



## **REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Thursday, July 16, 2026 at 5:30 PM  
City Hall, 415 Broad Street, Boardroom**

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**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 15, 2026 Work Session Minutes
2. Approval of the June 18, 2026 Regular Meeting Minutes

### **IV. CONSENT AGENDA**

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

1. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to completion of all required improvements. (Cooper)
2. The Arbor Phase 2 Subdivision Bond Reduction (PD26-0109). The Commission is requested to reduce the subdivision bond amount for The Arbor Phase 2 based upon partial completion of improvements. (Cooper).
3. Brickyard Village Phase 1 Subdivision Bond Reduction and Extension (PD25-0170). The Commission is requested to reduce and extend the subdivision bond for Brickyard Village Phase 1. (Cooper)

4. Bancroft Heights Amended Preliminary PD (RESDEV26-0053). The Commission is requested to approve a minor amendment to the Bancroft Heights Preliminary PD Approval. (Cooper)

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

1. Kendrick Creek Road Rezoning (REZONE26-0166). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1C to R-3. (McMurray)
2. 10350 Airport Parkway MX Master Plan (COMDEV26-0162). The Commission is requested to grant master plan approval in the MX district along Airport Parkway. (Weems)
3. 909 E Sevier Surplus Property Request (SURPLS26-0170). The Commission is requested to declare 909 E Sevier Ave as surplus property. (Cooper)

## **VII. OTHER BUSINESS**

1. Approved Subdivisions
2. July 2026 Planning Commission Officer Elections

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, June 15, 2026 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Candice Hilton, Chip Millican, Jason Snapp, Curtis Montgomery, BJ Walsh

Members Absent: Tim Dean

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

Visitors: Marcy Walker, Alison Winters, Walt Hills, Paul Montgomery

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

1. Approval of the May 18, 2026 Work Session Minutes
2. Approval of the May 21, 2026 Regular Meeting Minutes

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

### **IV. CONSENT AGENDA**

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

1. Fieldcrest Acres Phase 2 (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2 and release the existing irrevocable letter of credit for Fieldcrest Acres Phase 2. Staff noted that this letter of credit for Integrity Building Group currently is for \$45,792 and the corresponding bond estimate has been reduced to \$34,344. Staff recommends releasing the letter of credit for \$45,792 and accepting the new \$34,344 letter of credit in its place. Staff noted that the new performance date of the letter of credit will be March 18, 2027 with an expiration of June 18, 2027. No official action was taken.
2. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release the current Subdivision Bond for Fieldcrest Acres Phase 1. Staff noted that the work encompassed in this bond from DR Horton has been satisfied. Staff stated that the bond had totaled \$256,656.60 and encompassed sidewalk construction. Staff recommended releasing the bond. No official action was taken.

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

1. Granby Place ILOC Extension with Increase (RESDEV26-0116) The Commission is requested to approve a one year extension and increase of the irrevocable letter of credit for Granby Place. Staff noted that the bank securing this letter of credit has stated it is unwilling to increase the amount of the letter. Staff noted that without the remaining improvements being completed, this request will turn into a declaration of forfeiture of the funds from Powell Valley Bank. Staff noted that the potential for the funds to be forfeited has been communicated to both Developer Jody Stewart and also to Powell Valley Bank. Staff stated that the existing letter of credit amounts to \$130,551.14 and expires on June 30, 2026. No official action was taken.
2. The Arbor Phase 2 Final Plan (Pd26-0109) The Commission is requested to grant final plan approval for The Arbor Phase 2. Staff stated that the development contains 47 multifamily units. Staff noted that the density of the development is 4 units per acre, which is well within the PD density guidelines. Staff noted that the site contains a total of 6.6+ acres of open space. Staff stated that the Commission approved a sewer easement abandonment for this site one year ago. Staff noted that two bonds are associated with this development, with one being from Land Star Development and one from D.R. Horton. No official action was taken.

Staff noted that two separate guarantees accompany this item.

3. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. Staff noted that the bond estimate for the Land Star Development, LLC portion of the guarantee for The Arbor Phase 2 is \$320,809.88. Land Star Development, LLC intends to use a bond for the guarantee with an expiration date of June 18, 2027 and a performance date of March 18, 2027. No official action was taken.
4. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. Staff noted that the bond estimate for the D.R. Horton portion of the guarantee for The Arbor Phase 2 is \$154,622.18. D.R. Horton intends to use a bond for the guarantee with an expiration date of June 18, 2027 and a performance date of March 18, 2027. No official action was taken.
5. Magnolia Ridge Plan Amendment (MINSUB26-0142). The Commission is requested to approve an amendment to the Magnolia Ridge development plan. Staff noted that the Magnolia Ridge Development desired to add on some of its common area to the back of several lots that front Ohara Ct. Staff noted that this action removes the open space designation from that PD plan and also approves the lot expansions. No official action was taken.
6. Gibson Mill Road Rezoning (REZONE26-0111). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff identified the vicinity of the request, fronting along Gibson Mill Road. Staff stated that the R-3 request aligns with the Compact Neighborhood land use plan designation for the property and area. Staff noted that both public water and sewer are available to the property. Staff noted the proposed use of a duplex for the site. No official action was taken.
7. Airport Parkway Rezoning (REZONE26-0083). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of approving a rezoning request from the MX District to the M-2 District. Staff identified the location of 49 acre site along Airport Parkway. Staff stated that the purpose of the rezoning is to expand rock quarry operations from the abutting parcel. Staff noted that the proposal contains a 100 foot width of land around the rezoning area to be used as a buffer strip. Staff noted that the proposal conforms as an appropriate use in the manufacturing and warehousing placetype from the future land use plan. Staff stated that opposition from the surrounding neighborhood

has been received. Staff further drew attention to a letter from the Sullivan County School Board addressed to the Commission about the rezoning effort confirming that all the members had received the letter. No official action was taken.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, June 18, 2026 at 5:30p.m.**

**City Hall, 415 Broad Street, Montgomery-Watterson Boardroom**

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

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

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

Members Absent: Chip Millican

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

Visitors: Marcy Walker, Alison Winters, Walt Hillis, Red Kennedy, Bobby Ball, Todd Murray, Tony Deel, Steve Grier, Steven Litz, Ethan Beatley, Joel Bishop, Daniel Wunley, Melvin Williams, Justin Tyckerbyfill, Tom Slagle, Sharon Glass, Steve Watson, Jaclyn Watson, Linda Newman, Chrisli Gibson, Nancy Jett, Susan Bishop, Beth Ashbrook, Grant Summers, Catherine Morenings, Pat Justis, Jeanette Keese, John Keese, Robert Jones, Stella Jones, Chris Jones, Hardy Jennell, Daniel Bird, Randy Roasch, Billie Barnette, Brad Kingly, Walter Taylor, Davis Robertson, Gary Bryant, Jackie Millsap, Wenell Millsap, Jody Stewart, Elyjah Pendleton, Lucas Grindstaff, Charlie Scott, Hannah Rasnick, Tony Culvar, Browder Hewly, Mark Hunt, Ethan Chambers, Timothy Purkey, Elizabeth Lane, Ron Ward, Charlie Miller, Jeff Ferrell, Brad Kroger, Danny Karst, Angie Stanley, Robert Kazie, Sue Robertson

### **II. APPROVAL OF THE AGENDA**

A motion was made by Tim Lorimer, seconded by Gary Mayes, to approve the agenda as presented. The motion passed unanimously, 8-0.

### **III. APPROVAL OF MINUTES**

1. Approval of the May 18, 2026 Work Session Minutes
2. Approval of the May 21, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the minutes of the May 18, 2026 work session and May 21, 2026 regular meeting minutes. The motion was approved unanimously, 8-0.

### **IV. CONSENT AGENDA**

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

1. Fieldcrest Acres Phase 2 (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2 and release the existing irrevocable letter of credit for Fieldcrest Acres Phase 2. Staff noted that this letter of credit for Integrity Building Group currently is for \$45,792 and the corresponding bond estimate has been reduced to \$34,344. Staff recommends releasing the letter of credit for \$45,792 and accepting the new \$34,344 letter of credit in its place. Staff noted that the new performance date of the letter of credit will be March 18, 2027 with an expiration of June 18, 2027. No official action was taken.
2. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release the current Subdivision Bond for Fieldcrest Acres Phase 1. Staff noted that the work encompassed in this bond from DR Horton has been satisfied. Staff stated that the bond had totaled \$256,656.60 and encompassed sidewalk construction. Staff recommended releasing the bond. No official action was taken.

A motion was made by Gary Mayes, seconded by Curtis Montgomery, to approve the consent agenda as presented. The motion passed unanimously, 8-0.

### **V. UNFINISHED BUSINESS**

### **VI. NEW BUSINESS**

1. Granby Place ILOC Extension with Increase (RESDEV26-0116) The Commission is requested to approve a one year extension and increase of the irrevocable letter of credit for Granby Place. Staff noted that the bank securing this letter of credit has stated it is unwilling to increase the amount of the letter. Staff noted that without the remaining improvements being completed, this request will turn into a declaration of forfeiture of the funds from Powell Valley Bank. Staff noted that the potential for the funds to be forfeited has been communicated to both Developer Jody Stewart and also to Powell Valley Bank. Staff stated that the existing letter of credit amounts to \$130,551.14 and expires on June 30, 2026. Staff confirmed that the work has still not been completed. Tim Lorimer made a motion, seconded by Curtis Montgomery, to adopt the resolution calling the irrevocable letter of credit for the Granby Place Subdivision. The motion passed unanimously, 8-0.
2. The Arbor Phase 2 Final Plan (Pd26-0109) The Commission is requested to grant final plan approval for The Arbor Phase 2. Staff stated that the development contains 47 multifamily units. Staff noted that the density of the development is 4 units per acre, which is well within the PD density guidelines. Staff noted that the site contains a total of 6.6+ acres of open space. Staff stated that the Commission approved a sewer easement abandonment for this site one year ago. Staff noted that two guarantees are associated with this development and their approval will be directly after this final approval. Jason Snapp made a motion, seconded by Gary Mayes, to grant final approval of the Arbor Phase 2 Final PD Plan. The motion passed unanimously, 8-0.
3. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. Staff noted that the bond estimate for the Land Star Development, LLC portion of the guarantee for The Arbor Phase 2 is \$320,809.88. Land Star Development, LLC intends to use a bond for the guarantee with an expiration date of June 18, 2027 and a performance date of March 18, 2027. Gary Mayes made a motion, seconded by Candice Hilton, to approve the bond for The Arbor Phase 2 in the amount of \$320,809.88. The motion passed unanimously, 8-0.
4. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. Staff noted that the bond estimate for the D.R. Horton portion of the guarantee for The Arbor Phase 2 is \$154,622.18. D.R. Horton intends to use a bond for the guarantee with an expiration date of June 18, 2027 and a performance date of March 18, 2027. Jason Snapp made a motion, seconded by Tim Lorimer, to approve the bond for The Arbor Phase 2 in the amount of \$154,622.18. The motion passed unanimously, 8-0.

5. Magnolia Ridge Plan Amendment (MINSUB26-0142). The Commission is requested to approve an amendment to the Magnolia Ridge development plan. Staff noted that the Magnolia Ridge Development desired to add on some of its common area to the back of several lots that front Ohara Ct. Staff noted that this action removes the open space designation from that PD plan and also approves the lot expansions. Candice Hilton made a motion, seconded by BJ Walsh, to grant amended Magnolia Ridge PD plan approval. The motion passed unanimously, 8-0.
6. Gibson Mill Road Rezoning (REZONE26-0111). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff identified the vicinity of the request, fronting along Gibson Mill Road. Staff stated that the R-3 request aligns with the Compact Neighborhood land use plan designation for the property and area. Staff noted that both public water and sewer are available to the property. Staff noted the proposed use of a duplex for the site. The Chairman opened the public commend portion of the item. Ms. Susan Bishop stated that many individuals in the neighborhood are opposed to the rezoning request. Mr. Danny Karst stated that his team is looking to place a new structure on the lot and be a good neighbor. A motion was made by Gary Mayes, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously. 8-0.
7. Airport Parkway Rezoning (REZONE26-0083). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of approving a rezoning request from the MX District to the M-2 District. Staff identified the location of 49 acre site along Airport Parkway. Staff stated that the purpose of the rezoning is to expand rock quarry operations from the abutting parcel. Staff noted that the proposal contains a 100 foot width of land around the rezoning area to be used as a buffer strip. Staff noted that the proposal conforms as an appropriate use in the manufacturing and warehousing placetype from the future land use plan. Staff stated that opposition from the surrounding neighborhood has been received. Staff acknowledged the letter from the Sullivan County School Board addressed to the Commission about the rezoning effort and their concerns. The Chairman opened the public comment part of the item. Eight individuals spoke in support of the item, citing the need for material services, employment, and good neighbor practices of the quarry. Eleven individuals spoke in opposition to the rezoning request, citing vibration damage to homes, fear of general quarry impact on the adjacent school, dust, traffic, and scenery impact. Gary Mayes made a motion, seconded by Candice Hilton, to send a negative recommendation on the rezoning to the Board of Mayor and Aldermen. This motion failed 3-5, with Gary Mayes, Candice Hilton, and BJ Walsh voting in support of the motion. A motion was made by

Jason Snapp, seconded by Tim Lorimer, to send a positive recommendation in support of approving the rezoning to the Board of Mayor and Aldermen. The motion passed 4-3-1, with Tim Lorimer, Jason Snapp, Sharon Duncan, and Curtis Montgomery voting for the motion and Tim Dean abstaining from the item.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **VIII. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes. No public comment was received.

## **IX. ADJOURN**

The meeting adjourned at 7:13p.m.

**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAMUEL COOPER, PLANNER II**

**DATE: JULY 16, 2026**

**SUBJECT: SUBDIVISION BOND FOR THE ARBOR TOWNHOMES (RIVERBEND) RELEASE**

**FILE NUMBER: PD24-0280**

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The City Engineering Division has prepared an estimate to cover the cost of the required improvements necessary to meet the Minimum Subdivision Regulations for the Final Plat of The Arbor Townhomes (Riverbend). The Engineering Division has confirmed that all improvements for the AEMS Development, LLC DBA All Phase Performance Bond have been completed.

The current Performance Bond has a Performance Date of June 11, 2026, with an expiration date of September 11, 2026.

Staff recommends approval for release of AEMS Development, LLC DBA All Phase Development's Performance Bond in the amount of \$30,090.90.



## PERFORMANCE BOND



**Bond No.** 0854697

**Premium:** \$903.00

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned,  
AEMS Development, LLC DBA All Phase Development

as Principal, and Harco National Insurance Company with its home  
office at 4200 Six Forks Rd, Suite 1400, Raleigh, NC, a corporation organized  
and existing under and by virtue of the laws of State of Illinois, and duly authorized  
to transact business in the State of North Carolina, as Surety, are held and firmly bound unto  
City of Kingsport

(hereinafter referred to as "Obligee")

in the penal sum of Thirty Thousand, Ninety and 90/100 Dollars  
(\$30,090.90) dollars, for payment of which well and truly to be made contingent  
upon all of the terms and conditions hereof, we hereby jointly and severally bind ourselves,  
our heirs, executors, administrators, successors and assigns.

SIGNED and sealed this 4th day of October 2024

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT, WHEREAS, the above  
named Principal did on the day of 20, enter into a written contract with the  
Obligee for

Bond Estimate – Riverbend Townhomes (Arbor Townhomes) September 17, 2024

(hereinafter "the Contract").

NOW, if the said  
shall well and faithfully do and perform the things agreed by  
to be done and performed according to the terms of the said Contract, we agreeing and  
assenting that this undertaking shall be for the benefit of the Obligee herein only;  
then this obligation shall be void; otherwise the same shall remain in  
full force and effect; it being expressly understood and agreed that the total liability  
of the Surety hereunder shall in no event exceed the penal amount of this obligation as herein stated.

Anything herein to the contrary notwithstanding, the Obligee agrees that any and all payments  
issued by the Surety under this bond, whether to Obligee, to or on behalf of Principal and/or in  
furtherance of the performance or satisfaction of Surety's obligations hereunder in any way  
(including but not limited to costs incurred in undertaking or arranging to perform any work  
under or in connection with the Contract), are to be credited against the penal amount of the bond.  
Further, Obligee hereby waives notice of the Surety's issuance, undertaking or agreement to issue  
any such payment(s) and/or incur any such costs and Obligee covenants and agrees that the  
Surety may cease any and all work, payments or other performance hereunder of any kind  
whatsoever at any time that the penal amount of the bond has been reached or that the Surety  
deems the penal amount will be reached due to obligations incurred by the Surety (whether or not  
payment has been issued therefor); all without any requirement of prior notice to Obligee, and  
that any and all further obligations of Surety hereunder shall thereupon be deemed fully and  
unconditionally discharged.

If there is no Obligor Default, the Obligor having performed all of its obligations under the Contract, the Surety's obligation to the Obligor under this bond shall arise after:

- a) The Obligor has notified the Principal and the Surety at its address described above that the Obligor is considering declaring a default and has requested and attempted to arrange a conference with the Principal and the Surety to be held not later than fifteen (15) days after receipt of such notice to discuss methods of performing the Contract. If the Obligor, the Principal and the Surety agree, the Principal shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive the Obligor's right, if any, subsequently to declare a default; and
- b) The Obligor has declared a default and formally terminated the Principal's right to complete the Contract in accordance with the terms of the Contract. Such default and termination shall not be declared earlier than twenty (20) days after the Principal and the Surety have received notice as provided in subparagraph a above; and
- c) The Obligor has agreed to pay the balance of the Contract Price to the Surety in accordance with the terms of the Contract or to a contractor selected to perform the Contract in accordance with the terms of the Contract.

When the Obligor has satisfied the conditions of subparagraphs a through c of the preceding section, the Surety shall promptly and at the Surety's expense take one of the following actions:

- a) Arrange for the Principal, with consent of the Obligor, to perform and complete the Contract; or
- b) Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or
- c) Obtain bids or negotiated proposals from qualified contractors acceptable to the Obligor for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by the Obligor and the contractor selected with the Obligor's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Contract, and pay to the Obligor the completion costs in excess of the balance of the Contract Price only; or
- d) Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:
  - 1. After investigation, determine the amount for which it may be liable to the Obligor, subject to all of the limitations as set forth herein and particularly in subparagraph c above, and as soon as practicable after the amount is determined, tender payment therefore to the Obligor; or
  - 2. Deny liability in whole or in part and notify the Obligor citing reasons therefore.

Surety's liability to Obligor hereunder is limited to the reasonable costs of completion of the Contract in excess of the balance of the Contract Price, and Surety shall not be liable for any other claims, costs, losses or expenses of Obligor or any other party of any nature whatsoever.

Obligor agrees that amounts owed by Obligor to the Principal under the Contract shall be used for the performance of the Contract and to pay valid claims by subcontractors, suppliers and/or others providing labor, materials and/or equipment to or on behalf of the Principal in the performance of the Contract. By the Principal furnishing and the Obligor accepting this bond, they agree that all funds earned by the Principal in the performance of the Contract are dedicated to satisfy the obligations of the Principal and Surety under this bond. The Obligor further agrees that Surety shall not be liable to Obligor or others for obligations of the Principal that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations or by any other claims of Obligor or others.

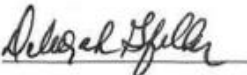
No suit or action shall be commenced hereunder by Obligor:

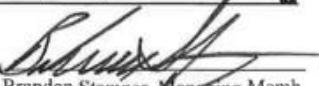
1. After the expiration of one (1) year following the date on which Principal ceased work on said Contract or Obligor declared Principal in default, whichever occurs first, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law;
2. Other than in a state court of competent jurisdiction in and for the county or other political subdivision of the state in which the project, or any part thereof, is situated, or in the United States District Court for the District in which the project, or any part thereof, is situated, and not elsewhere.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligor named herein or the heirs, executors, administrators or successors of the Obligor.

Definitions:

- a) Balance of the Contract Price: The total amount payable by the Obligor to Contractor under the Contract after all proper adjustments have been made, including allowance to Contractor of any amounts received by the Obligor in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Contract.
- b) Contract: The agreement between the Obligor and the Contractor identified on the signature page, including all Contract Documents and changes thereto.
- c) Principal Default: Failure of the Principal, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.
- d) Obligor Default: Failure of the Obligor, which has neither been remedied nor waived, to pay the Principal as required by the Contract or to perform and complete or comply with the other terms thereof.

Attest: 

AEMS Development, LLC DBA All Phas  
Principal:   
Brandon Stamper, Managing Memb

Attest 

Harco National Insurance Company  
By:   
Jeremy Crawford Attorney-In-Fact (Seal)

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**

Bond # 0854697

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

**JEREMY CRAWFORD**

Golden Valley, MN

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2023



STATE OF NEW JERSEY  
County of Essex

STATE OF ILLINOIS  
County of Cook



Michael F. Zurcher

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

On this 31st day of December, 2023, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey  
My Commission Expires April 16, 2029

**CERTIFICATION**

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, 10/4/2024

A02712

Irene Martins, Assistant Secretary

**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAMUEL COOPER, PLANNER II**

**DATE: JULY 16, 2026**

**SUBJECT: SUBDIVISION BOND FOR THE ARBOR PHASE 2 (RIVERBEND PHASE 2)  
REDUCTION**

**FILE NUMBER: PD26-0109**

---

The City Engineering Division has prepared a revised estimate to cover the cost of the required improvements necessary to meet the Minimum Subdivision Regulations for the Final Plat of The Arbor Phase 2 (Riverbend Phase 2). The remaining improvements listed in the bond estimate amount to \$104,715.54.

The Subdivision Bond will have a new Performance Date of April 16, 2027 and a new Expiration Date of July 16, 2027.

Staff recommends approving the Subdivision Bond for Land Star LLC in the amount of \$104,715.54 as calculated by the City Engineering Division, to cover all remaining improvements for the Final Plat of The Arbor Phase 2 contingent upon a performance bond being submitted and approved in a form acceptable to the City Attorney.

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

FILE NO. 2025-D5

July 6, 2026

| ITEM NO.                                               | QUANTITY | UNIT | DESCRIPTION                                                                   | UNIT COST       | TOTAL COST           |
|--------------------------------------------------------|----------|------|-------------------------------------------------------------------------------|-----------------|----------------------|
| <b>General Items</b>                                   |          |      |                                                                               |                 |                      |
| 1                                                      | 1        | EA   | As-Built (See Note Below)                                                     | \$ 10,000.00    | \$ 10,000.00         |
| 2                                                      | 1        | LS   | AEP Street Lights                                                             | \$ 40,000.00    | \$ 40,000.00         |
| <b>Utilities - Storm</b>                               |          |      |                                                                               |                 |                      |
| 3                                                      | 1        | EA   | Sediment Basin Conversion to Detention Basin & Baffle Repair (See Note Below) | \$ 20,000.00    | \$ 20,000.00         |
| <b>Paving</b>                                          |          |      |                                                                               |                 |                      |
| 4                                                      | 124      | TON  | 1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)                          | \$ 173.15       | \$ 21,470.60         |
|                                                        |          |      |                                                                               | <b>SUBTOTAL</b> | <b>\$ 91,470.60</b>  |
| CONTINGENCIES (6%)                                     |          |      |                                                                               |                 | <b>\$ 5,488.24</b>   |
|                                                        |          |      |                                                                               |                 | <b>\$ 96,958.84</b>  |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) |          |      |                                                                               |                 | <b>\$ 7,756.71</b>   |
|                                                        |          |      |                                                                               | <b>TOTAL</b>    | <b>\$ 104,715.54</b> |

**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 6, 2026

Date

  
 Garret Burton  
 Civil Engineer I  
 City of Kingsport

**MEMORANDUM**

**TO: KINGSPORT REGIONAL PLANNING COMMISSION**

**FROM: SAMUEL COOPER, PLANNER II**

**DATE: JULY 16, 2026**

**SUBJECT: SUBDIVISION BOND FOR BRICKYARD VILLAGE PHASE 1 REDUCTION & EXTENSION**

**FILE NUMBER: PD25-0170**

---

The City currently holds a Subdivision Bond in the amount of, \$116,778.59 for Brickyard Village Phase 1 development. The City Engineering Division has calculated an estimate for this extension to cover the cost of the required improvements necessary to meet the Minimum Subdivision Regulations for the Final Plat of Brickyard Village Phase 1. The revised estimate is for the amount of \$85,651.47. An endorsement to change the existing subdivision bond amount will be submitted to the City for the amount matching the revised estimate. The remaining improvements are described on the attached bond estimate.

The current Subdivision Bond has a Performance Date of June 11, 2026, with an Expiration Date of September 11, 2026. The subdivision bond and accompanying endorsement will have a new Performance Date of April 16, 2027 and a new Expiration Date of July 16, 2027.

Staff recommends accepting the endorsement letter and extending the Subdivision Bond in the amount of \$85,651.47 as calculated by the City Engineering Division, to cover all remaining improvements for the Brickyard Village Phase 1 development, contingent upon the endorsement letter being submitted and approved in a form acceptable to the City Attorney.

**BOND ESTIMATE  
Brickyard Village Phase 1**

FILE NO. 2024-D4

May 22, 2026

| ITEM NO.                                               | QUANTITY | UNIT | DESCRIPTION                                                                  | UNIT COST       | TOTAL COST          |
|--------------------------------------------------------|----------|------|------------------------------------------------------------------------------|-----------------|---------------------|
| <b>Utilities - Storm</b>                               |          |      |                                                                              |                 |                     |
| 1                                                      | 1        | EA   | Stormwater Basin Completion & Conversion to Detention Basin (See Note Below) | \$ 10,000.00    | \$ 10,000.00        |
| <b>Paving</b>                                          |          |      |                                                                              |                 |                     |
| 2                                                      | 355      | TON  | 1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)                         | \$ 173.15       | \$ 61,468.25        |
| <b>Signs and Pavement Markings</b>                     |          |      |                                                                              |                 |                     |
| 3                                                      | 2        | EA   | Plastic Pavement Marking (Stop Line)                                         | \$ 141.35       | \$ 282.70           |
| 4                                                      | 7        | EA   | Plastic Pavement Marking (Cross-Walk)                                        | \$ 317.70       | \$ 2,223.90         |
| 5                                                      | 4        | EA   | Plastic Pavement Marking (Roundabout)                                        | \$ 210.75       | \$ 843.00           |
|                                                        |          |      |                                                                              | <b>SUBTOTAL</b> | <b>\$ 74,817.85</b> |
| CONTINGENCIES (6%)                                     |          |      |                                                                              |                 | <b>\$ 4,489.07</b>  |
|                                                        |          |      |                                                                              |                 | <b>\$ 79,306.92</b> |
| CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%) |          |      |                                                                              |                 | <b>\$ 6,344.55</b>  |
|                                                        |          |      |                                                                              | <b>TOTAL</b>    | <b>\$ 85,651.47</b> |

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

**Garret Burton  
Civil Engineer I  
City of Kingsport**

May 22, 2026

Date



# MERCHANTS BONDING COMPANY<sub>INC.</sub>

Merchants National Bonding, Inc. P.O. BOX 14498, DES MOINES, IOWA 50306-3498  
PHONE: (800) 678-8171 FAX: 515-243-3854

## SUBDIVISION BOND

Bond No. 101251140

### KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, Brickyard TN, LLC  
135 E Main St., Kingsport, TN 37660  
as Principal, and Merchants National Bonding, Inc. (hereinafter called  
the Surety) are held and firmly bound unto the City of Kingsport  
415 Broad Street, Kingsport, TN 37660  
as Obligor, in the penal sum of One Hundred Sixteen Thousand Seven Hundred Seventy Eight Dollars  
and 59/100 dollars  
( \$116,778.59 ), lawful money of the United States to the payment of which sum well and truly to  
be made, the Principal herein firmly binds himself (themselves), their heirs, executors, and administrators,  
and the said Surety binds itself, its successors, assigns, executors and administrators, jointly and  
severally, firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, THAT, whereas the above bounden Principal  
is platting certain lots entitled Brickyard Village Phase 1

being an official plat lying within the City of Kingsport

County of Sullivan, State of TN.

WHEREAS, the above bounden Principal has agreed with the Obligor to install the following  
improvements:

Brickyard Village Phase 1 - Utilities - Storm, Paving, Signs and Pavement Markings

ALL such improvements to be completed in accordance with approved subdivision plans, subdivision  
regulations, and Kingsport Code of Ordinances.

NOW, If the Principal shall in all respects fulfill this said obligation according to the terms thereof, and  
shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the  
Obligor from all costs and damages which it may suffer by reason of failure to do so and shall fully  
reimburse and repay the Obligor all outlays and expenses which it may incur in making good any such  
default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st  
day of August, 2025.

Brickyard TN, LLC

By

Michael Foley

Principal

Managing Member

Merchants National Bonding, Inc.

By

Todd A. Stein

Attorney-in-Fact



CON 0303 (2/15)

# MERCHANTS BONDING COMPANY™ POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, **Todd A. Stein**

Surety Bond #: 101251140  
Principal: Brickyard TN, LLC  
Obligee: City of Kingsport

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 1st day of August, 2025.



MERCHANTS BONDING COMPANY (MUTUAL)  
MERCHANTS NATIONAL BONDING, INC.  
MERCHANTS NATIONAL INDEMNITY COMPANY

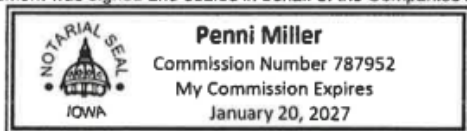
By

*Larry Taylor*

President

STATE OF IOWA  
COUNTY OF DALLAS ss.

On this 1st day of August, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission  
does not invalidate this instrument)

*Penni Miller*

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 1st day of August, 2025.



*Elisabeth Sandersfeld*

Secretary

POA 0018 (5/25)

# STATE OF TENNESSEE



## THE DEPARTMENT OF COMMERCE AND INSURANCE

### DIVISION OF INSURANCE

**Whereas, Merchants National Bonding, Inc. (NAIC #11595)**, a corporation organized under the laws of the state of Iowa and having complied with such of the requirements of the Insurance laws of Tennessee as are applicable to the said corporation in order to enable it to transact business herein; therefore, I, Commissioner of Commerce and Insurance, do hereby license and authorize the said **Merchants National Bonding, Inc.** subject to all the requirements and conditions of the laws to transact the business of **Casualty; Surety** in the State of Tennessee, from **August 1, 2012**, until suspended or revoked.



In witness whereof, I have hereunto set my hand and caused the seal of my office to be affixed, at City of Nashville, in the State of Tennessee, this 29<sup>th</sup> day of August, A.D. 2012

Julie Mix McPeak

Julie Mix McPeak  
Commissioner  
Department of Commerce and Insurance



## MERCHANTS NATIONAL BONDING, INC.

### Statements of Admitted Assets, Liabilities, and Surplus - Statutory Basis

|                                              | Dec. 31, 2024        |
|----------------------------------------------|----------------------|
| <b>Admitted Assets</b>                       |                      |
| Bonds                                        | \$ 47,289,530        |
| Stocks                                       | 10,930,558           |
| Cash and Short-Term Investments              | 2,548,467            |
| Other Invested Assets                        | 235,256              |
| Subtotal, Cash and Invested Assets           | 61,003,811           |
| Premiums in the Course of Collection         | 14,784,942           |
| Amounts Recoverable from Reinsurers          | 5,618,622            |
| Other Assets                                 | 828,127              |
| Total Admitted Assets                        | <u>\$ 82,235,502</u> |
| <b>Liabilities &amp; Surplus</b>             |                      |
| Losses and Loss Adjustment Expense Reserves  | \$ 5,256,406         |
| Unearned Premiums                            | 14,372,566           |
| Ceded Reinsurance Premiums Payable           | 17,246,285           |
| Other Liabilities                            | 7,041,926            |
| Total Liabilities                            | 43,917,183           |
| Common Capital Stock                         | 3,000,000            |
| Gross Paid In and Contributed Surplus        | 6,088,655            |
| Unassigned Funds (Surplus)                   | 29,229,664           |
| Total Surplus                                | 38,318,319           |
| Total Liabilities and Policyholders' Surplus | <u>\$ 82,235,502</u> |

I, Elisabeth Sandersfeld, Treasurer of Merchants National Bonding, Inc., do hereby certify that the foregoing is a true and correct statement of the balance sheet of said Corporation as of December 31, 2024, to the best of my knowledge and belief.

Elisabeth Sandersfeld, CFO & Treasurer

2/28/2025

Date

**street**  
6700 Westown Parkway  
West Des Moines, IA 50266-7754

**mailing**  
P.O. Box 14498  
Des Moines, IA 50306-3498

**toll free** 800.678.8171  
**local** 515.243.8171  
**fax** 515.243.5854

**email** [info@merchantsbonding.com](mailto:info@merchantsbonding.com)  
**website** [merchantsbonding.com](http://merchantsbonding.com)

**PROPERTY INFORMATION:****Bancroft Heights Amended Preliminary**

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

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

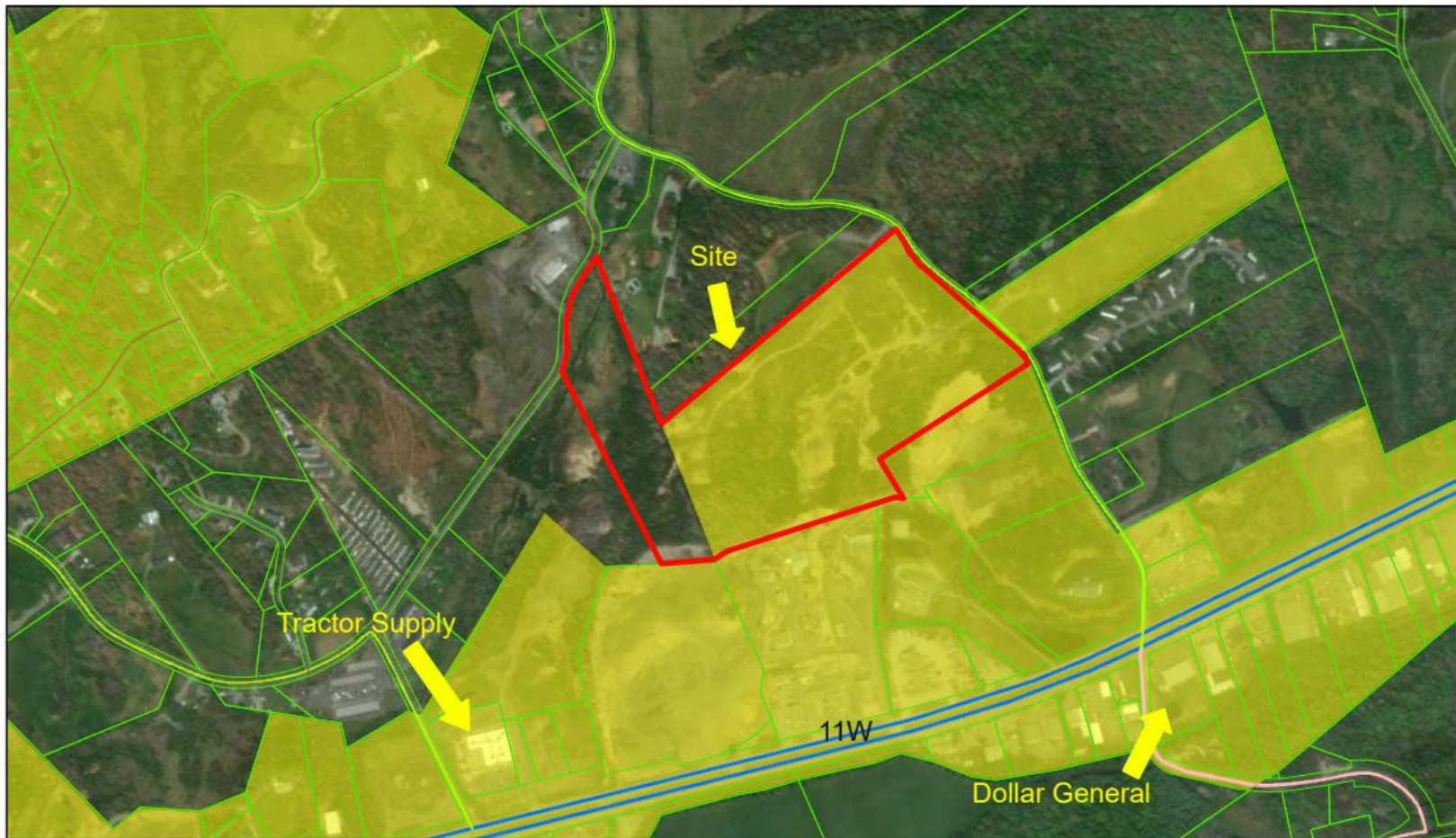
The applicant is requesting amended preliminary Planned Development plat approval for the Bancroft Heights Subdivision development, consisting of 66 single-family detached units instead of the previous 63 single-family detached lots.

A resulting increase of density is observed from the former 1.79 units per acre to 1.86 units per acre. The development still maintains a healthy amount of open space at 19.43 acres, more than sufficient to justify the minor bump in density per acre.

The original approval and the amended approval are attached below. Also included is a graphic comparison of the change.

Staff recommends amended preliminary planned development approval, contingent upon the construction plans being approved. There are no variances associated with this request.

# Bancroft Heights Site Map



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

Sullivan County Parcels Jan 2023  
 Municipal Boundary  
 KINGSPOINT

Urban Growth Boundary  
 Streets  
 Major Arterial  
 Minor Arterial

Collector Street  
 Local Street  
 Private Street

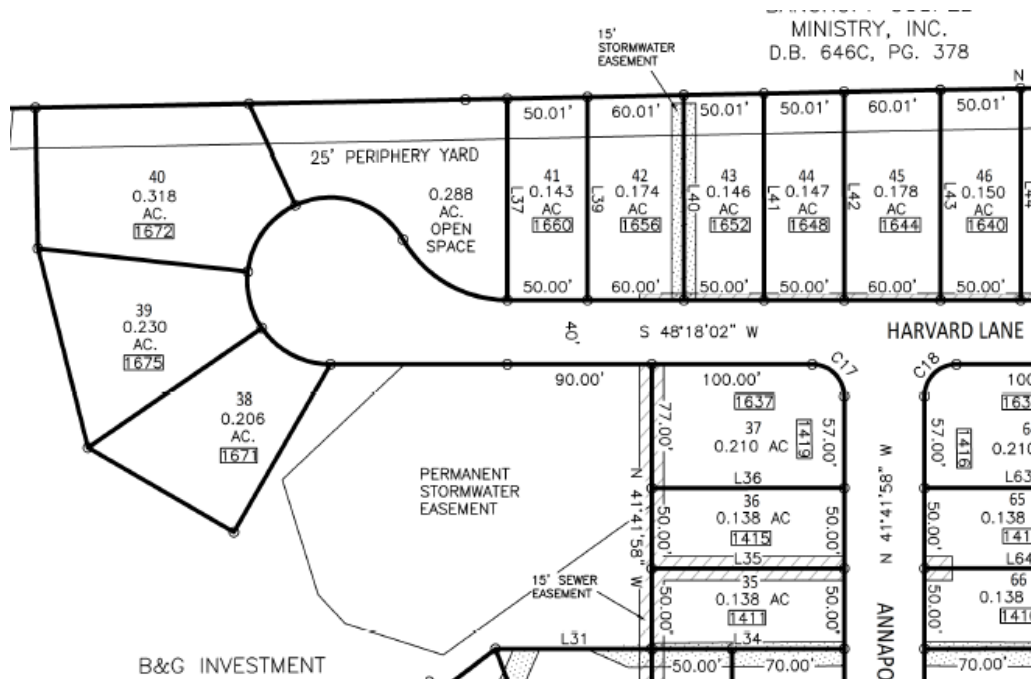
1:9,028  
 0 0.05 0.1 0.2 mi  
 0 0.1 0.2 0.4 km  
 NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS



[illegible]

**April 2026 Approval (End of Harvard Lane)**



**Recommendation**

Staff recommends amended preliminary planned development approval, contingent upon the construction plans being approved. There are no variances associated with this request.

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE26-0166

## Kendrick Creek Road Rezoning

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                                                                                                                                                                         |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Property Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                                                                                                                                                                         |               |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Kendrick Creek Road        |                                                                                                                                                                         |               |
| <b>Tax Map, Group, Parcel</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Tax Map 105 Parcel 193.00  |                                                                                                                                                                         |               |
| <b>Civil District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 14                         |                                                                                                                                                                         |               |
| <b>Overlay District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Gateway                    |                                                                                                                                                                         |               |
| <b>Placetype Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Suburban Living            |                                                                                                                                                                         |               |
| <b>Acres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rezone Site 8.01 acres +/- |                                                                                                                                                                         |               |
| <b>Existing Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | vacant                     | <b>Existing Zoning</b>                                                                                                                                                  | R-1C          |
| <b>Proposed Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Multi-family               | <b>Proposed Zoning</b>                                                                                                                                                  | R-3           |
| <b>Owner /Applicant Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                                                                                                                                                                         |               |
| <b>Name:</b> Horse Creek Farms GP<br><b>Address:</b> 1423 Summerville Road<br><b>City:</b> Kingsport<br><b>State:</b> TN <b>Zip Code:</b> 37663                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            | <b>Intent:</b> <i>To rezone from R-1C (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a new multi-family development.</i> |               |
| <b>Planning Department Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                                                                                                                                                                         |               |
| <p><b>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <i>Staff finds the proposed R-3 rezoning to be compatible with the surrounding context and supportable despite the Land Use Placetype recommendation.</i></li> <li>• <i>Multifamily residential development adjacent to the interstate can serve as an effective buffer by providing a transition in development intensity while reducing noise and visual impacts on nearby single-family neighborhoods through building design, landscaping, and other buffering measures.</i></li> <li>• <i>The property's direct adjacency to the interstate creates unique circumstances that make multifamily development more appropriate and better suited to interstate conditions.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>94 new units are proposed.</i></li> <li>• <i>Water and sewer available to the rezoning site.</i></li> <li>• <i>Traffic Impact study will be needed for 750+ trips when plans are submitted.</i></li> <li>• <i>The development review team is supportive of the rezoning request.</i></li> </ul> |                            |                                                                                                                                                                         |               |
| <b>Planner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Jessica McMurray           | <b>Date:</b>                                                                                                                                                            | June 23, 2026 |
| <b>Planning Commission Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            | <b>Meeting Date:</b>                                                                                                                                                    | July 16, 2026 |
| <b>Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |                                                                                                                                                                         |               |
| <b>Denial:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            | <b>Reason for Denial:</b>                                                                                                                                               |               |
| <b>Deferred:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            | <b>Reason for Deferral:</b>                                                                                                                                             |               |

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE26-0166

**PROPERTY INFORMATION**

|                         |                                      |
|-------------------------|--------------------------------------|
| <b>ADDRESS</b>          | Parcel 193.00                        |
| <b>DISTRICT</b>         | 14                                   |
| <b>OVERLAY DISTRICT</b> | Gateway                              |
| <b>EXISTING ZONING</b>  | R-1C (Residential District)          |
| <b>PROPOSED ZONING</b>  | R-3 (Low Density Apartment District) |
| <b>ACRES</b>            | Rezone Site 8.01 +/-                 |
| <b>EXISTING USE</b>     | vacant                               |
| <b>PROPOSED USE</b>     | multi-family                         |

**PETITIONER****ADDRESS** 1423 Summerville Road, Kingsport, TN 37660**INTENT**

*To rezone from R-1C (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a new multi-family development.*

**Vicinity Map**

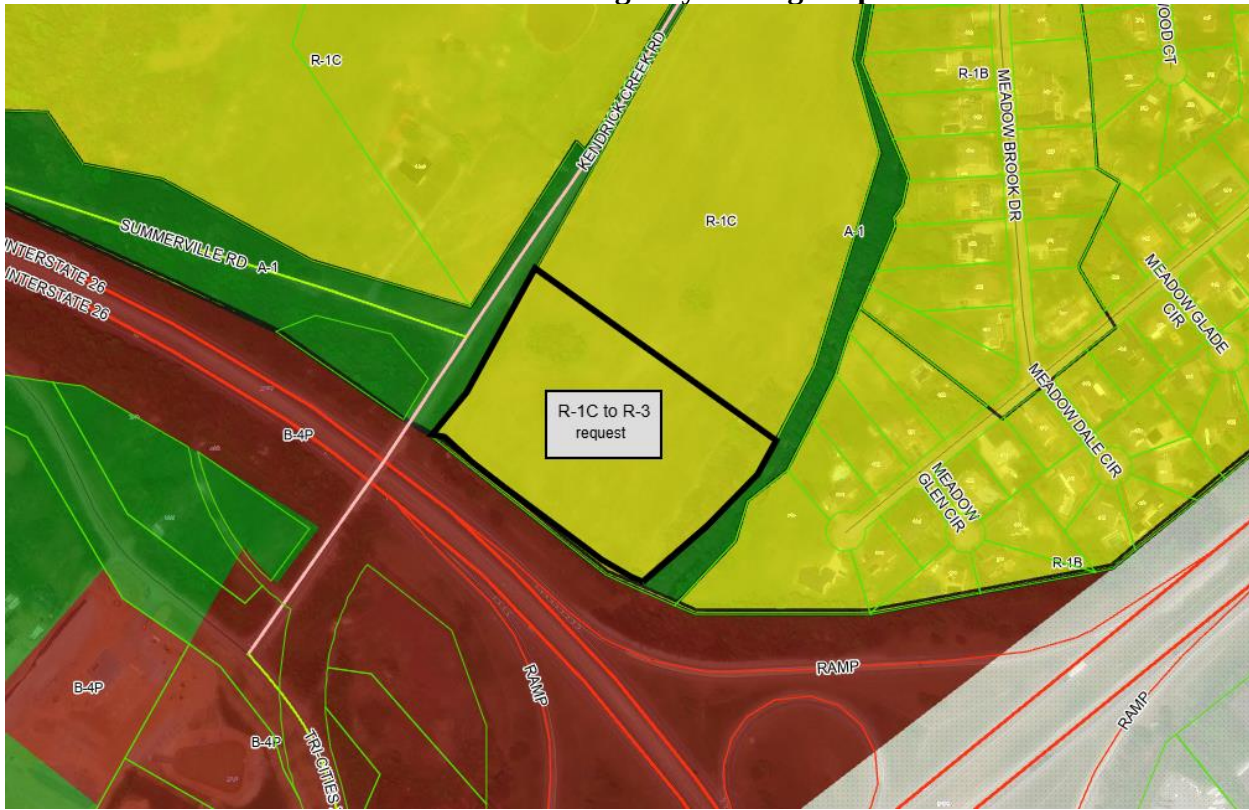


Kingsport Regional Planning Commission

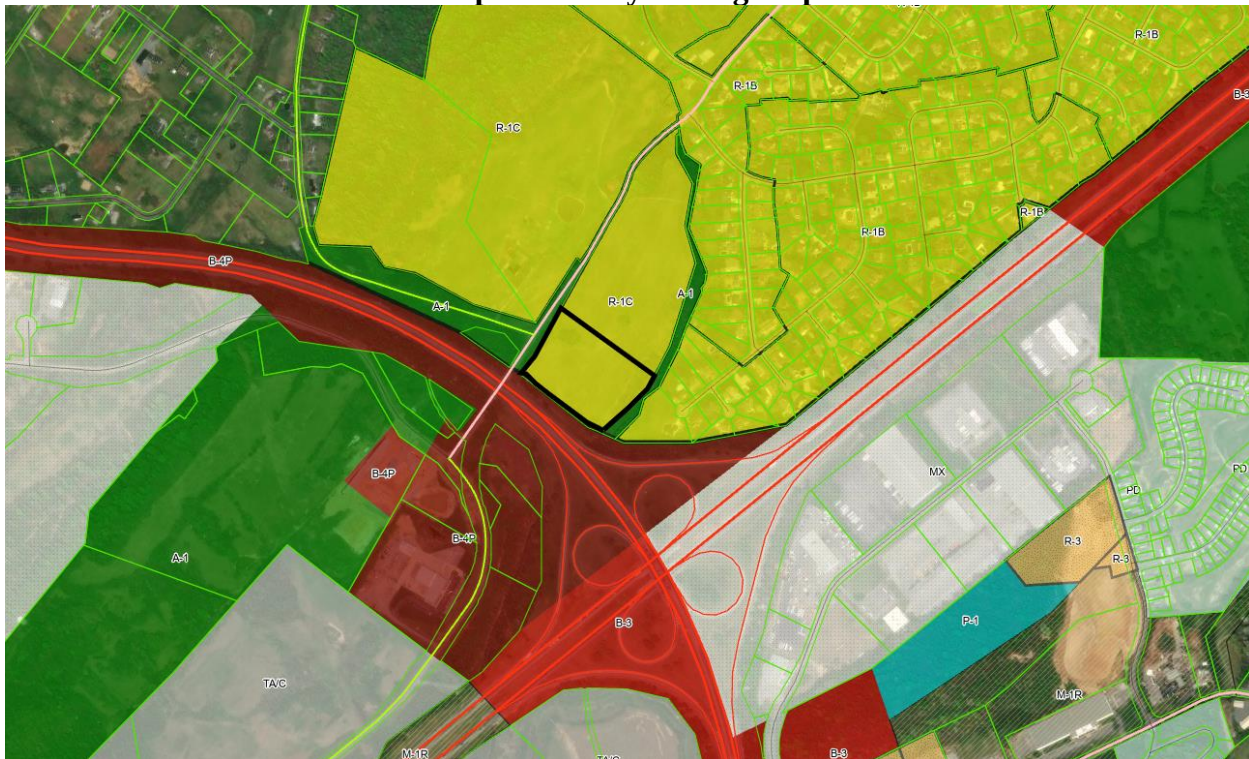
Rezoning Report

File Number REZONE26-0166

Surrounding City Zoning Map



Expanded City Zoning Map



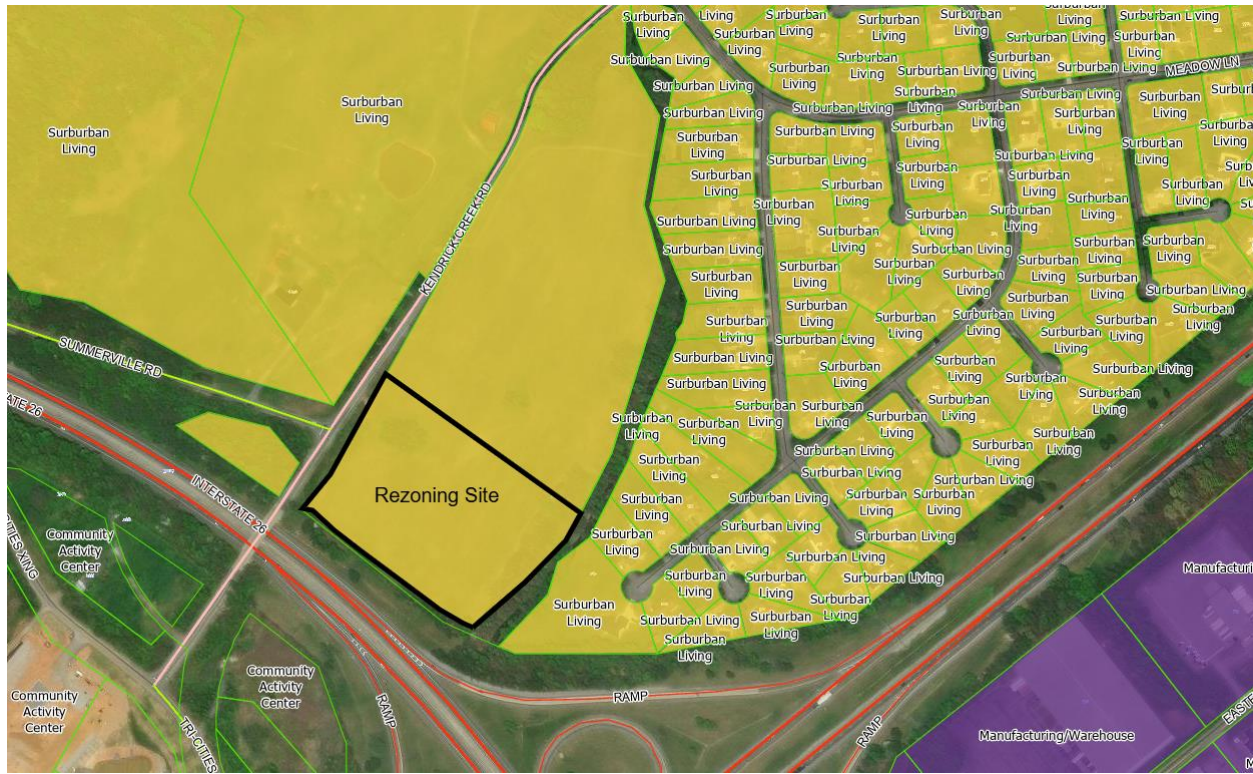
Prepared by Kingsport Planning Department for the  
Kingsport Regional Planning Commission Meeting on July 16, 2026

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE26-0166

## Placetype Map



## Placetype: Suburban Living

**Character and Intent**

Predominately single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. This area is predominately outside of the historic core of the city and primarily developed post World War II.

**Preferred Uses****Primary Uses:**

Single-family detached homes

**Secondary Uses:**

Civic and institutional uses

Parks and open space

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0166

Aerial Map



**View from Kendrick Creek Road Facing Site**



**Rezoning Report**

**Kingsport Regional Planning Commission**

**File Number REZONE26-0166**



**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE26-0166**

**View from Site facing East on Kendrick Creek Road**

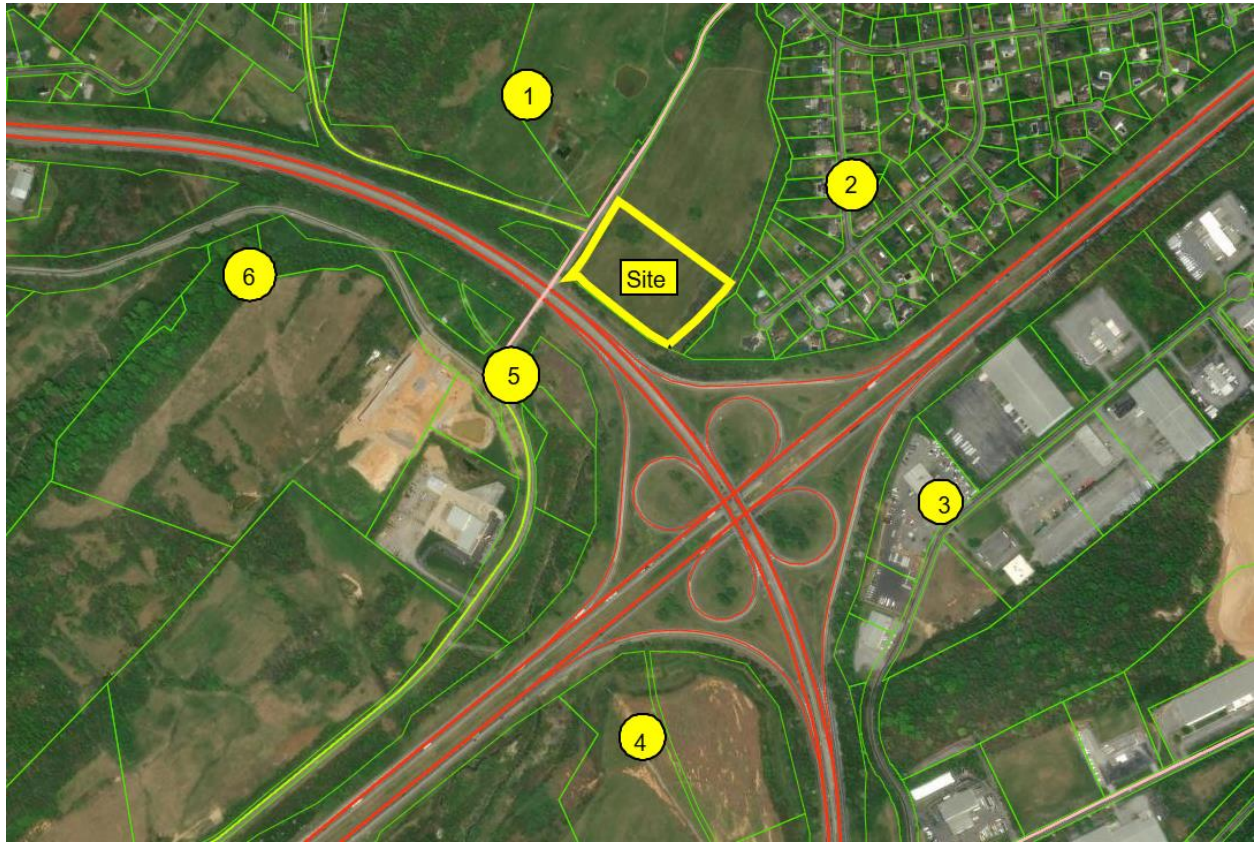


**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE26-0166**

**View from Site facing West on Kendrick Creek Road**



EXISTING USES LOCATION MAP



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE26-0166

## Existing Zoning/ Land Use Table

| Location  | Parcel / Zoning<br>Petition | Zoning / Name                                | History<br>Zoning Action<br>Variance Action |
|-----------|-----------------------------|----------------------------------------------|---------------------------------------------|
| North     | 1                           | <u>Zone: City R-1C</u><br>Use: vacant        | Property rezoned<br>July 2024 to R-1C       |
| East      | 2                           | <u>Zone: City R-1B</u><br>Use: single-family |                                             |
| Southeast | 3                           | <u>Zone: City MX</u><br>Use: commercial      |                                             |
| Southwest | 4                           | <u>Zone: City TA/C</u><br>Use: vacant        |                                             |
| West      | 5                           | <u>Zone: City B-4P</u><br>Use: commercial    |                                             |
| Northwest | 6                           | <u>Zone: City B-4P</u><br>Use: commercial    |                                             |

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE26-0166

## 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. Although the surrounding area is primarily single-family residential, the property's adjacency to the interstate creates a unique setting where multifamily residential development is appropriate. The R-3 district provides a compatible residential transition and serves as a buffer between the interstate, commercial development and nearby homes.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed R-3 district remains residential in nature. With appropriate buffering, landscaping, and site design, the development is not expected to adversely impact neighboring properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property can be developed under the existing R-1C zoning. However, the proposed R-3 district is better suited to the site's location adjacent to the interstate and allows for more efficient use of the property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** While the request differs from the recommended Future Land Use Placetype, the property's unique location adjacent to the interstate supports a higher-density residential use that provides an appropriate transition and buffer.

**Proposed use:** Multi-family development

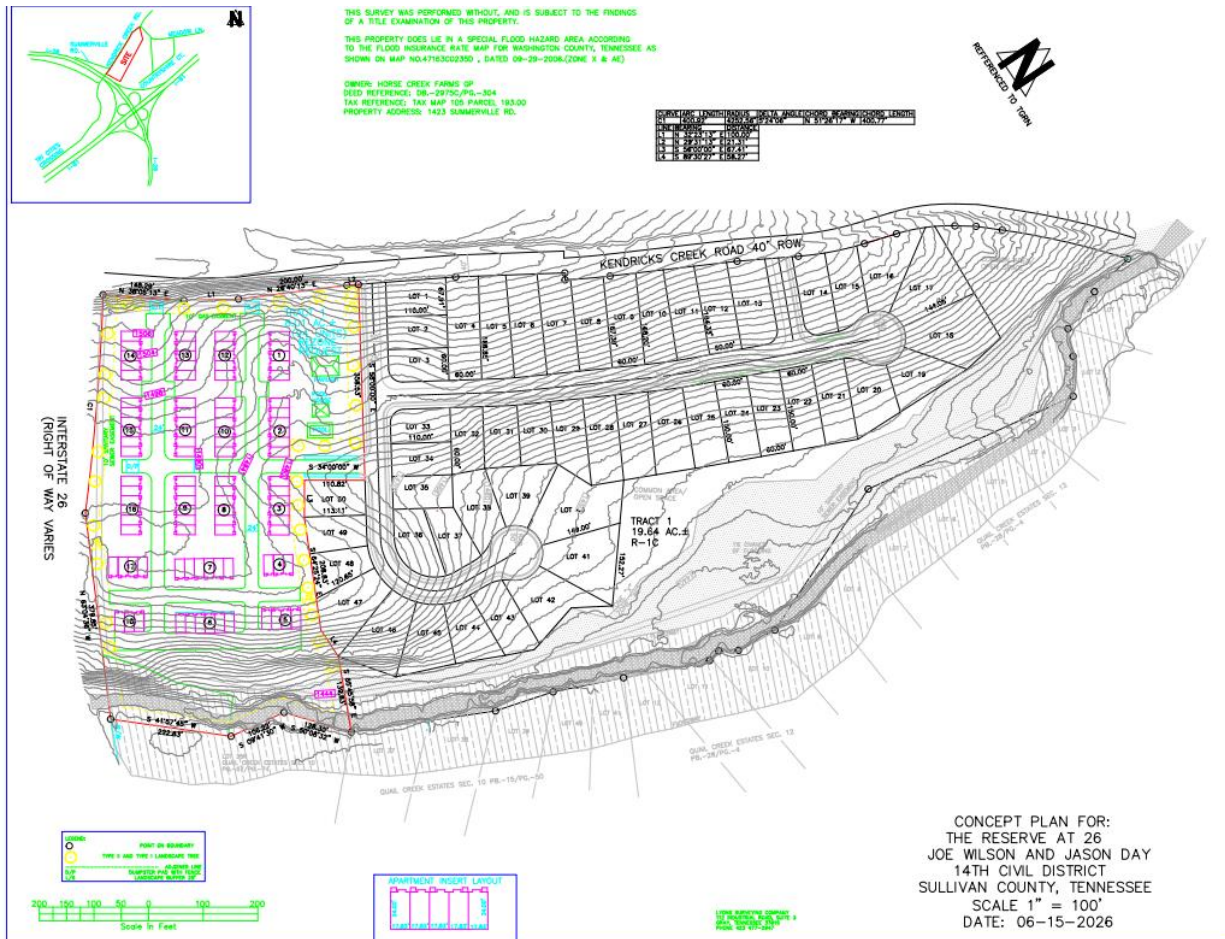
**The Future Placetype Map recommends** Suburban Living.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The property's direct adjacency to the interstate is a unique condition that supports multifamily residential development. The proposed R-3 district provides a more appropriate land use while serving as a buffer between the interstate and surrounding single-family neighborhoods.

# Rezoning Report

**File Number REZONE26-0166**

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



**Kingsport Regional Planning Commission****Rezoning Report****File Number REZONE26-0166****CONCLUSION**

Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen to rezone from R-1C to R-3 based on its role as an appropriate transition and buffer between the interstate and single-family homes.

## 10350 Airport Parkway MX Master Plan

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                                                         |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------|---------------|
| <b>Property Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                                                         |               |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           | 10350 Airport Parkway                                   |               |
| <b>Tax Map, Group, Parcel</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           | Tax Map 094, Parcel 014.50                              |               |
| <b>Civil District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           | 18                                                      |               |
| <b>Overlay District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           | n/a                                                     |               |
| <b>Land Use Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           | Manufacturing Warehousing                               |               |
| <b>Acres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           | +/- 43.17 acres                                         |               |
| <b>Existing Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           | <b>Existing Zoning</b>                                  | MX            |
| <b>Proposed Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           | <b>Proposed Zoning</b>                                  | No change     |
| <b>Owner /Applicant Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |                                                         |               |
| <b>Name:</b> Sullivan County Economic Development Partnership<br><b>Address:</b> PO Box 747<br><b>City:</b> Blountville<br><b>State:</b> TN <b>Zip Code:</b> 37664                                                                                                                                                                                                                                                                                                                                                                         |           | <b>Intent:</b> To receive MX zone master plan approval. |               |
| <b>Planning Department Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                                                         |               |
| <p>The Kingsport Planning Division recommends APPROVAL for the following reasons:</p> <p style="padding-left: 40px;">The submitted plan conforms to the MX district Master Plan standards.</p> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> <li>• The site is currently undeveloped land.</li> <li>• The site will provide convenient access to Interstate 81.</li> <li>• The northern tip of the site is in the process of being annexed.</li> <li>• A gas pipeline traverses the parcel.</li> </ul> |           |                                                         |               |
| <b>Planner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Ken Weems | <b>Date:</b>                                            | July 7, 2026  |
| <b>Planning Commission Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           | <b>Meeting Date:</b>                                    | July 16, 2026 |
| <b>Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                                                         |               |
| <b>Denial:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           | <b>Reason for Denial:</b>                               |               |
| <b>Deferred:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           | <b>Reason for Deferral:</b>                             |               |

**PROPERTY INFORMATION**

**ADDRESS:** 10350 Airport Parkway

**DISTRICT:** 18th

**OVERLAY DISTRICT:** n/a

**EXISTING ZONING:** MX

**ACRES:** +/- 43.17

**EXISTING USE:** undeveloped land

**PROPOSED USE:** warehouse with truck terminal

**INTENT**

**To receive master plan approval in an MX zone for warehouse and truck terminal use.**

LOCATION MAP



**ZONING MAP (MX, Mixed-Use District)**



## Aerial with Contours



**Master Plan (Expanded Paper Copy Available at Meeting)**



MX Master Plan Approval:

The MX master plan requirements are as follows:

1. Ingress/egress: Two points along Airport Parkway
2. Availability of utilities: The property is served with both sewer and water services. The sewer will be served via lift station.
3. Periphery yard: 30 foot zoning district periphery yard is identified and labeled.
4. Adjacent transportation network: Airport Parkway
5. Internal street layout (internal drive isles with no new public streets proposed).
6. Layout of the proposed land use meets all minimum yard standards for the MX district.

### **CONCLUSION**

Staff recommends APPROVAL of the master plan due to conformance with the MX district standards.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>909 East Sevier Ave. Surplus Request</b> |                                                                                                                                                                     |
| <b>Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 909 East Sevier Avenue Kingsport, TN        |                                                                                                                                                                     |
| <b>Tax Map, Group, Parcel</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Tax Map 046O Group K Parcel 036.00          |                                                                                                                                                                     |
| <b>Civil District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 11 <sup>th</sup> Civil District             |                                                                                                                                                                     |
| <b>Overlay District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | N/A                                         |                                                                                                                                                                     |
| <b>Land Use Designation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compact Neighborhood                        |                                                                                                                                                                     |
| <b>Acres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | +/- 0.17                                    |                                                                                                                                                                     |
| <b>Applicant Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |                                                                                                                                                                     |
| <b>Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             | <b>Intent:</b><br><i>To declare the property Tax Map 046O Group K Parcel 036.00 as surplus property by the City of Kingsport.</i>                                   |
| <b>Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                                                                                                                                                     |
| <b>City:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             | 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. |
| <b>State:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Zip Code:</b>                            |                                                                                                                                                                     |
| <b>Phone Number:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |                                                                                                                                                                     |
| <b>Planning Department Recommendation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                             |                                                                                                                                                                     |
| <p><b>The Kingsport Planning Division recommends declaring 909 East Sevier Avenue as surplus property:</b></p> <ul style="list-style-type: none"> <li>• All city departments have reviewed the property and have given a positive recommendation.</li> <li>• Parks &amp; Recreation Commission meets August 24, 2026 to hear surplus request.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The City is requesting that the Planning Commission declare Tax Map 046O Group K Parcel 036.00 as surplus property. This property is zoned R-1B, Residential District, and located within city limits.</p> <p>An attached memo from Parks Director Wicks details the reason for the surplus request.</p> <p>The request will need to be heard by the Parks &amp; Recreation Commission since the property contains the close Sevier Avenue Park. Staff recommends that the Planning Commission declare 909 East Sevier Avenue as surplus property contingent upon an approval from the Parks &amp; Recreation Commission.</p> |                                             |                                                                                                                                                                     |
| <b>Planner:</b> Samuel Cooper                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                             | <b>Date:</b> 7/16/2026                                                                                                                                              |
| <b>Planning Commission Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                             | <b>Meeting Date:</b> 7/16/2026                                                                                                                                      |
| <b>Approval:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             |                                                                                                                                                                     |
| <b>Denial:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                             | <b>Reason for Denial:</b>                                                                                                                                           |
| <b>Deferred:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             | <b>Reason for Deferral:</b>                                                                                                                                         |

**PROPERTY INFORMATION:** 909 East Sevier Avenue

**ADDRESS:** 909 East Sevier Avenue Kingsport, TN

**DISTRICT, LAND LOT:** 11<sup>th</sup> Civil District, Tax Map 046O Group K Parcel 036.00

**OVERLAY DISTRICT:** N/A

**CURRENT ZONING:** R-1B, Residential District

**PROPOSED ZONING:** R-1B, Residential District

**ACRES:** +/- 0.17

**EXISTING USE:** Sevier Avenue Park

**PROPOSED USE:** N/A

**PETITIONER:**

**ADDRESS:**

**INTENT**

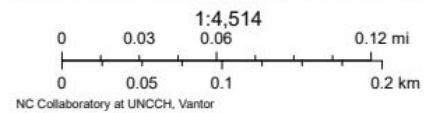
To declare Tax Map 046O Group K Parcel 036.00 as surplus by the City of Kingsport contingent upon an approval from the Parks & Recreation Commission.

### Vicinity Map



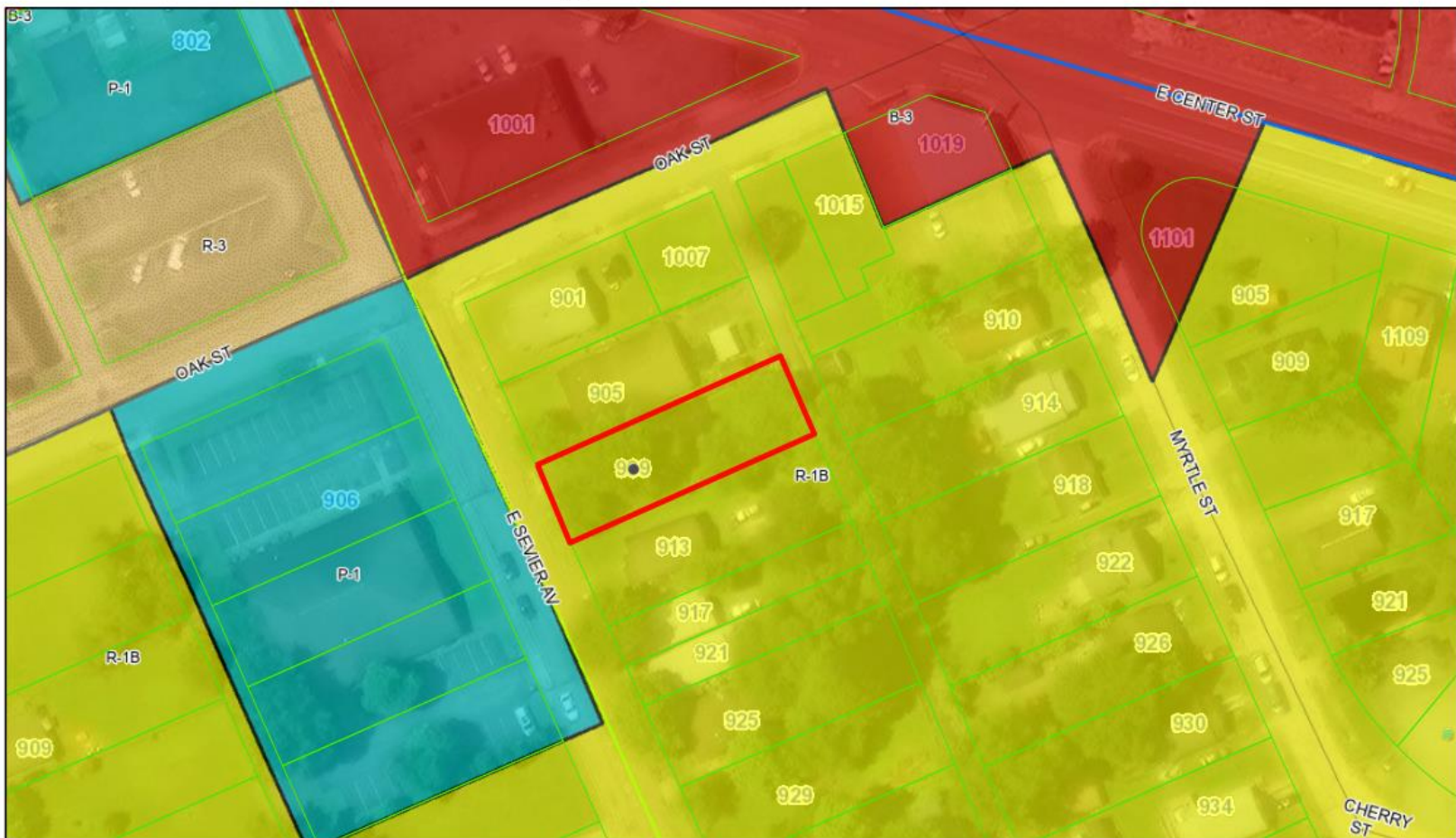
6/19/2026, 4:37:04 PM

Streets  
— Major Arterial  
— Minor Arterial  
— Collector Street  
— Local Street  
— Ramp  
• Kpt 911 Address



Web AppBuilder for ArcGIS

## Zoning R-1B -Residential District



6/19/2026, 4:03:55 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

P-1

 R 1B

**22**

## Streets

Major Arterial

Collector Street

Local Street

Kpt 011 Address

1:1,128

0 0.01 0.01 0.03 mi

NC Collaboratory at UNCCH, Microsoft, Vantor

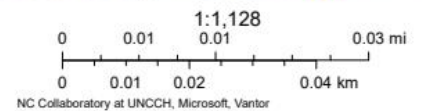
Web AppBuilder for ArcGIS

## Utilities Map



6/19/2026, 4:05:42 PM

-  Sewer Manholes
  Water Lines
-  Sewer Mains
  Kpt 911 Address



Web AppBuilder for ArcGIS

## Future Land Use Map - Compact Neighborhood



6/19/2026, 4:08:12 PM

Sullivan County Parcels Jan 2023

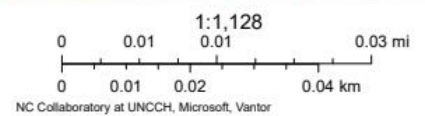
2025 Placetypes

Community Commercial

Compact Neighborhood

Parcels

Kpt 911 Address

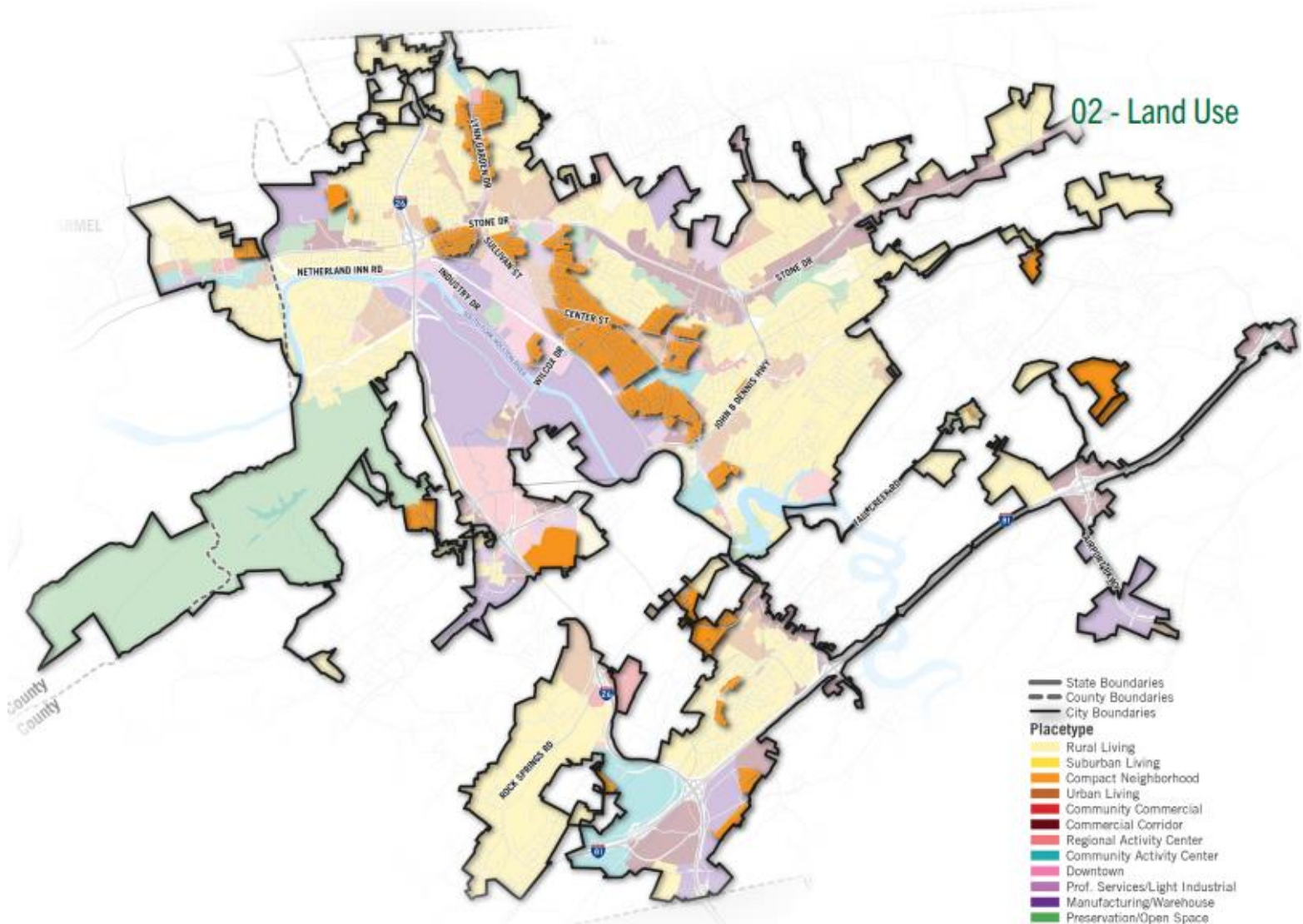


Web AppBuilder for ArcGIS

# Compact Neighborhood

## CHARACTER AND INTENT

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



E Sevier Ave View



## Memorandum from Parks Director Wicks



---

**MEMORANDUM**

**To:** Parks and Recreation Commission  
**CC:** Parks and Recreation Management Staff, Kingsport Planning Commission  
**From:** Tyler Wicks, Director  
**Date:** July 1, 2026  
**Regarding:** Divestment of Sevier Avenue Mini-Park

---

In their 2025 Strategic Plan, the Board of Mayor and Aldermen identified the divestment of certain park assets as a strategic priority. As a result of this strategic priority and our 2026 Master Plan process, department staff began reviewing assets and flagging the best candidates for divestment. The Sevier Avenue Mini-Park was identified as one of those assets for proposed divestment.

The Sevier Avenue Mini-Park was acquired by the City of Kingsport in 1970 following recommendations contained in the 1968 Community Facilities Plan. At that time, planners proposed mini-parks throughout older neighborhoods where larger park sites were not feasible. These facilities were intended to provide basic recreation opportunities in every neighborhood. In recent years, the park has been the focal point of increasing social challenges. Vandalism, crime, and vagrancy lead to the decision to close the park to the public until a decision could be made for reinvestment or divestment. The park has been closed to the public for the previous year.

Over the last fifty years, park planning practices have changed. Modern park systems place a greater emphasis on ensuring residents have access to high-quality recreation opportunities within a reasonable walking distance rather than maintaining a park in every neighborhood. This approach is reflected in the Trust for Public Land's, National Recreation and Park Association's, and National Park Service's 10-Minute Walk initiative, which advocates that every resident should live within a ten-minute walk, or approximately one-half mile, of a park. Today, access to high-quality parks is considered more important than the number of park sites within a system.

The surrounding neighborhood currently served by Sevier Avenue Mini-Park is easily accessible to Jack Pierce Park at Riverview, which is located approximately one-half mile from the Sevier Avenue Mini-Park and within a ten-minute walk, or three-minute drive, of the surrounding residences. Jack Pierce Park provides a substantially greater level of service, including playgrounds, basketball courts, pickleball courts, picnic shelters, open green space, and a splash pad. These amenities exceed those available at the mini-park and provide opportunities for a broader range of users and age groups.

---

Parks and Recreation Administration  
301 Louis Street Ste. 303 | Kingsport, TN 37660 | P: 423-229-9457  
[www.kingsporttn.gov](http://www.kingsporttn.gov)

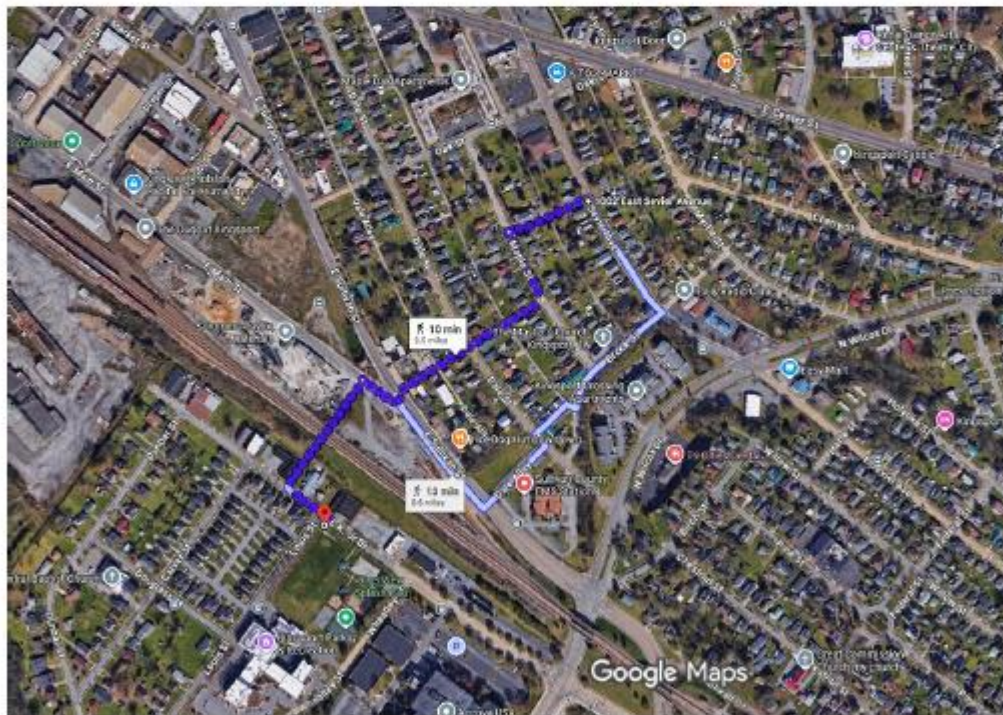
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As park systems age and maintenance demands increase, it becomes increasingly important to focus limited resources on facilities that provide the greatest community benefit. Continued investment in both the Sevier Avenue Mini-Park and Jack Pierce Park at Riverview results in a duplication of service within the same general area. Divesting the mini-park would allow the City to concentrate maintenance resources and future capital investments on facilities that serve more residents and provide a higher level of service.

For these reasons, staff recommends that the Parks and Recreation Commission recommend the Sevier Avenue Mini-Park surplus to the needs of the parks and recreation system and its divestment to the Board of Mayor and Aldermen.

1002 E Sevier Ave, Kingsport, TN 37660 to Athletic Field, Louis St, Walk 0.5 mile, 10 min  
Kingsport, TN 37660

Walking routes from East Sevier Avenue to Jack Pierce Park at Riverview



Imagery ©2026 Google, Imagery ©2026 Maxar Technologies, Map data ©2026 200 ft

Parks and Recreation Administration  
301 Louis Street Ste. 303 | Kingsport, TN 37660 | P: 423-229-9457  
[www.kingsporttn.gov](http://www.kingsporttn.gov)

# Zoning Board Clears First Of Mini Parks

Kingsport Times  
July 10, 1970

By BILL BARNETT  
Times-News Night City Editor

Kingsport's first two neighborhood "mini-parks" will be at 909 East Sevier Avenue and 942 Dale Street and the third, probably, at 1804 Highland Street.

The Kingsport Board of Zoning Appeals approved those three sites for tot playgrounds Thursday night with a stipulation that they be enclosed by six-foot-high fences and kept locked after dark in an effort to keep out vandals.

Ted McCown, city personnel and public relations director, who presented the city's case to the zoning board, said the city has options to buy the lots on Sevier and Dale; and City Building Official Fred Grills said after the meeting he understands the city is ready to go ahead with their development immediately.

The proposed Highland Park site is a tax-delinquent lot of which the owners have not been found. It will require condemnation proceedings, which may delay its acquisition by the city for a month or more.

Another factor involved is that two civic clubs have volunteered to help develop the first two miniature parks, while a sponsor has not yet been found for the third. However, the city would have the funds to equip it without such sponsorship if the land were available immediately.

McCown said federal Housing and Urban Development grants have been approved for development of the parks. Maintenance after they open will be by the City Parks and Recreation Department.

In long-range plans for the Kingsport of 1990, Eric Hill Associates of Atlanta recommended at least a small park for every residential neighborhood in the city.

The three neighborhoods selected for priority as most in need of such facilities had been announced months ago, but city officials were vague about the exact locations under consideration until all details had been pinned down.

Some property owners objected to having the parks next door to them. One of them still objected Thursday night. A letter from Mrs. Virgie Bragg, 941 Dale St., registering her objections to the park location across the street from her was made a part of the minutes.

Those who attended the hearing in person had some misgivings, largely about the possibility that older children would be a

problem. But they agreed the playgrounds are needed in their neighborhoods, and several volunteered to help police them.

Among those was Thomas Bond of the Dale Street area, who said a community committee, of which he is a member will cooperate with the city in operation of the park.

Mr. and Mrs. T. E. Roberts, who live next door to the Highland Street site, and C. H. Hard, on the other side, said there is a group of older boys in their neighborhood they feared would prove a problem. But they did not object to the playground, provided it is fenced and kept locked after dark.

McCown said the city had not planned to lock the parks at night originally but he believed it could be arranged, provided some resident of the neighborhood took the responsibility for locking the gate at closing time and unlocking it in the morning.

McCown said the parks are intended for the use of pre-school-age children up to five or six years old to provide a place for them to play that can be reached without having to cross a heavily-travelled street. Playgrounds already are available for the older children, he said.

The tot playgrounds will be equipped with sandboxes, swings, slides and merry-go-rounds. There will not be sufficient space for organized games such as softball, which are provided for at the larger parks, McCown said.

Benches will be provided for parents or others who accompany the small children to the playgrounds.

McCown and Bodie Scott of the Parks and Playgrounds Advisory Committee said it had been decided not to have lights in the parks so as not to encourage playing in them after dark. They will be sufficiently lighted by nearby street lights, however, to discourage vandalism and other misuse.

What if older children play in parks, who's going to enforce the age limit, the visitors asked. McCown said he hoped the residents of the area would take that responsibility.

The mini-parks will not be supervised by professional playground directors but will be under the general supervision of the Recreation Department. In case any trouble should develop, residents were advised to call either the police or the Recreation Department.

**Recommendation**

Staff recommends that the Planning Commission declare 909 East Sevier Avenue as surplus property contingent upon an approval from the Parks & Recreation Commission.



July 16<sup>th</sup>, 2026

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

Chairman Duncan:

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

1. 116 Hobbs Street
2. 1600/1603 Arbor Place
3. 770,774,778 Hunts Terrace Drive/1100 Greenwood Drive
4. 934 Independence Drive
5. 101 Greenwood Lane
6. 2953/2957/2961 Ashley Street
7. Preston Forest Sec 16

Sincerely,

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



Slide A-1917  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 396769 Instrument #: 26011974  
Rec'd: 30.00 Recorded  
State: 0.00 6/16/2026 at 8:00 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 32.00 PGS 456-457

Certification of Electronic Document

I, Richard L. Bailey <sup>Land Surveyor</sup> do hereby make oath that I am a licensed attorney and/or the  
custodian of the original version of the electronic document tendered for registration herewith  
and that this electronic document is a true and exact copy of the original document executed and  
authenticated according to law on 6-10-26 (date of document).

Richard L. Bailey  
Attorney Signature

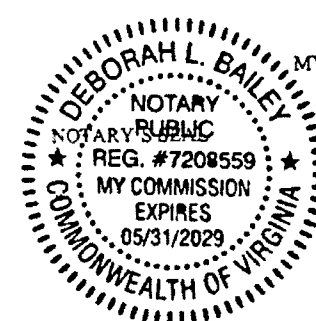
June 12, 2026  
Date

State of VA  
County of Russell

Sworn to and subscribed before me this 12 day of JUNE, 2026

Deborah L. Bailey  
Notary's Signature

MY COMMISSION EXPIRES: May 31, 2029



22

LOCATION MAP (NTS)

HARBOR

SITE

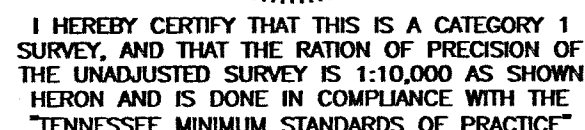
HIGHPOINT AVE

LYNN GARDEN DR

LAWRENCE ST

1-53

1. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE, THIS SURVEY IS SUBJECT TO ANY FINDINGS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
2. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE.
3. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
4. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY, STATE RIGHT-OF-WAY.
5. FIGURES IN PARENTHESIS DENOTE DEED/PLAT BEARINGS & DISTANCES.
6. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM MAP 47163C0030D BEARING AN EFFECTIVE DATE OF 9/29/2006.
7. PLAT STATES THIS LINE TO BE S 85°35' E, HOWEVER HOLDING BEARINGS ALONG LOT LINES & INTERIOR ANGLES SHOWN ON PLAT CALCULATES THIS BEARING TO BE S 84°43' E.
8. LOT AREA VARIANCE: CASE BZA26-0129 APPROVED 6/4/2026.
9. PROPERTY OWNER INFORMATION:  
JOSEPH W. MCMURRAY  
D/B/A MCRENTALS LLC  
D.B. 3221, PG. 1836  
PARCEL NO.'S: 029D-003.00



**Richard L Bailey**

TN R.L.S. NO. 2482      DATE

|                                                                                     |                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------|
|  | CALCULATED POINT                        |
|  | IRON PIN OLD (O)                        |
|  | IRON PIN W/CAP. SET (N)<br>"BAILEY ENG" |
|  | BOUNDARY LINE                           |
|  | ADJOINING                               |
|  | OVERHEAD UTILITIES                      |

**ZONING CLASSIFICATIONS:**  
**R-1B (RESIDENTIAL DISTRICT)**

**MINIMUM REQUIREMENTS:**  
**LOT AREA: 7,500 SQ. FT.**  
**LOT FRONTAGE: 50'**  
**FRONT YARD: 30'**  
**EA SIDE YARD: 8'**  
**REAR YARD: 30'**

MAXIMUM PERMITTED:  
LOT COVERAGE: 30% INCLUDING ACC. BLDG.'S  
BUILDING HEIGHT: 2 STORIES

**BAILEY ENGINEERING & LAND SURVEYING, INC., P.C.**  
**EXCELLENCE IN ENGINEERING & SURVEYING**  
**P.O. BOX 155**  
**ROSEDALE, VIRGINIA 24280**  
**TELEPHONE: (276) 880-9027 FAX: (276) 880-1278**

I/(WE) HEREBY CERTIFY THAT I/(WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/(WE) HEREBY ACCEPT 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 6/12/2026  
DATE

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

[illegible]

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES

15 JUN 2026  
DATE

CITY OR COUNTY HEALTH OFFICER OR HIS REP AND/OR THE  
LOCAL MUNICIPAL WATER DEPARTMENT, AND ARE HEREBY  
APPROVED AS SHOWN

I HEREBY CERTIFY THAT SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER RESOURCES

15 JUN 2026  
DATE   
CITY OR COUNTY HEALTH OFFICER OR HIS REP AND/OR THE LOCAL  
MUNICIPAL SEWER DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN

I HEREBY CERTIFY THAT THE DIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENN., WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSFORD REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE 6/15 2026

SECRETARY OF THE SUTHERLAND COUNTY REGIONAL PLANNING COMMISSION

## KINGSPORT REGIONAL PLANNING COMMISSION

|                 |                   |                |          |
|-----------------|-------------------|----------------|----------|
| TOTAL ACRES     | 0.242±            | TOTAL LOTS     | 2        |
| ACRES NEW ROAD  | -0-               | MILES NEW ROAD | -0-      |
| OWNER           | JOSEPH McMURRAY   | CIVIL DISTRICT | 12TH     |
| SURVEYOR        | RICHARD L. BAILEY | CLOSURE ERROR  | 1:10,000 |
| SCALE 1"=       | 40'               |                |          |
| DATE: 6-10-2026 |                   |                |          |

### LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 85°33'31" E | 72.734'  |
| L2   | S 05°09'57" W | 48.224'  |
| L3   | S 05°09'57" W | 99.328'  |
| L4   | N 84°43'00" W | 70.600'  |
| L5   | N 04°20'00" E | 92.031'  |
| L6   | N 04°20'00" E | 54.471'  |
| L7   | N 89°38'14" W | 56.572'  |
| L8   | S 86°18'40" W | 15.751'  |
| L9   | N 86°18'40" E | 15.751'  |
| L10  | S 89°38'14" E | 56.572'  |

THE LOCATION OF OVERHEAD AND/OR UNDERGROUND UTILITIES OR FACILITIES THAT ARE SHOWN ON THIS PLAN ARE BASED ON OBSERVABLE ABOVE GROUND STRUCTURES; NO EXCAVATIONS WERE PERFORMED TO FIELD LOCATE BURIED UTILITIES/FACILITIES, PRIOR TO ANY SITE CONSTRUCTION OR SITE EXCAVATIONS, CONTACT THE APPROPRIATE STATE UTILITY NOTIFICATION SERVICE/AGENCY FOR VERIFICATION OF UTILITY TYPE AND VERIFICATION OF ALL FIELD LOCATIONS OF ANY AND ALL UTILITY LINES.

Slide A-1917

Sheena Tinsley, Register  
Sullivan County

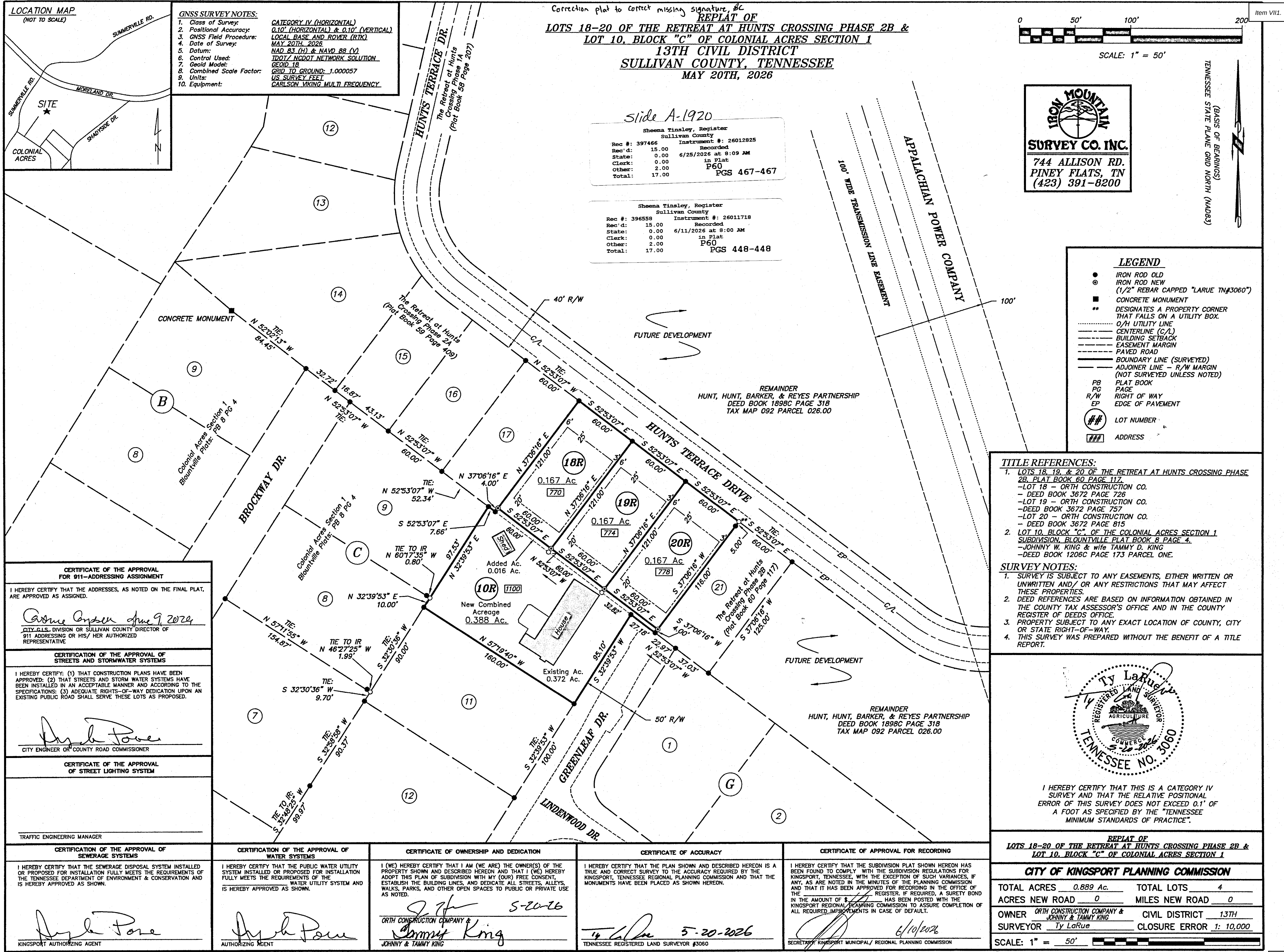
|        |        |                      |          |
|--------|--------|----------------------|----------|
| Rec #: | 396769 | Instrument #:        | 26011974 |
| Rec'd: | 30.00  | Recorded             |          |
| State: | 0.00   | 6/16/2026 at 8:00 AM |          |
| Clerk: | 0.00   | in Plat              |          |
| Other: | 2.00   | P60                  |          |
| Total: | 32.00  | PGS 456-457          |          |

**CERTIFICATE OF THE APPROVAL FOR  
911-ADDRESSING ASSIGNMENT**

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

6-15

DATE                       
John White  
 KINGSFORT DIRECTOR OF 911 ADDRESSING  
 HIS/HER AUTHORIZED REPRESENTATIVE



Item VII.1.  
CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS  
I HEREBY CERTIFY:  
1. CONSTRUCTION PLANS HAVE BEEN APPROVED.  
2. STORM WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSFORD REQUIREMENTS.  
I HEREBY CERTIFY THAT THE TOTAL CIVIL ACTIVE LAND DISTURBANCE FOR ALL LOTS LESS THAN 47 ACRES AS SHOWN; (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED

DATE 6-16 2026  
CITY ENGINEER/PLANNING COMMISSIONER  
Jesse N. Coleman  
REGISTERED LAND SURVEYOR

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 THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

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

DATE June 8 2026  
AUTHORIZING AGENT  
Caleb P. Parvin  
AUTHORIZED REPRESENTATIVE

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

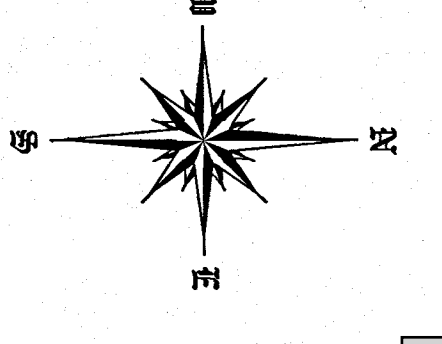
DATE 20\_\_\_\_  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT  
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

DATE 6-8 2026  
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING  
OR HIS/HER AUTHORIZED REPRESENTATIVE

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

DATE 6/24 2026  
KINGSFORD MUNICIPAL PLANNING COMMISSION



TN State Plane

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

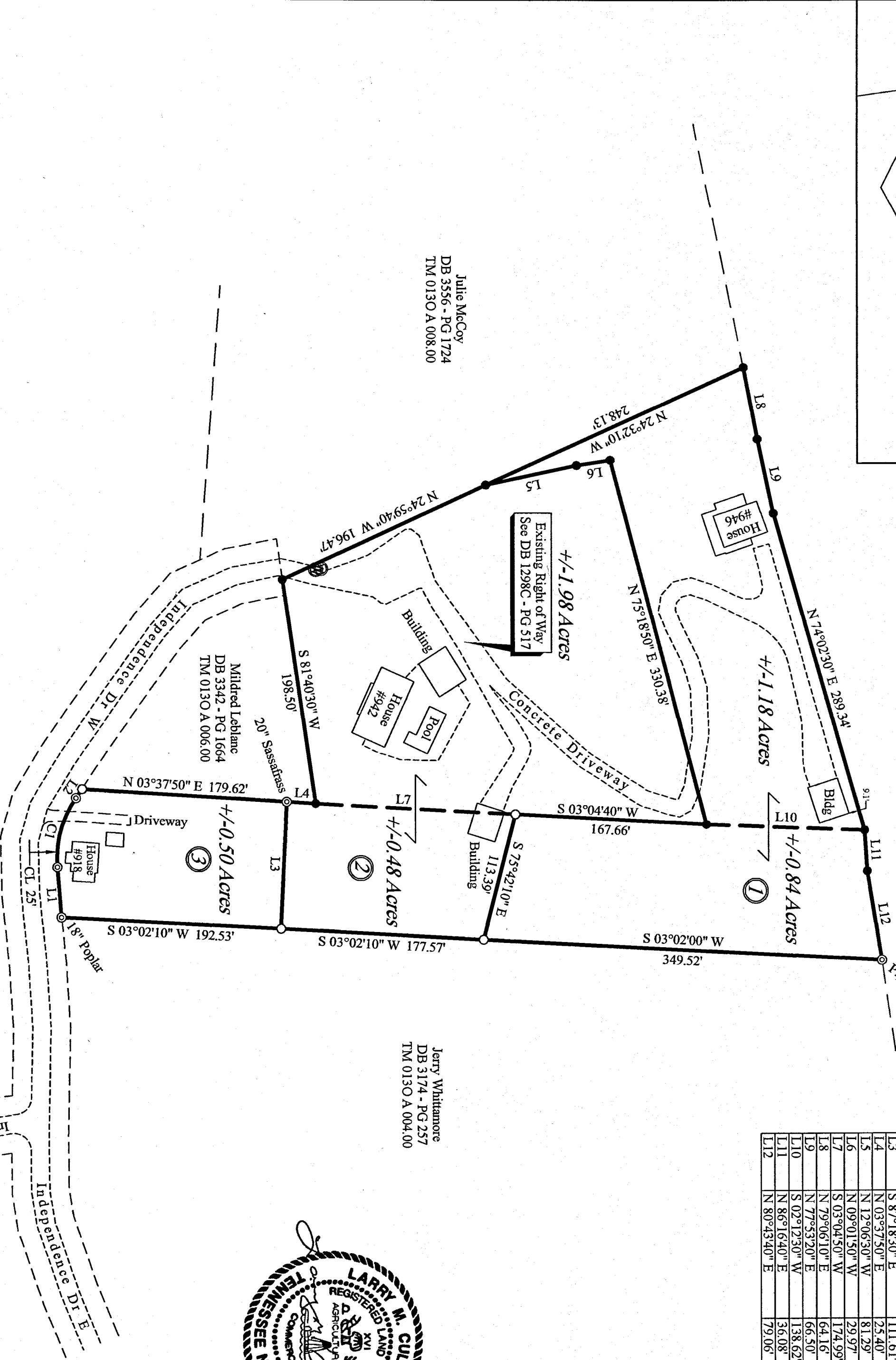
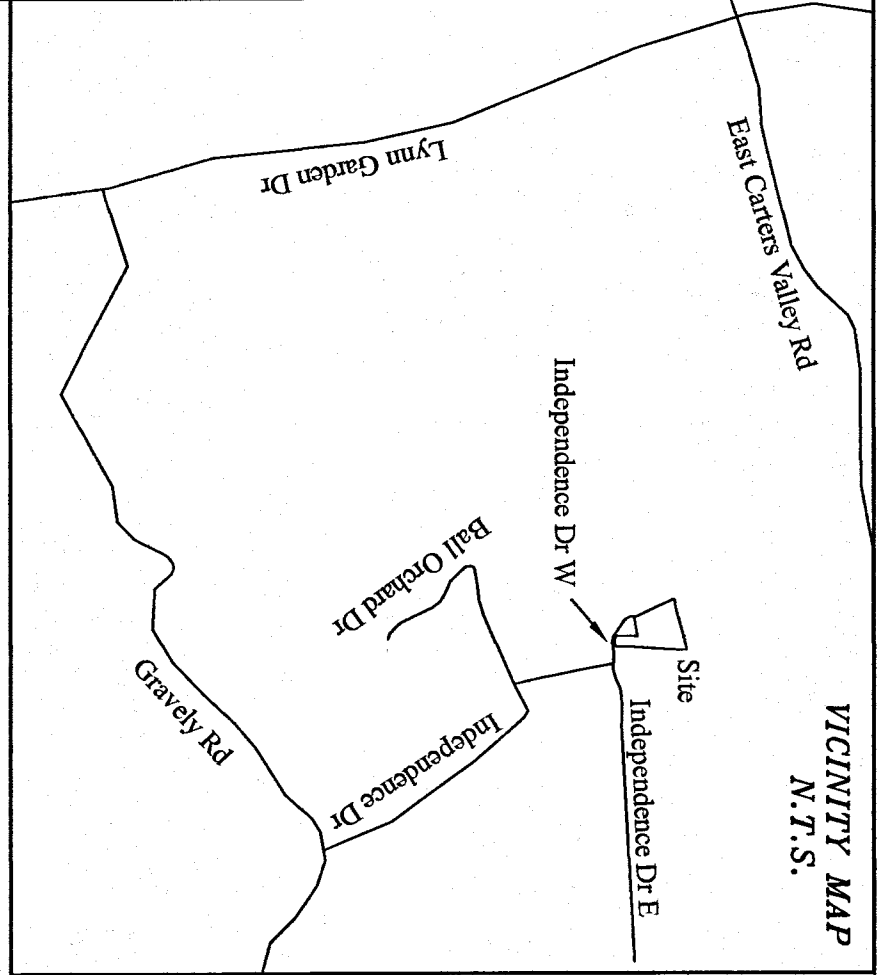
DATE June 14 2026  
OWNER Peter Parvin  
OWNER Robert Parvin  
OWNER Robert Parvin  
OWNER Robert Parvin  
OWNER Robert Parvin

Slide A-1920  
Sheena Tinsley, Registrar  
Rec #: 397168 Sullivan County # 26012827  
Rec'd: 15.00 Indexed  
State: 0.00 Recorded  
6/25/2026 at 8:12 AM  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
PLAT  
PGS 468-468

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 85°24'30" W | 44.23    |
| L2   | N 55°17'50" W | 9.57     |
| L3   | S 87°18'30" E | 111.61   |
| L4   | S 83°37'50" E | 23.40    |
| L5   | N 12°06'50" W | 81.29    |
| L6   | N 09°01'50" W | 29.97    |
| L7   | S 03°04'50" W | 174.99   |
| L8   | N 79°06'10" E | 64.16    |
| L9   | N 77°53'20" E | 66.50    |
| L10  | S 02°12'30" W | 138.62   |
| L11  | N 86°16'40" E | 36.08    |
| L12  | N 80°43'40" E | 79.06    |

FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
FIRM MAP #: 47163C0063SD  
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
EFFECTIVE DATE: 09-29-2006

William Flannery  
DB 1212C - PG 103  
TM 013 014.00



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1    | 93.50' | 64.12'     | 62.88'       | N 74°56'40" W |



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR:  
PASTY PARVIN  
RODNEY PIERSON

Date 04-06-2026  
File:parvin-p.DWG  
Drawn By: SWS  
Scale: 1" = 80'

Eleventh (11th) Civil District  
Sullivan County, Tn

Culbertson Surveying  
P.O. Box 190, Nickelsville VA 24271  
(276) 479-3093  
Drawing Number 9118

- Legend
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - △ denotes Railroad Spike
  - ⊕ denotes Water Meter
- Notes
1. Deed Reference: DB 1299C - PG 512, DB 2575C - PG 598, DB 739C - PG 44, TAX MAP: 0130 A 005.00, 0130 A 007.00, 0130 A 007.20
  2. Lot 1 +/- 2.02 Acres After Combination
  3. Lot 2 +/- 2.46 Acres After Combination
  4. GNS NOTE:
  5. GNS Survey: RTK
  6. GNS Base/Router: Carlson BRX7
  7. RTK Correction Used: Carlson GNS
  8. Date of Survey: 12-18-2025
  9. Datum: NAD83(2011), Epoch 2010, NAD 88
  10. Gold Model: Continental US NGS 2018
  11. Fixed Control Stations: Carlson Snyne 1938
  12. Combined Grid Factor: 1.000000 TN State Plane
  13. Planning Commission Variance approved May 21, 2026

○ OLD/FOUND PROPERTY CORNER MONUMENT  
 ● NEW/SET IRON REBAR  
 ▲ NEW/SET MAG NAIL IN PAVEMENT  
 ♣ UTILITY POLE  
 (W) WATER METER  
 (12) LOT NUMBER FROM FOREST HILL SUBDIVISION  
 PLAT BOOK 4 PAGE 173B

\_\_\_\_\_E\_\_\_\_\_ OVERHEAD UTILITY LINES  
 \_\_\_\_\_X\_\_\_\_\_X\_\_\_\_\_ FENCE LINES  
 - - - - - LOT LINE FROM FOREST HILL  
 SUBDIVISION  
 - - - - - ADJOINING PROPERTY BOUNDARY,  
 (APPROXIMATE)

092G C 020.00  
COLONIAL HEIGHTS  
PRESBYTERIAN CHURCH  
DEED REFERENCE: 207A-78  
PLAT REFERENCE: 4-173B  
213 CLONIAL HEIGHTS RD

092G C 051.00  
LKM PROPERTIES LP  
DEED REFERENCE: 3185-1812  
PLAT REFERENCE: 3-87  
4213 FORT HENRY DR

092G C 042.00  
PRISCILLIA BOURNE AND  
STANLEY LINKOUS JR  
DEED REFERENCE: 2713C-32  
PLAT REFERENCE: 3-87  
124 HILLDALE DR

092G C 041.00  
PATRICIA GARRETT  
DEED REFERENCE: 2965C-590  
PLAT REFERENCE: 3-87  
128 HILLANDALE DR

092G C 032.00  
SIDNEY VICARS  
DEED REFERENCE: 620C-586  
PLAT REFERENCE: 4-173B  
103 GREENWOOD LN

092G-C 039.00  
DAVID SAMPLES  
DEED REFERENCE: 3120-1528  
PLAT REFERENCE: 4-173B  
309 FOREST HILLS DR.

Sheena Tinsley, Register  
Sullivan County  
Rec #: 397523 Instrument #: 26012899  
Rec'd: 15.00 Recorded  
State: 0.00 6/26/2026 at 8:05 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 470-470

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM**

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

DATE 6/22 2020

TENNESSEE DEPARTMENT OF ENVIRONMENT AND  
CONSERVATION  
OR  
KINGSPORT AUTHORIZING AGENT

**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 6-22 2026

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911  
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE



UTM Grid North NAD 83 (2011)

NOTES:

1 THE PROPERTY SHOWN HEREON IS  
SUBJECT TO ANY AND ALL  
EASEMENTS, RESTRICTIONS, AND  
RIGHTS OF WAY THAT MIGHT  
LEGALLY AFFECT THIS PROPERTY.  
(NO TITLE REPORT WAS  
FURNISHED TO THIS SURVEYOR.)

2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.

4 FIELD SURVEY CONDUCTED ON  
DATE(S): 6-2-2026

5 CAD FILE: 26060-R

**6 FLOOD ZONE DESIGNATION:**  
THE SUBJECT PROPERTY IS NOT  
LOCATED IN AN AREA DESIGNATED  
AS SPECIAL FLOOD HAZARD  
ACCORDING TO FEMA FIRM  
NUMBER 47163C0255D WITH  
EFFECTIVE DATE OF 09-29-2006.

7 A PORTION OF THIS FIELD  
SURVEY WAS CONDUCTED BY RTK  
GNSS METHOD USING HEMISPHERE  
S631 BASE AND ROVER  
RECEIVERS. GRID COORDINATES OF  
THE BASE STATION WERE DERIVED  
USING A RTN NETWORK OF CORS  
REFERENCED TO NAD 83 (2011)  
GEOID 12B. ALL OBSERVATIONS  
ARE FIXED WITH POSITIONAL  
ACCURACY OF THE GNSS VECTORS  
NOT EXCEEDING: H 0.04' V 0.08'

8 SUBJECT PROPERTY IS ZONED R-1  
BY SULLIVAN COUNTY

9 SUBJECT PROPERTY CONVEYED TO:  
CULLEN ANDREW AND JACQUELINE  
ANN DUKE BY DEED DATED  
1-19-2024, RECORDED IN BOOK  
3590 PAGE 786

10 REVISED: 6-12-26 ADD SEWER  
CERT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER [Signature] DATE 6/19/2026

OWNER [Signature] DATE 6/19/2026

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN  
 INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE  
 SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION  
 UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS  
 PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A  
 PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY  
 PLANNING COMMISSION.

Joe Silva  
CITY ENGINEER OF  
COUNTY ROAD COMMISSION

6-22 2026  
DATE

**CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT**

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

DATE 6-22 2026

CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911  
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM**

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

DATE 6/25 2026  
Angel Dore  
"LOCAL UTILITY DISTRICT PROVIDER OR  
HIS/HER AUTHORIZED REPRESENTATIVE"

**CERTIFICATE OF APPROVAL FOR RECORDING**

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

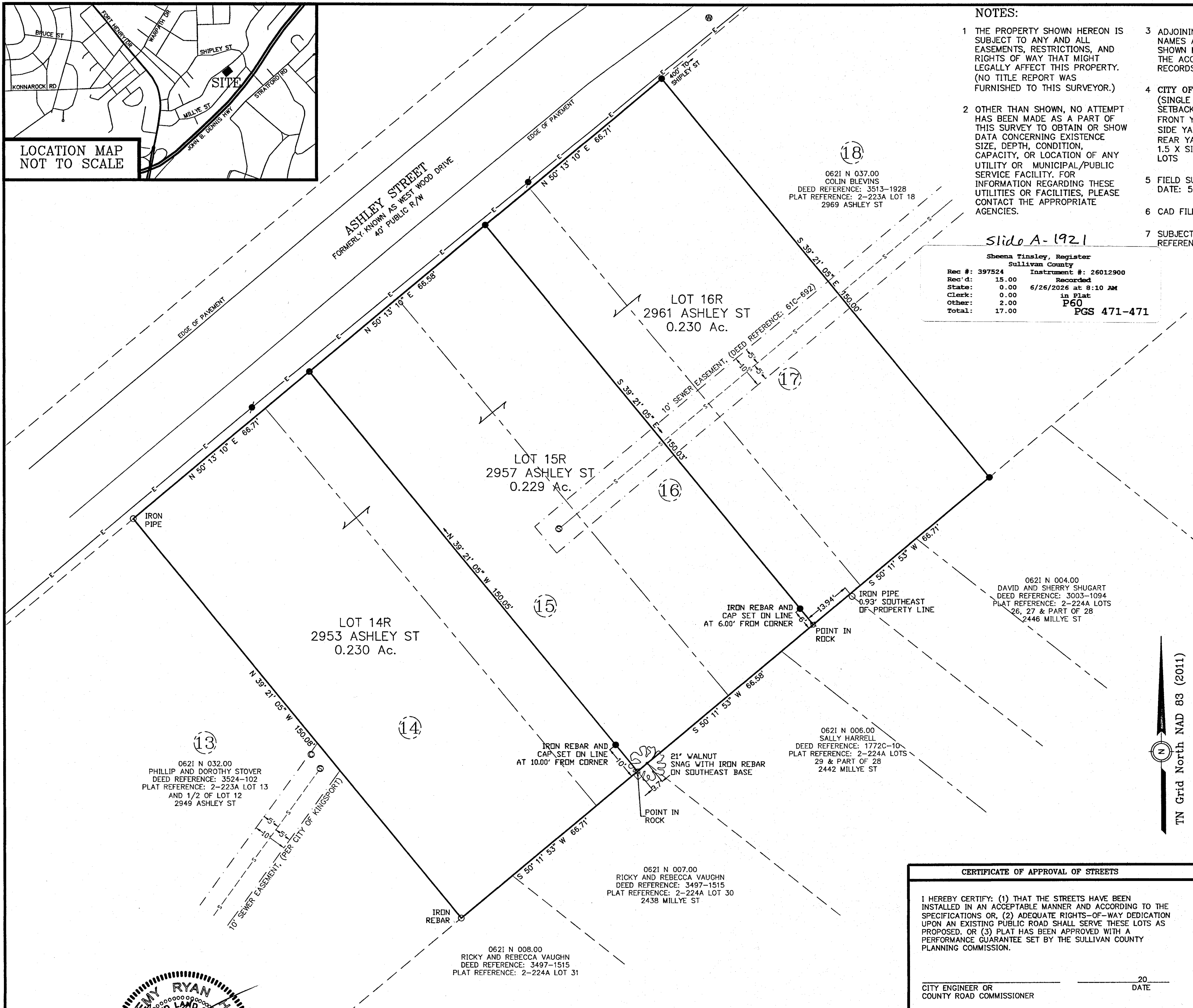
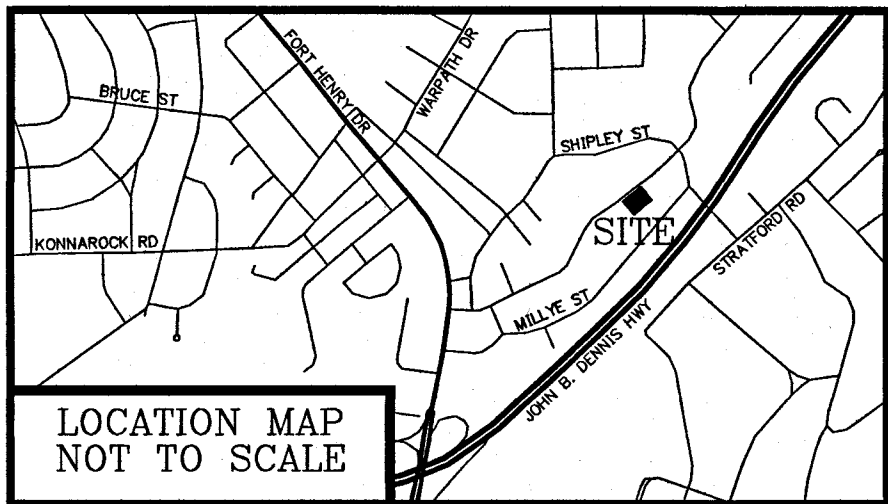
DATE 6/25 2026

SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION

FOREST HILLS SUBDIVISION, LOTS 12 AND  
PART OF 13 WITH CECIL PROPERTY  
SUBDIVISION, PART OF LOT 8  
RECOMBINATION

|                                                                                                                                                                                         |               |                     |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-------------------|
| KINGSPORT REGIONAL PLANNING COMMISSION                                                                                                                                                  |               |                     |                   |
| TOTAL ACRES                                                                                                                                                                             | 1.629         | TOTAL LOTS          | 1                 |
| ACRES NEW ROAD                                                                                                                                                                          | 0             | MILES NEW ROAD      | 0                 |
| OWNERS CULLEN AND JACQUELINE DUKE                                                                                                                                                       |               | CIVIL DISTRICT 14TH |                   |
| SURVEYOR RYAN HORN                                                                                                                                                                      | CLOSURE ERROR |                     | H=0.04' / V=0.08' |
| SCALE 1"=30'<br><div style="display: flex; align-items: center; justify-content: space-between;"> <span>30</span> <span>15</span> <span>0</span> <span>30</span> <span>60</span> </div> |               |                     |                   |

2



- NOTES:**
- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
  - 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
  - 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
  - 4 CITY OF KINGSFORT ZONING: R-1B (SINGLE FAMILY RESIDENTIAL) SETBACKS:  
FRONT YARD- 30'  
SIDE YARD- 8'  
REAR YARD- 30'  
1.5 X SIDEYARD WIDTH FOR CORNER LOTS
  - 5 FIELD SURVEY CONDUCTED ON DATE: 5-4-26 & 5-26-26
  - 6 CAD FILE: 26045-R
  - 7 SUBJECT PROPERTY DEED REFERENCE: 3704-2010
  - 8 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2006
  - 9 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORRS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'
  - 10 SURVEY REQUESTED BY: JODY STEWART
  - 11 REVISED 5-26-26 TO SHOW SEWER EASEMENTS

Slide A-1921  
Sheena Tinsley, Register  
Sullivan County  
Rec #: 397524 Instrument #: 26012900  
Rec'd: 15.00 Recorded  
State: 0.00 6/26/2026 at 8:10 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 471-471

| LEGEND |                                                                  |
|--------|------------------------------------------------------------------|
| ○      | FOUND (OLD) PROPERTY CORNER MONUMENT                             |
| ●      | SET (NEW) IRON REBAR AND CAP                                     |
| ⊗      | POINT NOT MONUMENTED                                             |
| ⊙      | UTILITY POLE                                                     |
| ⊗      | WATER METER                                                      |
| ⊙      | SEWER MANHOLE                                                    |
| ⊙      | SEWER CLEAN-OUT                                                  |
| ①      | LOT NUMBER FROM PLAT REFERENCE 2-223A WEST WOOD HILLS ADDITION 2 |
| ---    | LOT LINE FROM PLAT REFERENCE 2-223A, WEST WOOD HILLS ADDITION 2  |
| ---    | OVERHEAD UTILITY LINE                                            |
| -x-x-  | FENCE LINE                                                       |
| ---    | SEWER LINE                                                       |
| ---    | SEWER EASEMENT LINE                                              |
| ---    | ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)                  |

**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 6-18 2026

Jake White  
CITY OF K.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM**

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

DATE 6/25 2026

Amelia Rose  
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSFORT AUTHORIZING AGENT

**CERTIFICATE OF APPROVAL OF STREETS**

I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER \_\_\_\_\_ DATE 6/25 2026

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER Jody Stewart DATE 6/16/2026

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CERTIFICATE OF ACCURACY</b><br>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.<br>DATE <u>6-12</u> 20 <u>26</u><br><u>[Signature]</u><br>REGISTERED SURVEYOR | <b>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM</b><br>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND IS HEREBY APPROVED AS SHOWN.<br>DATE <u>6/25</u> 20 <u>26</u><br><u>Amelia Rose</u><br>LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE | <b>CERTIFICATE OF APPROVAL FOR RECORDING</b><br>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF KINGSFORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY OF KINGSFORT PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.<br>DATE <u>6/25</u> 20 <u>26</u><br><u>[Signature]</u><br>SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

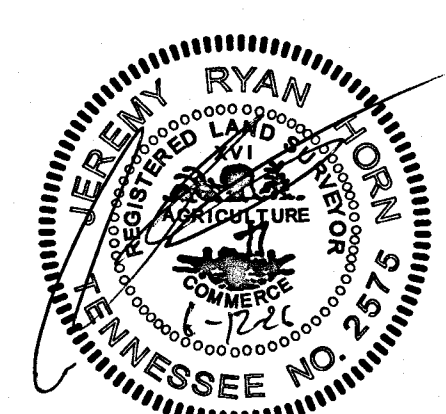
**LOTS 14-17, BLOCK 4  
WEST WOOD HILLS ADDITION 2  
REPLAT**

**KINGSFORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES 0.689 TOTAL LOTS 3  
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNERS ATAY, LLC CIVIL DISTRICT 11TH  
SURVEYOR RYAN HORN CLOSURE ERROR H=0.04' V=0.08'

SCALE 1"=20' 20 10 0 20 40



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

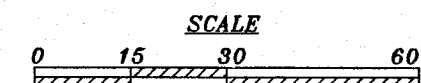
ALL BEARINGS ARE ORIENTED TO  
DEED NORTH

- NOTE:  
(1) SURVEY IS SUBJECT TO ANY EASEMENTS, WRITTEN OR UNWRITTEN  
(2) ADJOINING OWNERS AND DEED REFERENCES, AS SHOWN, ARE BASED UPON COUNTY TAX RECORDS AND SUBJECT TO THE ACCURACY THEREOF.  
(3) UTILITIES HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.  
(4) SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION DOCUMENTATION FOUND THEREIN.  
(5) DEED REFERENCES: TAX MAP 47-C GROUP-E PARCEL 14.00  
DEED BOOK 3687 PAGE 2532 LOT #42  
TAX MAP 47-C GROUP-E PARCEL 15.00  
DEED BOOK 3687 PAGE 2532 LOT #43

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 9.85   | S33°36'01"E |
| L2   | 21.11  | N56°49'00"E |

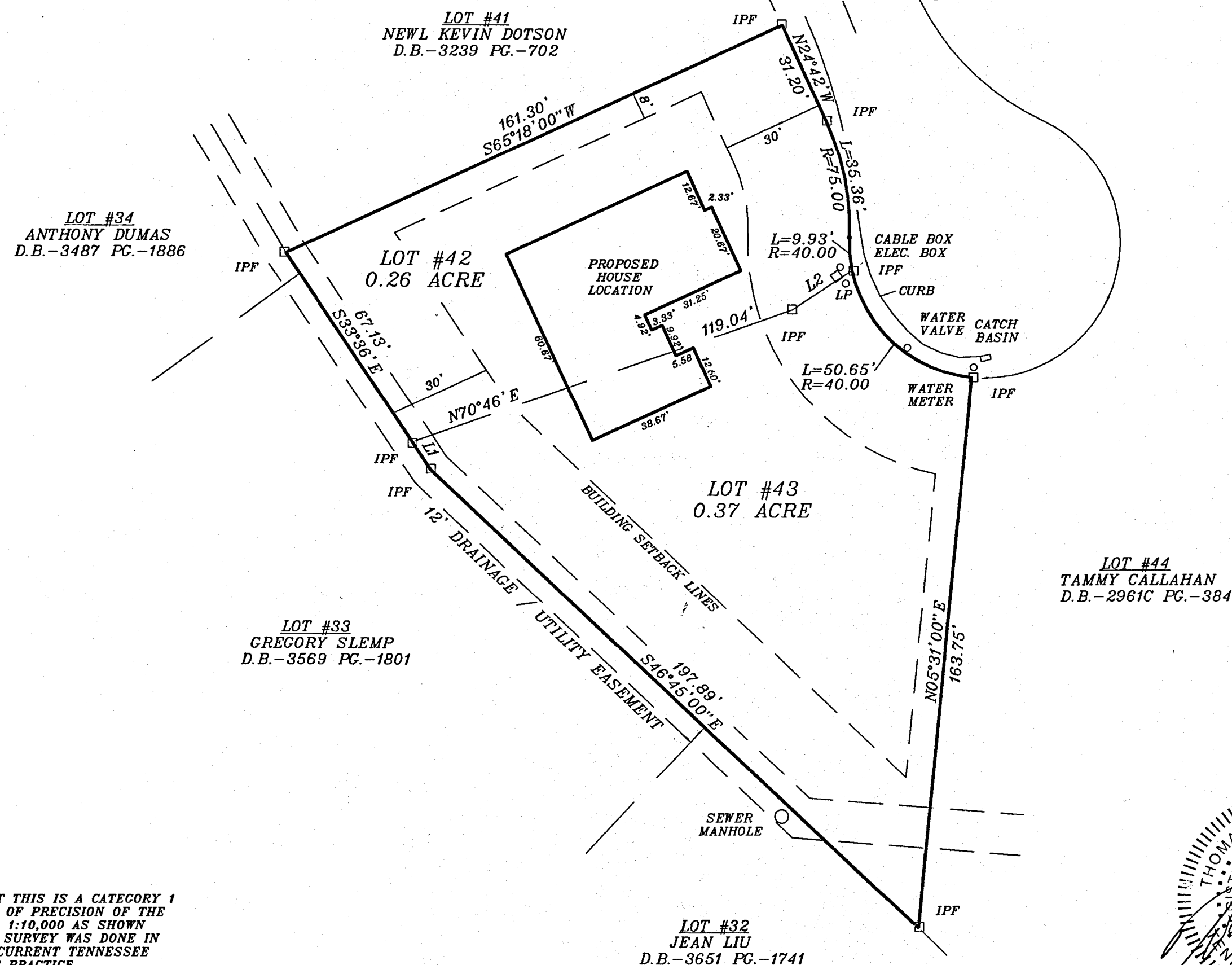
BUILDING SETBACKS LIMITS  
FRONT - 30'  
REAR - 30'  
SIDES - 8'

| LEGEND |                           |
|--------|---------------------------|
| ○      | IRON PIN SET              |
| □      | IRON PIN FOUND            |
| △      | MONUMENT FOUND            |
| •      | UNMARKED POINT            |
| ⊙      | TREE CORNER               |
| —      | ADJOINER'S PROPERTY LINES |
| —      | ROADS                     |
| -X-X-  | FENCE                     |
| —      | STREAMS                   |



PRESTON FOREST SECTION 16  
PLAT BOOK 51 PAGE 569

NOTE: PROPERTY ADDRESS 2729 PRESTWICK COURT

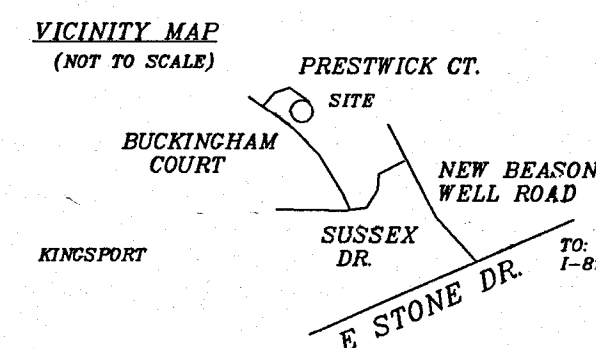


I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

*Thomas Todd Grayson*  
APPALACHIAN LAND SURVEY COMPANY

Slide A-1921  
Sheena Tinsley, Registrar  
Sullivan County  
Rec #: 397525 Instrument #: 26012901  
Rec'd: 15.00 Recorded  
State: 0.00 6/26/2026 at 9:14 AM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 472-472

THOMAS TODD GRAYSON, RLS 1346  
THOMAS J. KERLEY, RLS 1823  
APPALACHIAN LAND SURVEY CO.  
P. O. BOX 410  
MTN CITY, TN 37683



ADDRESS: 2729 & 2733 PRESTWICK COURT

#### CERTIFICATE OF APPROVAL FOR RECORDING

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

CONFIRMED BY COUNTY PLANNER / DIRECTOR DATE 6/25/26  
SECRETARY OF THE KINGSFORD REGIONAL PLANNING COMMISSION DATE 6/25/26

#### CERTIFICATE OF 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 6/25/26  
CITY SEWER DIRECTOR OR STATE ENVIRONMENTAL SPECIALIST

MAP: D14B-246 ACAD: 26-100C D/C: 26-100C

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 6/23/26  
OWNER(S)  
OWNER(S)

#### CERTIFICATE OF ACCURACY

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

DATE June 16/26  
TENNESSEE REGISTERED LAND SURVEYOR

#### CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

DATE 6/25/26  
LOCAL UTILITY DISTRICT PROVIDER OR HIS/HER AUTHORIZED REPRESENTATIVE

#### CERTIFICATE OF THE APPROVAL OF STREETS

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

DATE  
CITY ENGINEER OR SULLIVAN COUNTY COMMISSION OF HIGHWAYS

#### CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESS, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED:

DATE 6-23/26  
KINGSFORD DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

SURVEY FOR: BRANT GRIMM & KRISTINA KILCORE  
PRESTON FOREST SEC 16  
REPLAT OF: LOT #42 & LOT #43

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES: 0.63 TOTAL LOTS 1  
ACRES NEW ROAD: 0 MILES NEW ROAD: 0

OWNERS: BRANT GRIMM & KRISTINA KILCORE  
SURVEYOR: THOMAS TODD GRAYSON CLOSURE ERROR: 1:10000

DATE: 6-11-26 SCALE: 1" = 30' 10th CIVIL DISTRICT

## **BY-LAWS KINGSPORT REGIONAL PLANNING COMMISSION**

### **ARTICLE I**

#### Objective

The objectives, powers, duties, and membership of the Kingsport Regional Planning Commission shall be as set forth in Sections 13-3-102 thru 13-3-104 and 13-4-101 thru 13-4-103 of the Tennessee Code Annotated, and amendments and supplements thereto.

The Planning Commission shall act in accordance with the above mentioned laws and such other laws as are applicable.

### **ARTICLE II**

#### Officers

Section 1. The officers of the Planning Commission shall be Chairman, Vice Chairman, and Secretary. The Chairman and Vice-Chairman shall be appointive members of the Commission. The Development Services Director or his/her designee shall serve as a non-voting Secretary of the Commission.

Section 2. The Chairman shall preside at all meetings and hearings and shall have the duties common to parliamentary usage of that office. The Chairman may vote on and enter the discussion on all matters before the Commission.

Section 3. The Vice Chairman shall act for the Chairman in his/her absence.

Section 4. The Secretary shall validate the minutes and records of the Commission and perform other duties common to this office. Should the Secretary be unavailable, the Chairman shall perform all duties of the Secretary.

Section 5. Officers shall be elected by majority vote at the annual organization meeting in July of each year. Nominations may be made by a committee of three Planning Commission members appointed by the Chairman in June of each year, or nominations may be made from the floor.

Section 6. The Chairman and Vice Chairman shall be elected for one year terms and may succeed themselves up to five (5) consecutive terms. Vacancies in office shall be filled immediately for the unexpired term by regular election procedure. A Chairman vacancy may be filled by a previous Chairman for an interim period of up to one (1) year.