



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, May 15, 2025 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the April 14, 2025 Work Session Minutes
- [2.](#) Approval of the April 17, 2025 Regular Meeting Minutes

IV. CONSENT AGENDA

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

- [1.](#) Granby Place ILOC Extension (2021-201-00008). The Commission is requested to approve a one year extension of the ILOC for Granby Place. (Pyatte)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) The Arbor Phase 2 Preliminary Development Plan (PD25-0025). The Commission is requested to give contingent approval for The Arbor Phase 2 preliminary planned development plat. (Cooper)

- [2.](#) 1510 South Wilcox Dr. Zoning Development Plan (COMDEV25-0097) The Commission is requested to grant preliminary zoning development plan approval for the expansion of the Eastman Credit Union Support Center's parking lot. (Cooper)
- [3.](#) 100 Breckenridge Trace Master Plan (COMDEV25-0109) The Commission is requested to grant MX Zone Master Plan Approval for a new Premier Transportation facility. (Cooper)
- [4.](#) Board of Zoning Appeals Zoning Text Amendment (ZTA25-0117). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, April 14, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Sam Booher, Jason Snapp, Travis Patterson, Chip Millican

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the March 20, 2025 Work Session Minutes
2. Approval of the March 20, 2025 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. Jonathan Way Private Street Renaming (PLNCOM25-0089). The Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen in support of renaming the private street. Staff stated that the renaming proposal solely impacts the owner of the

private street and their parcel. Staff recommended for sending a positive recommendation to the Board in support of the request. No official action was taken.

V. UNFINISHED BUSINESS

1. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is to receive, for informational purposes, the amended preliminary zoning development plan. Staff outlined the changes to the fuel center egress closest to the southern Fort Henry Drive egress from the Walmart site. Staff stated that the developer's proposal no longer contains this specific egress from the fuel site as it has been removed from the site plan in favor of a hatched area to block vehicle egress. No official action was taken.

VI. NEW BUSINESS

1. Cooks Valley Road Rezoning (REZONE25-0064). 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 PD. Staff provided the details of the request to the Commission. Staff stated that the developer desired to build a 94+ acre residential development with both single and multifamily uses. Staff noted that PD zone developments must adhere to the land use designation cited in the Future Land Use Plan. Staff identified the current land use designation as all single family. Staff stated that a land use plan amendment proposal is also on the agenda after the rezoning proposal. Staff stated that a development plan is not a rezoning requirement for a PD zone, but that all preliminary and final approvals in PD zones must come to the Commission for approval. No official action was taken.
2. Cooks Valley Road Rezoning Site Future Land Use Plan Amendment (REZONE25-0064). The Commission is requested to amend the 2030 Future Land Use Plan to accommodate the multifamily portion of the Cooks Valley Road Development. Staff stated that the owner/ developer of the property has proposed a section of multifamily land use in the middle section of the Cooks Valley Road Rezoning site. Staff stated that the land use plan designation is for the entire development is single family. No official action was taken.
3. 1111 Kinzer Lane County Rezoning (REZONE25-0078) The Kingsport Regional Planning Commission has been requested to send a positive recommendation to the Sullivan County Commission for a county rezoning. Staff identified the location of the Sullivan County rezoning off of Kinzer Lane. Staff noted that the current zone of the property is R-1 and the requested zone is R-2. Staff noted that the R-2 zone is being requested in order to establish a single-wide trailer on the property. Staff drew attention to all the surrounding R-2 districts near the

rezoning site. Staff confirmed the single family land use plan designation for this site from both the City and County land use plans. No official action was taken.

4. Airport Parkway Residential Development (PD24-0195). The Commission has been requested to grant preliminary Planned Development plat approval for the Airport Parkway Residential Planned Development. Staff identified the vicinity location of the 39-acre development proposal. Staff noted that the development is planned to contain 111 single family homes in this Planned Development District. Open space provided amounts to 42%, which easily justifies the proposed density of 4 units per acre. The developer has requested two subdivision regulation variances. One variance request is a 2,020' for the maximum distance of a dead end road. The second variance is for the proposed Fire Apparatus Access Road cross section to serve an additional 625 trips in order to permit the projected 1,110 trips per day generated by the development. 1,500 trips per day. No official action was taken.
5. 2016 Netherland Inn, Preliminary Zoning Development (MUD25-0075). The Commission is requested to grant preliminary zoning development plan approval for 2016 Netherland Inn Road. Staff presented the details of the proposal to the Commission. Staff stated that the item has already received a maximum front yard variance from the Board of Zoning Appeals and also has Historic Zoning Commission approval. Staff stated that the proposal meets the standard for a Planned Village District site plan preliminary approval. No official action was taken.
6. 2100 Enterprise Place Preliminary Zoning Development Plan (COMDEV25-0053). The Commission is requested to grant preliminary zoning development plan approval for a new hotel. Staff stated that this item would also be going to the Gateway Review Commission for approval. Staff noted that the proposal meets the B-4P district setbacks and development standards. Staff noted that the parking is adequate for hotel use and noted that the City's Landscape Specialist has approved the landscaping plan. No official action was taken.
7. Brickyard Village Phase 1A Final Plat (PD24-0301). The Commission is requested to grant final plat approval to Brickyard Village Phase 1A. Staff stated that the developer of Brickyard Village has proposed a final plat for phase 1A. Staff noted that this phase contains 8 single family lots long Brickyard Park Drive. Staff noted that Brickyard Park Drive, to the roundabout, has been completed. Staff noted that an irrevocable letter of credit is being proposed for the remaining improvements for the site. No official action was taken.
8. Brickyard Village Phase 1A Irrevocable Letter of Credit (PD24-0301). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of Brickyard

Village Phase 1A. Staff noted that the bond estimate total comes at \$128,958.21 and covers the remaining improvements for the development. Staff stated that as-builts, mulching, street lights, stormwater basin, sidewalks, and pavement marking improvements are left to be completed. No official action was taken.

9. 730 Boone St. Surplus (Rotary Park) (SURPLS25-0022). The Commission has been requested to declare 730 Boone St., also known as Rotary Park, as surplus property. Staff noted that the City no longer has a use for the property and recommended a surplus designation. Staff noted that the property has a small area that will need an Atmos gas easement for one of their current lines. Staff noted that the proposal will not go to the Board for Approval until the gas easement is completed. No official action was taken.
10. 2025 Sullivan County Fees ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the submitted zoning text amendment. Staff reviewed the fee text amendment from Sullivan County. Staff noted that only a small amount of text had changed since last fall which was the last time the Commission reviewed the text amendment proposal. 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, April 17, 2025 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Travis Patterson, Chip Millican

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

Visitors: Karen Brichy, Jarod Good, Scott Fox, Julie Byer, Christopher Brackett, Matt Conrad, Gerard Ricker, Dan Preston, Don Good, Jeremy King, Don Ketron, Bruce Moody, Tanja Moody, Allison Martin, Freddy Marino, Emma Ries, Jennifer Guthrie, Kevin Repass, Rebecca Repass, Wesley Burke, Erica Britt, Michael Britt, Trevor Drozdewski, Melanie Peters, Allison Sullivan, Edgar Gamble, Karen Schallon, Scott Schallon, Michael Hubbard, Jessica Holton, Sean Holton, Bob Casper, Arlette Casper

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Gary Mayes, to approve the agenda. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the March 20, 2025 Work Session Minutes
2. Approval of the March 20, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. The Commission did not make any corrections to either set of March minutes. A motion was made by Gary Mayes, seconded by Anne Greenfield, to approve the minutes of both the March 20, 2025 work session and the March 20, 2025 regular meeting. The motion passed unanimously, 7-0.

IV. CONSENT AGENDA

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

1. Jonathan Way Private Street Renaming (PLNCOM25-0089). The Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen in support of renaming the private street. Staff stated that the renaming proposal solely impacts the owner of the private street and their parcel. Staff recommended for sending a positive recommendation to the Board in support of the request. No members requested further information or a presentation. A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the consent agenda as presented. The motion passed unanimously, 7-0.

V. UNFINISHED BUSINESS

1. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is to receive, for informational purposes, the amended preliminary zoning development plan. Staff outlined the changes to the fuel center egress closest to the southern Fort Henry Drive egress from the Walmart site. Staff stated that the developer's proposal no longer contains this specific egress from the fuel site as it has been removed from the site plan in favor of a hatched area to block vehicle egress. The Commission received the information and agreed that the change is appropriate. This item did not require a vote as it was for informational purposes.

VI. NEW BUSINESS

1. Cooks Valley Road Rezoning (REZONE25-0064). 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 PD. Staff provided the details of the request to the Commission. Staff stated that the developer desired to build a 94+ acre residential development with both single and multifamily uses. Staff noted that PD zone developments must adhere to the land use designation cited in the Future Land Use Plan. Staff identified the current land use designation as all single family. Staff stated that a land use plan amendment proposal is also on the agenda after the rezoning proposal. Staff stated that a development plan is not a

rezoning requirement for a PD zone, but that all preliminary and final approvals in PD zones must come to the Commission for approval. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen. The Chairman opened the public comment portion of the item. Multiple attendees spoke against the request, frequently citing the major concern of opposition to the multifamily aspect of the proposal. Citizens spoke of how the multifamily aspect would be out of scale with the area and that there are limited multifamily units in the vicinity of the rezoning request. Other reasons cited for opposition to the request consist of added traffic, stormwater management concerns, and wildlife displacement. A representative for the owner of the property stated that the rezoning would let them know the development possibilities on the site. The representative for the owner of the property also stated that a full set of stormwater plans and a traffic impact study would be submitted to the city once the development was designed. The Commission expressed concern about the multifamily proposal not matching the current land use plan designation for the site and did not recognize a reason to stray from the current land use plan designation. A motion was made by Gary Mayes, seconded by Anne Greenfield, to send a negative recommendation to the Board of Mayor and Aldermen based upon the rezoning request and associated development proposal not matching the single family designation indicated by the future land use plan. The motion passed 5-1-1, with Sam Booher voting against the motion and Jason Snapp abstaining from the item and vote.

2. Cooks Valley Road Rezoning Site Future Land Use Plan Amendment (REZONE25-0064). The Commission is requested to amend the 2030 Future Land Use Plan to accommodate the multifamily portion of the Cooks Valley Road Development. Staff stated that the owner/ developer of the property has proposed a section of multifamily land use in the middle section of the Cooks Valley Road Rezoning site. Staff stated that the land use plan designation is for the entire development is single family. The Commission, after brief discussion, further confirmed that the existing single family designation is most appropriate for the site. A motion was made by Anne Greenfield, seconded by Candice Hilton, to not amend the 2030 Future Land Use Plan. The motion passed 5-1-1, with Sam Booher voting against the motion and Jason Snapp abstaining from the item and vote.
3. 1111 Kinzer Lane County Rezoning (REZONE25-0078) The Kingsport Regional Planning Commission has been requested to send a positive recommendation to the Sullivan County Commission for a county rezoning. Staff identified the location of the Sullivan County rezoning off of Kinzer Lane. Staff noted that the current zone of the property is R-1 and the requested zone is R-2. Staff noted that the R-2 zone is being requested in order to establish a single-wide trailer on the property. Staff drew attention to all the surrounding R-2 districts near the

rezoning site. Staff confirmed the single family land use plan designation for this site from both the City and County land use plans. A motion was made by Sam Booher, seconded by Candice Hilton, to send a positive recommendation to the Sullivan County Commission based upon conformance with the City and County future land use plans. The motion passed unanimously, 7-0.

4. Airport Parkway Residential Development (PD24-0195). The Commission has been requested to grant preliminary Planned Development plat approval for the Airport Parkway Residential Planned Development. Staff identified the vicinity location of the 39-acre development proposal. Staff noted that the development is planned to contain 111 single family homes in this Planned Development District. Open space provided amounts to 42%, which easily justifies the proposed density of 4 units per acre. The developer has requested two subdivision regulation variances. One variance request is a 2,020' for the maximum distance of a dead end road. The second variance is for the proposed Fire Apparatus Access Road cross section to serve an additional 625 trips in order to permit the projected 1,110 trips per day generated by the development. 1,500 trips per day. Staff identified the unique layout of the area and how TDOT would not grant access off of Airport Parkway for any driveway connections. A motion was made by Tim Lorimer, seconded by Jason Snapp, to grant preliminary approval along with the two associated variances of 2,020 feet to the maximum length of a dead end street and an increase of trips per day to the fire apparatus access road of 625 trips to satisfy the needs of the development. The motion passed unanimously, 7-0.
5. 2016 Netherland Inn, Preliminary Zoning Development (MUD25-0075). The Commission is requested to grant preliminary zoning development plan approval for 2016 Netherland Inn Road. Staff presented the details of the proposal to the Commission. Staff stated that the item has already received a maximum front yard variance from the Board of Zoning Appeals and also has Historic Zoning Commission approval. Staff stated that the proposal meets the standard for a Planned Village District site plan preliminary approval. A motion was made by Jason Snapp, seconded by Anne Greenfield, to grant preliminary approval. The motion passed unanimously, 7-0.
6. 2100 Enterprise Place Preliminary Zoning Development Plan (COMDEV25-0053). The Commission is requested to grant preliminary zoning development plan approval for a new hotel. Staff stated that this item would also be going to the Gateway Review Commission for approval. Staff noted that the proposal meets the B-4P district setbacks and development standards. Staff noted that the parking is adequate for hotel use and noted that the City's Landscape Specialist has approved the landscaping plan. A motion was made by Anne

Greenfield, seconded by Tim Lorimer, to grant preliminary zoning development plan approval. The motion passed unanimously, 7-0.

7. Brickyard Village Phase 1A Final Plat (PD24-0301). The Commission is requested to grant final plat approval to Brickyard Village Phase 1A. Staff stated that the developer of Brickyard Village has proposed a final plat for phase 1A. Staff noted that this phase contains 8 single family lots long Brickyard Park Drive. Staff noted that Brickyard Park Drive, to the roundabout, has been completed. Staff noted that an irrevocable letter of credit is being proposed for the remaining improvements for the site. The Commission acknowledged conformance of the phase with the approved preliminary PD plan. A motion was made by Sam Booher, seconded by Anne Greenfield, to grant final plat approval. The motion passed unanimously, 7-0.
8. Brickyard Village Phase 1A Irrevocable Letter of Credit (PD24-0301). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of Brickyard Village Phase 1A. Staff noted that the bond estimate total comes out \$128,958.21 and covers the remaining improvements for the development for one year. Staff stated that as-built drawings, mulching, street lights, stormwater basin, sidewalks, and pavement marking improvements are left to be completed. A motion was made by Sam Booher, seconded by Anne Greenfield, accept the irrevocable letter of credit in the amount of \$128,958.21 to cover the remaining Brickyard Phase 1A improvements. The motion passed unanimously, 7-0.
9. 730 Boone St. Surplus (Rotary Park) (SURPLS25-0022). The Commission has been requested to declare 730 Boone St., also known as Rotary Park, as surplus property. Staff noted that the City no longer has a use for the property and recommended a surplus designation. Staff noted that the property has a small area that will need an Atmos gas easement for one of their current lines. Staff noted that the proposal will not go to the Board for Approval until the gas easement is completed. A motion was made by Jason Snapp, seconded by Tim Lorimer, to declare 730 Boone Street as surplus property. The motion passed unanimously, 7-0.
10. 2025 Sullivan County Fees ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the submitted zoning text amendment. Staff reviewed the fee text amendment from Sullivan County. Staff noted that only a small amount of text had changed since last fall which was the last time the Commission reviewed the text amendment proposal. A motion was made by Jason Snapp, seconded by Tim Lorimer to send a positive recommendation to the Sullivan County Commission in support of approving the proposed text amendment. The motion passed unanimously, 6-0-1, with Gary Mayes passing on the vote.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



MEMORANDUM

To: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: MAY 15TH, 2025

SUBJECT: IRREVOCABLE LETTER OF CREDIT EXTENSION FOR GRANBY PLACE

FILE NUMBER: 2021-201-00008

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

The current Irrevocable Letter of Credit will expire June 30th, 2025. The new Irrevocable Letter of Credit will have an expiration date of June 30th, 2026. The Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to March 30, 2026, with this giving them a one-year extension.

Staff Recommends extension of the Irrevocable Letter of Credit in the amount of \$130,551.14 as calculated by the City Engineering Division, to cover all remaining improvements for Granby Place.



**Powell Valley
National Bank**

Powell Valley National Bank
33785 Main Street
Jonesville, VA 24263

IRREVOCABLE LETTER OF CREDIT # 1428

April 25, 2025

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

RE: ATAY LLC
Jody Stewart
Letter of Credit #1428

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

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

In the event the Account Party fails to complete the required improvements described above on or before 03/30/2026 (the "Performance Date"), you may draw under this letter of credit **#1428** at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

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

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

Very truly yours,
Powell Valley National Bank

By: 
Official's Name
Official's Title





**Powell Valley
National Bank**

Powell Valley National Bank
33785 Main Street
Jonesville, VA 24263

LETTER OF CREDIT ADDENDUM # 1428

ELEMENTS

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

DRAWINGS

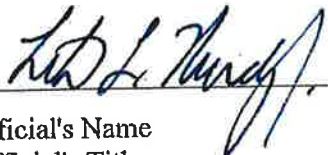
- Partial drawing shall not be permitted under the attached Letter of Credit.

DOCUMENTS

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

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

Very truly yours,
Powell Valley National Bank

By: 
Official's Name
Official's Title



**BOND ESTIMATE
Granby Road Bond Estimate**

FILE NO. 2020

Item IV1.

April 14, 2025

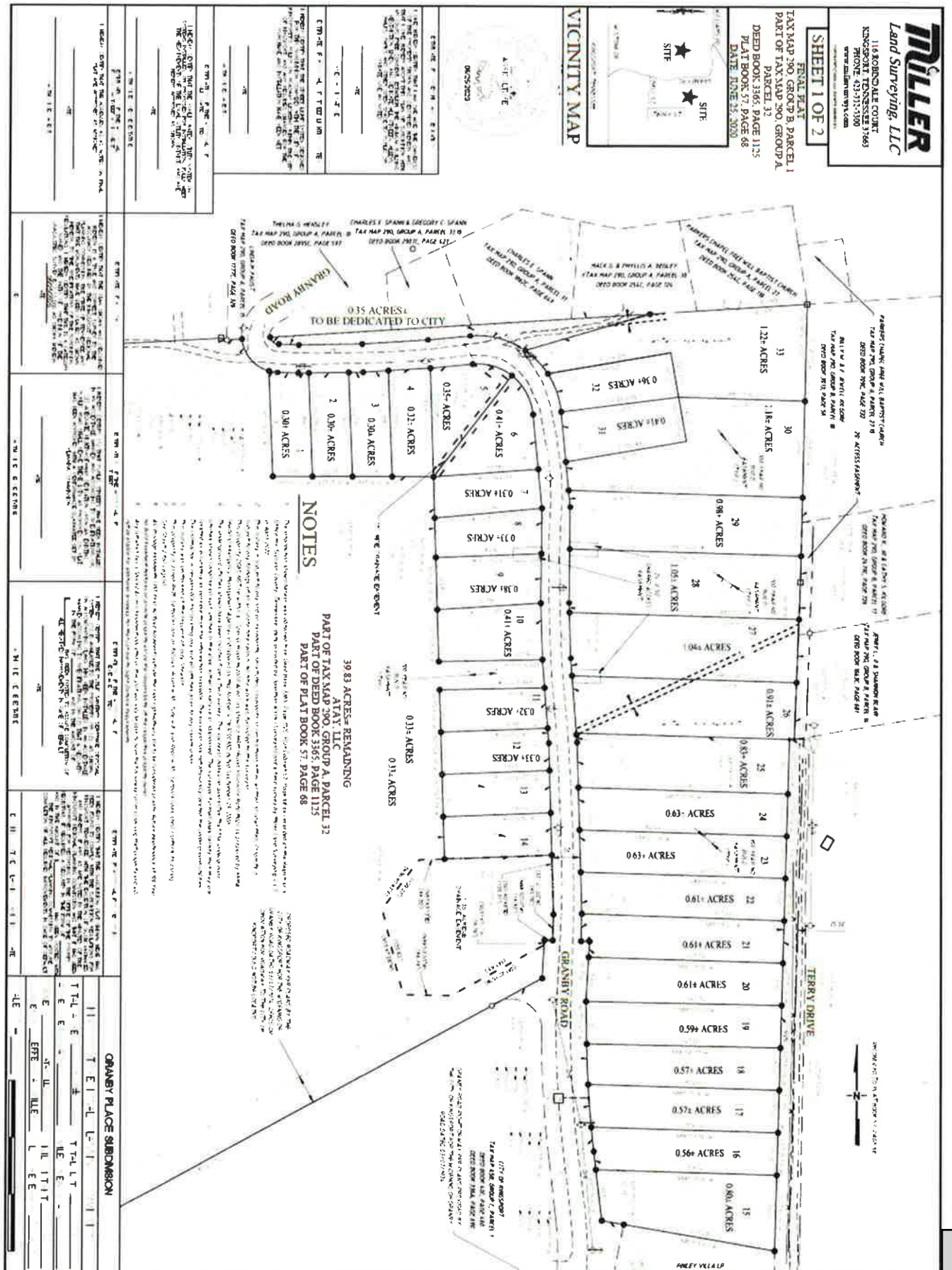
ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 7,607.33	\$ 7,607.33
2	1	LS	Traffic Control	\$ 12,000.00	\$ 12,000.00
3	1	LS	Topsoil, Seeding and Strawing	\$ 18,708.00	\$ 18,708.00
Sidewalks					
3	7,795	S.F.	4" Sidewalk w/ (4" Base Stone and Spray-Lok)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


David Harris
Civil Engineer I
City of Kingsport

April 14, 2025

Date





PROPERTY INFORMATION: The Arbor Phase 2**ADDRESS:** 1119 & 1120 Riverbend Drive**DISTRICT, LAND LOT:** Civil District 11; Control Map 077H, Group C, Parcel 001.00 & 002.00**OVERLAY DISTRICT:** N/A**EXISTING ZONING:** PD – Planned Development**PROPOSED ZONING:** PD – Planned Development**ACRES:** +/- 3.16 & +/- 6.08**EXISTING USE:** Vacant**PROPOSED USE:** Residential**APPLICANT:** Land Star LLC**ADDRESS:** 367 Hog Hollow Rd. Gray, TN 37615**REPRESENTATIVE:** George Smith**INTENT**

The applicant is seeking preliminary planned development plat approval from the Kingsport Regional Planning Commission for the Arbor Phase 2 development. The development, which consists of 47 multi-family units, is still in need of water services approval for the vacating of a 15-foot-wide sewer line easement on Parcel 002.00. Therefore, approval today would be contingent upon the construction plans being approved later on.

Staff Comments:

- The plan shows the required 25' development periphery setback
- Parcel 001.00 has provided 55% of open space affording the developer a proposed density of 8 units per acre. The plan displays the appropriate density in accordance with the amount of open space provided.
- Parcel 002.00 has provided 77% of open space affording the developer a proposed density of 4 units per acre. The plan displays the appropriate density in accordance with the amount of open space provided.
- The proposed cross-section for the residential lane exceeds the required standards for a typical residential lane. A typical residential lane is designed for 250 trips per day, the proposed residential lane is designed more to the standards of a residential street which is designed to handle up to 1,500 trips per day.

Staff recommends granting preliminary planned development plat approval for The Arbor Phase 2 development contingent upon the construction plans being approved.

The Arbor Ph. 2 Site Map



4/1/2025, 3:25:17 PM

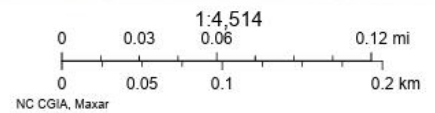
Sullivan County Parcels Jan 2023

Parcels

Streets

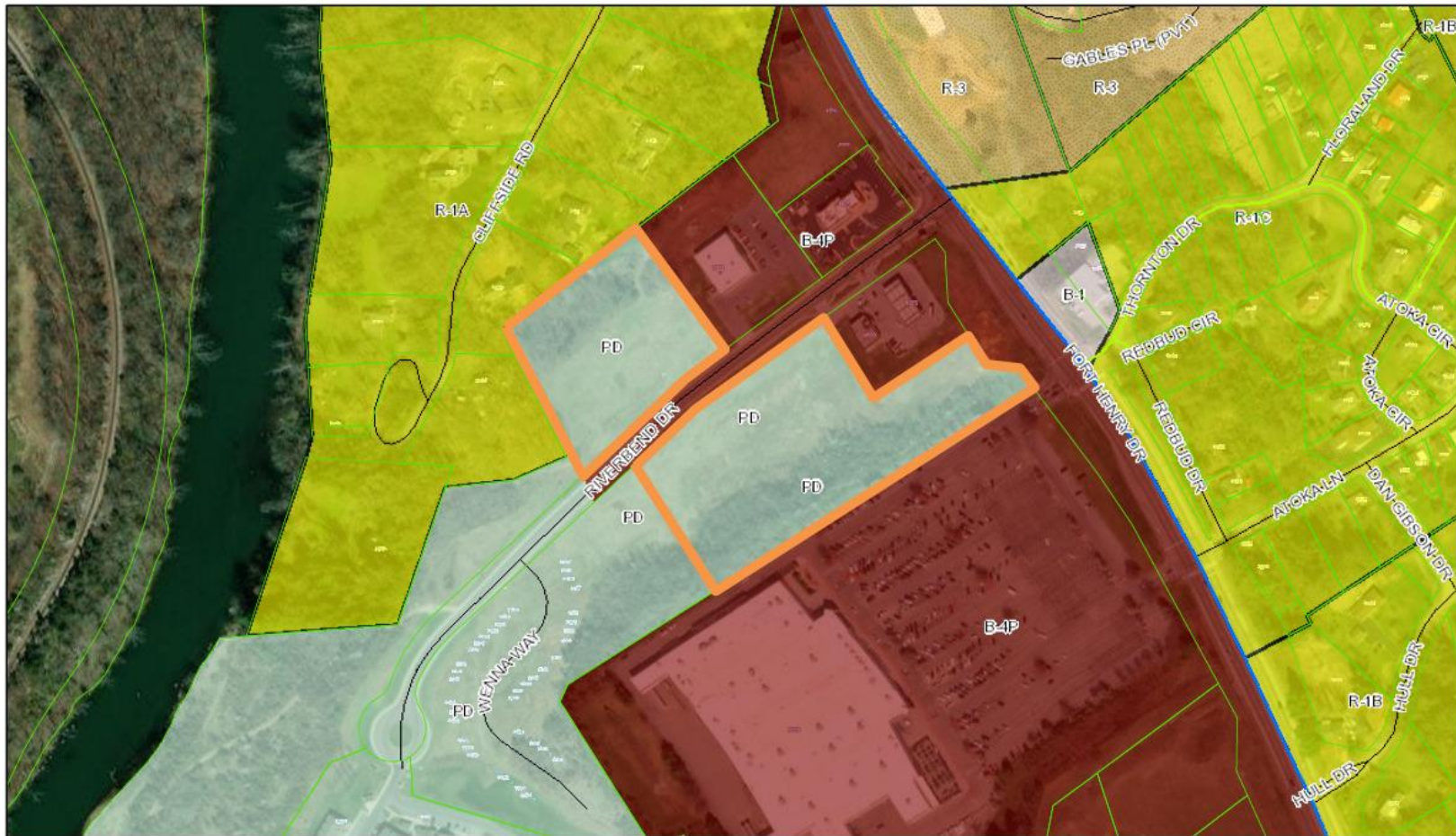
Interstate

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



Web AppBuilder for ArcGIS

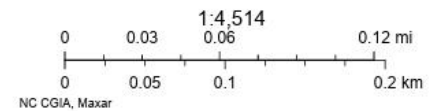
The Arbor Ph. 2 Zoning



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

Sullivan County Parcels Jan 2023

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



Web AppBuilder for ArcGIS

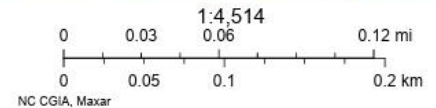
The Arbor Ph. 2 Future Land Use



4/1/2025, 3:36:33 PM

Future Land Use

 Public	 Retail/Commercial	 Utilities
 Agri/Vacant	 Single Family	 Kpt 911 Address
 Industrial		
 Multi-Family		



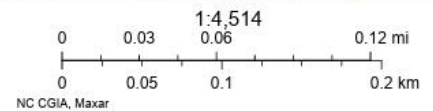
Web AppBuilder for ArcGIS

The Arbor Ph. 2 Utilities



4/1/2025, 3:31:20 PM

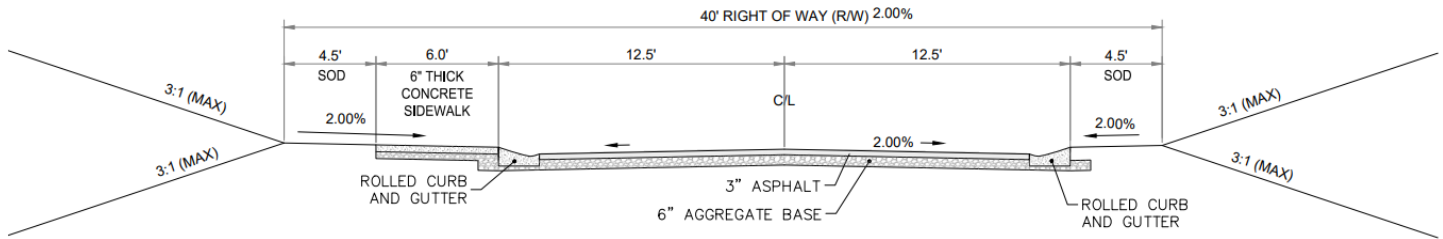
- Sewer Mains
- Sewer Manholes
- Water Lines
- Kpt 911 Address



Web AppBuilder for ArcGIS



Proposed Cross-Section

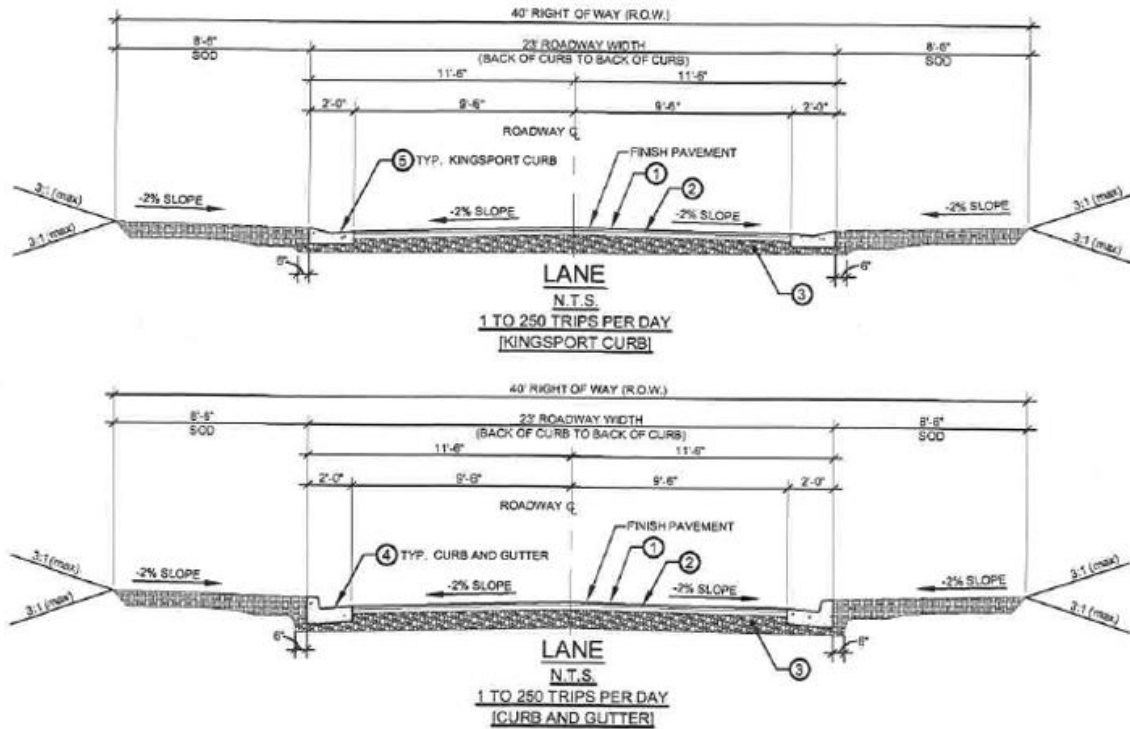


NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSFORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

TYPICAL LANE SECTION

SCALE: NTS

Standard Residential Lane Cross-Section



LEGEND

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

Northern Property View (Parcel 002.00)



Eastern Property View (Parcel 002.00)



Southern Property View (Parcel 002.00)



Western Property View (Parcel 002.00)



Northern View (Parcel 001.00)



Western View (Parcel 001.00)



Eastern Property View (Parcel 001.00)



Recommendation:

Staff recommends granting preliminary planned development plat approval for The Arbor Phase 2 development contingent upon the construction plans being approved.

PROPERTY INFORMATION: Eastman Credit Union Support Center – Parking Expansion

ADDRESS: 1510 South Wilcox Dr.

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

OVERLAY DISTRICT: Gateway District

EXISTING ZONING: BC – Business Conference Center District

PROPOSED ZONING: BC – Business Conference Center District

ACRES: +/- .65

EXISTING USE: Industrial

PROPOSED USE: Industrial

APPLICANT: GRC Construction

ADDRESS: 130 Regional Park Drive Kingsport, TN 37660

REPRESENTATIVE: Ben Jenkins, PE

INTENT

The applicant is requesting zoning development plan approval for a parking lot expansion for the Eastman Credit Union Support Center. The plans submitted conform to all zoning standards and the applicant received gateway approval on April 25th, 2025.

Therefore, staff recommends granting zoning development plan approval for the Eastman Credit Union Support Center's parking lot expansion project.

Staff Comments:

- All city staff have reviewed the plans and send a positive recommendation.
- The development plans conform to all Gateway District standards.

ECU Parking Site Map

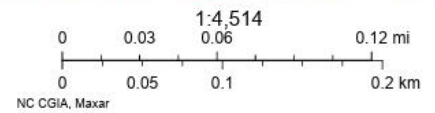


4/25/2025, 2:04:32 PM

Sullivan County Parcels Jan 2023

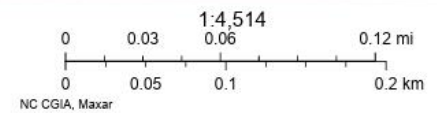
Parcels
Streets
Interstate

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



Web AppBuilder for ArcGIS

Sullivan County Parcels Jan 2023
 Local Street
 Private Street
 Interstate
 Expressway
 Major Arterial
 Minor Arterial
 Collector Street
 City Zoning
 "Nuts"
 TA-C
 R-5
 GC
 B-2E
 B-3
 B-4
 A-2
 AR
 B-1
 B-2
 B-3
 B-4
 B-4P
 BC
 GC
 M-1
 M-1R
 M-2
 MX
 P-1
 P-0
 P-3
 PBD-1
 PBD-3
 R-1A
 R-1B
 R-1C
 R-2
 R-3
 R-3A
 R-3B
 R-4
 Split
 TA
 TA-C
 UAE
 Urban Growth Boundary
 Kpt 911 Address



Page | 34



Northern Property View



Western Property View



Southern Property View



Eastern Property View



Recommendation:

Staff recommends granting zoning development plan approval for the Eastman Credit Union Support Center's parking lot expansion project.

Property Information	100 Breckenridge Trace – Premier Transportation		
Address	100 Breckenridge Trace, Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 106, Parcel 026.51		
Civil District	14 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Industrial		
Acres	+/- 2.441 acres		
Existing Use	Vacant	Existing Zoning	MX, Mixed-Use
Proposed Use	Premier Facility	Proposed Zoning	MX, Mixed-Use
Owner/ Applicant Information		Intent	
Name: Thompson & Litton Address: 7 Worth Circle City: Johnson City State: TN Zip Code: 37601 Email: dday@t-l.com Phone Number: (423)-722-1824		Intent: <i>The applicant is seeking Master Plan approval for a MX, Mixed-Use, zone for the construction of a new Premier Transportation Facility.</i>	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends contingent approval for the following reasons: <ul style="list-style-type: none"> Planning staff have reviewed the site plan and recommend approval. The Gateway Meeting is slated for June 20th 2025. 			
Staff Field Notes and General Comments: The parcel's proposed use is in conformance with the industrial designation by the Future Land Use map. Similarly, the parcel is in conformance with all zoning standards of an MX- Mixed-Use district. Premier Transportation conducts local bus tours and this is a terminal use for their buses. The development plan displays the required 30' development free periphery zone as well as all required minimum yard setbacks. The developer is leaving as much natural vegetation within the 30' development free periphery zone which will serve as a natural buffer between the transportation facility and the neighboring subdivision. This decision will not only positively tie into their landscaping plan but will also have a positive impact on the neighboring subdivision by reducing any minimal light or sound pollution. Staff recommends granting Master Plan approval.			
Planner: Samuel Cooper		Date:	5/15/25
Planning Commission Action		Meeting Date	5/15/25
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

100 Breckenridge Trace Site Map



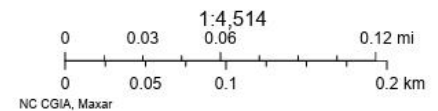
5/8/2025, 4:31:50 PM

Sullivan County Parcels Jan 2023

Parcels
Streets

Interstate

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



Web AppBuilder for ArcGIS

100 Breckenridge Trace Zoning - MX, Mixed-Use



5/8/2025, 4:34:14 PM

Sullivan County Parcels Jan 2023

Parcels

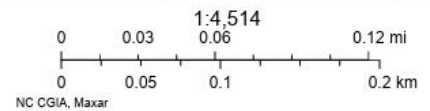
City Zoning

<Null>

TA/C

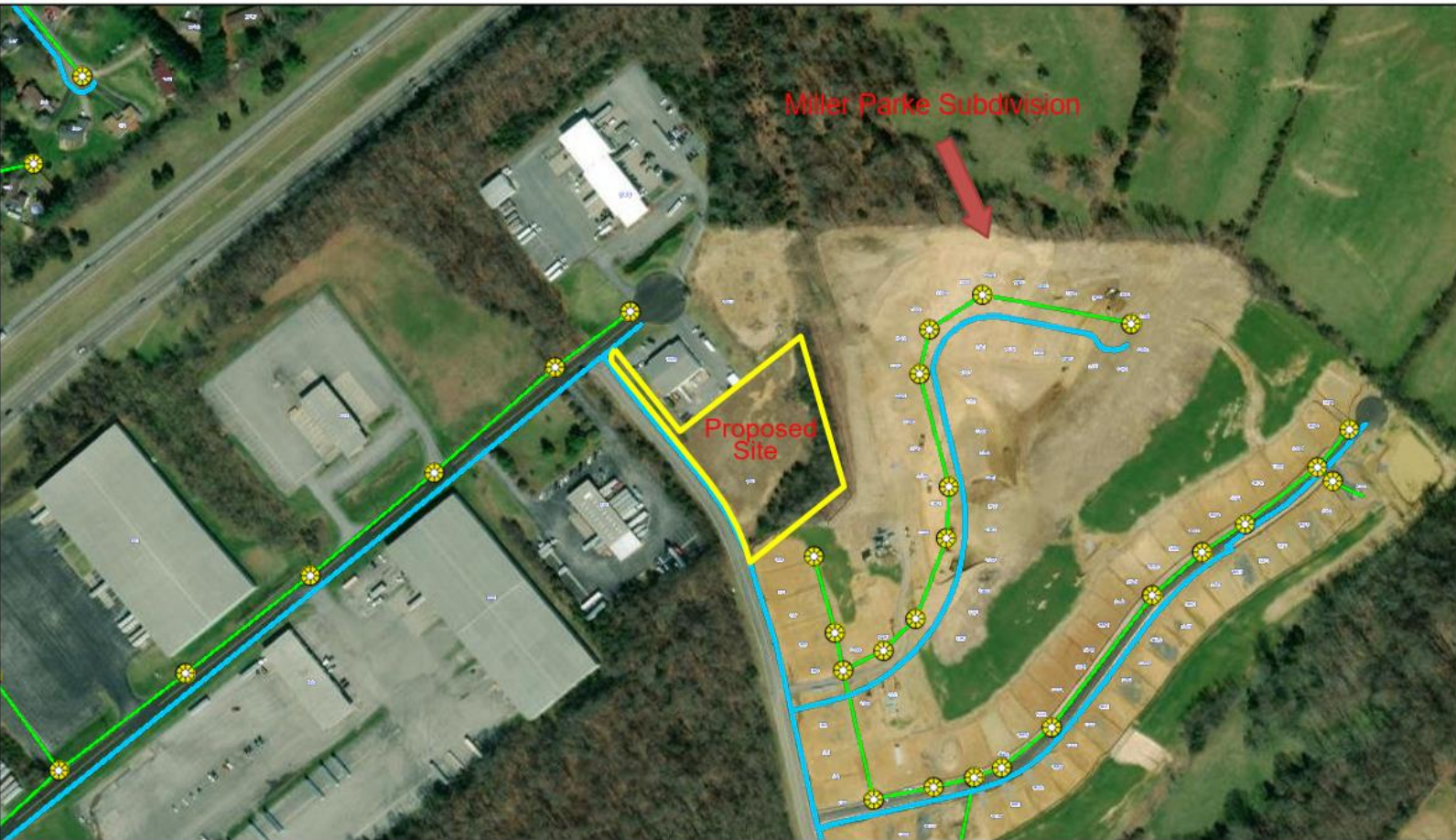
R-5

GC	B-2	BC	P-1	PMD-2	R-1C	Split
B-2E	B-3	GC	P-D	PUD	R-2	TA
A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
AR	B-4P	M-2	PD	R-1A	R-3B	Kpt 911 Address
B-1	B-4P	MX	PMD-1	R-1B	R-4	



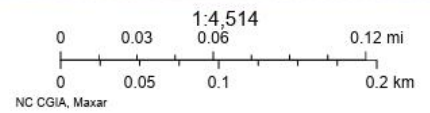
Web AppBuilder for ArcGIS

100 Breckenridge Trace Utilities



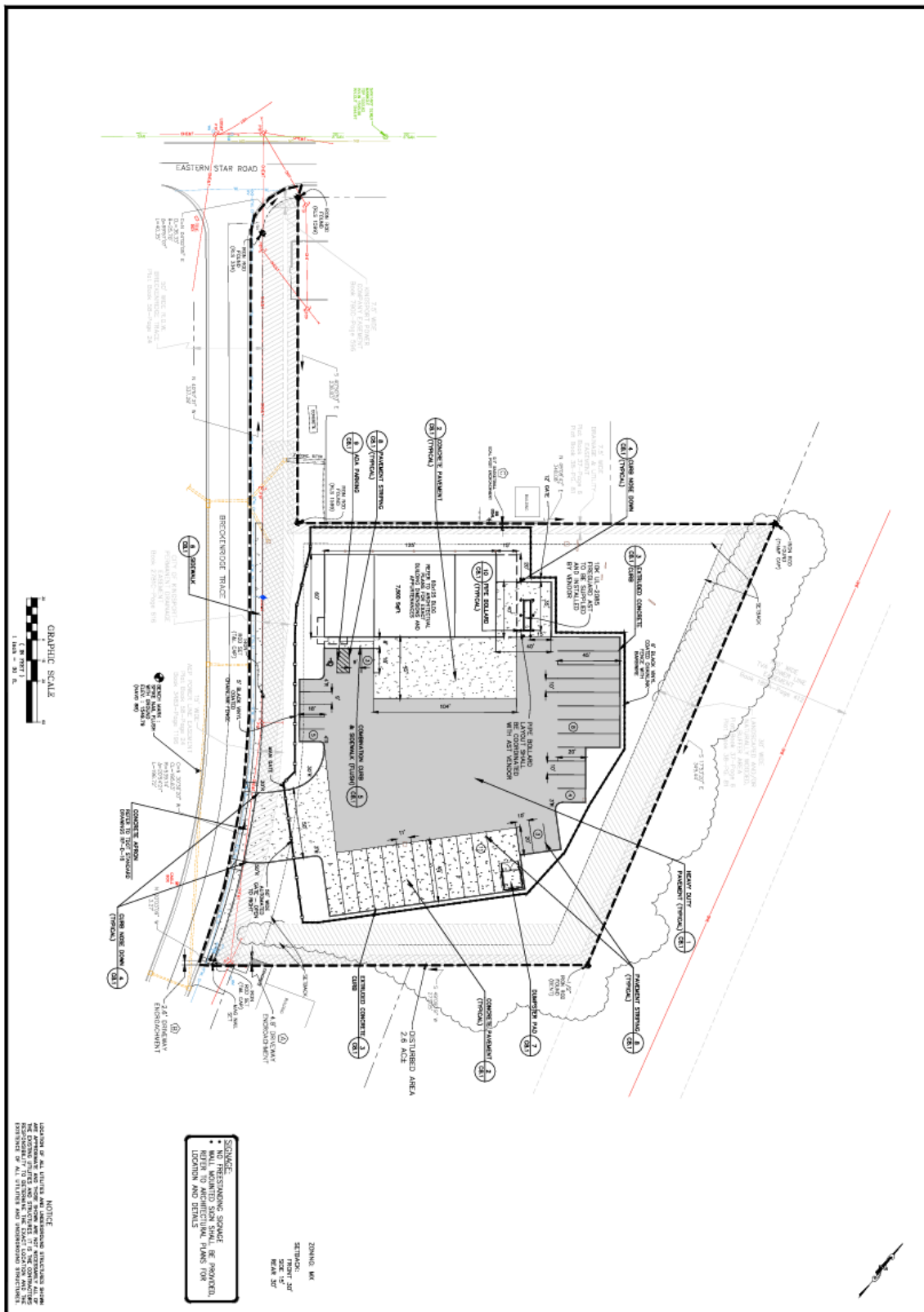
5/8/2025, 4:36:32 PM

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



Web AppBuilder for ArcGIS

Zoning Development Plan



THOMPSON
BLITTTON

C3.1

NEW FACILITY FOR PREMIER TRANSPORTATION

LAYOUT PLAN

Prepared by Kingsport Planning Department for the
Kingsport Planning Commission Meeting on May 15, 2025

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation

Staff recommends granting Master Plan approval based upon conformance with MX district standards.

Board of Zoning Appeals Zoning Text Amendment

Property Information	City-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: City staff initiated Address: City: State: Zip Code: Email: Phone Number:		Intent: To amend Chapter 114, Zoning, as it pertains to the amount of members and span of membership terms of the Board of Zoning Appeals.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	5/1/2025
Planning Commission Action		Meeting Date:	5/15/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Chapter 114, Zoning, as it pertains to the amount of members and span of membership terms of the Board of Zoning Appeals.

Introduction:

The Kingsport Board of Zoning Appeals experienced a recent increase in membership from 5 to 7 members. Additionally, the term length for Board of Zoning Appeals members was decreased from 5 years to 3 years. The presentation below details the needed zoning text amendment to match existing conditions.

Presentation:

Current membership amount and term length of the Kingsport Board of Zoning Appeals as found in the zoning code:

Sec. 114-65. - Established; appointment; terms; vacancies.

A board of zoning appeals is established, to consist of five members, who may be members of the planning commission. The members shall be appointed by the mayor and confirmed by a majority vote of the board of mayor and aldermen. The terms of membership shall be five years. Vacancies shall be filled for any unexpired term by appointment by the mayor and confirmation by the board of mayor and aldermen.

Proposed membership amount and term length of the Kingsport Board of Zoning Appeals as viewed in the proposed text amendment (the two changes are highlighted in yellow):

Sec. 114-65. - Established; appointment; terms; vacancies.

A board of zoning appeals is established, to consist of **seven** members, who may be members of the planning commission. The members shall be appointed by the mayor and confirmed by a majority vote of the board of mayor and aldermen. The terms of membership shall be **three** years. Vacancies shall be filled for any unexpired term by appointment by the mayor and confirmation by the board of mayor and aldermen.

Staff recommends sending a positive recommendation to the Board of Mayor and Aldermen in support of the proposed changes.



May 15, 2025

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

Chairman Duncan:

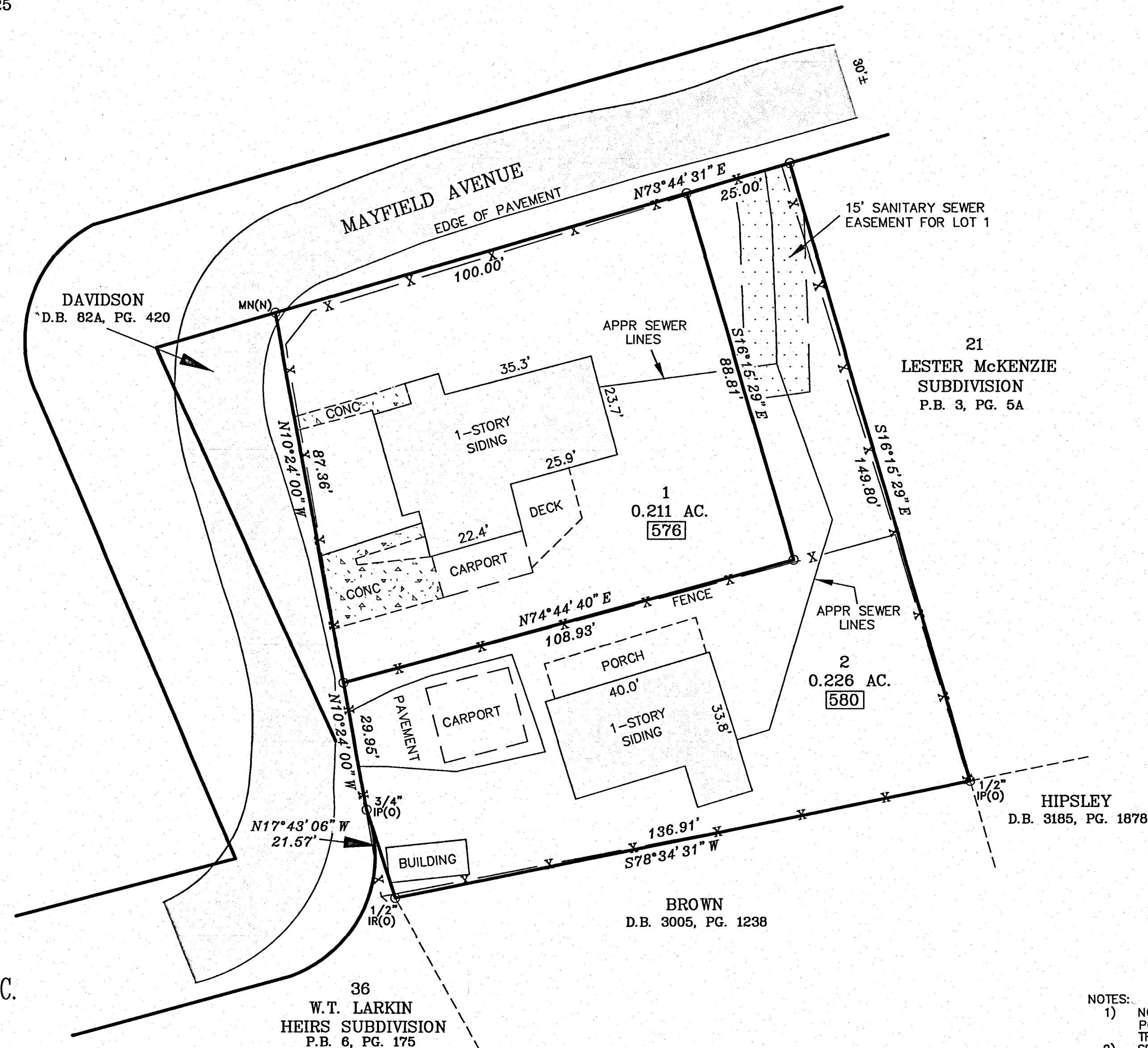
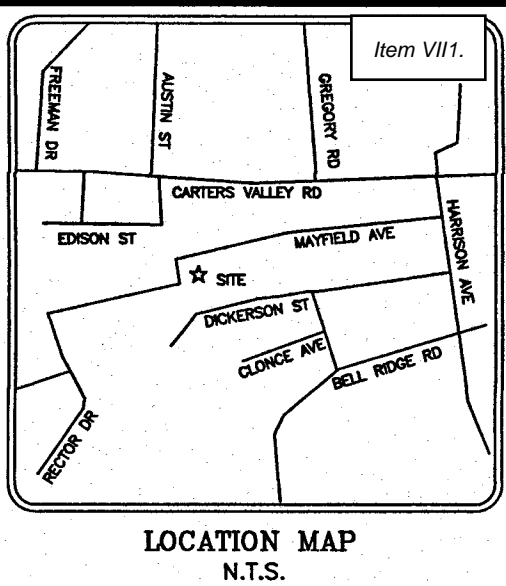
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 576 Mayfield Avenue
2. 118 Patterson Road
3. 3725 Hughes Drive
4. 1018 Hill Street

Sincerely,

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

SEE NOTE 1



- LEGEND**
- IR(0) IRON ROD, OLD
 - IP(0) IRON PIPE, OLD
 - MN(N) MAG NAIL, NEW
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - AC ACRES
 - APPR APPROXIMATE
 - N.T.S. NOT TO SCALE
 - CONC CONCRETE
 - [723] 911 ADDRESS

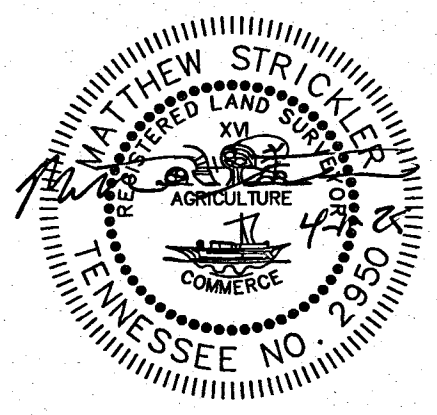
Slide A-1805

Sheena Tinsley, Register	
Sullivan County	
Rec #: 373575	Instrument #: 25006335
Rec'd: 15.00	Recorded
State: 0.00	4/11/2025 at 3:12 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 10-10

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

36
W.T. LARKIN
HEIRS SUBDIVISION
P.B. 6, PG. 175

BROWN
D.B. 3005, PG. 1238



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

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 ADAPT 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. Gina Stapleton 4-10-25 OWNER DATE	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 4-11-25 DATE Matthew Strickler REGISTERED SURVEYOR	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. _____ TRAFFIC ENGINEERING MANAGER DATE	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. 4-10-25 DATE _____ KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE HAWKINS COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 4-11-25 DATE _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION	RESUBDIVISION OF LOTS 22, 23, 24, 25, & 26 LESTER MCKENZIE SUBDIVISION KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES 0.437 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER STAPLETON CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE: 1"=20'
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. April 11 2025 DATE Cassidy Campbell CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 4-10-25 DATE _____ KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED _____ CITY ENGINEER DATE			

2ND REPLAT OF THE LANDINGS AT QUILLEN HEIGHTS, LOTS 9-13

CITY OF KINGSPORT REGIONAL PLANNING COMMISSION

11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE

CLIENT: RANGE TRUCKING INC.

SURVEY COMPLETED: 04-15-2025

CERTIFICATION 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 PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

[Signature] 4/29/25
DATE

OWNER(S) DATE

CERTIFICATION OF ACCURACY

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

[Signature] 4-29-25
JOSHUA K BECKETT, PLS TN RLS# 3227 DATE

CERTIFICATION OF THE APPROVAL OF STREETS

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

CITY ENGINEER OR ROAD COMMISSIONER DATE

CERTIFICATE OF APPROVAL OF SANITARY SEWER 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.

[Signature] 29 APR 2025
TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION OR KINGSPORT AUTHORIZED AGENT DATE

CERTIFICATION OF 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 ARE HEREBY APPROVED AS SHOWN.

[Signature] 29 APR 2025
AUTHORIZING AGENT DATE

APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE STREET NAME(S), AS NOTED ON THE FINAL PLAT IS(ARE) APPROVED AS ASSIGNED.

[Signature] April 28, 2025
CITY OF KINGSPORT 911 DIRECTOR DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

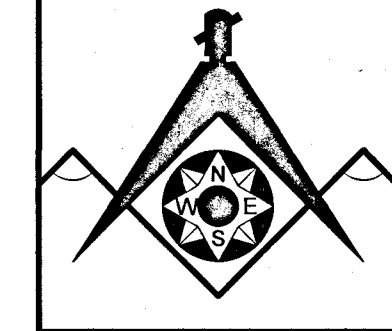
[Signature] 4/30/25
KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION DATE

DASHED LINES SHOWN HEREON WERE CALCULATED USING PUBLIC RECORD AND EVIDENCE FOUND DURING THE CURRENT SURVEY, BUT WERE NOT FIELD SURVEYED. SAID LINES ARE SHOWN FOR REFERENCE ONLY AND DO NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE LOCATION OF ANY BOUNDARY

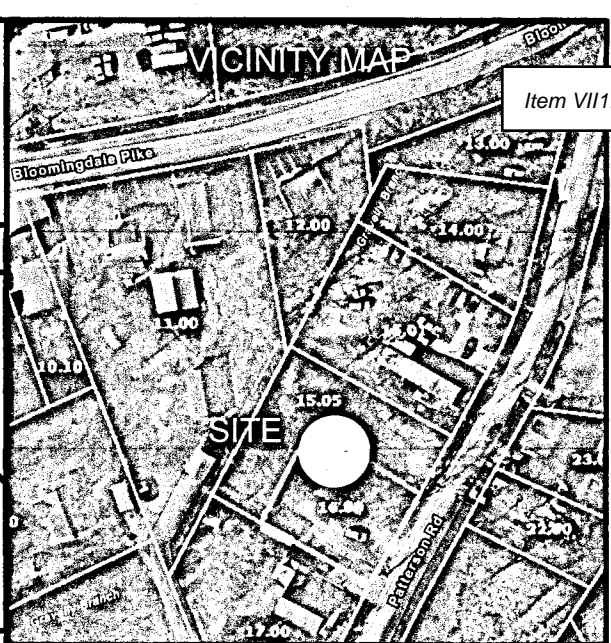
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES NOT KNOWN TO THE SURVEYOR NOT SHOWN HEREON.

THIS PROPERTY WAS DETERMINED TO BE IN FEMA FLOOD ZONE "X" BY MAP SCALING ONLY USING FEMA FIRM MAP 47163C0035D EFFECTIVE DATE 09/29/2006. NO TOPOGRAPHIC SURVEY WAS PERFORMED.

DEED REFERENCE:
DEED BOOK 3608 PAGE 62
PLAT BOOK 45 PAGE 144



TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)



GNSS SURVEY STYLE: RTK

GNSS ROVER: CARLSON BRx7

RTK CORRECTIONS: ON-SITE BASE

GNSS BASE: CARLSON BRx7

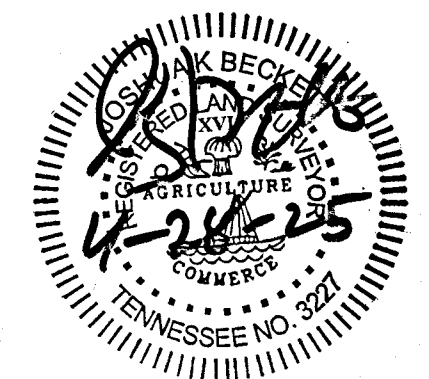
DATUM: TENNESSEE SPC (NAD 83)

GEOID MODEL: 18

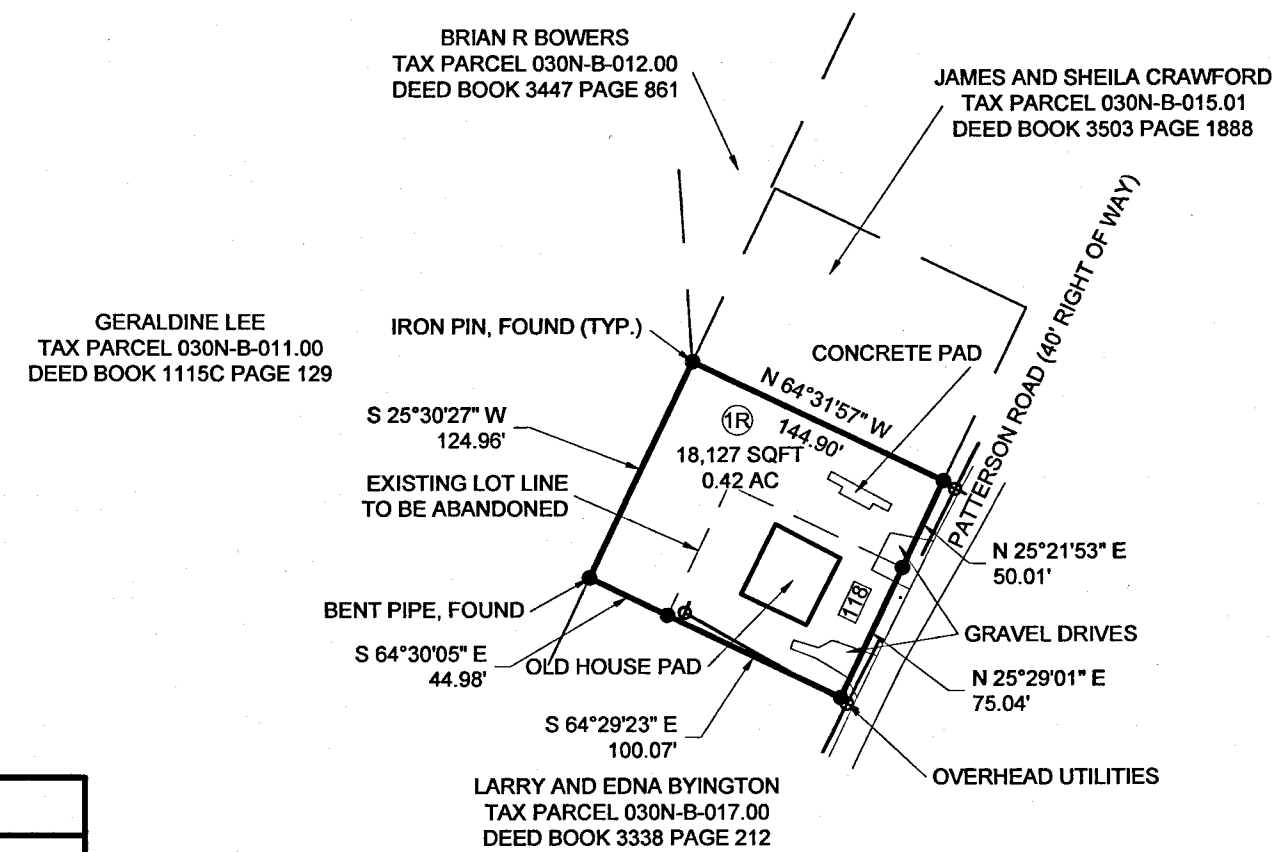
DATUM ADJUSTMENT FACTOR: N/A

OBSERVATION LENGTHS:
SIDE SHOTS: 3 SECONDS
CONTROL POINTS: 3X 5 MINUTES, AVERAGED

I CERTIFY THIS SURVEY AS A **CATEGORY IV** SURVEY, BEING DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE POSITIONAL ACCURACY OF THE GNSS VECTORS OBSERVED DOES NOT EXCEED 0.08'

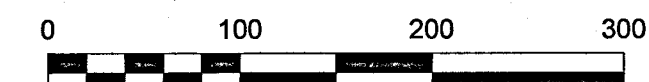


DIVISION OF GROUNDWATER PROTECTION



REGISTER OF DEEDS

Slide A-1807
Sheena Tinsley, Register
Sullivan County
Rec #: 374538 Instrument #: 25007568
Rec'd: 15.00 Recorded
State: 0.00 4/30/2025 at 10:18 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 19-19



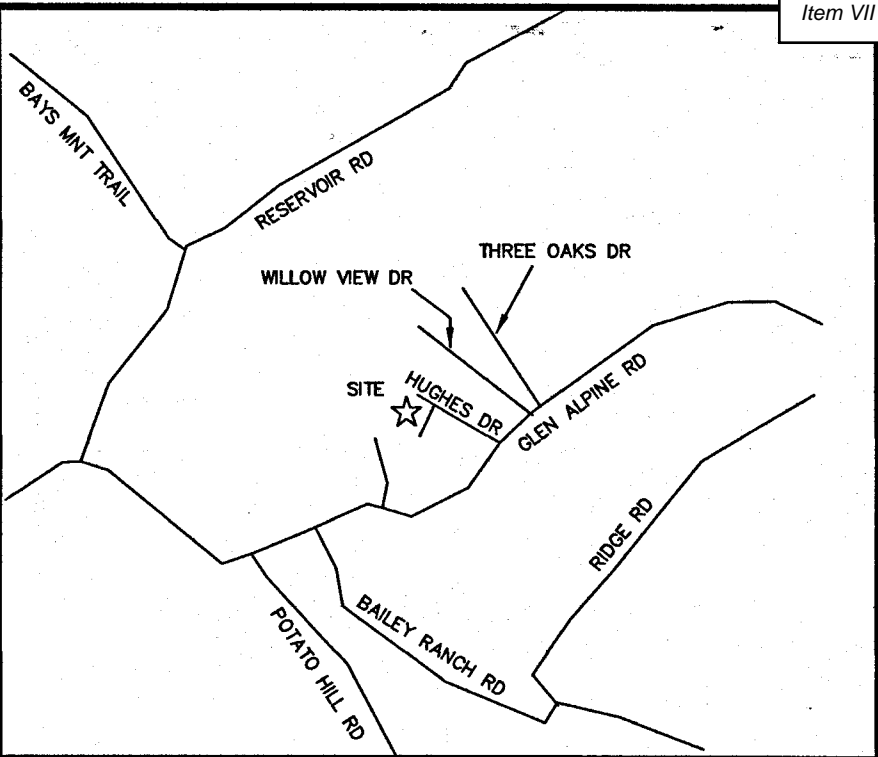
JOSHUA K BECKETT, PLS
TN REGISTRATION # 3227
758 WHISPERING RD
GREENEVILLE, TN 37743
(423) 278-6493
jbeckett@beckettsurveys.com

SCALE: 1"=100'

TAX MAP 030N GROUP B
PARCELS 016.00 & 015.05

ZONING CLASS: R-1B

COPYRIGHT



LOCATION MAP
NOT TO SCALE

LEGEND

IR(F)	IRON ROD (FOUND)
PG.	PAGE
AC	ACRES
WM	WATER METER
CONC	CONCRETE
P.B.	PLAT BOOK
PVMT	PAVEMENT
APPR	APPROXIMATE
NO	NUMBER
PP	POWER POLE
GW	GUY WIRE
OHU	OVERHEAD UTILITY
SW	SIDEWALK
CP	CATCH BASIN
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
SSDS	SUBSURFACE SEWAGE DISPOSAL SYSTEM
℄	CENTERLINE

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0230D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 090J, "A" PARCELS 012.00 & 013.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCES: D.B. 3620, PG. 2460
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 12, PAGE 56
- 9) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
- 10) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
- 11) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

LOT 21R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

I, THE CURRENT OWNER OF LOT 21R STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

Billy Joe Hart 4-30-25
OWNER DATE

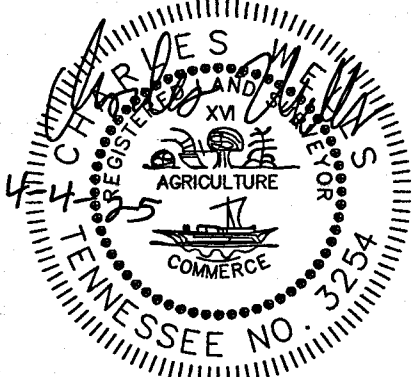
34
BLOCK 3
BAILEY ESTATES
LOTS 30-38
P.B. 15, PG. 19

Slide A-1808

Sheena Tinsley, Register
Sullivan County
Rec'd #: 374693 Instrument #: 25007753
State: 15.00 Recorded
Clerk: 0.00 5/2/2025 at 11:06 AM
Other: 2.00 in Plat
Total: 17.00 P60
PGS 23-23

LINE	BEARING	DISTANCE
L1	N62°31'58"E	35.14
L2	S64°14'46"E	90.51
L3	S14°08'38"W	41.47
L4	N62°24'11"W	9.96
L5	S29°33'52"W	40.03

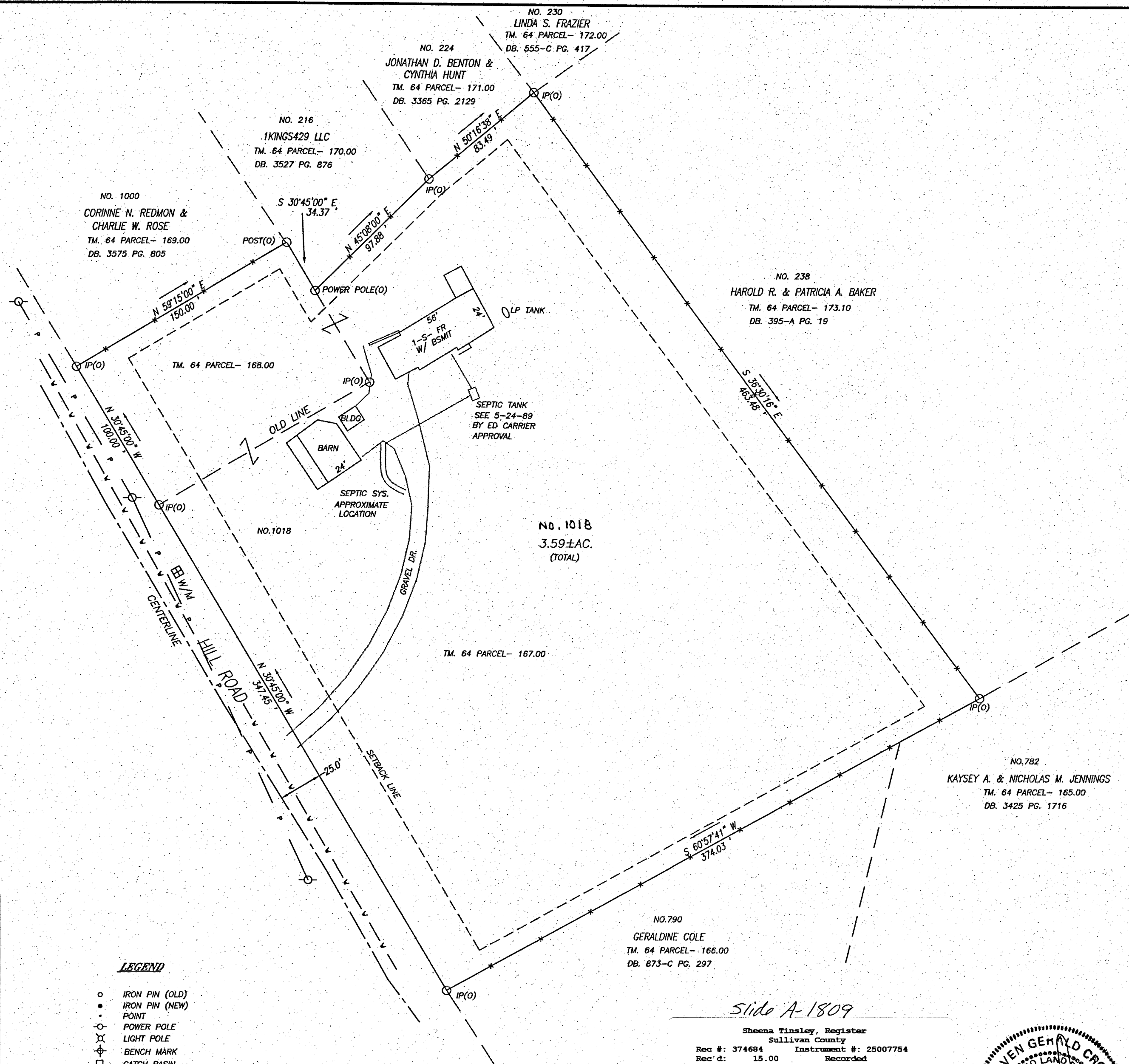
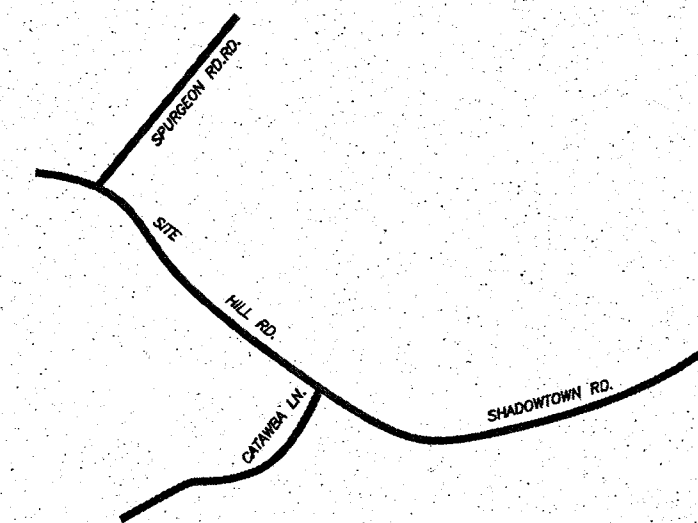
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10.00	9.19	8.87	N88°59'55"E
C2	23.30	37.86	33.83	S18°16'49"E
C3	406.27	98.12	97.89	S21°04'37"W
C4	166.49	44.85	44.71	S21°50'53"W
C5	10.00	15.32	13.86	S75°00'08"W



40 20 0 40 80
SCALE IN FEET

COMBINATION OF LOTS 21 & 22 BLOCK 3, BAILEY ESTATES	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.193	TOTAL LOTS 1
OWNER: HART	DATE: APRIL 4, 2025
CIVIL DISTRICT: 15TH	SCALE: 1 INCH = 40'

CHARLES J. WELLS TENNESSEE R.L.S. NO. 3254 4847 HIGHWAY 126 BLOUNTVILLE, TENNESSEE (423) 782-7196	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. <i>Charles Wells</i> 4-4-25 TENNESSEE REGISTERED LAND SURVEYOR DATE	CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. <i>Billy Joe Hart</i> 4-30-25 OWNER DATE	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. <i>R. Hart</i> 4/29/25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS SEE NOTE ABOVE.	CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE BY THE SULLIVAN COUNTY PLANNING COMMISSION. <i>Jan 4/29/25</i> COMMISSIONER OF HIGHWAYS OR REPRESENTATIVE DATE	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT CITY UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. <i>1 May 2025</i> KINGSPORT AUTHORIZING AGENT DATE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$2,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. <i>5/1/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE
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LOCATION MAP
NOT TO SCALE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. NO TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. TITLE SOURCE: DEED BOOK 2900C, PAGE 377. TAX MAP: 64, PARCELS 167.00 & 168.00.
6. NORTH IS BASED ON DEED.
7. BUILDING SETBACKS TO CONFORM WITH ZONING. R-1 ZONE- FRONT= 30' REAR= 30' SIDE= 12
8. THIS RETRACEMENT SURVEY IS BASED UPON 1-12-98 SURVEY BY RN. RLS 1746
9. SEE PANEL NO. 47163C0070D DATED 9-29-06 FLOOD ZONE- X

CERTIFICATE OF ACCURACY

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

DATE 4-10-25

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF ADJUSTION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR *Steven G. Cross* 1429
TN. REG. NO.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 4-10-25

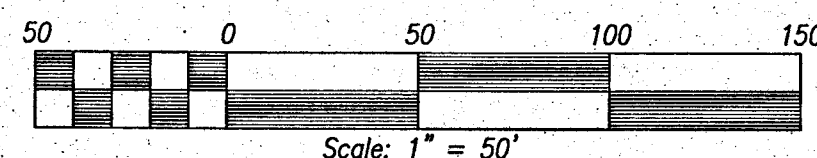
OWNER *Patrick G. & Kathy L. Kennedy*OWNER *Patrick G. & Kathy L. Kennedy*

LEGEND

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

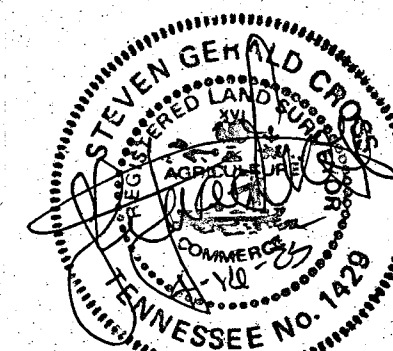
P—P—P— POWER LINE (OVERHEAD)

OWNERS: PATRICK G. & KATHY L. KENNEDY
1018 HILL ROAD (1018)
BLOUNTVILLE, TENNESSEE 34617



Side A-1809

Sheena Tinsley, Register
Sullivan County
Rec #: 374684 Instrument #: 25007754
Rec'd: 15.00 Recorded
State: 0.00 5/2/2025 at 11:11 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 24-24



DATE: 4-16-25
FILE: HILL1018

CROSS LAND SURVEYING & PLANNING
1608 EDMONT AVE.
BRISTOL, TENNESSEE BRISTOL, TENNESSEE
(423) 764-0229 (423) 764-1687
EMAIL: CROSSLS @ BTES.TV FAX: (423) 764-1972

PATRICK G. & KATHY L. KENNEDY REPLAT

KINGSFORD REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.59±	TOTAL LOTS 1
ACRES NEW ROAD NONE	MILES NEW ROAD NONE
OWNER PATRICK G. & KATHY L. KENNEDY	
SURVEYOR STEVEN G. CROSS	CLOSURE ERROR 1:10,000
SCALE 1" = 50'	CIVIL DISTRICT 7TH
	DRAWN BY RLB

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 4-10-25

OWNER *R. Hunter*

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

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 4-29-25

OWNER *Jim S. Kelly*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF 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 KINGSFORD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE 5/2-25

OWNER *Chl 2 Auto*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 5/2-25

OWNER *Chl 2 Auto*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 5/2-25

OWNER *Chl 2 Auto*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER