to all who enjoy those services.*
- *It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.*

PROPERTY INFORMATION:	Brickyard Village Phase 1B FINAL PLAT
ADDRESS:	Brickyard Park Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 4.164
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family Residential

APPLICANT: Barge Design

ADDRESS: 4 Sheridan Square, Suite 100 Kingsport, TN 37660

REPRESENTATIVE: Brian Hill

INTENT

The applicant is requesting final plat approval for Brickyard Village Phase 1B final plat, lots 1-27. This site is located at the end of Brickyard Park Drive and preliminary plan approval for this site occurred on April 25, 2024. The Brickyard Village Phase 1B final plat does conform to the preliminary plan.

The final plat contains 24 single-family detached structures and 3 open spaces along Showalter Court and Blair Court roads. The development also contains the required 25' development free periphery required by the PD zone. Showalter Court will terminate at a future intersection with Brickyard Village Drive, which will serve as a temporary turn-around. The use of this intersection as a temporary turn-around meets the dimensional standards required by the Subdivision Regulations.

Edens Investments, Inc., has also requested the Planning Commission accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$116,778.59. The proposed Subdivision Bond will include all remaining on-site improvements for Brickyard Village Phase 1A and Phase 1B for the convenience of the developer and have a performance date of April 17, 2026 along with an expiration date of July 17, 2026. This Subdivision Bond will also replace Edens Investments, Inc., pre-existing Irrevocable Letter of Credit for Phase 1A.

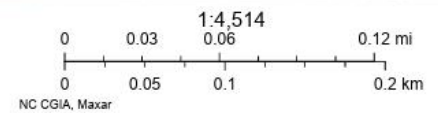
Therefore, staff recommends accepting the Subdivision Bond and releasing Edens Investment Inc., from the Phase 1A Irrevocable Letter of Credit contingent upon the Subdivision Bond being submitted and approved in a form acceptable to the City Attorney. Furthermore, staff recommends granting contingent plat approval for Brickyard Village Phase 1B final plat based upon the submission of a Subdivision Bond for the remaining on-site improvements totaling \$116,778.59, submitted and approved in a form acceptable to the City Attorney.

Brickyard Ph. 1B Site Map



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

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



Web AppBuilder for ArcGIS

An aerial photograph of a large, light-colored, rectangular development site. The site is divided into two main sections: a larger, irregularly shaped area on the right labeled 'Phase 1A' with an orange outline, and a smaller, more rectangular area on the left labeled 'Phase 1B' with a yellow outline. Red arrows point from the text labels to their respective outlined areas. The site is surrounded by various features: to the left is a green field and a road; to the top is a road and some trees; to the right is a road and a pinkish area labeled 'B-2' and 'B-2E'; and to the bottom is a road and a yellow area labeled 'R-1C'. The entire map is overlaid with a green grid pattern.

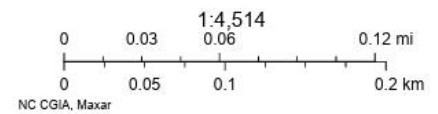
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Brickyard Ph. 1B Utilities

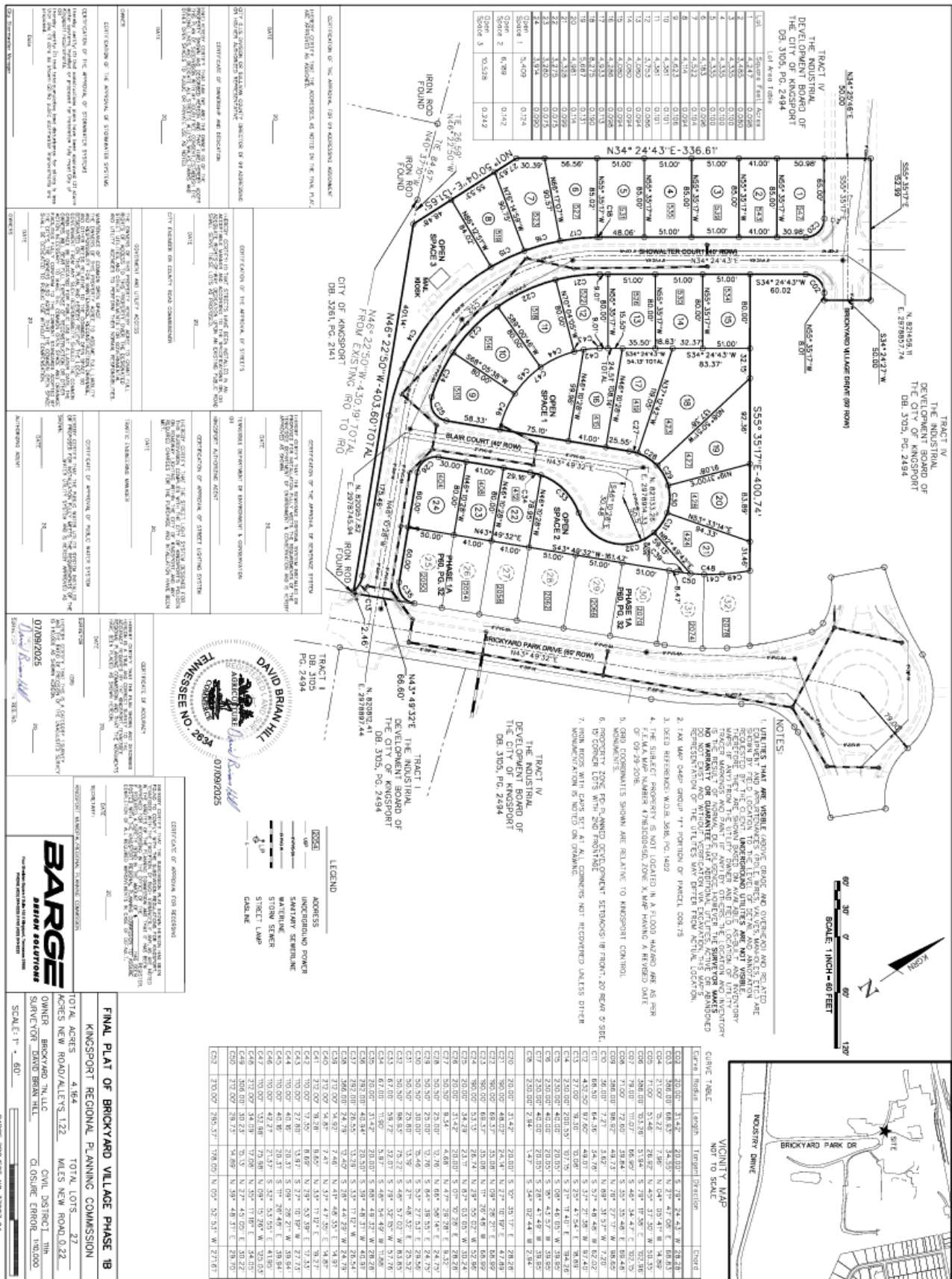


6/27/2025, 11:17:34 AM

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



Web AppBuilder for ArcGIS



**BOND ESTIMATE
Brickyard Village Phase 1**

FILE NO. 2024-D4

July 7, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	Phase 1B As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 17,190.00	\$ 17,190.00
Utilities - Storm					
3	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Paving					
4	355	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 61,468.25
Signs and Pavement Markings					
5	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
6	7	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 2,223.90
7	4	EA	Plastic Pavement Marking (Roundabout)	\$ 210.75	\$ 843.00
				SUBTOTAL	\$ 102,007.85
CONTINGENCIES (6%)					\$ 6,120.47
					\$ 108,128.32
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 8,650.27
				TOTAL	\$ 116,778.59

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.

July 7, 2025

Date


Garret Burton
Civil Engineer I
City of Kingsport

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation:

Staff recommends, granting contingent plat approval for Brickyard Village Phase 1B final plat based upon the submission of a Subdivision Bond for the remaining on-site improvements totaling \$116,778.59, submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:	Brickyard Village Phase 1 Subdivision Bond
ADDRESS:	Brickyard Park Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 6.181
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family Residential

APPLICANT: Barge Design**ADDRESS:** 4 Sheridan Square, Suite 100, Kingsport, TN 37660**REPRESENTATIVE:** Brian Hill**INTENT**

Edens Investments, Inc. has requested that the Planning Commission accept a Subdivision Bond for the remaining on-site improvement for Brickyard Village Phase 1. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$116,778.59.

The proposed Subdivision Bond will be enveloping Edens Investment's, Inc. pre-existing Irrevocable Letter of Credit for the remaining on-site improvements in Phase 1A, which was accepted by the Planning Commission on April 17, 2025. The new Subdivision Bond will cover all remaining on-site improvements for both Phase 1A and Phase 1B for the convenience of the developer.

Staff recommends accepting the Brickyard Village Phase 1 Subdivision Bond for the sole remaining on-site improvements listed in the Subdivision Bond Estimate totaling \$116,778.59, contingent upon the Subdivision Bond being submitted and approved in a form acceptable to the City Attorney.

Planner: Samuel Cooper	Meeting Date: 7/17/2025
Approved:	Date: 7/17/2025
Denied:	Reason for Denial:
Deferred:	Reason for Deferral:

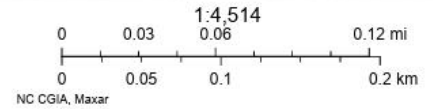
Brickyard Village Ph. 1 Site Map



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Streets

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



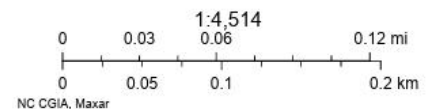
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Brickyard Village Ph. 1 Zoning PD - Planned Development



7/7/2025, 11:37:52 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	



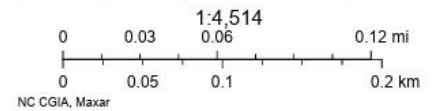
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Brickyard Village Ph. 1 Utilities

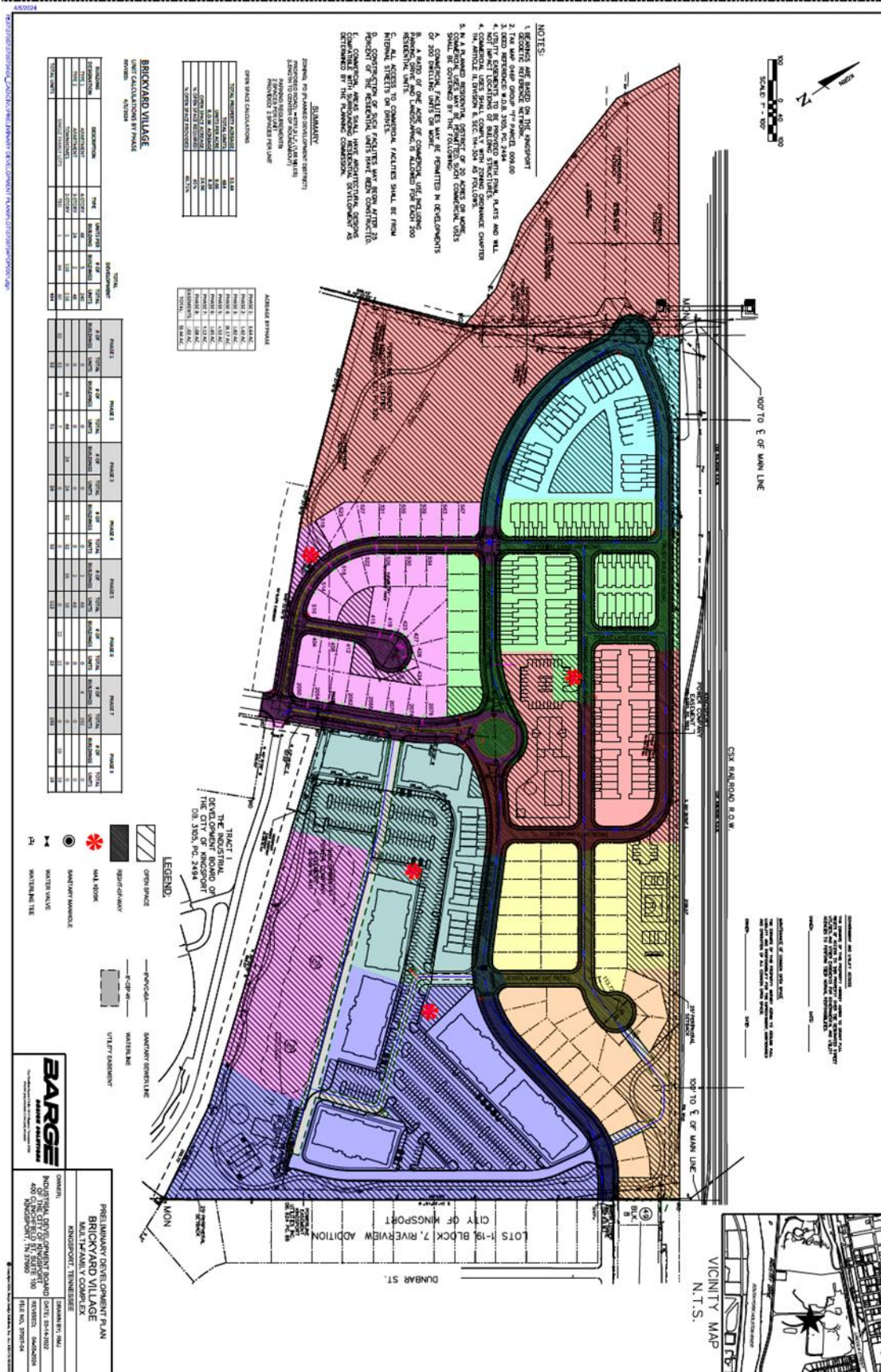


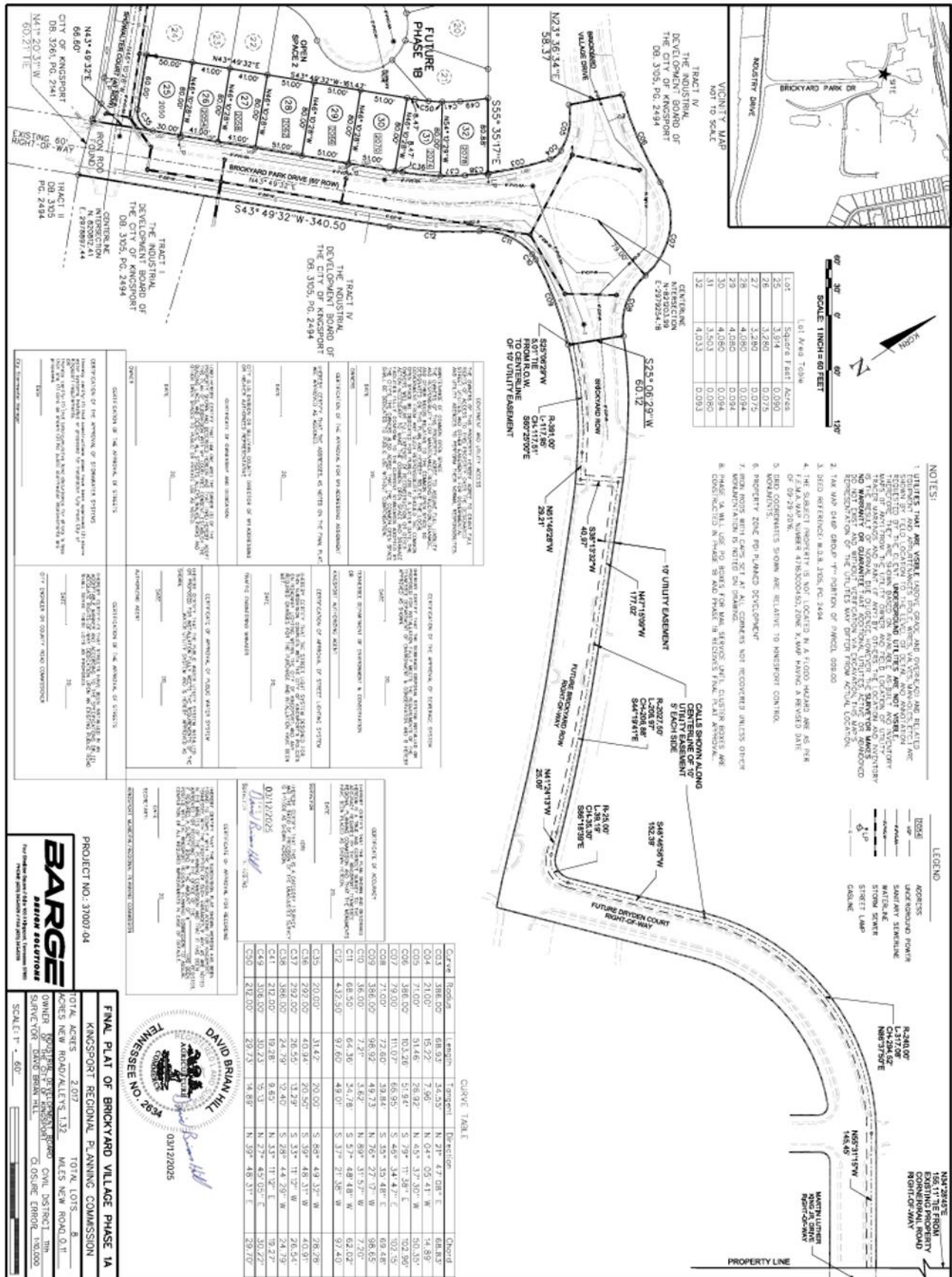
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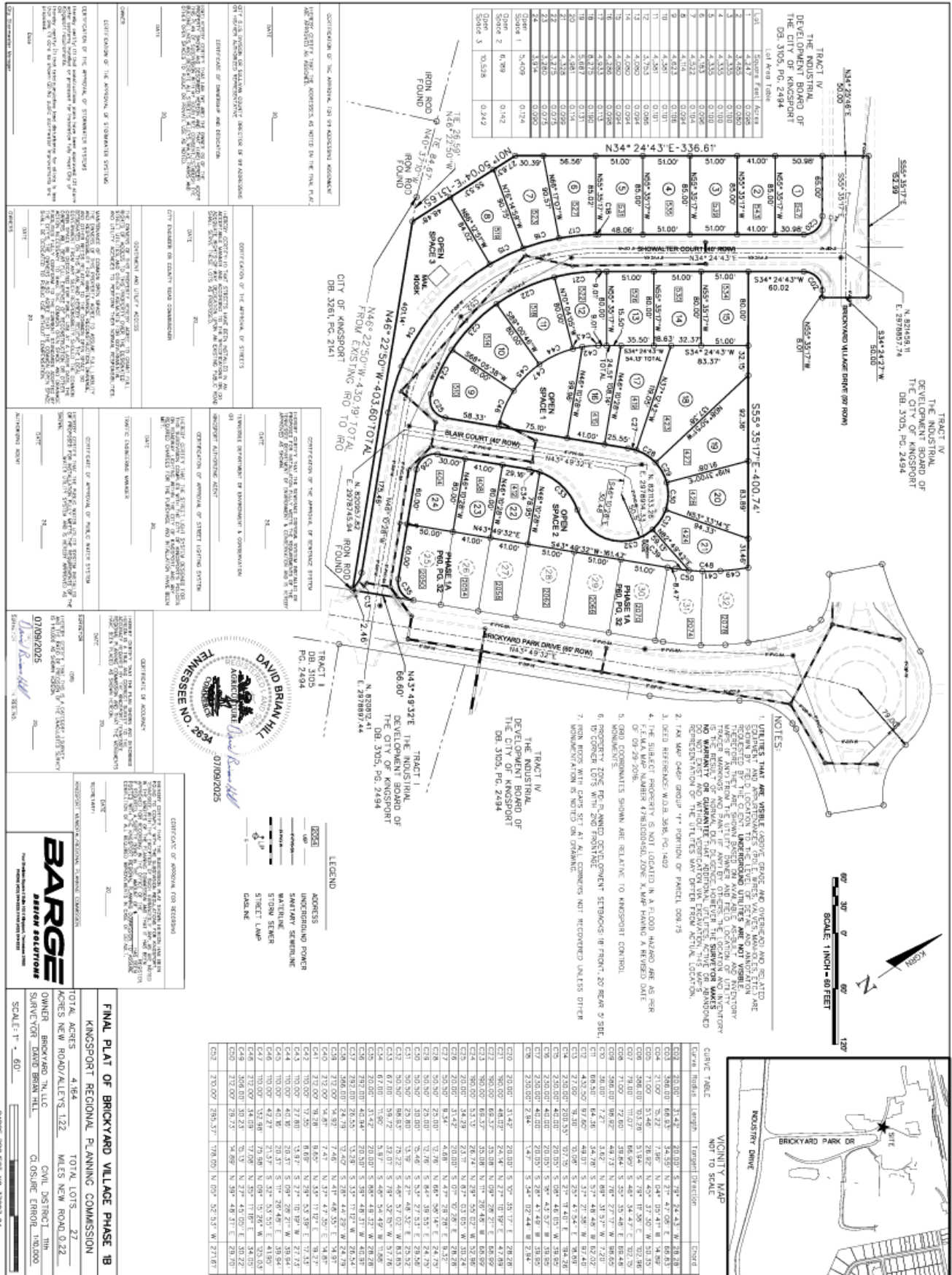
- Sewer Mains
- Water Lines
- ★ Sewer Manholes
- Urban Growth Boundary
- Kpt 911 Address



Web AppBuilder for ArcGIS









Powell Valley
National Bank

Powell Valley National Bank
33785 Main Street
Jonesville, VA 24263

IRREVOCABLE LETTER OF CREDIT # 1427

April 21, 2025

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

RE: Brickyard Village Subdivision
Letter of Credit #1427

At the request of **Brickyard TN, LLC** (the "Account Party"), Powell Valley National Bank ("the Bank") hereby opens for the benefit of the **City of Kingsport** (the "Beneficiary") this irrevocable, **standby letter of credit # 1427** in the amount of **\$128,958.21** to secure the Account Party's obligation to construct certain **Brickyard Village Phase 1A** improvements at Brickyard Village 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 February 1, 2026 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. May 1, 2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before February 1, 2026 (the "Performance Date"), you may draw under this letter of credit #1427 at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

- This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce (Publication No. 600).

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

Very truly yours,
Powell Valley National Bank

By: _____

Official's Name
Official's Title



BOND ESTIMATE
Brickyard Village Phase 1

FILE NO. 2024-D4

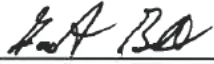
July 7, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	Phase 1B As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 17,190.00	\$ 17,190.00
Utilities - Storm					
3	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Paving					
4	355	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 61,468.25
Signs and Pavement Markings					
5	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
6	7	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 2,223.90
7	4	EA	Plastic Pavement Marking (Roundabout)	\$ 210.75	\$ 843.00
				SUBTOTAL	\$ 102,007.85
CONTINGENCIES (6%)					\$ 6,120.47
					\$ 108,128.32
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 8,650.27
				TOTAL	\$ 116,778.59

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.

July 7, 2025

Date


Garret Burton
Civil Engineer I
City of Kingsport

Northern Property View



Southern Property View



Recommendation:

Staff recommends accepting the Brickyard Village Phase 1 Subdivision Bond for the sole remaining on-site improvements, listed in the Subdivision Bond Estimate totaling \$116,778.59, contingent upon the Subdivision Bond being submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:	Brickyard Village Phase 1A Letter of Credit Release
ADDRESS:	Saint Andrews Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 2.017
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family Residential

APPLICANT: Barge Design**ADDRESS:** 4 Sheridan Square, Suite 100, Kingsport, TN 37660**REPRESENTATIVE:** Brian Hill**INTENT**

Edens Investment, Inc. has requested that the Planning Commission accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1A. The remaining on-site improvements are listed in the subdivision bond estimate and total \$116,778.59.

This Subdivision Bond will replace Edens Investment, Inc., existing Irrevocable Letter of Credit for Brickyard Village Phase 1A, which was accepted by the Planning Commission on April 17, 2025. The Subdivision Bond will cover all remaining on-site improvements for Brickyard Village Phase 1A and Phase 1B.

Staff recommends accepting the new Subdivision Bond for Brickyard Village Phase 1 and releasing Edens Investment, Inc. from the Irrevocable Letter of Credit for Brickyard Village Phase 1A, contingent upon the Subdivision Bond being submitted and approved in a form acceptable to the City Attorney.

Planner: Samuel Cooper	Meeting Date: 7/17/2025
Approved:	Date: 7/17/2025
Denied:	Reason for Denial:
Deferred:	Reason for Deferral:

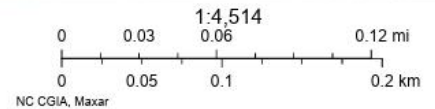
Brickyard Ph. 1B Site Map



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

Streets

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



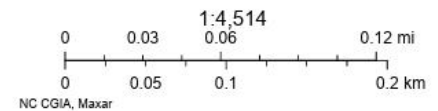
Web AppBuilder for ArcGIS

Brickyard Ph. 1B Zoning - PD, Planned Development



6/27/2025, 11:15:35 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	



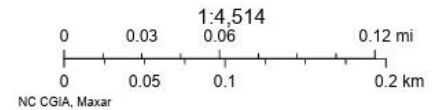
Web AppBuilder for ArcGIS

Brickyard Ph. 1B Utilities

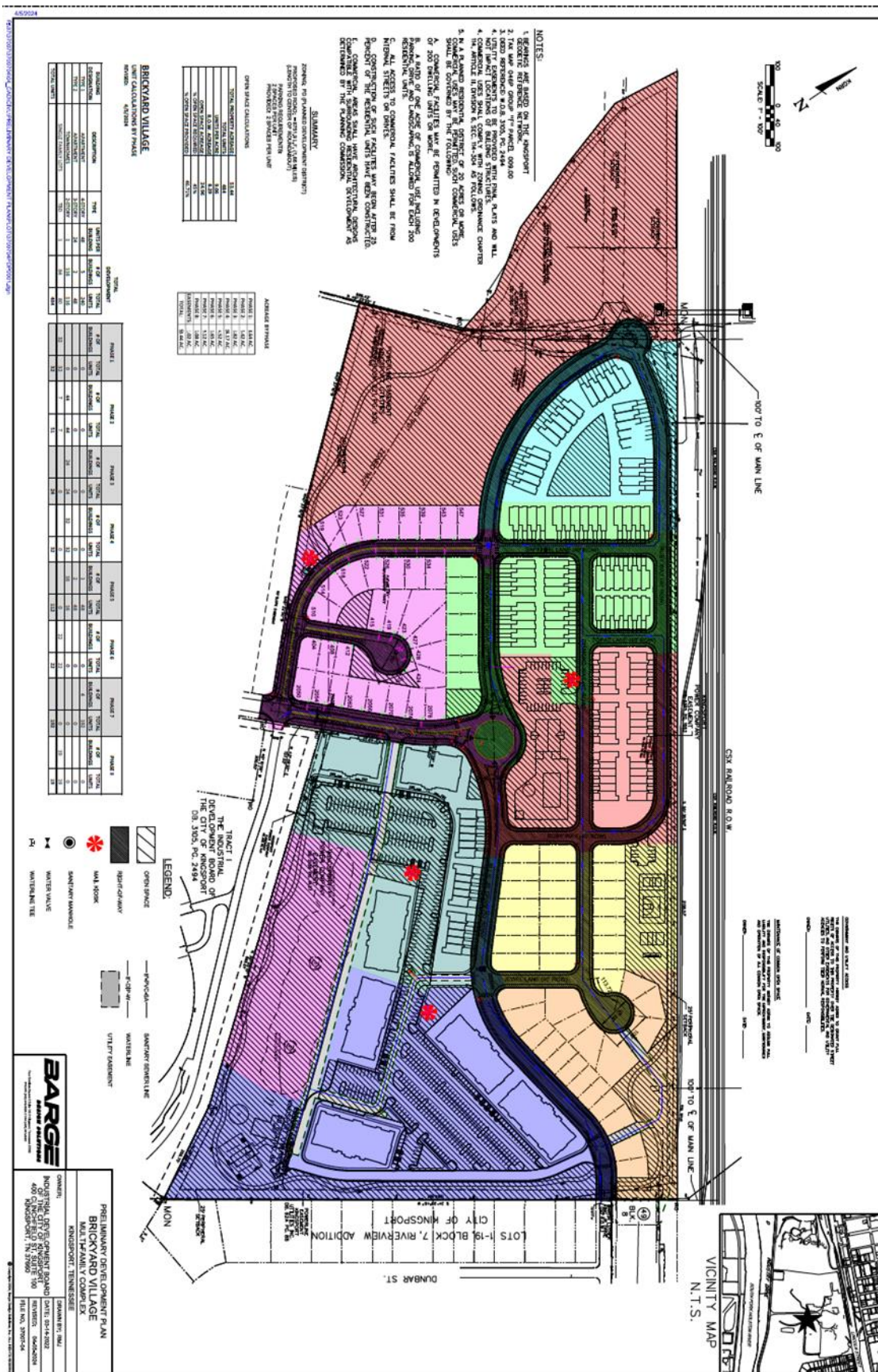


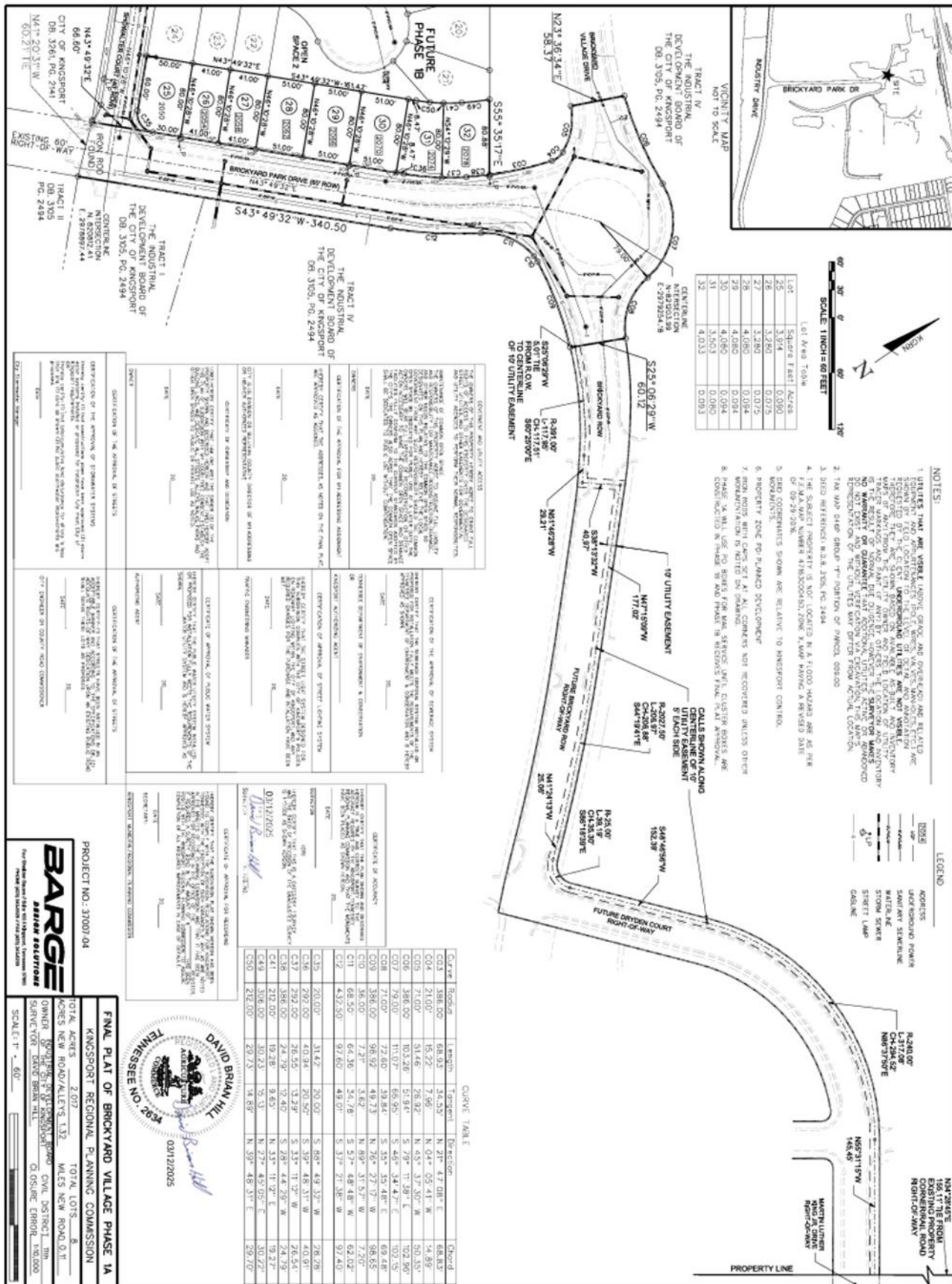
6/27/2025, 11:17:34 AM

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



Web AppBuilder for ArcGIS







Powell Valley
National Bank

Powell Valley National Bank
33785 Main Street
Jonesville, VA 24263

IRREVOCABLE LETTER OF CREDIT # 1427

April 21, 2025

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

RE: Brickyard Village Subdivision
Letter of Credit #1427

At the request of **Brickyard TN, LLC** (the "Account Party"), Powell Valley National Bank ("the Bank") hereby opens for the benefit of the **City of Kingsport** (the "Beneficiary") this irrevocable, **standby letter of credit # 1427** in the amount of **\$128,958.21** to secure the Account Party's obligation to construct certain **Brickyard Village Phase 1A** improvements at Brickyard Village 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 February 1, 2026 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. May 1, 2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before February 1, 2026 (the "Performance Date"), you may draw under this letter of credit #1427 at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

- This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce (Publication No. 600).

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

Very truly yours,
Powell Valley National Bank

By: _____

Official's Name
Official's Title



BOND ESTIMATE
Brickyard Village Phase 1

FILE NO. 2024-D4

July 7, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	Phase 1B As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 17,190.00	\$ 17,190.00
Utilities - Storm					
3	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Paving					
4	355	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 61,468.25
Signs and Pavement Markings					
5	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
6	7	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 2,223.90
7	4	EA	Plastic Pavement Marking (Roundabout)	\$ 210.75	\$ 843.00
				SUBTOTAL	\$ 102,007.85
CONTINGENCIES (6%)					\$ 6,120.47
					\$ 108,128.32
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 8,650.27
				TOTAL	\$ 116,778.59

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.

July 7, 2025

Date


Garret Burton
Civil Engineer I
City of Kingsport

Recommendation:

Staff recommends accepting the new Subdivision Bond and releasing Edens Investment, Inc. from the Irrevocable Letter of Credit, contingent upon the Subdivision Bond being submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:	Fieldcrest Acres Ph. 1 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:	+/- 24.41
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT: Integrity Building Group, LLC.

ADDRESS: 135 W Main St., Suite 101 Kingsport, TN

REPRESENTATIVE: Darin Karst, Chris Alley

INTENT

Integrity Building Group, LLC. has requested that the Planning Commission accept an Irrevocable Letter of Credit for the remaining on-site improvement. The remaining on-site improvements are detailed in the bond estimate and amount to \$660,997.10.

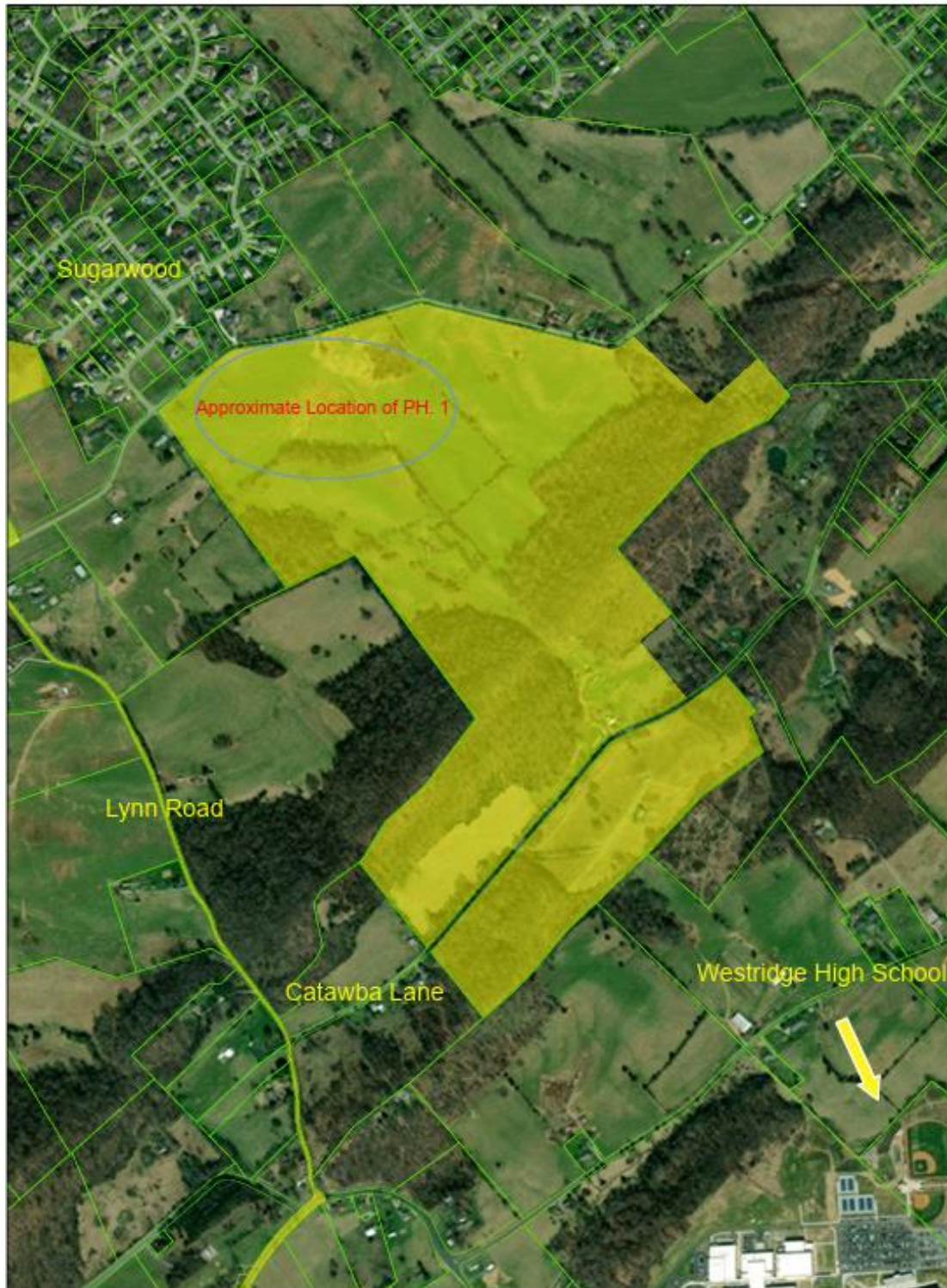
The remaining total of \$256,007.27 will be covered by D.R. Horton's Subdivision Bond, submitted and approved in a form acceptable to the City Attorney.

Therefore, staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 1 listed in the Bond Estimate totaling \$660,997.10, submitted and approved in a form acceptable to the City Attorney.

*Construction for Phase 1A is still on-going to permit the developer the opportunity to present a reduced bond estimate amount. Prior to Thursday's planning commission meeting a new bond estimate will be produced for review.

Planner: Samuel Cooper	Meeting Date: 7/17/2025
Approved:	Date: 7/17/2025
Denied:	Reason for Denial:
Deferred:	Reason for Deferral:

Fieldcrest Ph.1 Site Map

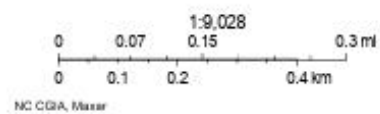


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Sullivan County Parcels Jan 2023

Parcels
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY



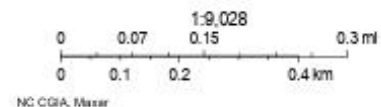
Web AppBuilder for ArcGIS

Fieldcrest Ph.1 Zoning-PD, Planned Development



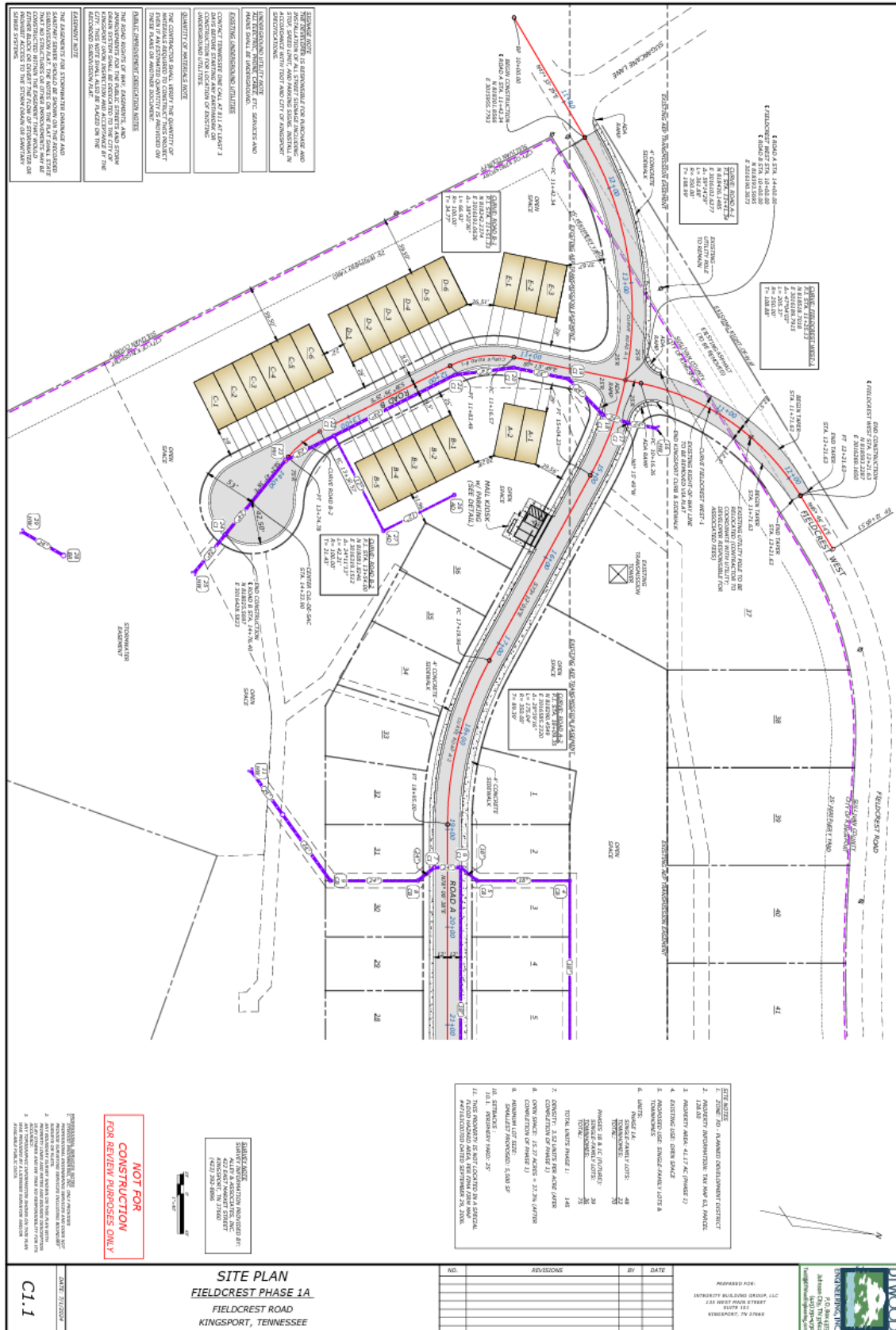
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City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/J*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	

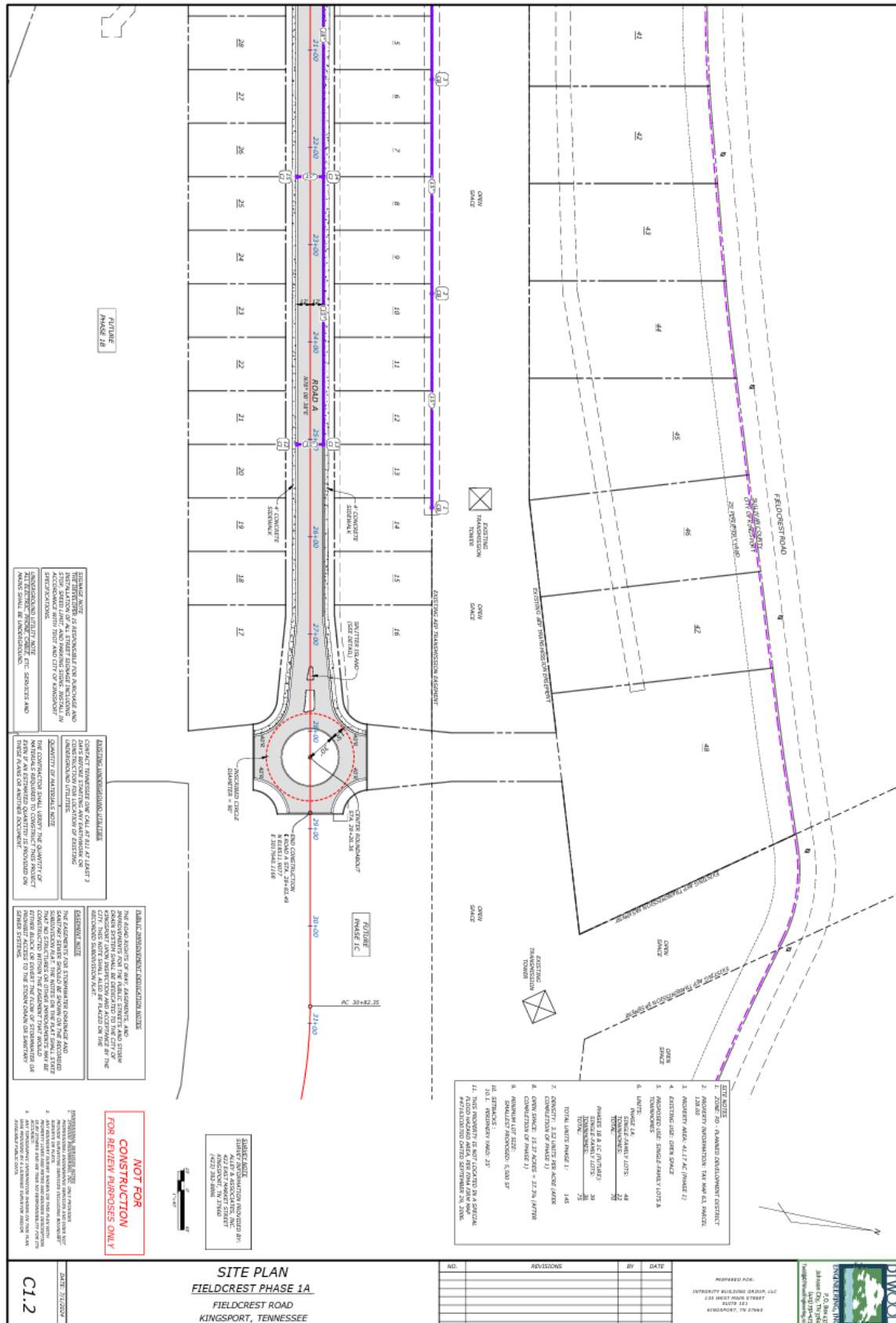


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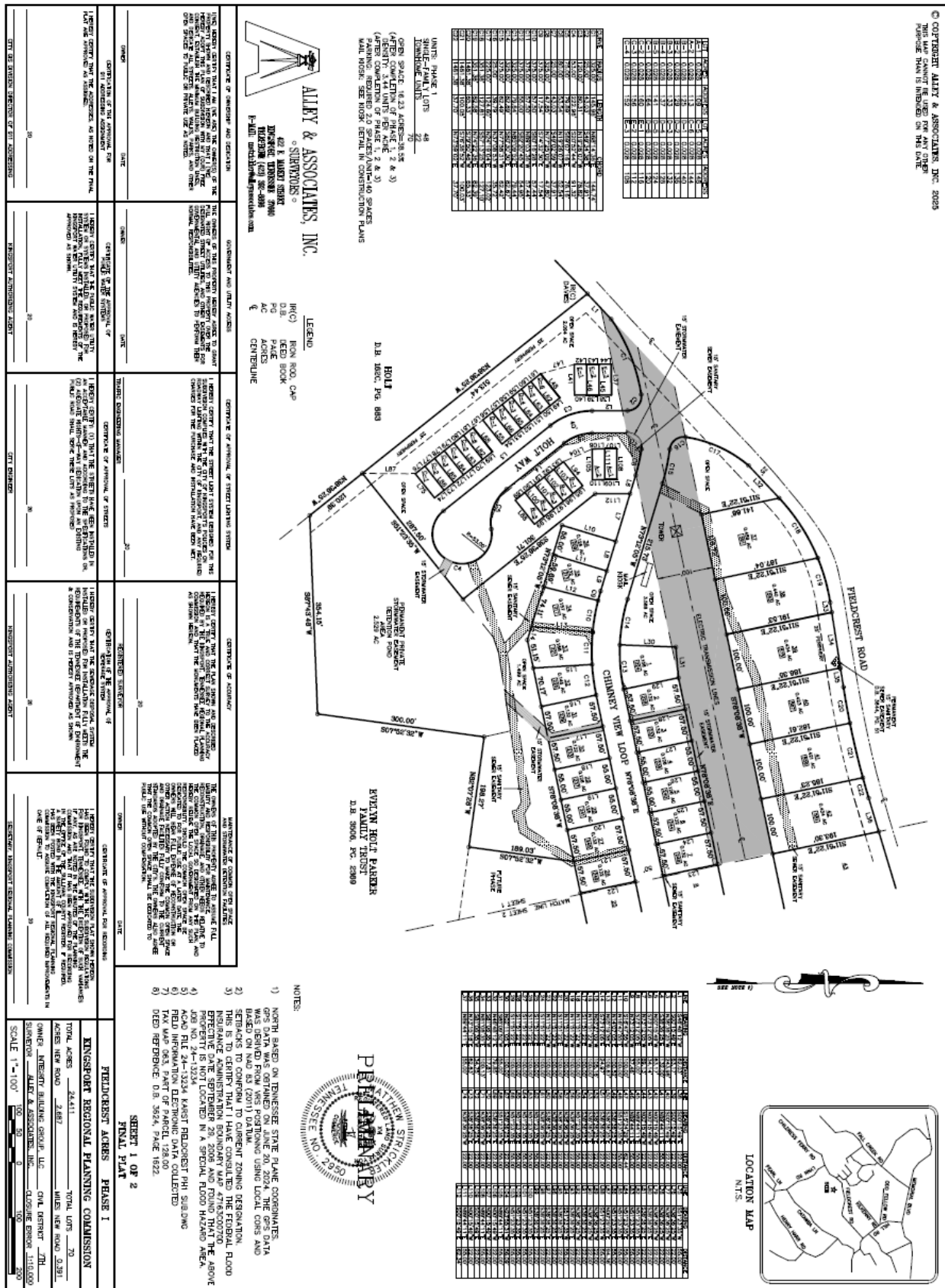
Fieldcrest Ph. 1 Preliminary



Fieldcrest Phase 1 Preliminary



Fieldcrest Phase 1 Final Plat



Fieldcrest Phase 1 Final Plat

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BOND ESTIMATE
Fieldcrest Phase 1

July 10, 2025

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Builts (See Note Below)	\$ 15,000.00	\$ 15,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Additional Grading	\$ 12,000.00	\$ 12,000.00
Utilities - Sewer					
4	328	LFT	10" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 246.56	\$ 80,871.68
5	809	LFT	8" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 227.76	\$ 184,257.84
6	220	LFT	6" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 140.90	\$ 30,998.00
7	5	EA	Sanitary Sewer Manhole 4'-6' Depth (Full Install)	\$ 4,873.20	\$ 24,366.00
8	5	EA	Manhole Frame and Cover	\$ 1,800.00	\$ 9,000.00
9	10	EA	8" x 6" TEE Wye Gsktd Sewer	\$ 61.33	\$ 613.30
10	1	LS	Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
11	1	LS	Sewer Pump Station	\$ 125,000.00	\$ 125,000.00
12	280	LFT	4" PVC Force Main Pipe (Full Install)	\$ 66.28	\$ 18,558.40
Utilities - Storm					
13	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Sidewalks					
14	50	S.F.	6" Sidewalk (Repair), 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 1,000.00
15	220	S.F.	4" Concrete Splitter Island w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 2,750.00
16	2,463	S.F.	6" Concrete Roundabout Apron w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 49,260.00
17	30	LF	6" Kingsport Curb (Repair)	\$ 36.40	\$ 1,092.00
Signs and Pavement Markings					
18	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
19	3	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 953.10
20	1	EA	Plastic Pavement Marking (Roundabout / Turn Arrow)	\$ 210.75	\$ 210.75
21	196	LF	Pavement Marking (Double Yellow)	\$ 0.40	\$ 78.47
				SUBTOTAL	\$ 577,390.89
				CONTINGENCIES (6%)	\$ 34,643.45
					\$ 612,034.35
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 48,962.75
					\$ 660,997.10
				INTEGRITY BUILDING GROUP, LLC TOTAL	\$ 660,997.10
DR Horton Sidewalks					
22	11,049	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 220,980.00
23	2	EA	Truncated Dome Mats	\$ 283.60	\$ 567.20
24	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
				SUBTOTAL	\$ 223,626.20
				CONTINGENCIES (6%)	\$ 13,417.57
					\$ 237,043.77
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 18,963.50
					\$ 256,007.27
				DR HORTON TOTAL	\$ 256,007.27
				PROJECT TOTAL	\$ 917,004.37

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.

July 10, 2025

Date

Garret Burton
Civil Engineer I
City of Kingsport



1 of 1

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

July 17, 2025

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

RE: **Fieldcrest Acres** 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 **\$660,997.10** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Acres** 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 **April 17, 2026** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. July 17, 2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **April 17, 2026** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

Eastern Property View



Western Property View



Recommendation:

Staff recommends accepting the Irrevocable Letter of Credit for the remaining on-site improvements for Fieldcrest Acres Phase 1 listed in the Bond estimate totaling \$660,997.10, submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:**Fieldcrest Ph. 1 Subdivision Bond**

ADDRESS: Fieldcrest Road

DISTRICT, LAND LOT: 7th Civil District

OVERLAY DISTRICT: Not Applicable

EXISTING ZONING: PD, Planned Development

PROPOSED ZONING: No Change

ACRES: +/- 24.41

EXISTING USE: Vacant

PROPOSED USE: Residential

APPLICANT: D.R. Horton**ADDRESS:** 6 Sheridan Square, Suite 200, Kingsport, TN 37660**REPRESENTATIVE:** D.R. Horton**INTENT**

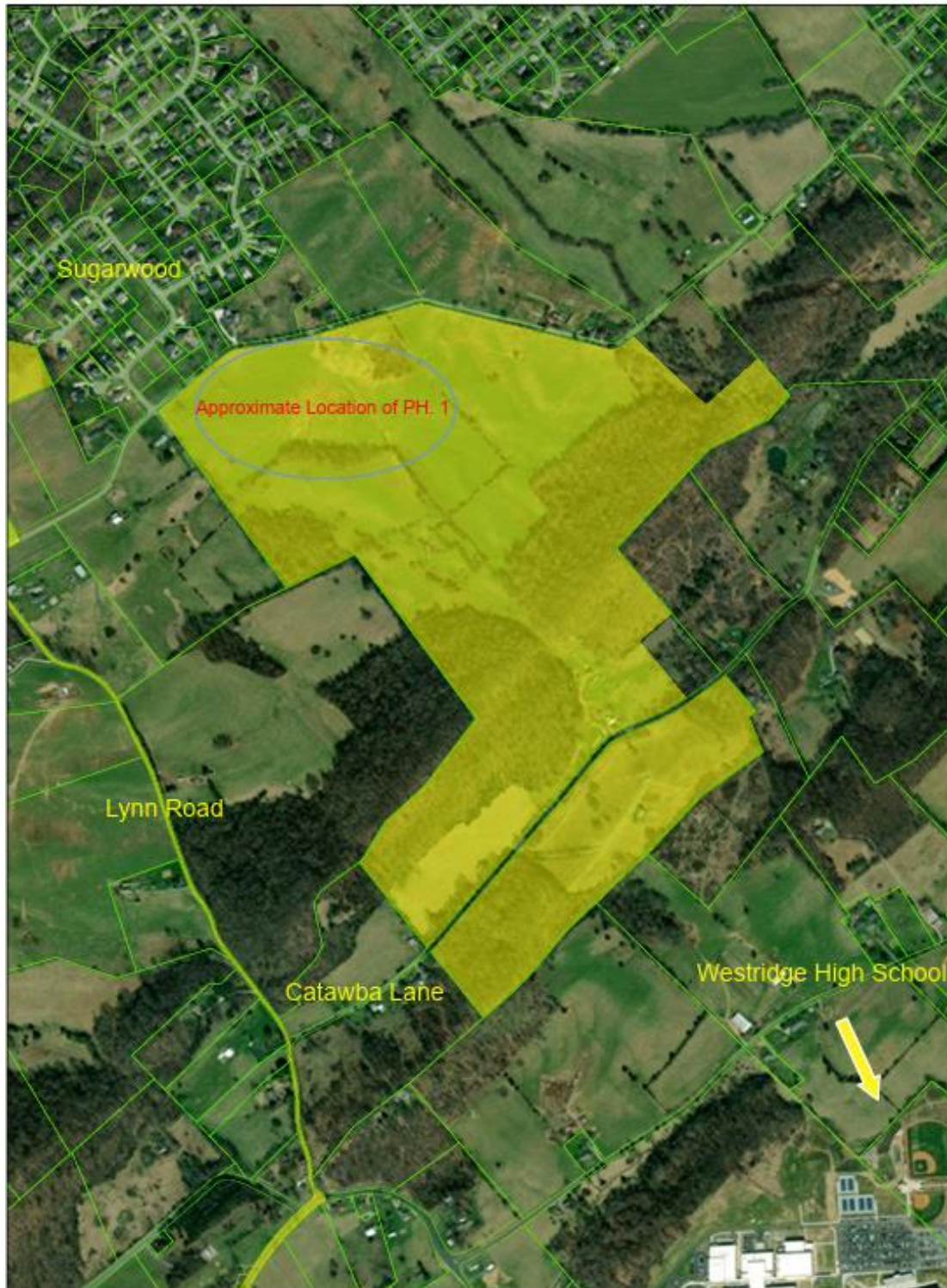
D.R. Horton has requested that the Planning Commission accept a Subdivision Bond in the amount of \$256,656.60 for 11,049 sq. ft. of sidewalk, 2 truncated dome mats, and 2 concrete curb ramps, as noted in the subdivision bond estimate.

The remaining total of \$660,997.10 (price subject to change, due to active construction at the time of this report) will be covered by Integrity Building Group, LLC's Letter of Credit, submitted and approved in a form acceptable to the City Attorney.

Therefore, staff recommends accepting D.R. Horton's Subdivision Bond for Fieldcrest Phase 1 totaling \$256,656.60, submitted and approved in a form acceptable to the City Attorney.

Planner: Samuel Cooper		Meeting Date: 7/17/2025	
Approved:		Date:	7/17/2025
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Fieldcrest Ph.1 Site Map

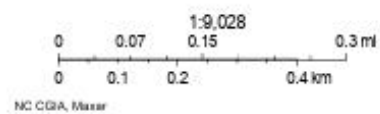


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Sullivan County Parcels Jan 2023

Parcels
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY



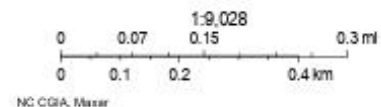
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Fieldcrest Ph.1 Zoning-PD, Planned Development



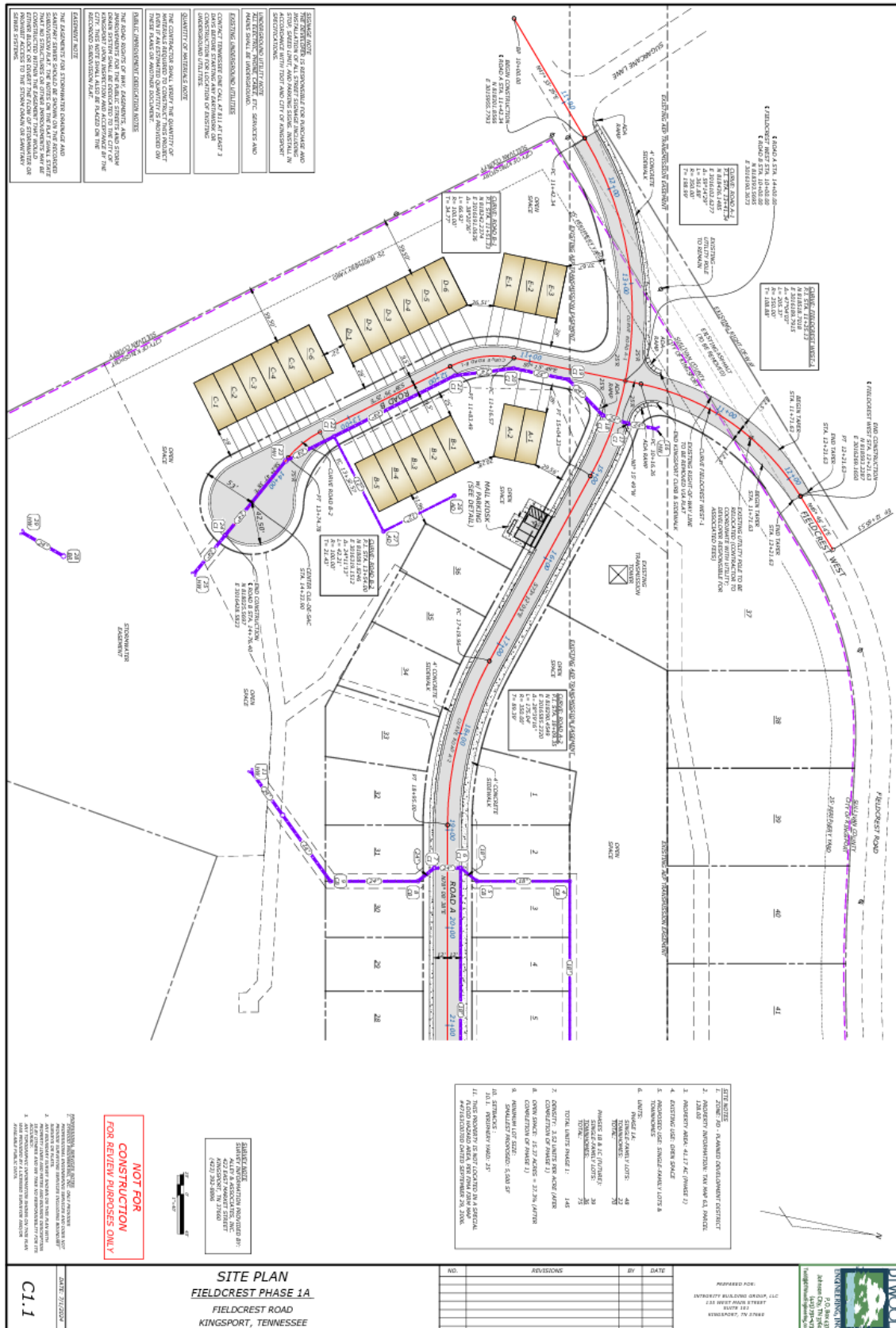
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City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/J*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



Web AppBuilder for ArcGIS

Fieldcrest Ph. 1 Preliminary



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Item VI8.

SHEET 2 OF 2
FINAL PLAT

BOND ESTIMATE
Fieldcrest Phase 1

FILE NO. 2024-D16

July 10, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Builts (See Note Below)	\$ 15,000.00	\$ 15,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Additional Grading	\$ 12,000.00	\$ 12,000.00
Utilities - Sewer					
4	328	LFT	10" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 246.56	\$ 80,871.68
5	809	LFT	8" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 227.76	\$ 184,257.84
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15	220	S.F.	4" Concrete Splitter Island w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 2,750.00
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19	3	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 953.10
20	1	EA	Plastic Pavement Marking (Roundabout / Turn Arrow)	\$ 210.75	\$ 210.75
21	196	LF	Pavement Marking (Double Yellow)	\$ 0.40	\$ 78.47
				SUBTOTAL	\$ 577,390.89
				CONTINGENCIES (6%)	\$ 34,643.45
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				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 48,962.75
					\$ 660,997.10
				INTEGRITY BUILDING GROUP, LLC TOTAL	\$ 660,997.10
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				SUBTOTAL	\$ 223,626.20
				CONTINGENCIES (6%)	\$ 13,417.57
					\$ 237,043.77
				CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)	\$ 18,963.50
					\$ 256,007.27
				DR HORTON TOTAL	\$ 256,007.27
				PROJECT TOTAL	\$ 917,004.37

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
Garret Burton
Civil Engineer I
City of Kingsport

July 10, 2025

Date



1 of 1

SUBDIVISION BOND

Bond No. 800190418KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.6 Sheridan Square, Suite 200 Kingsport, TN 37660as Principal, and Atlantic Specialty Insurance Companyauthorized to do business in the State of TN, as Surety, are held and firmly bound untoCity Of Kingsportas Obligee, in the penal sum of Two Hundred Fifty Six Thousand Six Hundred Fifty Six Dollars and Sixty Cents(\$ 256,656.60) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.WHEREAS, D.R. Horton, Inc.has agreed to construct in Fieldcrest Acres Phase 1the following improvements: Fieldcrest Acres Phase 1 - Sidewalks

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

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

D.R. Horton, Inc.

By: Elizabeth Rave

Principal

Atlantic Specialty Insurance Company

By: Noah William Pierce

Noah William Pierce

Attorney-in-Fact



S-3889/GEEF 2/98



Surety Bond No: 800190418

Power of Attorney

granted by D.R. Horton, Inc.
obligor City Of Kingsport

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Noah William Pierce, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

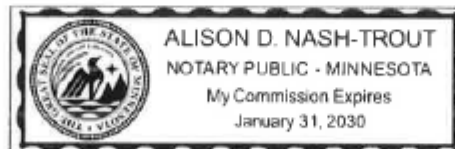
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA
HENNEPIN COUNTY

By


 Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



 Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 10th day of June, 2025.

This Power of Attorney expires
January 31, 2030



 Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

Eastern Property View



Western Property View



Recommendation:

Therefore, staff recommends accepting D.R. Horton's subdivision bond for Fieldcrest Phase 1 totaling \$256,656.60, submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:**Fieldcrest Acres Phase 1 FINAL PLAT**

ADDRESS:	Fieldcrest Road
DISTRICT, LAND LOT:	7 th Civil District
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 24.41
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT: Integrity Building Group, LLC.

ADDRESS: 135 W. Main St., Suite 101 Kingsport, TN

REPRESENTATIVE: Darin Karst, Chris Alley

INTENT

The applicant is requesting final plat approval for Fieldcrest Acres Phase 1. Fieldcrest Acres Phase 1 consists of 22 Townhome units & 48 Single-Family lots located along Fieldcrest Road.

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.

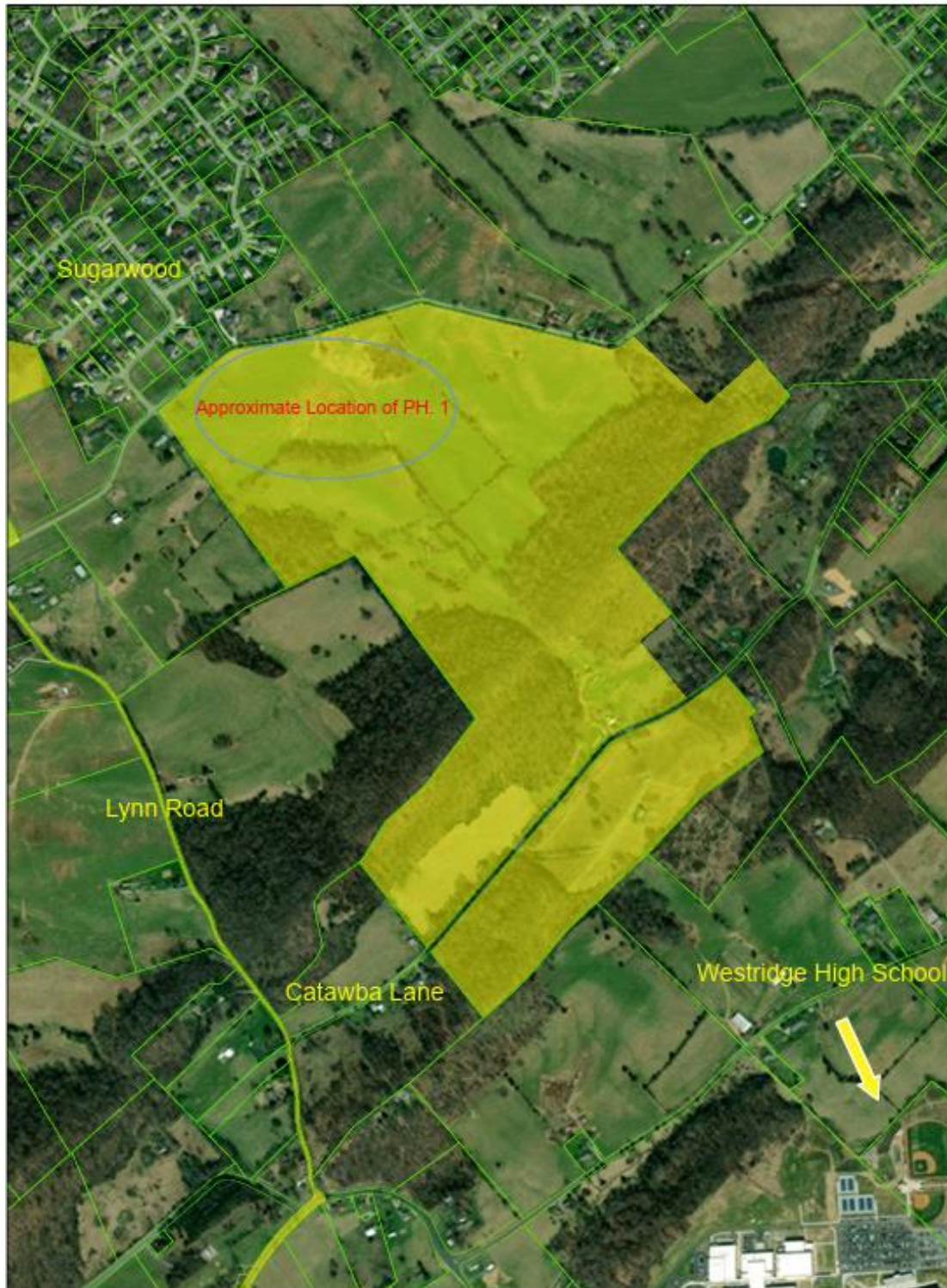
Integrity Building Group, LLC., has also requested the Planning Commission accept an Irrevocable Letter of Credit for the remaining on-site improvements. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$660,997.10.

D.R. Horton is also requesting the Planning Commission accept a Subdivision Bond to cover 11,049 sq. ft. of sidewalk, 2 truncated dome mats, and 2 concrete curb ramps totaling \$256,656.60.

Staff recommends granting final plat approval for Fieldcrest Acres Phase 1 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the subdivision bond estimate totaling \$917,004.37, submitted and approved in a form acceptable to the City Attorney.

*Construction for Phase 1A is still on-going to permit the developer the opportunity to present a reduced bond amount. Before Thursday's planning commission meeting a new bond estimate will be produced for review.

Fieldcrest Ph.1 Site Map

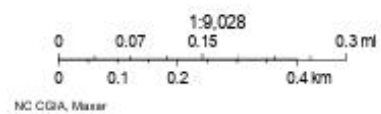


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Sullivan County Parcels Jan 2023

Parcels
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY



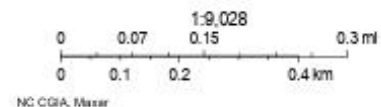
Web AppBuilder for ArcGIS

Fieldcrest Ph.1 Zoning-PD, Planned Development



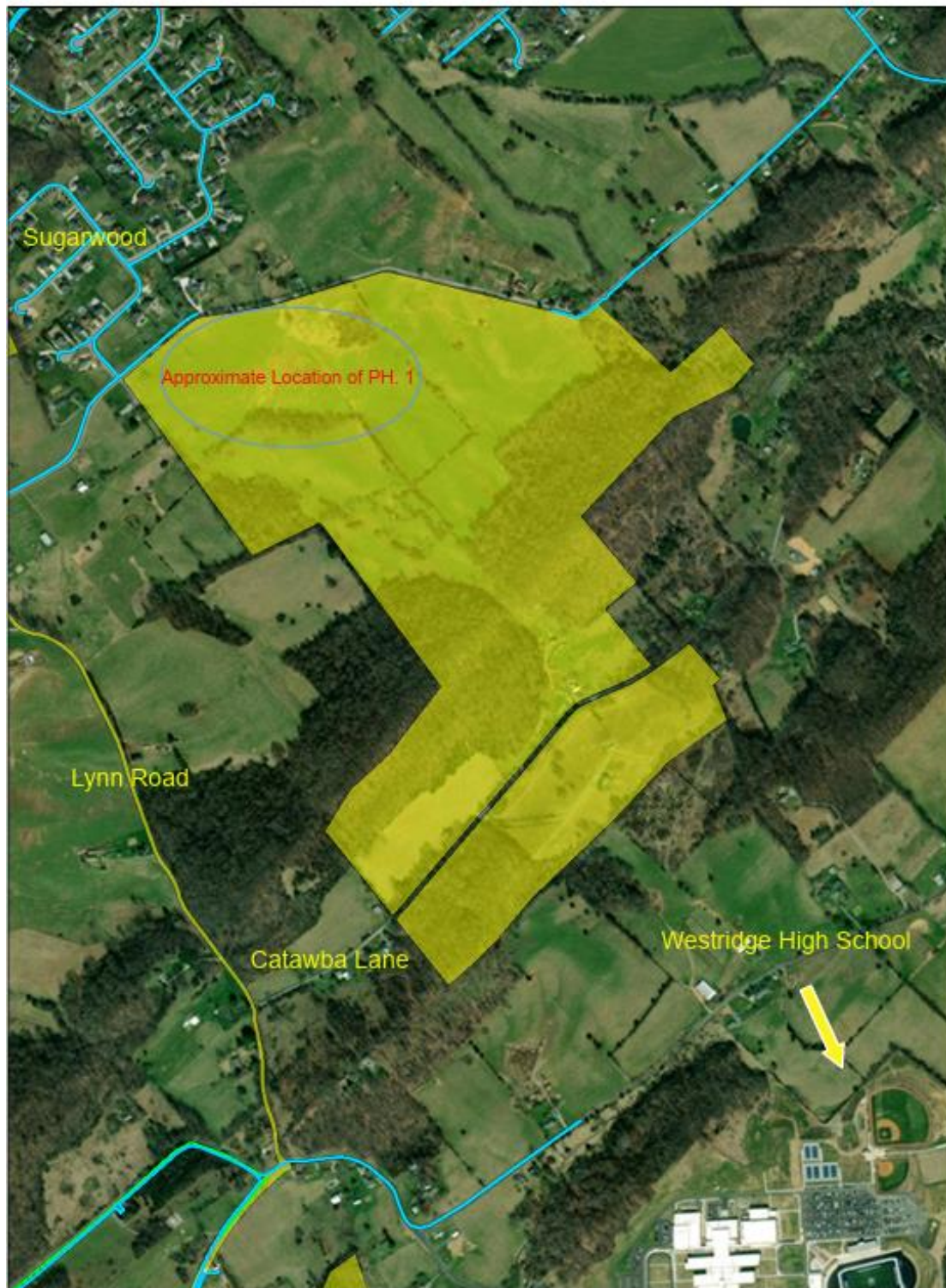
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City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/J*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



Web AppBuilder for ArcGIS

Fieldcrest Ph.1 Utilities



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Municipal Boundary
 JOHNSON CITY
 KINGSFORT
 MT CARMEL
 CHURCH HILL

Water Lines
 Sewer Mains

1:9,028
 0 0.07 0.15 0.3 ml
 0 0.1 0.2 0.4 km
 NC CGIA, Masser

Web AppBuilder for ArcGIS

NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY

SITE NOTES:

1. AS SHOWN ON DEVELOPMENT CERTIFICATE
2. 1.5% SLOPE
3. 1.5% SLOPE
4. 1.5% SLOPE
5. 1.5% SLOPE
6. 1.5% SLOPE
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41. 1.5% SLOPE

REVISIONS:

NO.	DATE	BY	REVISIONS
1	01/15/2024	JD	INITIAL DESIGN
2	02/15/2024	JD	REVISED DESIGN
3	03/15/2024	JD	REVISED DESIGN
4	04/15/2024	JD	REVISED DESIGN
5	05/15/2024	JD	REVISED DESIGN
6	06/15/2024	JD	REVISED DESIGN
7	07/15/2024	JD	REVISED DESIGN
8	08/15/2024	JD	REVISED DESIGN
9	09/15/2024	JD	REVISED DESIGN
10	10/15/2024	JD	REVISED DESIGN
11	11/15/2024	JD	REVISED DESIGN
12	12/15/2024	JD	REVISED DESIGN
13	01/15/2025	JD	REVISED DESIGN
14	02/15/2025	JD	REVISED DESIGN
15	03/15/2025	JD	REVISED DESIGN
16	04/15/2025	JD	REVISED DESIGN
17	05/15/2025	JD	REVISED DESIGN
18	06/15/2025	JD	REVISED DESIGN
19	07/15/2025	JD	REVISED DESIGN
20	08/15/2025	JD	REVISED DESIGN
21	09/15/2025	JD	REVISED DESIGN
22	10/15/2025	JD	REVISED DESIGN
23	11/15/2025	JD	REVISED DESIGN
24	12/15/2025	JD	REVISED DESIGN
25	01/15/2026	JD	REVISED DESIGN
26	02/15/2026	JD	REVISED DESIGN
27	03/15/2026	JD	REVISED DESIGN
28	04/15/2026	JD	REVISED DESIGN
29	05/15/2026	JD	REVISED DESIGN
30	06/15/2026	JD	REVISED DESIGN
31	07/15/2026	JD	REVISED DESIGN
32	08/15/2026	JD	REVISED DESIGN
33	09/15/2026	JD	REVISED DESIGN
34	10/15/2026	JD	REVISED DESIGN
35	11/15/2026	JD	REVISED DESIGN
36	12/15/2026	JD	REVISED DESIGN
37	01/15/2027	JD	REVISED DESIGN
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40	04/15/2027	JD	REVISED DESIGN
41	05/15/2027	JD	REVISED DESIGN
42	06/15/2027	JD	REVISED DESIGN
43	07/15/2027	JD	REVISED DESIGN
44	08/15/2027	JD	REVISED DESIGN
45	09/15/2027	JD	REVISED DESIGN
46	10/15/2027	JD	REVISED DESIGN
47	11/15/2027	JD	REVISED DESIGN
48	12/15/2027	JD	REVISED DESIGN
49	01/15/2028	JD	REVISED DESIGN
50	02/15/2028	JD	REVISED DESIGN
51	03/15/2028	JD	REVISED DESIGN
52	04/15/2028	JD	REVISED DESIGN
53	05/15/2028	JD	REVISED DESIGN
54	06/15/2028	JD	REVISED DESIGN
55	07/15/2028	JD	REVISED DESIGN
56	08/15/2028	JD	REVISED DESIGN
57	09/15/2028	JD	REVISED DESIGN
58	10/15/2028	JD	REVISED DESIGN
59	11/15/2028	JD	REVISED DESIGN
60	12/15/2028	JD	REVISED DESIGN
61	01/15/2029	JD	REVISED DESIGN
62	02/15/2029	JD	REVISED DESIGN
63	03/15/2029	JD	REVISED DESIGN
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66	06/15/2029	JD	REVISED DESIGN
67	07/15/2029	JD	REVISED DESIGN
68	08/15/2029	JD	REVISED DESIGN
69	09/15/2029	JD	

[illegible]

Fieldcrest Phase 1 Final Plat

[illegible]

BOND ESTIMATE
Fieldcrest Phase 1

FILE NO. 2024-D16

July 10, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>General Items</u>					
1	1	EA	As-Builts (See Note Below)	\$ 15,000.00	\$ 15,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 5,000.00	\$ 5,000.00
3	1	LS	Additional Grading	\$ 12,000.00	\$ 12,000.00
<u>Utilities - Sewer</u>					
4	328	LFT	10" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 246.56	\$ 80,871.68
5	809	LFT	8" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 227.76	\$ 184,257.84
6	220	LFT	6" SDR-35 Gsktd Sewer Pipe (Full Install)	\$ 140.90	\$ 30,998.00
7	5	EA	Sanitary Sewer Manhole 4'-6" Depth (Full Install)	\$ 4,873.20	\$ 24,366.00
8	5	EA	Manhole Frame and Cover	\$ 1,800.00	\$ 9,000.00
9	10	EA	8" x 6" TEE Wye Gsktd Sewer	\$ 61.33	\$ 613.30
10	1	LS	Video Inspection & Testing of Sanitary Sewer Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
11	1	LS	Sewer Pump Station	\$ 125,000.00	\$ 125,000.00
12	280	LFT	4" PVC Force Main Pipe (Full Install)	\$ 66.28	\$ 18,558.40
<u>Utilities - Storm</u>					
13	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
<u>Sidewalks</u>					
14	50	S.F.	6" Sidewalk (Repair), 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 1,000.00
15	220	S.F.	4" Concrete Splitter Island w/ (4" Base Stone and Spray-Lok)	\$ 12.50	\$ 2,750.00
16	2,463	S.F.	6" Concrete Roundabout Apron w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 49,260.00
17	30	LF	6" Kingsport Curb (Repair)	\$ 36.40	\$ 1,092.00
<u>Signs and Pavement Markings</u>					
18	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
19	3	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 953.10
20	1	EA	Plastic Pavement Marking (Roundabout / Turn Arrow)	\$ 210.75	\$ 210.75
21	196	LF	Pavement Marking (Double Yellow)	\$ 0.40	\$ 78.47
				SUBTOTAL	\$ 577,390.89
CONTINGENCIES (6%)					\$ 34,643.45
					\$ 612,034.35
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 48,962.75
				INTEGRITY BUILDING GROUP, LLC TOTAL	\$ 660,997.10
<u>DR Horton Sidewalks</u>					
22	11,049	S.F.	6" Sidewalk, 5' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 220,980.00
23	2	EA	Truncated Dome Mats	\$ 283.60	\$ 567.20
24	2	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 2,079.00
				SUBTOTAL	\$ 223,626.20
CONTINGENCIES (6%)					\$ 13,417.57
					\$ 237,043.77
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 18,963.50
				DR HORTON TOTAL	\$ 256,007.27
				PROJECT TOTAL	\$ 917,004.37

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

July 10, 2025

Date



1 of 1

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

July 17, 2025

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

RE: Fieldcrest Acres 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 **\$660,997.10** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Acres** 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 **April 17, 2026** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. July 17, 2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **April 17, 2026** (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

SUBDIVISION BOND

Bond No. 800190418KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.6 Sheridan Square, Suite 200 Kingsport, TN 37660as Principal, and Atlantic Specialty Insurance Companyauthorized to do business in the State of TN, as Surety, are held and firmly bound untoCity Of Kingsportas Oblige, in the penal sum of Two Hundred Fifty Six Thousand Six Hundred Fifty Six Dollars and Sixty Cents(\$ 256,656.60) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.WHEREAS, D.R. Horton, Inc.has agreed to construct in Fieldcrest Acres Phase 1the following improvements: Fieldcrest Acres Phase 1 - Sidewalks

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the 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 10th day of June, 2025.D.R. Horton, Inc.By: Elizabeth Rave PrincipalAtlantic Specialty Insurance CompanyBy: Noah William Pierce Attorney-in-Fact

S-3689/GEEF 2/98



Surety Bond No: 800190418

Power of Attorney

Principal: D.R. Horton, Inc.
Obligee: City Of Kingsport

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Noah William Pierce, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

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Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

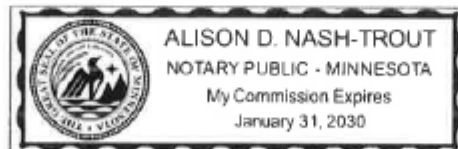
This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA
HENNEPIN COUNTYBy [Signature]
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

[Signature]
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 10th day of June, 2025.This Power of Attorney expires
January 31, 2030[Signature]
Kara L.B. Barrow, SecretaryPlease direct bond verifications to surety@intactinsurance.com

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation:

Staff recommends granting final plat approval for Fieldcrest Acres Phase 1 and accepting the Irrevocable Letter of Credit and Subdivision Bond for the remaining on-site improvements listed in the bond estimate totaling \$917,004.37, submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION: Eastman Credit Union Support Center Additions

ADDRESS: 1510 South Wilcox Dr.

DISTRICT, LAND LOT: 13th Civil District, Tax Map 076 Parcel 006.93

OVERLAY DISTRICT: Gateway District

EXISTING ZONING: BC – Business Conference Center District

PROPOSED ZONING: BC – Business Conference Center District

ACRES: +/- .15

EXISTING USE: Industrial

PROPOSED USE: Industrial

APPLICANT: Thompson & Litton

ADDRESS: 115 E. Watauga Avenue, Johnson City, TN 37601

REPRESENTATIVE: Mary Darnell

INTENT

The applicant is requesting zoning development plan approval for the addition of a new data center and outdoor pavilions for the Eastman Credit Union Support Center. The plans submitted conform to all zoning standards and the applicant is scheduled for the Gateway agenda on July 18th, 2025.

Staff Comments:

- Civil Plans have yet to be approved for the additions for the ECU Support Center.
- The development plan conforms to all Gateway District standards.

Staff recommends granting contingent zoning development plan approval for the Eastman Credit Union Support Center's additional development following the approval of the civil plans.

ECU Support Center additions Site Map



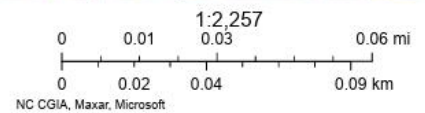
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Sullivan County Parcels Jan 2023

Parcels
Streets

Interstate

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



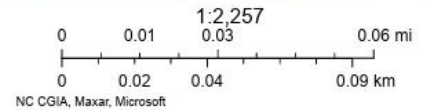
Web AppBuilder for ArcGIS

ECU Support Center Zoning - BC, Business Conference Center District



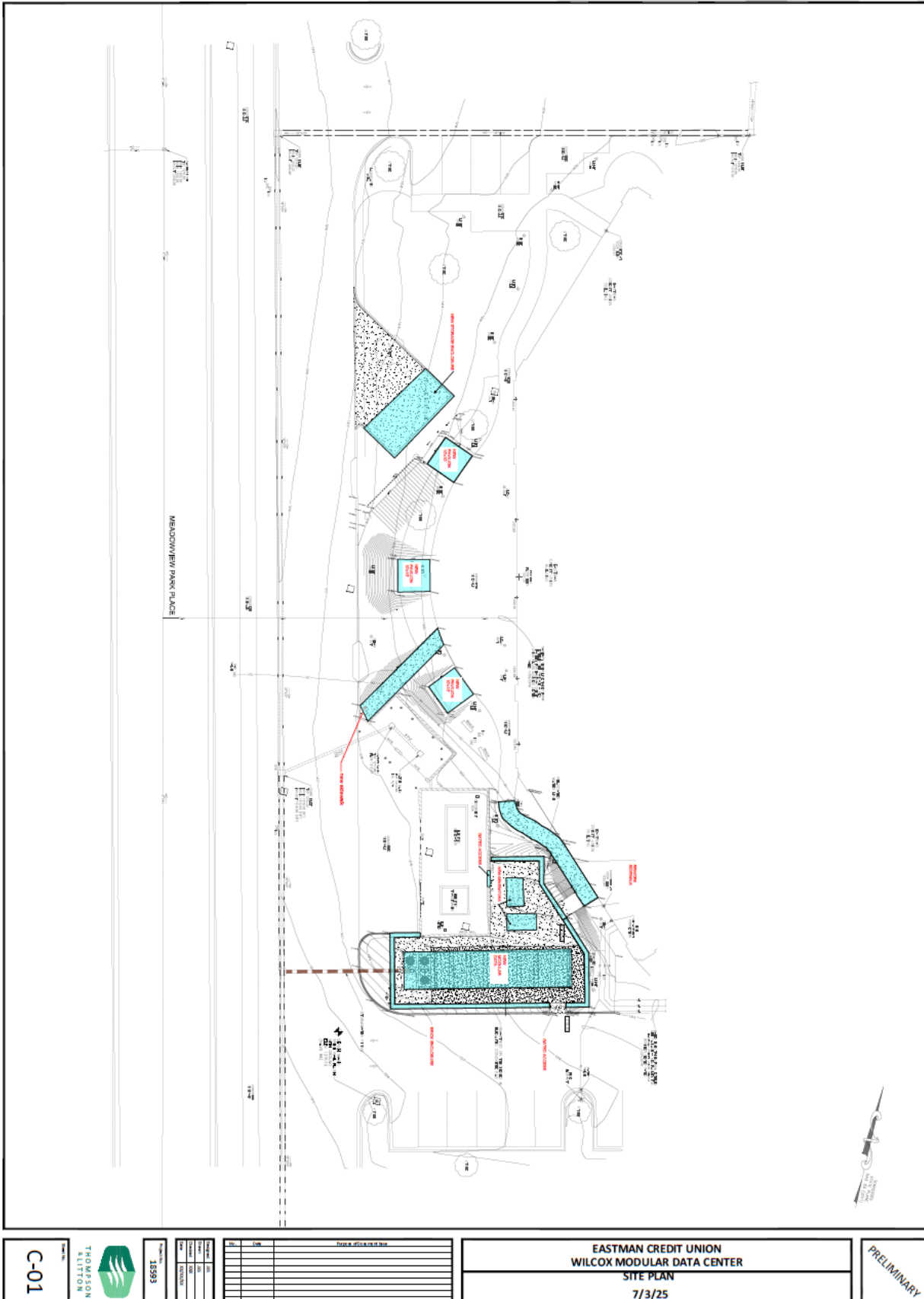
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Streets	Private Street	B-2E	B-3	GC	P-D	PUD	R-2	TA
Interstate	Ramp	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Expressway	City Zoning	A-2	B-4	M-1R	PBD*	R-1	R-3A	UAE
Major Arterial	<Null>	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
Minor Arterial	TA/C	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address
Collector Street	R-S	B-2	BC	P-1	PMD-2	R-1C	Split	
Local Street	GC							



Web AppBuilder for ArcGIS

Zoning Development Plan



Pavilion Property View



Pavilion Property View



Data Center Property View



Recommendation:

Staff recommends granting contingent zoning development plan approval for the Eastman Credit Union Support Center's additional development following the approval of the civil plans.

Property Information	Former KATS Transit Center & Garage Surplus		
Address	121, 141,109 Clay Street; 222 W. Main Street		
Tax Map, Group, Parcel	Tax Map 046I Group F Parcel 016.10; Tax Map 046I Group F Parcel 017.00		
Civil District	11 th Civil District		
Overlay District	Main Street Historic District		
Land Use Designation	Public		
Acres	+/- 1.2		
Applicant #1 Information		Intent	
Name: City of Kingsport Address: 415 Broad St. City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-229-9400		Intent: <i>To declare the parcels Tax Map 046I Group F Parcel 016.10 & Tax Map 046I Group F Parcel 017.00 as surplus property by the City of Kingsport.</i>	
		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			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends declaring Tax Map 046I Group F Parcel 016.10; Tax Map 046I Group F Parcel 017.00 as surplus property.			
<ul style="list-style-type: none"> All city departments have reviewed the property 			
Staff Field Notes and General Comments:			
<p>The City is requesting that the Planning Commission declare Tax Map 046I Group F Parcel 016.10 & Tax Map 046I Group F Parcel 017.00 as surplus property. The requested area is located at 121, 141,109 Clay Street; 222 W. Main Street. This property is zoned B-2, Central Business District and located within the municipal boundary.</p> <p>All city departments and have reviewed the request and see no need to retain this property due to the City seeing no future use for the property.</p>			
Planner: Samuel Cooper		Date: 7/17/25	
Planning Commission Action		Meeting Date	7/17/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION:

ADDRESS: 121, 141,109 Clay Street; 222 W. Main Street

DISTRICT, LAND LOT: 11th Civil District Tax Map 046I Group F Parcel 016.10; Tax Map 046I Group F Parcel 017.00

OVERLAY DISTRICT: Main Street Historic District

CURRENT ZONING: B-2, Central Business District

PROPOSED ZONING: B-2, Central Business District

ACRES: +/- 1.2

EXISTING USE: Former KATS Transit Center 7 Garage.

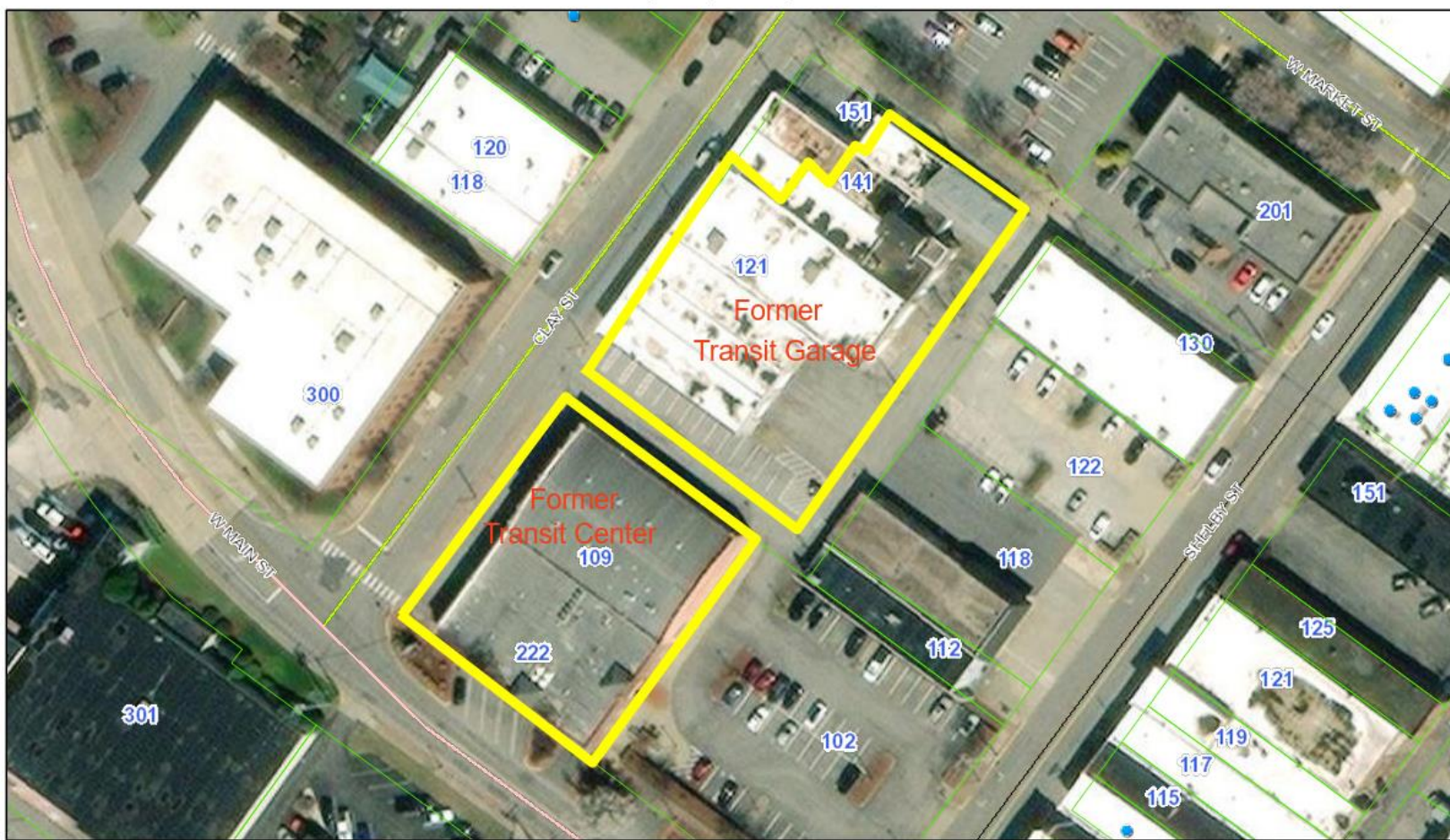
PETITIONER: City of Kingsport

ADDRESS: 415 Broad St. Kingsport, TN 37660

INTENT

To declare Tax Map 046I Group F Parcel 016.10 & Tax Map 046I Group F Parcel 017.00 as surplus property by the City of Kingsport.

Property Surplus

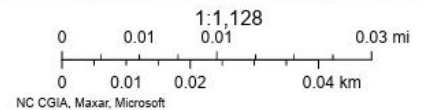


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Sullivan County Parcels Jan 2023

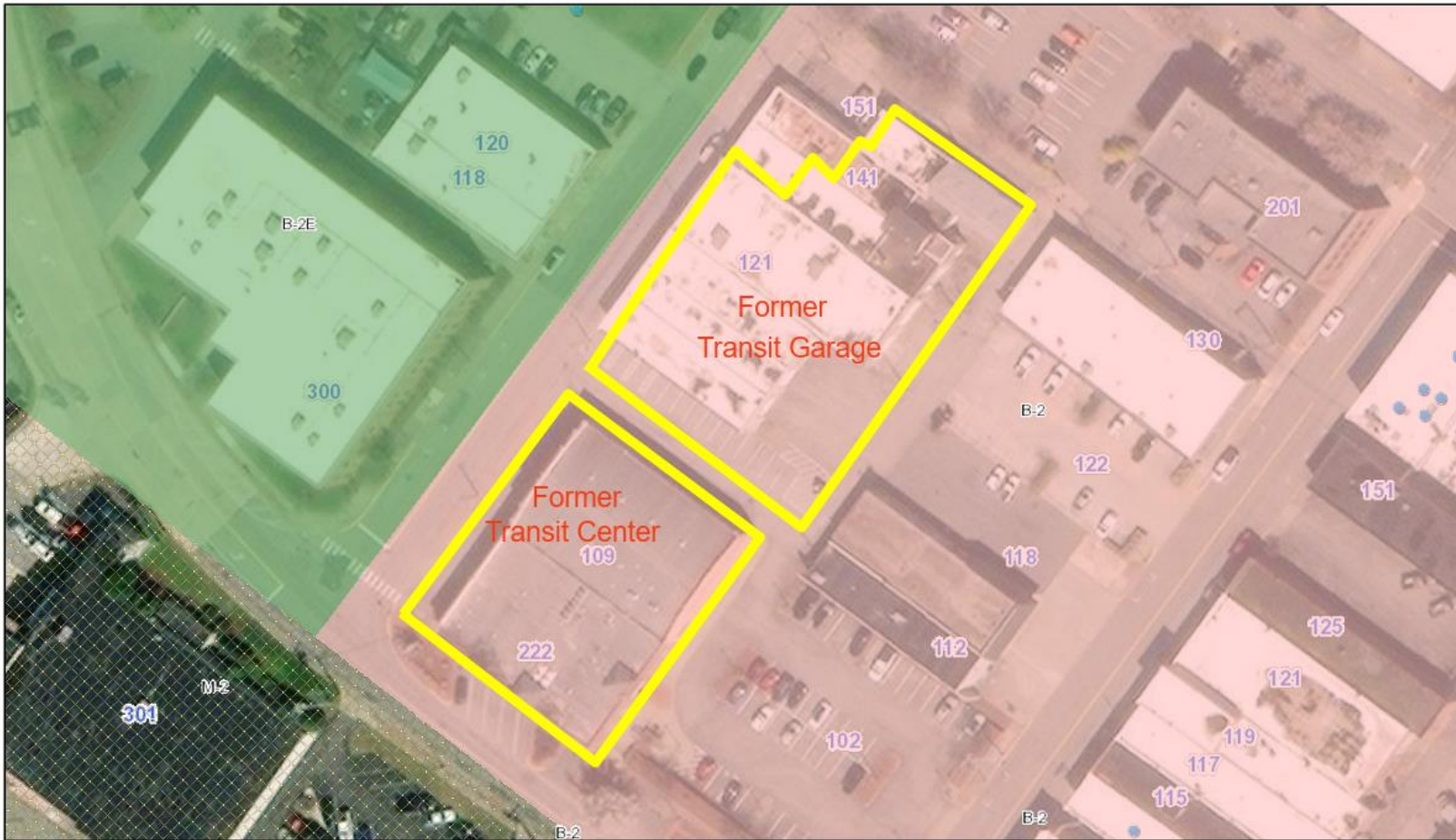
Parcels
Streets
Interstate

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



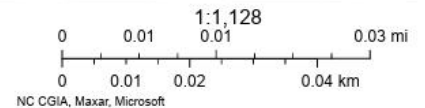
Web AppBuilder for ArcGIS

Property Surplus Zoning - B-2, Central Business District



7/10/2025, 3:24:41 PM

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	



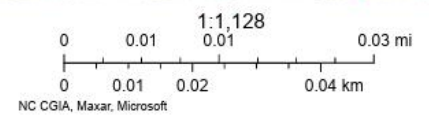
Web AppBuilder for ArcGIS

Property Surplus Utilities



7/10/2025, 3:25:57 PM

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



Web AppBuilder for ArcGIS

Property Surplus Future Land Use



7/10/2025, 3:26:54 PM

Future Land Use

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

Kpt 911 Address

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

North Property View



Eastern Property View



Southern Property View



Western Property View



Conclusion

Staff recommends that the Planning Commission declare Tax Map 046I Group F Parcel 016.10 & Tax Map 046I Group F Parcel 017.00 as surplus property.

Religious Assembly Zoning Text Amendment

Property Information	City-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: City staff initiated Address: City: State: Zip Code: Email: Phone Number:		Intent: To amend Chapter 114, Zoning, by adding religious assembly as a principal use in the M-1, M-1R, and MX Manufacturing zones.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	7/1/2025
Planning Commission Action		Meeting Date:	7/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Chapter 114, Zoning, by adding religious assembly as a principal use in the M-1, M-1R, and MX (Manufacturing and Mixed Use) zones.

Introduction:

The Planning department, in recent times, has received several inquiries about establishment of churches in the City's light manufacturing zones and our mixed-use zoning district. Specifically, the M-1, Light Manufacturing, M-1R, Light Manufacturing Restricted, and the MX, Mixed-Use Zones are being considered for the addition of religious assembly as a principal use in each of the three zones listed.

Presentation:

The full text of the M-1, M-1R, and MX zones is provided at the end of this report for proper context. Staff feels that this change is most aligned with the Bristol, TN zoning ordinance that allows church or religious assembly as a principal use in their light industrial zone. Staff feels that the traffic impact would be similar to industrial workers and associated swing shifts, yet much less frequent and with typical maximum use occurring on Sundays as opposed to the work week. To ensure that any church use in an industrial zone can operate fully, the accessory use of outside recreation is afforded for religious assembly as well.

Proposal with newly proposed language highlighted in yellow:**Sec. 114-197. - M-1, Light Manufacturing District. (Principal Uses)**

(3) Other industrial and manufacturing such as auto parts rebuilding, battery manufacturing; nondairy and nonfood product bottling plants; box and crate assembly; building materials sales; rental and storage yards; bag, carpet and rug cleaning and dyeing; cabinet shops; canneries; caterers; cooperages; crematories; dextrine and starch manufacturing; enameling, lacquering and japanning; felt manufacturing; electric foundry; furniture manufacturing; inflammable underground liquid storage; iron works (ornamental); laboratories (experimental, film or testing); lumber sales and lumberyard; nut and bolt manufacturing and wire drawing; parcel delivery stations; phonograph record manufacturing; public utility service yard; radium extraction; railway or truck terminal; stone monument works; tool manufacturing; vehicle storage yard; welding, other metal working shops, wholesaling, warehousing; breweries, craft breweries, wineries, distilleries; **religious assembly**.

Sec. 114-197. - M-1, Light Manufacturing District. (Accessory Uses)

(c) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the M-1 district as follows: on-site dwelling unit for caretaker; office, recreation and food service for employees; **outdoor recreation associated with religious assembly**; and incidental retailing of products manufactured on site.

Sec. 114-353. - Permitted uses. (MX, Mixed-Use District Permitted Uses)

(4) Public uses such as armories, auditoriums, meeting halls, coliseums, recreational facilities, stadiums, governmental uses, **religious assembly**, public parks and public or private utilities.

It is important to note that no text changes have to happen to the M-1R section of city code to achieve the same effect. This is due to the principal and accessory uses in the M-1 zone being the same as in the M-1R zone. This is exhibited in the full text of each zoning district as shown below:

BEGINNING OF FULL TEXT FOR THE M-1, M-1R, AND MX ZONES STARTS BELOW. ALL PROPOSED TEXT ADDITIONS ARE HIGHLIGHTED IN YELLOW.

Sec. 114-197. M-1, Light Manufacturing District.

- (a) *Intent.* The M-1, Light Manufacturing District is intended for industrial, manufacturing and other uses generally having a lower intensity of smoke, noise, odor, heat, vibrations, light, waste generation and similar characteristics than for M-2 districts.
- (b) *Principal uses.* All principal uses shall meet all local, state and federal requirements for control of air, water and noise pollution. Every use shall be conducted in a completely enclosed building, except for outdoor storage which shall be enclosed by a wall or fence at least six feet high. Principal uses permitted in the M-1 district are as follows:
 - (1) Manufacturing, compounding, assembling, processing, packaging or similar treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cellulose, cloth, cork, feather, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious and semiprecious metals, stones, rubber, sheet metal excluding large stampings, shell, textiles, tobacco, wax, wire, wood excluding sawmills and planing mills, and yarn.
 - (2) Manufacturing, compounding, assembling, processing, packaging or similar treatment of such products as: bakery goods, billboards, candy, ceramics, cosmetics, drafting instruments, electrical parts, appliances, electronic instruments, food products, meat, meat packaging, ice cream, medical and dental instruments, musical instruments, pharmaceuticals, pottery, china or figurines, radios, record players, rubber and metal stamps, rubber products, scientific instruments and equipment, shoes, television receivers, toiletries, soaps and detergents, toys and watches and clocks.
 - (3) Other industrial and manufacturing such as auto parts rebuilding, battery manufacturing; nondairy and nonfood product bottling plants; box and crate assembly; building materials sales; rental and storage yards; bag, carpet and rug cleaning and dyeing; cabinet shops; canneries; caterers; cooperages; crematories; dextrine and starch manufacturing; enameling, lacquering and japanning; felt manufacturing; electric foundry; furniture manufacturing; inflammable underground liquid storage; iron works (ornamental); laboratories (experimental, film or testing); lumber sales and lumberyard; nut and bolt manufacturing and wire drawing; parcel delivery stations; phonograph record manufacturing; public utility service yard; radium extraction; railway or truck terminal; stone monument works; tool manufacturing; vehicle storage yard; welding, other metal working shops, wholesaling, warehousing; breweries, craft breweries, wineries, distilleries; **religious assembly**.
 - (4) Communication facilities.
- (c) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the M-1 district as follows: on-site dwelling unit for caretaker; office, recreation and food service for employees; **outdoor recreation associated with religious assembly**; and incidental retailing of products manufactured on site.

- (d) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the M-1 district as follows:
- (1) Public utilities and public service uses and structures.
 - (2) Indoor recreational facilities such as tennis courts, racquet ball courts, gymnasiums, offices, etc.
- (e) *Prohibited uses.* Uses prohibited in the M-1 district are as follows:
- (1) Residential, business as principal uses.
 - (2) All uses in the M-2 district not included in the M-1 district.
 - (3) Auto wrecking yard and junkyard.
- (f) *Dimensional requirements.* The minimum and maximum dimensional requirements for the M-1 district are as follows:
- (1) *Minimum requirements.*
 - a. Lot area, not applicable.
 - b. Lot frontage, not applicable.
 - c. Front yard, 20 feet.
 - d. Each side yard, not applicable.
 - e. Rear yard, not applicable.
 - f. Usable open space, not applicable.
 - (2) *Maximum permitted.*
 - a. Lot coverage, 85 percent.
 - b. Building height, not applicable.
- (g) *Signs.* See article IV of this chapter for sign provisions.
- (h) *Parking.* See article VI of this chapter for parking and loading provisions.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-206; Ord. No. 4018, § IV(26), 3-21-1995; Ord. No. 4276, § I, 9-3-1996; Ord. No. 6388, § V, 4-1-2014)

Sec. 114-198. M-1R, Light Manufacturing Restricted District.

- (a) *Intent.* The M-1R, Light Manufacturing Restricted District is the same as the M-1 district, except that provisions are greater for light and air and for physical appearance.
- (b) *Principal uses.* Principal uses permitted in the M-1R district are the same as for the M-1 district.
- (c) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the M-1R district the same as for the M-1 district.
- (d) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the M-1R district the same as for the M-1 district.
- (e) *Prohibited uses.* Uses prohibited in the M-1R district are the same as for the M-1 district.
- (f) *Dimensional requirements.* The minimum and maximum dimensional requirements for the M-1R district are as follows:

- (1) *Minimum requirements.*
 - a. Lot area, not applicable.
 - b. Lot frontage, not applicable.
 - c. Front yard, 50 feet.
 - d. Each side yard, 15 feet.
 - e. Rear yard, 25 feet.
 - f. Usable open space, not applicable.
- (2) *Maximum permitted.*
 - a. Lot coverage, 80 percent.
 - b. Building height, not applicable.

Note. A minimum of 20 feet of the required front yard shall be landscaped with grass, trees and shrubs. Landscaping must be accomplished prior to any occupancy and use of the property.

(g) *Signs.* See article IV of this chapter for sign provisions.

(h) *Parking.* See article VI of this chapter for parking and loading provisions.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-207; Ord. No. 4018, § IV(27), 3-21-1995; Ord. No. 4276, § I, 9-3-1996)

DIVISION 8. MIXED-USE DISTRICT (MX)

Sec. 114-352. Intent.

The intent of the MX, Mixed-Use District is to allow flexibility in the development of compatible mixed-use areas of light manufacturing, professional office and limited commercial uses and to do so by developing a self-contained, campus-like atmosphere which protects the adjacent land uses.

(Code 1981, app. A, art. X, § 1; Code 1998, § 114-426)

Sec. 114-353. Permitted uses.

Uses permitted in the MX, Mixed-Use District are as follows:

- (1) Offices for brokers, businesses, computers, data processing, credit agencies, finance, government, law, medical, photography, real estate and travel agencies.
- (2) Single-family, two-family and multifamily residential.
- (3) Retail or service uses such as hotels, motels, limousine service, motor vehicle rental, restaurants, service stations, vehicle storage and day care facilities.
- (4) Public uses such as armories, auditoriums, meeting halls, coliseums, recreational facilities, stadiums, governmental uses, religious assembly, public parks and public or private utilities.
- (5) Manufacturing, assembling, processing, packaging or similar treatment of such products as: appliances, automobiles (including rebuilding and reconditioning), bolt or screw thread rolling or cutting, bottle making, box and crate assembly, bronze casting, canvas, carpets, rugs, celluloid and pyroxyline,

ceramics, china or figurines, cosmetics, die casting and making, drafting instruments, electrical parts, electronic instruments, fiberglass, food products, forge, foundry, furniture, heating equipment, laboratories (experimental), medical and dental instruments, musical instruments, parcel delivery stations, pharmaceuticals, phonograph records, pottery, radios, record players, rubber and metal stamps, scientific instruments and equipment, shoes, television receivers, textiles, toiletries, tools, toys, watches, clocks and woven wire.

- (6) Warehousing, ministorage and trucking terminals.
- (7) On-premises and off-premises alcoholic beverage sales.
- (8) Communication facilities.

(Code 1981, app. A, art. X, § 2; Code 1998, § 114-427; Ord. No. 4018, § V, 3-21-1995; Ord. No. 4276, § I, 9-3-1996; Ord. No. 6388, § VII, 4-1-2014; Ord. No. 6474, § I, 4-7-2015)

Sec. 114-354. Accessory uses.

In the MX district, accessory uses shall be subordinate or incidental to the principal use or structure and may include such uses as on-site cafeterias for employees, incidental retailing of products manufactured on site, permanent caretaker residences or substantially similar uses.

(Code 1981, app. A, art. X, § 3; Code 1998, § 114-428)

Sec. 114-355. Reserved.

Editor's note(s)—Ord. No. 6474, § II, adopted Apr. 7, 2015, repealed § 114-355, which pertained to special exceptions and derived from Code 1981, app. A, art. X, § 4; and Code 1998, § 114-429.

Sec. 114-356. Prohibited uses.

The following uses have been determined to be incompatible with the intent of the MX district: wrecking yards and junkyards; recycling; tanneries; tobacco, wax, wire, wood (as in sawmills), and yarn production.

(Code 1981, app. A, art. X, § 5; Code 1998, § 114-430)

Sec. 114-357. Locational standards.

The following standards shall apply in the MX district:

- (1) *Size.* The district shall be 25 acres or greater in size.
- (2) *Frontage/access.* The mixed-use district shall have frontage on and access from a street designated in the major street and road plan as a collector, arterial or expressway/freeway.
- (3) *Utilities.* The provider of sewer and water services to the site proposed for rezoning to the district must be identified. A timeframe for installation of utilities shall be submitted with the rezoning request and shall include a statement by the utility provider that water and sanitary sewer service can be provided to the site within the timeframe proposed.

(Code 1981, app. A, art. X, § 6; Code 1998, § 114-431)

Sec. 114-358. Design standards.

The following dimensional standards shall apply in the MX district:

- (1) *Lot area.* The minimum lot area within the mixed-use district shall be one acre.
- (2) *Periphery yard.* The district shall have a 30-foot landscaped development-free buffer. Structures or parking shall not be permitted in this periphery yard.
- (3) *Building setback.* The setbacks to be observed are a:
 - a. 30-foot front yard;
 - b. 30-foot rear yard, not required if the rear property line is a railroad right-of-way boundary; and
 - c. 15-foot side yard.
- (4) *Building height.* A height to side yard ratio of 2:1 shall be observed above 30 feet.
- (5) *Ground coverage.* Ground coverage for each use in the mixed-use district shall not exceed 50 percent of the lot.
- (6) *Parking and loading.* Parking and loading facilities shall be as required by article VI of this chapter.
- (7) *Lighting.* All lighting shall be sufficient for the safe use of the facilities, which shall not create a traffic hazard or glare for any surrounding residential area.
- (8) *Signs.*
 - a. Single tenant businesses are permitted freestanding signs provided that:
 1. The sign surface area does not exceed 32 square feet per side or a total of 64 square feet for all sides;
 2. Lots with multiple street frontages are allowed a total of two signs;
 3. Height shall not exceed five feet above the ground; and
 4. Signs shall be indirectly illuminated.
 - b. Each mixed-use park within the district shall be permitted access identification signs, provided:
 1. Only one such sign is located at each major access point.
 2. The sign shall not exceed 50 square feet per side or a maximum of 100 square feet total of all sides.
 3. The maximum height of such signs shall be 20 feet.
 4. Signs shall be indirectly illuminated.
 5. The sign shall be permitted in a grassed median within a right-of-way, provided the sign does not interfere with traffic.
 - c. Each mixed-use park within the district shall be permitted one master identification sign which shall be permitted up to 50 feet in height and 300 square feet per side with a two-side maximum. This sign may be located within a grassed median within a right-of-way. If located on a lot, the master identification sign shall not be included in the total of freestanding signs for single-tenant businesses.
 - d. Wall signs are permitted equivalent to one percent of the building ground coverage area. A business having less than 4,000 square feet of area may utilize up to 40 square feet of signage.

- (9) **Access.** Access to individual lots shall be by interior streets, either private or public, which have been approved by the planning commission, subject to the following:
- a. The roadway pavement for two-way traffic on private streets shall be at least 24 feet in width and for one-way traffic at least 14 feet in width, with no on-street parking permitted.
 - b. All private roadways, travel ways and parking areas shall be paved with a hard-surface material as required by the city engineer.
 - c. Curbs, gutters, retention facilities, paved or sodded swales or other methods to control stormwater runoff from private streets may be required if determined to be needed by the city engineer.
 - d. Private streets shall be constructed to meet the typical cross section requirements of the city for industrial streets.

(Code 1981, app. A, art. X, § 7; Code 1998, § 114-432)

Sec. 114-359. Master plan approval.

The planning commission shall grant approval of a master plan before the establishment of the mixed-use district. The contents of the master plan shall include:

- (1) Signage;
- (2) Ingress/egress;
- (3) Availability and adequacy of utilities;
- (4) Buffer strip (periphery yard);
- (5) Adjacent transportation network;
- (6) Internal street layout; and
- (7) A conceptual layout of the varying types of land uses (i.e., general location of offices, multifamily residential, retail/service, public, manufacturing and warehousing).

(Code 1981, app. A, art. X, § 8; Code 1998, § 114-433)

Sec. 114-360. Final development plan and building permit.

For the MX district, a final zoning development plan shall be submitted which conforms substantially to the master plan. No building permit for a development in a mixed-use district shall be issued by the building official until such a plan is submitted and approved by the zoning administrator and determined to be in conformance with this chapter.

(Code 1981, app. A, art. X, § 9; Code 1998, § 114-434; Ord. No. 6730, § XI, 6-19-2018)

Secs. 114-361—114-378. Reserved.

Staff recommends sending a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the zoning text amendment.



July 17, 2025

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

Chairman Duncan:

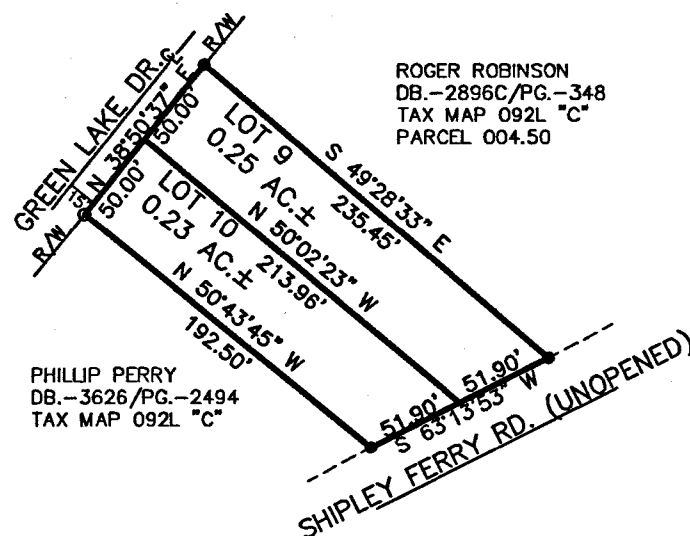
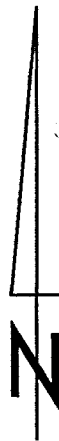
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 1624 Green Lake Drive
2. 931 Riverside Ave
3. 712 W. Valley Drive
4. 465 Lakeside Drive
5. 201 Old Island Trail
6. Glen Ave, Fairway Ave, Virgil Street
7. 325 Burning Trail

Sincerely,

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

NORTH RECONCILED TO
DEED



ROGER ROBINSON
DB.-2896C/PG.-348
TAX MAP 092L "C"
PARCEL 004.50

PHILLIP PERRY
DB.-3626/PG.-2494
TAX MAP 092L "C"

SHIPLEY FERRY RD. (UNOPENED)

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
"X" of the Flood Insurance Rate Map, Community Panel No.
47163C0255D, which bears an effective date of
09-29-2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: 17 June 25
W. Murk
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL
SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY
MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION, DIVISION OF GROUND WATER
PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE
HEREBY APPROVED AS SHOWN.

DATED: _____

CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

CERTIFICATE OF LICENSED ENGINEER OR SURVEYOR REGARDING SURFACE WATER RUNOFF

I HEREBY CERTIFY TO SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
(SORPC), FOR THEIR BEHALF AS WELL AS FOR AND ON BEHALF OF ALL
PURCHASERS OF LOTS WITHIN THE SUBDIVISION SHOWN HERE AND ALL
NEIGHBORING PROPERTY OWNERS, THAT (1) I AM EITHER A FULLY LICENSED
ENGINEER OR FULLY LICENSED SURVEYOR, AS INDICATED BELOW, IN THE
STATE OF TENNESSEE, EDUCATED AND SKILLED IN THE PROPER CONTAINMENT
AND DRAINAGE OF SURFACE WATER RUNOFF; (2) I HAVE REVIEWED THE FINAL
SUBDIVISION PLAT AND PLANS SUBMITTED FOR APPROVAL TO SORPC ON
(DATE) FOR THE SUBDIVISION SHOWN HERE; AND (3) THE SURFACE WATER
RUNOFF AND DRAINAGE PLANS SET FORTH IN SUCH SUBDIVISION PLAT AND
PLANS ARE ADEQUATE TO PROPERLY CONTAIN AND CONTROL, ACCORDING TO
CURRENT INDUSTRY AND LEGAL STANDARDS, SURFACE WATER RUNOFF AND DRAINAGE
WITHIN AND FROM SAID SUBDIVISION/PROPERTY.

DATE LICENSED ENGINEER OR LICENSED SURVEYOR

(4) THE SURFACE WATER RUNOFF AND DRAINAGE PLANS SET FORTH IN SUBDIVISION
PLAT AND PLANS IDENTIFIED ABOVE, AS PROPERLY AMENDED ACCORDING TO SORPC
RULES AND REGULATIONS (IF SO BE THE CASE), HAVE BEEN PROPERLY IMPLEMENTED
AND COMPLIED WITH, AND ALL FACILITIES AND IMPROVEMENTS CALLED FOR IN SUCH
PLANS HAVE BEEN PROPERLY CONSTRUCTED; AND SUCH FACILITIES AND IMPROVEMENTS
WILL PROPERLY CONTAIN AND CONTROL, ACCORDING TO CURRENT INDUSTRY AND LEGAL
STANDARDS, SURFACE WATER RUNOFF AND DRAINAGE WITHIN AND FROM SAID SUBDIVISION/
PROPERTY.

DATE LICENSED ENGINEER OR LICENSED SURVEYOR

BEFORE REPLAT

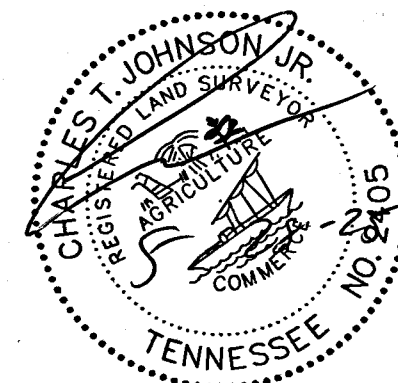
Slide A-1820
Sheena Tinsley, Register
Sullivan County
Rec #: 377145 Instrument #: 25011012
Rec'd: 15.00 Recorded
State: 0.00 6/16/2025 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 71-71

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 1624 GREEN LAKE
DATE: 05-16-2025

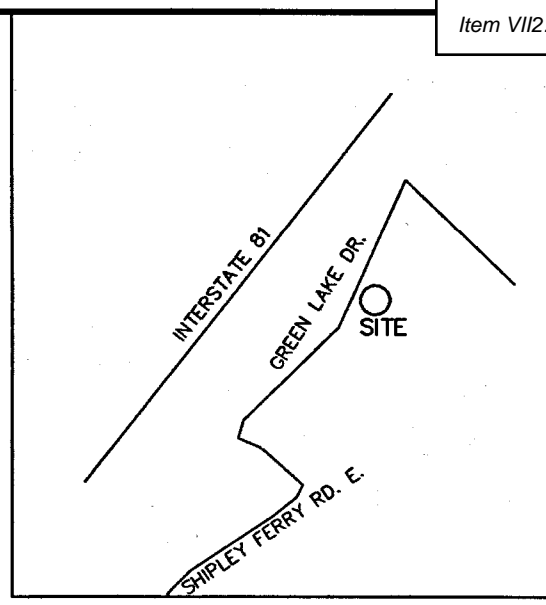
AFTER REPLAT

TPSI TN. PROFESSIONAL
SURVEYING INC.

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



I HEREBY CERTIFY THAT THIS
IS A CATEGORY I SURVEY AND
THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS 1:10000
AS SHOWN HEREON.



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON PIN SET (TPSI CAP)
- 1/2" IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY

MISCELLANEOUS NOTES:

PROPERTY IS ZONED B-3
SETBACKS ARE FRONT = 30' REAR = 30' AND SIDE = 30'.

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

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

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA
A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE
OF ALL LOT LINES FOR THE INSTALLATION AND MAIN-
TENANCE OF UTILITIES AND THE CONVEYANCE OF
STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH
LOT. SUCH STANDARD EASEMENT AREA IS IN ADDI-
TION 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.

THE SEPTIC PERMIT WAS ISSUED TO DAVID & BRENDA BYERLY
DATED 03-10-2025.

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

PROPERTY REFERENCE:
DAVID & BRENDA BYERLY
PB.-3/PG.-43B/LOT-9-10
DB.-3625/PG.-2766
TAX MAP 092L "C"
PARCEL 005.00

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY
SHOWN AND DESCRIBED HEREON AND THE (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.

OWNER: Brenda Byerly DATED: 6-2-25
OWNER: Brenda Byerly DATED: _____
OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON
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 HEREON, TO THE
SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATED: 5-28-25
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING
TO THE SPECIFICATIONS OF THE SULLIVAN COUNTY REGIONAL
PLANNING COMMISSION; (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 REGIONAL
PLANNING COMMISSION

DATED: 6-12-2025
CITY ENGINEER OR SULLIVAN COUNTY COMMISSIONER OF HIGHWAYS

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 6-10-25
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

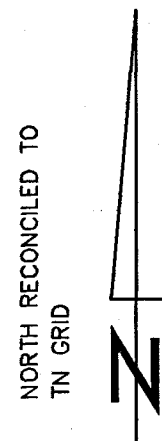
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN
FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN
COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS
ARE NOTED IN THE MINUTES OF THE CITY OF KINGSFORT REGIONAL
PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED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

DATED: 6/16/2025
THE CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

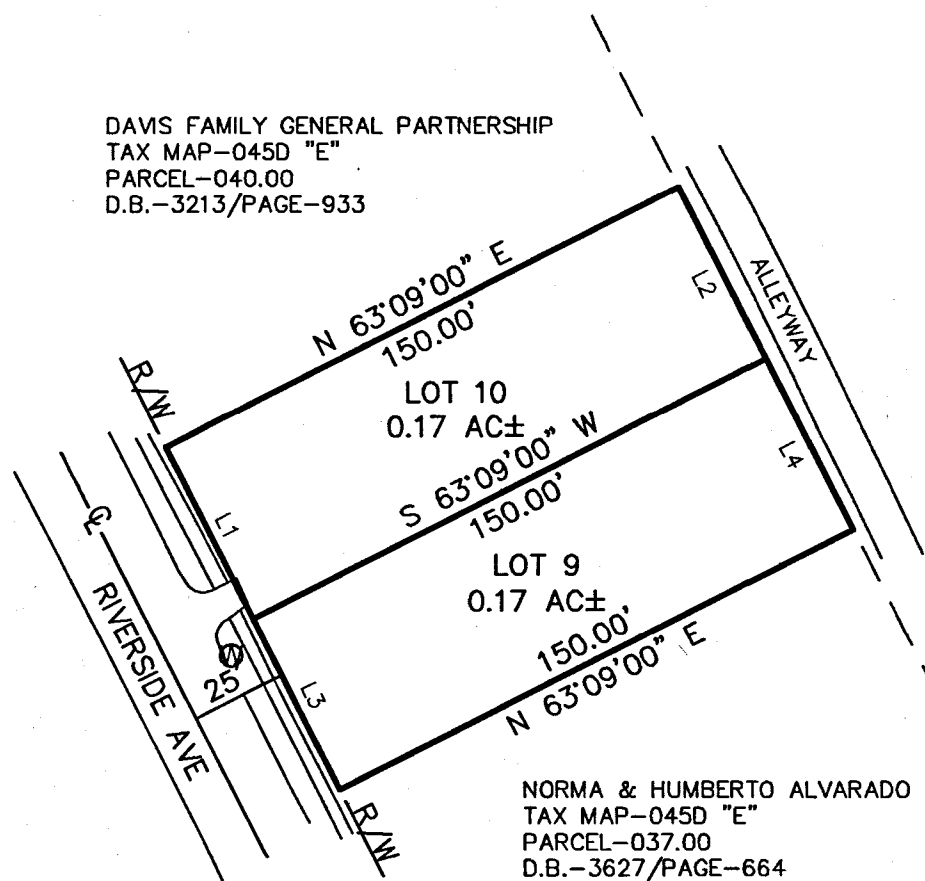
KINGSFORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 9 & 10 LAKECREST SUB. PB.-3/PG.-43B

TOTAL ACRES 0.48 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 14TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 100'



LINE	BEARING	DISTANCE
L1	N 26°51'00" W	50.00'
L2	S 26°51'00" E	50.00'
L3	S 26°51'00" E	50.00'
L4	N 26°51'00" W	50.00'



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C00400, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: June 11, 2025
Charles T. Johnson Jr.
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

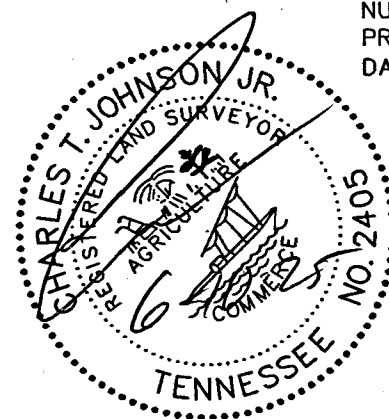
DATED: 11 JUN 2025
Charles T. Johnson Jr.
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

SURVEY BY: CHARLES T. JOHNSON JR.
NUMBER: 2405
PROJECT: 25136
DATE: 05/28/2025



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

Slide A-1821
Sheema Tinsley, Register
Sullivan County
Rec #: 377147 Instrument #: 25011014
Rec'd: 15.00 Recorded
State: 0.00 6/16/2025 at 9:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 72-72

TPSI TN. PROFESSIONAL SURVEYING INC.

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

WILLIAM & JENNIFER CALDWELL
937 RIVERSIDE AVENUE
KINGSPORT, TN 37660
TAX MAP 045D "E"
PARCEL 039.00
D.B. 3544
PAGE 1397
WEST VIEW PARK BLOCK 14 LOT 10
PLAT BOOK A PAGE 23A

WILLIAM & JENNIFER CALDWELL
931 RIVERSIDE AVENUE
KINGSPORT, TN 37660
TAX MAP 045D "E"
PARCEL 038.00
D.B. 3544
PAGE 1399
WEST VIEW PARK BLOCK 14 LOT 9
PLAT BOOK A PAGE 23A

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: Charles T. Johnson Jr. DATED: 6/11/2025
OWNER: _____ DATED: _____
OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

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

DATED: 6-10-25
Charles T. Johnson Jr.
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

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

DATED: 11 JUN 2025
Charles T. Johnson Jr.
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 11 JUN 2025
Charles T. Johnson Jr.
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY: Charles T. Johnson Jr. 6/16/2025
KINGSPORT REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF WEST VIEW PARK LOTS 9 & 10
TOTAL ACRES 0.34 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 1-10000
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 50' 50' 0' 50' 100'

LEGEND

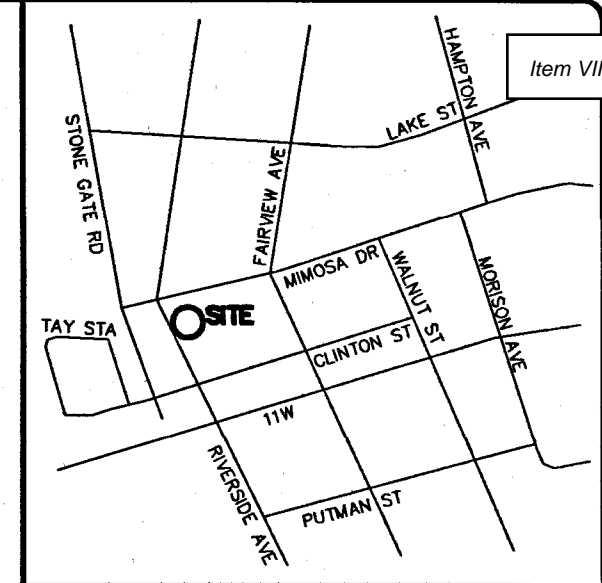
- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- ⊕ WATER METER

MISCELLANEOUS NOTES:

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

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

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.





TRACT 6
ROCK SPRINGS
UNITED METHODIST
CHURCH
(UNRECORDED PLAT)
D.B. 322C, PG. 689



TRACT 6
ROCK SPRINGS
UNITED METHODIST
CHURCH
(UNRECORDED PLAT)
D.B. 322C, PG. 689

LEGEND

Slide A-1822

Sheena Tinsley, Register
Sullivan County

Rec #:	377335	Instrument #:	25011233
Rec'd:	15.00	Recorded	
State:	0.00	6/18/2025 at 12:09 PM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 78-78	

NOTES:

- 1) NORTH BASED ON REFERENCED DEED AND PLAT.
- 2) PROPERTY IS ZONED R-1B
SETBACKS TO CONFORM TO CURRENT ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0230D
EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE
PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 25-13856
- 5) ACAD FILE 25-13856 GRILLS.DWG
- 6) TAX MAP 119 PARCEL 006.20.
- 7) REFERENCES: D.B. 3634, PG. 1732 & P.B. 31, PG. 31.
- 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE
RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS,
RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED
AND UNRECORDED.
- 11) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS
OTHERWISE NOTED.
- 12) 15' FT. DRAINAGE EASEMENT ALONG SWALES AND LOT LINES.

<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, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><u>10 June</u> 20<u>25</u> DATE <u>Demore</u> OWNER</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 KINGSFORD TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p><u>6-16</u> 20<u>25</u> DATE <u>[Signature]</u> TENNESSEE REGISTERED LAND SURVEYOR</p>		<p>CERTIFICATE OF APPROVAL 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>June 17</u> 20<u>25</u> DATE <u>Cassie Campbell</u> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>		<p>CERTIFICATE OF 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 LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><u>6-13</u> 20<u>25</u> DATE <u>[Signature]</u> KINGSFORD AUTHORIZED AGENT</p>		<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>_____ CITY ENGINEER _____ DATE</p>		<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p><u>6-13</u> 20<u>25</u> DATE <u>[Signature]</u> KINGSFORD AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS FOR KINGSFORD, 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 \$10,000.00 HAS BEEN POSTED WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><u>6-10</u> 20<u>25</u> DATE <u>[Signature]</u> SECRETARY, KINGSFORD REGIONAL PLANNING COMMISSION</p>		<p>REFERENCES: D.B. 3634, PG. 1732 & P.B. 31, PG. 31.</p> <p>1) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.</p> <p>2) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.</p> <p>3) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.</p> <p>4) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.</p> <p>5) 15' FT. DRAINAGE EASEMENT ALONG SWALES AND LOT LINES.</p>	
--	--	--	--	---	--	--	--	---	--	--	--	---	--	--	--

Side A-1823

Sheena Tinsley, Register
Sullivan County
Rec #: 377512 Instrument #: 25011450
Rec'd: 15.00 Recorded
State: 0.00 6/23/2025 at 1:00 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 80-80

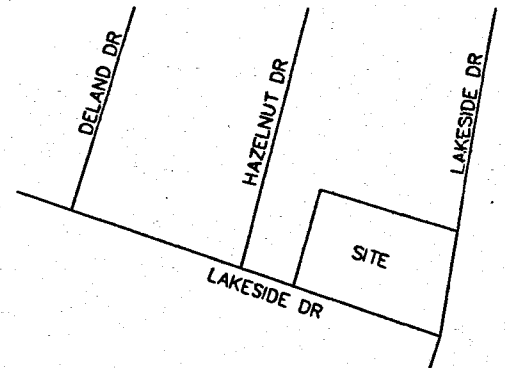
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS
RECORDED AND/OR UNRECORDED.
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE
MINIMUM STANDARDS OF PRACTICE.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO
OF PRECISION OF THE UNADJUSTED SURVEY IS 1-10,000+ AS SHOWN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

TDOT



LOCATION MAP (N.T.S)

Item VII.2.

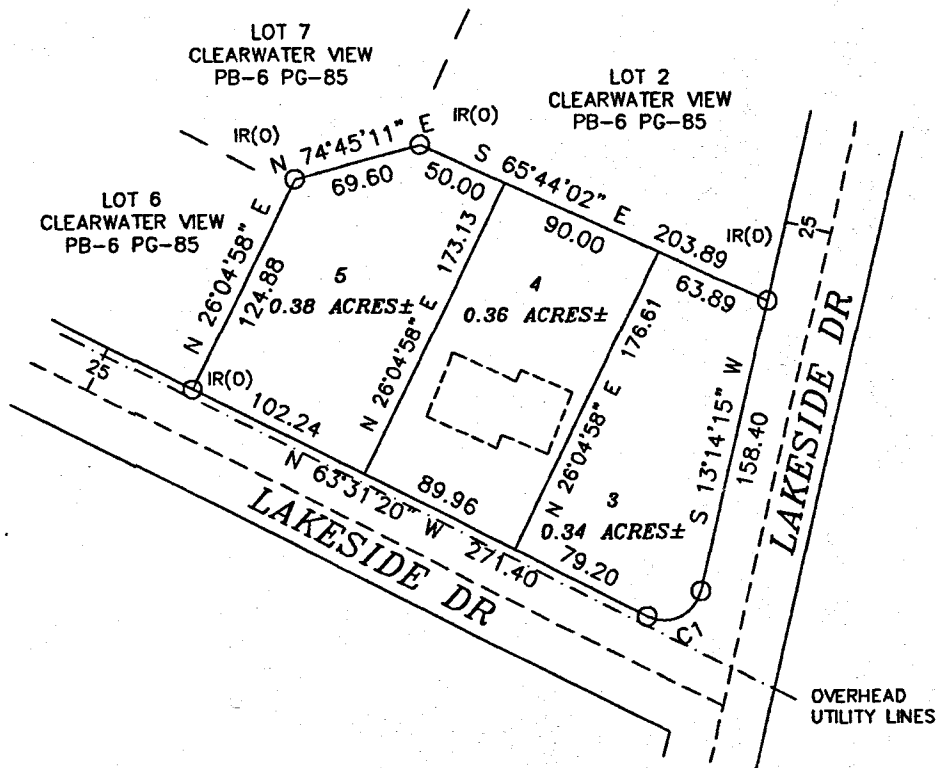


McCOY LAND SURVEYING
806 EAST JACKSON BLVD STE 11
JONESBOROUGH, TENN 37659
PH- 423-753-9192

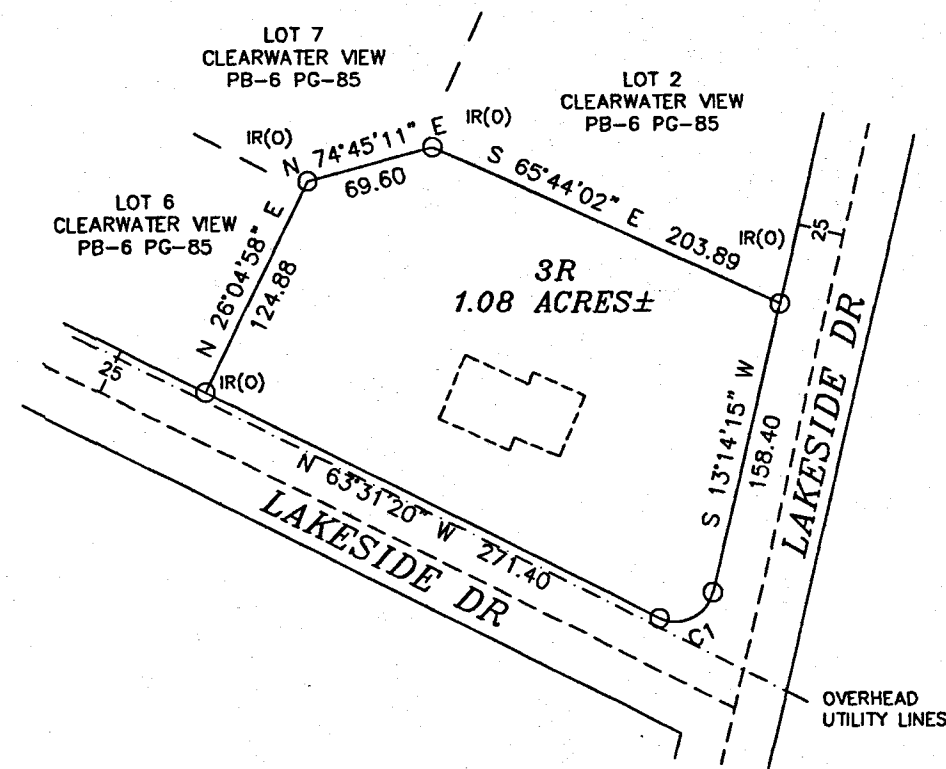
REGISTER OF DEEDS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.47	20.24	103°14'24"	S 64°51'27" W	31.73

BEFORE



AFTER



KINGSPORT UTILITY DISTRICT

IR(O)- IRON ROD OLD

IR(N)- IRON ROD NEW

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER
FIRM MAP 47163C0045D 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: 077G GRP: B PARCELS: 020.00, 021.00 & 022.00

SUBJECT PROPERTY DEED REFS: PB-6 PG-85 LOTS 3-5

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.

June 23 2025
Date

Cassie Campbell
Sullivan County Director of 911 Addressing or His/Her authorized representative

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.

6/20 2025
Date

Kingport Authorizing Agent



SUBJECT PROPERTY ADDRESS: 465 LAKESIDE DR. KINGSPORT, TENN



CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF ACCURACY

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS

CERTIFICATION OF THE APPROVAL OF STREETS

CERTIFICATE OF OWNERSHIP AND DEDICATION

REPLAT OF THE HURD PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES= 1.08±
ACRES NEW ROAD= -0-

TOTAL LOTS= 1
MILES NEW ROAD=-0-

OWNER= HURD

CIVIL DISTRICT=7TH

SURVEYOR= McCOY

CLOSURE ERROR= 1-10000+

SCALE= 1-100'

I hereby certify that the subdivision plat shown here has been found to comply with the
Subdivision Regulations for Kingsport, Tennessee, with the exception of such variances,
if any, as are noted in the minutes of the Kingsport Regional Planning Commission and
that it has been approved for recording in the Office of the County Register. If
required, a surety bond in the amount of \$10,000 has been posted with the
Kingsport Regional Planning Commission to complete all required improvements
in case of default.

Confirmed by the Kingsport Regional Planning Director

6/23 2025
Date

Secretary of the Kingsport Regional Planning Commission

I hereby certify that the plan shown and described hereon
is a true and correct survey to the accuracy required by
the Sullivan County Regional Planning Commission and that
the monuments have been placed as shown hereon, to the
specifications of the subdivision regulations.

6-17 2025
Date

Tennessee Registered Land Surveyor

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.

6/20 2025
Date

Local Utility District Provider or His/Her Authorized Representative

I hereby certify (circle one):

- (1) that streets have been installed in an acceptable manner and according
to the specifications or,
(2) adequate rights-of-way dedication upon an existing public road shall
serve these lots as proposed. Or
(3) Plot has been approved with a performance guarantee set by the the
Sullivan County Regional Planning Commission

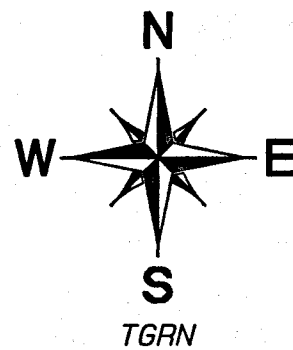
20
Date

City Engineer or Sullivan County Commissioner or Highways

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.

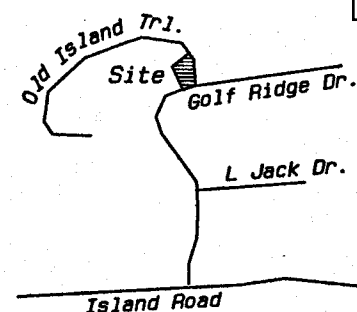
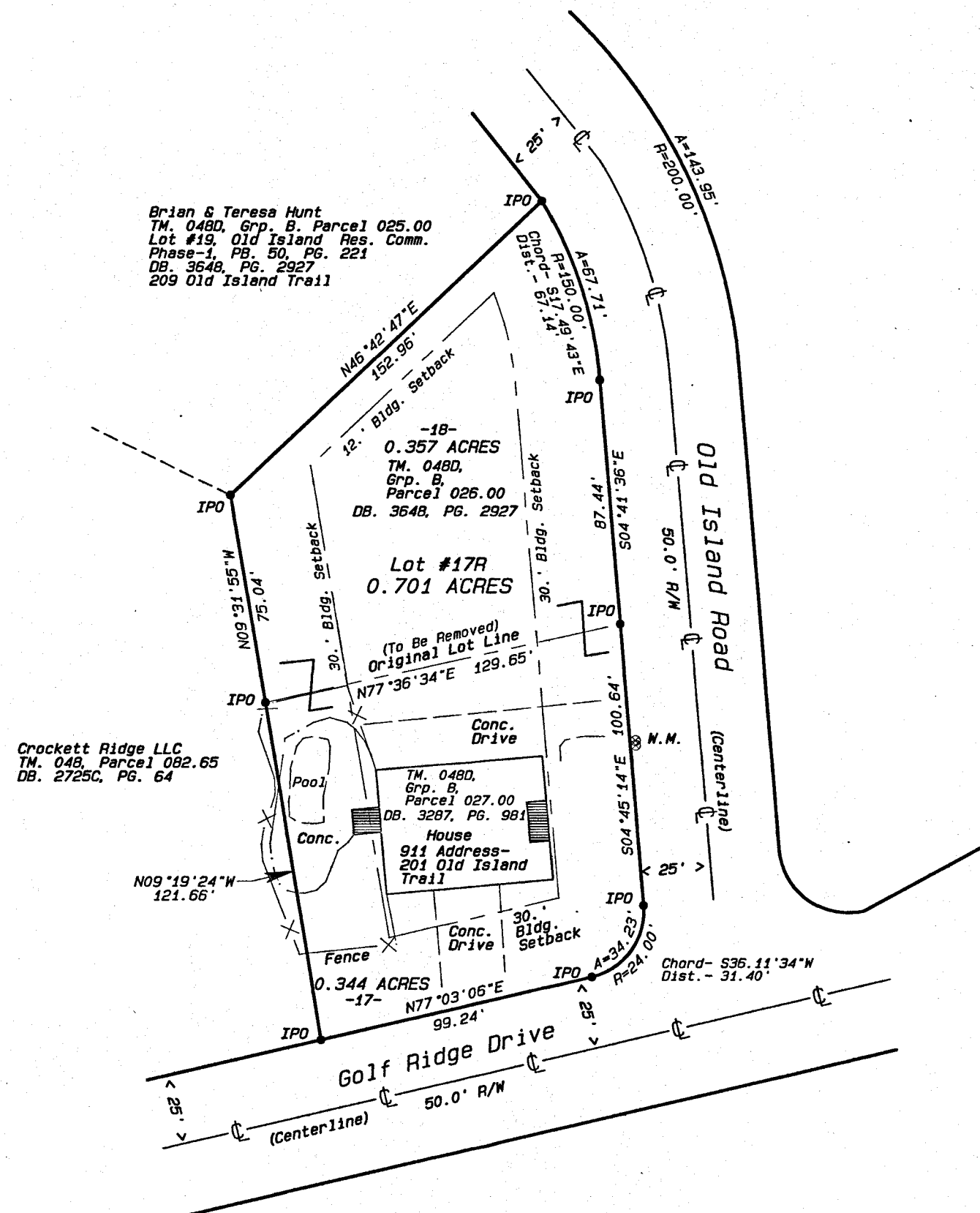
6-19 2025
Date
Owner
Jammy Hurd

Owner



Slide A-1823

Sheena Tinsley, Register
Sullivan County
Rec #: 377514 Instrument #: 25011453
Rec'd: 15.00 Recorded
State: 0.00 6/23/2025 at 1:03 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 81-81

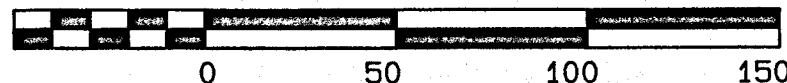
(N.T.S)
LOCATION MAP

Brian & Teresa Hunt
TM. 0480, Grp. B, Parcel 025.00
Lot #19, Old Island Res. Comm.
Phase-1, PG. 50, PG. 221
DB. 3648, PG. 2927
209 Old Island Trail

Crockett Ridge LLC
TM. 048, Parcel 082.65
DB. 2725C, PG. 64

TM. 0480, Grp. B, Parcel 027.00
DB. 3287, PG. 981
House
911 Address-
201 Old Island Trail

GRAPHIC SCALE 1"=50'



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor this survey is subject to an actual title search.
3. This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
4. There is hereby established an easement area a minimum of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff from improvements on each lot. Such standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated by the licensed surveyor/civil engineer or that which may be required by the Kingsport Regional Planning Commission.
5. Current zoning- R-1
"All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction"
6. Deed Reference- As shown above
8. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
9. Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C00700 Effective Date Sept. 29, 2006
10. Property Owners are to contact the City, County Highway Dept. and/or State Highway Dept. before installing drains and driveways

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

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

DATE 6/23/2025
Cassie Campbell
SULLIVAN COUNTY DEPARTMENT OF 911 ADDRESSING
ON HIS OR HERS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSFORT CITY REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000.00 HAS BEEN POSTED WITHIN THE KINGSFORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 6/23/2025
CONFIRMED BY KINGSFORT PLANNING DIRECTOR
SECRETARY OF THE KINGSFORT CITY, REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

DATE 6-12-2025
JAMES W. WILKINS
TENNESSEE REGISTERED SURVEYOR LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF THE WATER SYSTEMS

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

DATE 6/23/25
LOCAL UTILITY DISTRICT OR HIS/HER AUTHORIZED REP.

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF GROUND WATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 6/23-2025
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

Owner's- Brian & Teresa Hunt

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (CIRCLE ONE)
(1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR
(2) ADEQUATE RIGHT OF WAY DEDICATION UPON THESE LOTS AS PROPOSED, OR
(3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSFORT CITY REGIONAL PLANNING COMMISSION

DATE

CITY ENGINEER OR SULLIVAN COUNTY COMM. OF HIGHWAYS

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

The Consolidation of Lot #17 & Lot #18 of the Old Island Residential Community, Phase I

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION

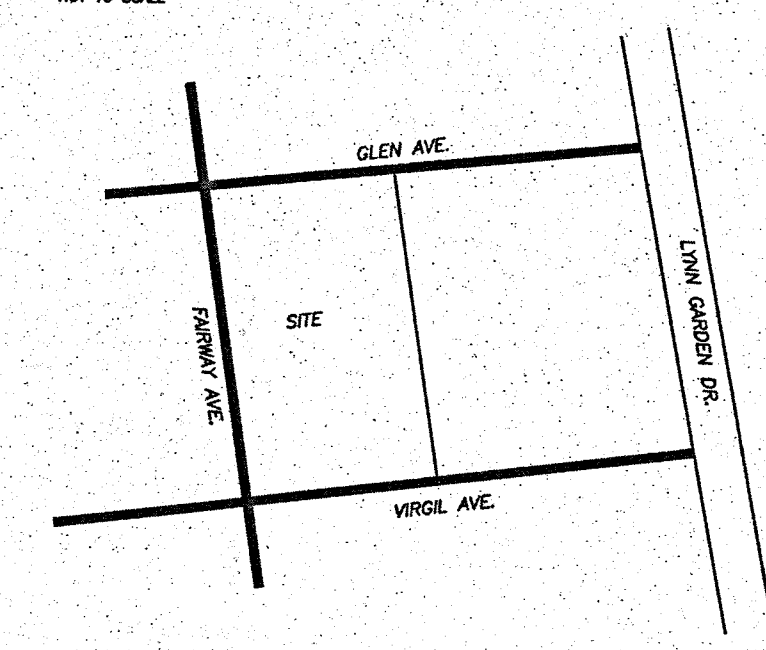
TOTAL ACRES 0.701 TOTAL LOTS -1-

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

OWNER Hunt CIVIL DISTRICT 7th

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

SCALE: 1" = 50' DRAWN BY J.W.

LOCATION MAP
NOT TO SCALE

(SEE NOTE #6)

LOT NUMBER	ADDRESS
6430.32 SQ FT LOT -7R -	200 GLEN AVE
4906.23 SQ FT LOT- 8R-	204 GLEN AVE
5422.15 SQ FT LOT- 9R-	208 GLEN AVE
4976.20 SQ FT LOT- 10R-	1211 FAIRWAY AVE
4779.82 SQ FT LOT- 11R-	121 VIRGIL AVE
5300.00 SQ FT LOT- 12R-	117 VIRGIL AVE

OWNERS: FRONT STREET VENTURE INC
2 MISHAUPAN PLACE
BAYVILLE NY, 11709

LOCAL CONTACT
RICHARD BANKS - C- 423-791-2426
NORTH EAST TN. REAL ESTATE
RBANKS @ NETRETN.COM

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 KINGSFORD, TENNESSEE, REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 4-28-25
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.

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 OR PRIVATE USE AS NOTED.

DATE: 6-21-25
OWNER: *Richard Banks*
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.

DATE: June 25, 2025
CITY ENGINEER OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: *Carsonne Campbell*

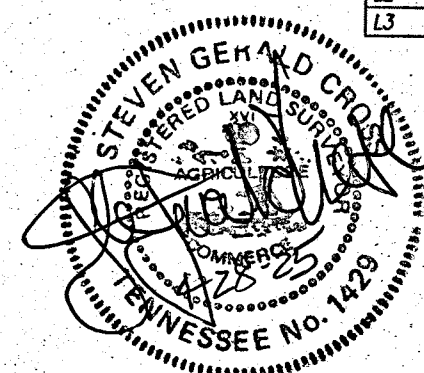
LEGEND

- IRON PIN (OLD)
- IRON PIN (NEW)
- POINT
- POWER POLE
- LIGHT POLE
- BENCH MARK
- CATCH BASIN
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT

— P — P — P — POWER LINE (OVERHEAD)
— V — V — V — WATER LINE

Side A-1823

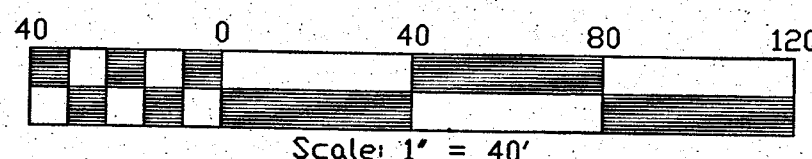
Sheena Tinsley, Register
Sullivan County
Rec #: 377698 Instrument #: 25011703
Rec'd: 15.00 Recorded
State: 0.00 6/25/2025 at 12:47 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 82-82



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. AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: 4-28-25
STEVEN G. CROSS, R.L.S. 1429

NUMBER	DIRECTION	DISTANCE
L1	N 17°41'30" W	33.01'
L2	S 17°50'15" E	16.99'
L3	N 17°41'30" W	50.00'



Scale: 1" = 40'

NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: DEED BOOK 3465, PAGE 11368
TAX MAP: 29E -H- PARCELS 17.00, 25.00 & 26.00
6. NORTH IS BASED ON GPS GEODETIC AVERAGE
7. BUILDING SETBACKS TO CONFORM WITH ZONING.
R1B ZONE- FRONT= 30' REAR= 30' SIDE= 8
8. SEE PANEL NO. 47163C0030D DATED 9-29-06 FLOOD ZONE- X
9. HOMES SHOWN ARE OER TAX ROLL -1-S-FRAME
OTHER STRUCTURES SHOWN ARE VARIOUS SHEDS

LYNN GARDENS SUBDIVISION
BLOCK- 3
PB. 1 PG. 19

CROSS LAND
SURVEYING & PLANNING
1608 EDMONT AVE.

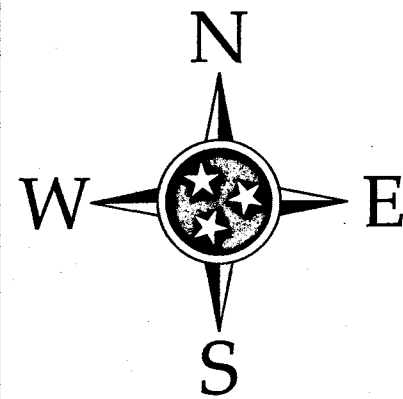
BRISTOL, TENNESSEE
(423) 764-0229
EMAIL: CROSSLS @ BTES.TV
BRISTOL, TENNESSEE
(423) 764-1667
FAX: (423) 764-1972

REPLAT OF PART OF LOTS 7,8,9,10,11&12
BLOCK- 3 OF LYNN GARDEN SUBDIVISION

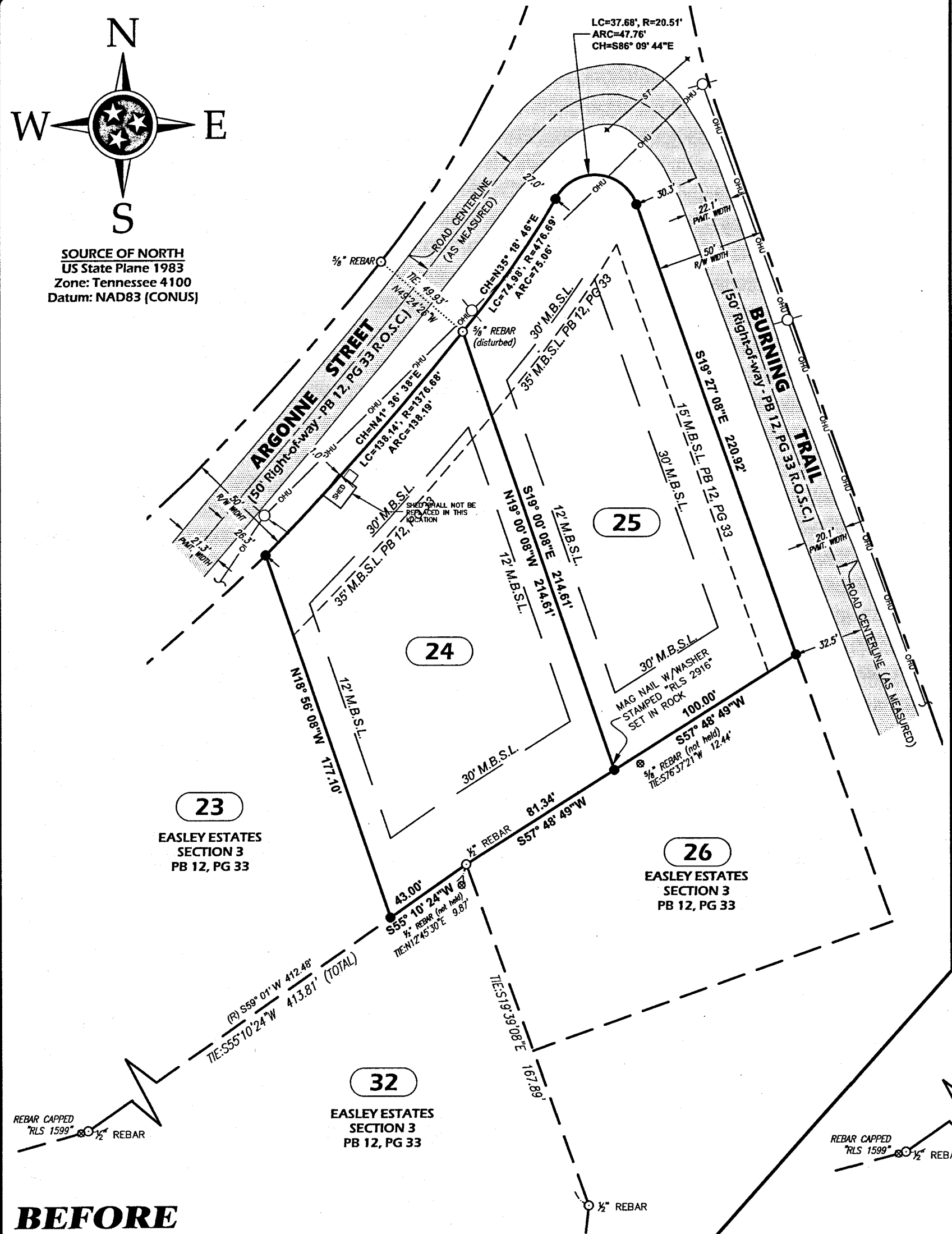
KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.72± TOTAL LOTS 6
ACRES NEW ROAD NONE MILES NEW ROAD NONE

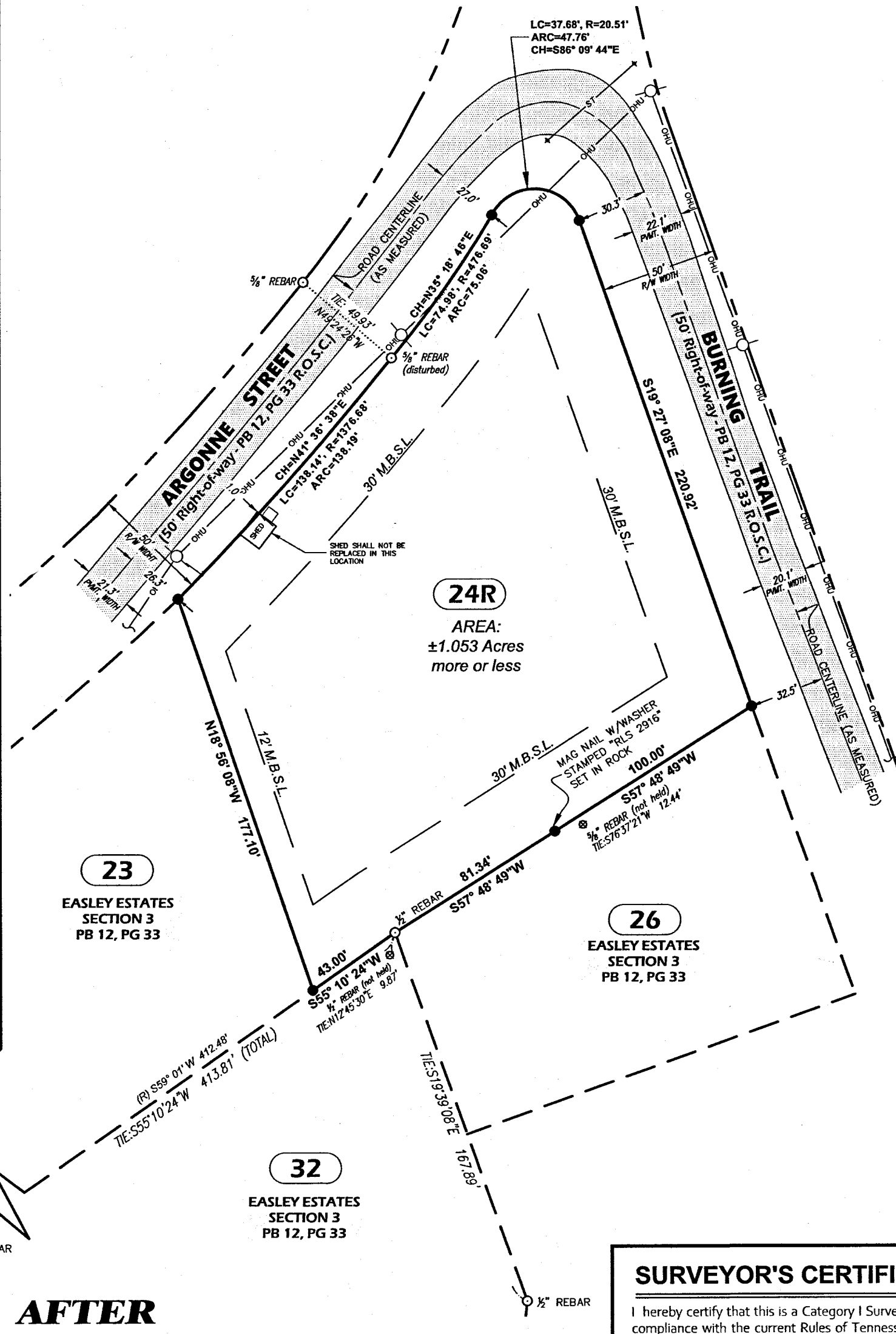
OWNER FRONT STREET VENTURE, LLC
SURVEYOR STEVEN G. CROSS CLOSURE ERROR 1:10,000
SCALE 1" = 40' CIVIL DISTRICT
DRAWN BY RLB



SOURCE OF NORTH
US State Plane 1983
Zone: Tennessee 4100
Datum: NAD83 (CONUS)



BEFORE



AFTER

LEGEND

	SUBJECT PROPERTY BOUNDARY LINE		DB	DEED BOOK
	ADJOINER BOUNDARY LINE (not surveyed)		PB	PLAT BOOK
	RIGHT OF WAY LINE (R/W) (not surveyed)		PG	PAGE
	M.B.S.L. PER SULLIVAN COUNTY ZONING REGULATIONS		M.B.S.L.	MINIMUM BUILDING SETBACK LINE
	M.B.S.L. PER PB 12, PG 33		R/W	RIGHT OF WAY
	ROAD CENTERLINE PER SURVEY		PVMT.	PAVEMENT
	CULVERT		(R) BEARING-DISTANCE	RECORD BEARING & DISTANCE
	OVERHEAD UTILITY LINE(S)			
	FOUND PROPERTY BOUNDARY CORNER EXISTING (as noted)			ASPHALT PAVEMENT
	NEW PROPERTY BOUNDARY CORNER SET 3/4" X 18" REBAR CAPPED "G3 RLS 2916" (unless noted otherwise)			
	FOUND IRON PIN EXISTING (as noted)			
	EXISTING UTILITY POLE			
	EXISTING GUY WIRE			

LOT AREA TABLE		
LOT	± ACRES	± SQ. FT.
24	0.536	23,348
25	0.517	22,504
TOTAL	1.053	45,852

SURVEYOR'S CERTIFICATION

I hereby certify that this is a Category I Survey and was done in compliance with the current Rules of Tennessee State Board of Examiners for Land Surveyors Chapter 0820-03 Standards of Practice. The unadjusted ratio of precision is 1:136,827 as shown hereon.



Slide A-1824
Sheena Tinsley, Register
Sullivan County
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 25012223
Recorded
7/2/2025 at 8:00 AM
in Plat
P60
PGS 86-86

RESUBDIVISION OF EASLEY ESTATES - SECTION 3 BLOCK E - LOTS 24 & 25

KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES: ± 1.053	TOTAL LOTS: 1
ACRES NEW ROAD: -0-	MILES NEW ROAD: -0-
OWNER: SEE SURVEYOR NOTE 2	CIVIL DISTRICT: 13th
SURVEYOR: GREGORY K. GURNEY TN RLS 2916	CLOSURE ERROR: 1:136,827

SCALE 1" = 50'
50' 0 50' 100'
GRAPHIC SCALE

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF STREETS	CERTIFICATE OF APPROVAL FOR RECORDING
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. DATE 06/25/2025 Tennessee Registered Land Surveyor	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. DATE 6-25-2025 OWNER: RICKY MCFALL	I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown. DATE Refer to Plat Book 12, Page 33 City Sewer Director or the State Environmental Specialist	I hereby certify that the public water utility system installed, or proposed for installation, fully meet the requirements of the water utility system, and is hereby approved as shown. DATE Authorized Agent	I hereby certify that the addresses, as noted on the final plat, are approved as assigned. DATE 6/26/2025 Sullivan County Director of 911 Addressing or His/Her authorized representative	I hereby certify (circle one): (1) That streets have been installed in an acceptable manner and according to the specifications or, (2) Adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed. Or (3) Plat has been approved with a performance guarantee set by the Sullivan County Regional Planning Commission DATE 6-30-2025 City Engineer or Sullivan County Commissioner of Highways	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 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. Secretary: 7/2/2025 Kingsport Municipal/Regional Planning Commission Date