



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, September 18, 2025 at 5:30 PM
City Hall, 415 Broad Street, Boardroom**

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the August 18, 2025 work session minutes
2. Approval of the August 21, 2025 regular meeting minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. (McMurray)
2. 5593 HWY 126 County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County A-1 zone. (Cooper)

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, August 18, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Jason Snapp, BJ Walsh

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 July 14, 2025 Work Session Minutes
2. Approval of the July 17, 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. Arbor Townhomes Performance Bond Extension (PD23-0329). The Commission is requested to approve a one-year extension of the performance bond for Arbor Townhomes. Staff stated that this performance bond estimate has lowered over the last year to \$12,215.99 and that the existing bond amount of \$30,090.90 would remain in place as the guarantee. The new proposed performance date is June 11, 2026 with an expiration date of September 11, 2026. No official action was taken.
2. Arbor Townhomes Surety Bond Extension (PD23-0329). The Commission is requested to approve a one-year extension of the Surety Bond for Arbor Townhomes. Staff stated that this bond, which guarantees the sidewalks for the development, has not been reduced and remains at \$106,114.26. Staff noted that the new performance date will be June 11, 2026 and the new expiration date will be September 11, 2026. No official action was taken.
3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Staff stated that more work had been accomplished on the site and that the remaining balance for this irrevocable letter of credit had been reduced to \$40,068.00. Staff noted that the performance date of the reduced irrevocable letter of credit is May 21, 2026 with an expiration of August 21, 2026. No official action was taken.
4. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Staff noted that the existing irrevocable letter of credit would need to be released once the reduced letter of credit on this agenda was approved. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Fieldcrest Acres Phase 2 Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Fieldcrest Acres Phase 2. Staff stated that phase 2 contains 41 single family lots along the new portion of Chimney View Loop. Staff noted that the residential street cross section matches th in the subdivision regulations. Staff noted that approval is contingent upon construction plan approval. 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

The meeting adjourned at 12:20p.m.



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, August 21, 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: Tim Lorimer, Chip Millican, Candice Hilton, Jason Snapp, BJ Walsh

Members Absent: Sharon Duncan, Gary Mayes, Curtis Montgomery, Anne Greenfield

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

Visitors: none

II. APPROVAL OF THE AGENDA

A motion was made by Chip Millican, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the July 14, 2025 Work Session Minutes
2. Approval of the July 17, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. With no changes identified, Chip Millican made a motion, seconded by BJ Walsh, to approve the minutes of the July 14, 2025 work session and the July 17, 2025 regular meeting. The motion passed unanimously, 5-0.

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.

Staff inquired with the Commission to see if any further information was needed for the consent agenda or if any members would like any of the items pulled from the consent agenda. No changes were requested. A motion was made by Chip Millican, seconded by Candice Hilton, to approve the consent agenda. The motion passed unanimously, 5-0.

1. Arbor Townhomes Performance Bond Extension (PD23-0329). The Commission is requested to approve a one-year extension of the Performance Bond for Arbor Townhomes. Staff stated that this performance bond estimate has lowered over the last year to \$12,215.99 and that the existing bond amount of \$30,090.90 would remain in place as the guarantee. The new proposed performance date is June 11, 2026 with an expiration date of September 11, 2026.
2. Arbor Townhomes Surety Bond Extension (PD23-0329). The Commission is requested to approve a one-year extension of the Surety Bond for Arbor Townhomes. Staff stated that this bond, which guarantees the sidewalks for the development, has not been reduced and remains at \$106,114.26. Staff noted that the new performance date will be June 11, 2026 and the new expiration date will be September 11, 2026.
3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Staff stated that more work had been accomplished on the site and that the remaining balance for this irrevocable letter of credit had been reduced to \$40,068.00. Staff noted that the performance date of the reduced irrevocable letter of credit is May 21, 2026 with an expiration of August 21, 2026.
4. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Staff noted that the existing irrevocable letter of credit would need to be released once the reduced letter of credit on this agenda was approved.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Fieldcrest Acres Phase 2 Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Fieldcrest Acres Phase 2. Staff stated that phase 2 contains 41

single family lots along the new portion of Chimney View Loop. Staff noted that the residential street cross section matches that require in the subdivision regulations. Staff noted that approval is contingent upon construction plan approval. A motion was made by Jason Snapp, seconded by BJ Walsh, to grant preliminary approval contingent upon approval of the construction plans. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN

The meeting adjourned at 5:43p.m.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

Fairview Avenue Rezoning

Property Information			
Address		717, 721, 725 Fairview Avenue	
Tax Map, Group, Parcel		Tax Map 045E Group C Parcel(s) 001.00, 027.00, 026.00	
Civil District		11	
Overlay District		N/A	
Land Use Designation		Single-family	
Acres		Rezone Site .45 acres +/-	
Existing Use	Vacant	Existing Zoning	R-1C
Proposed Use	Commercial business	Proposed Zoning	B-3
Owner /Applicant Information			
Name: John Rose Address: 1017 Hill Road City: Blountville State: TN Zip Code: 37617 Phone Number: (423)426-3524		Intent: <i>To rezone from R-1C (Residential District) to B-3 (Highway Oriented Business District) to allow for the development of a new commercial business.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a NEGATIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The 2030 Future Land Use Plan identifies the site as appropriate for single family use.</i> • <i>Implementing the City's highest land use intensity commercial zone into a neighborhood that is surrounded by single family zone and use permits commercial uses that are <u>highly</u> incompatible with the existing residential neighborhood.</i> • <i>The proposal is akin to spot zoning, or the process of singling out a small parcel of land for use classification <u>totally different</u> from that of the surrounding area for the benefit of the owner of such property, and <u>to the detriment of the surrounding owners.</u></i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> 			
Planner:	Jessica McMurray	Date:	September 8, 2025
Planning Commission Action		Meeting Date:	September 18, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

PROPERTY INFORMATION

ADDRESS	Parcel 001.00, 027.00, 026.00
DISTRICT	11
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1C
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	Rezone Site 0.45 acres +/-
EXISTING USE	vacant
PROPOSED USE	commercial business

PETITIONER**ADDRESS** 1017 Hill Road, Blountville, TN 37617**REPRESENTATIVE****PHONE** (423)426-3524**INTENT**

To rezone from R-1C (Residential District) to B-3 (Highway Oriented Business District) to allow for the development of a new commercial business.

Vicinity Map



Kingsport Regional Planning Commission

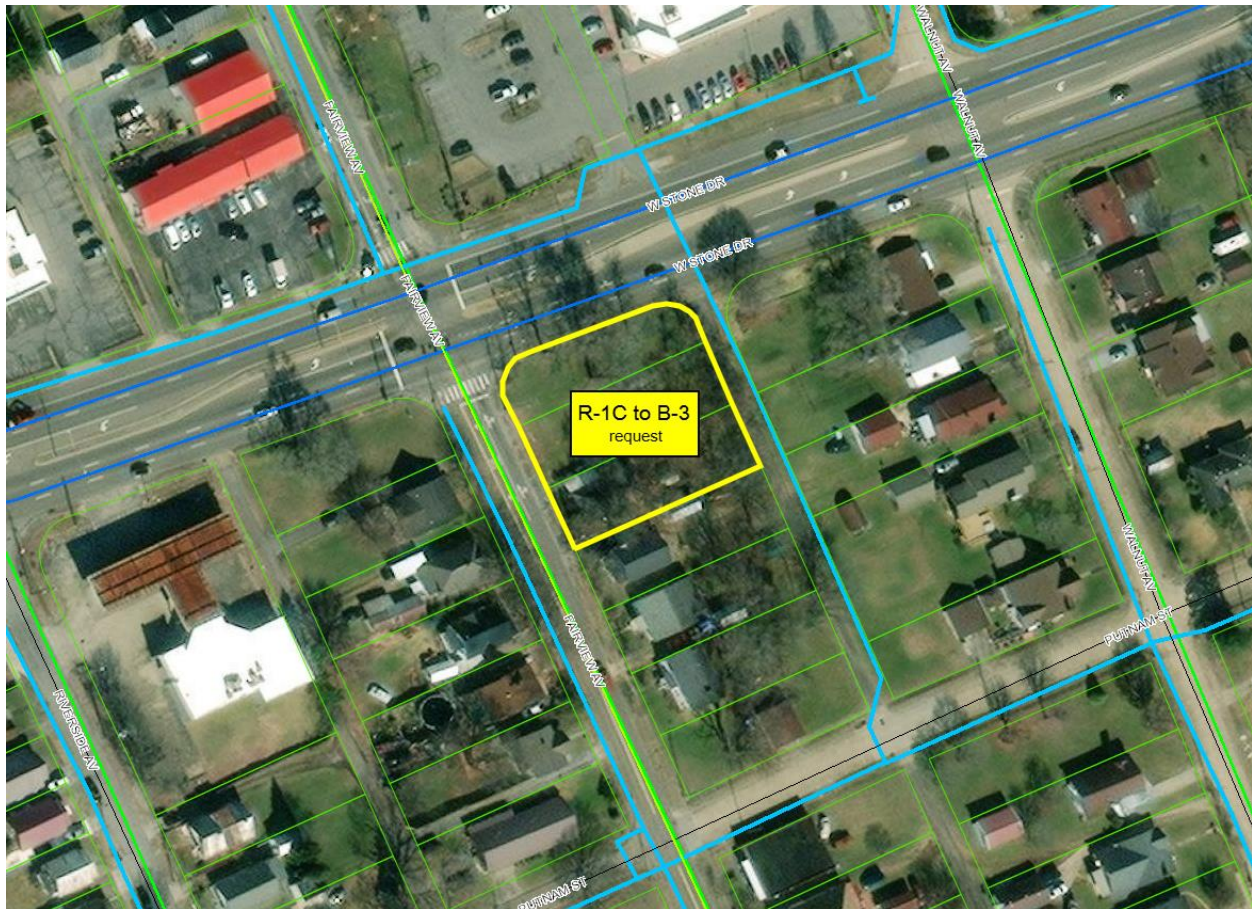
Rezoning Report

File Number REZONE25-0208

Surrounding City Zoning Map



Aerial



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0208**

View from Site Facing W. Stone Dr. (North)



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0208

View of Site Facing Fairview Ave. (South)



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0208**

View Facing Fairview Ave. & W. Stone Dr. Intersection (Northwest)



View Facing Walnut Ave. (East)



Rezoning Report

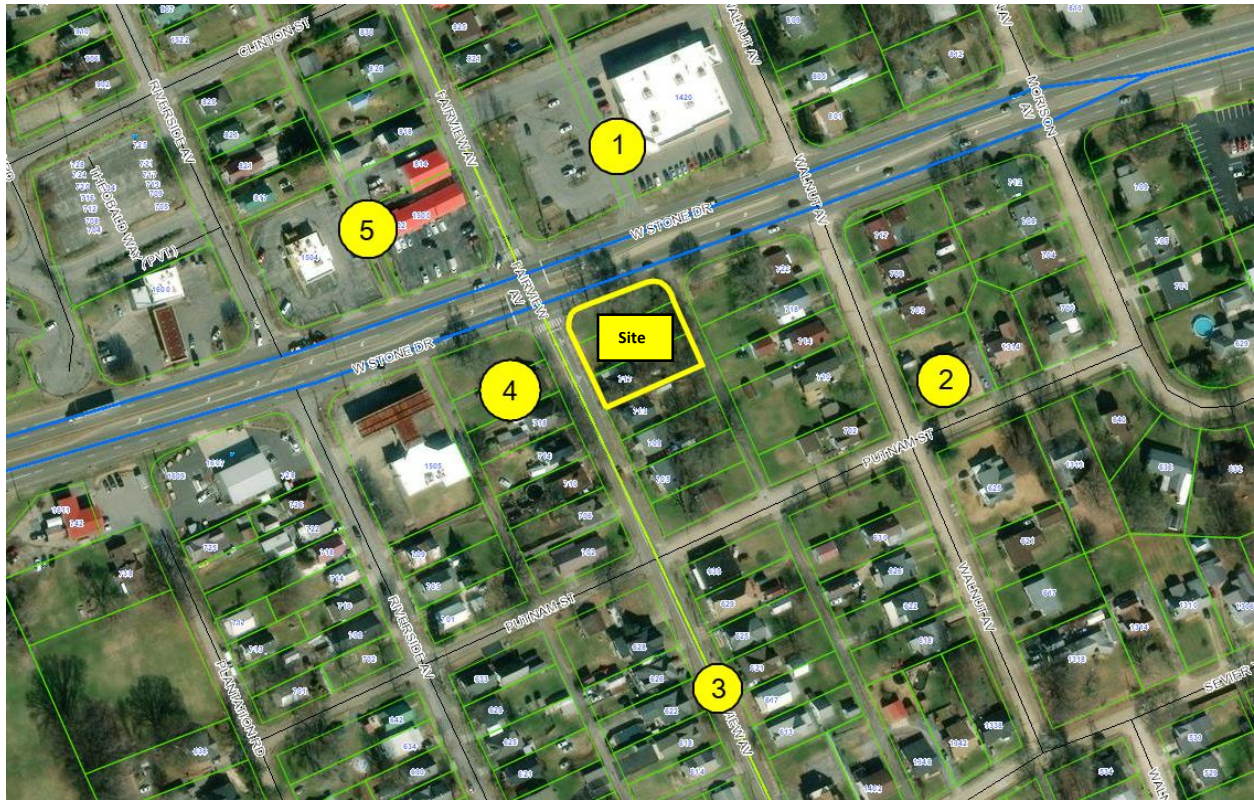
Kingsport Regional Planning Commission

File Number REZONE25-0208

View Facing Walnut Ave. (Southeast)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-3</u> Use: Walgreens	Zoned B-3 in 1998
East	2	<u>Zone: City R-1B</u> Use: Single Family homes	
South	3	<u>Zone: City R-1C</u> Use: Single Family Homes	
West	4	<u>Zone: R-1C</u> Use: Single Family Homes	
Northwest	5	<u>Zone: City B-3</u> Use: Lafayette Heat & Air	Zoned B-3 in 2006

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

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?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business does not appear to be suitable for this location. The surrounding area is primarily developed with single-family residences, and the intensity of uses permitted in the B-3 district could create compatibility challenges with nearby homes. Lower-intensity transitional districts, such as P-1 Professional Office or low-density multifamily, may provide a more appropriate transition while maintaining compatibility with adjacent residential development.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business could impact the use and enjoyment of adjacent and nearby properties. The surrounding area is predominantly developed with single-family homes, and the higher intensity of uses permitted within the B-3 district may introduce increased traffic, noise, and activity levels.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property appears to have a reasonable economic use under its current R-1C Residential zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business is not in conformity with the adopted land use plan. The plan identifies this area as appropriate for single family residential use, reflecting the established single-family neighborhood character. Allowing highway-oriented commercial development would conflict with the plan's goals of protecting and reinforcing existing residential areas.

Proposed use: commercial business

The Future Land Use Plan Map recommends single-family.

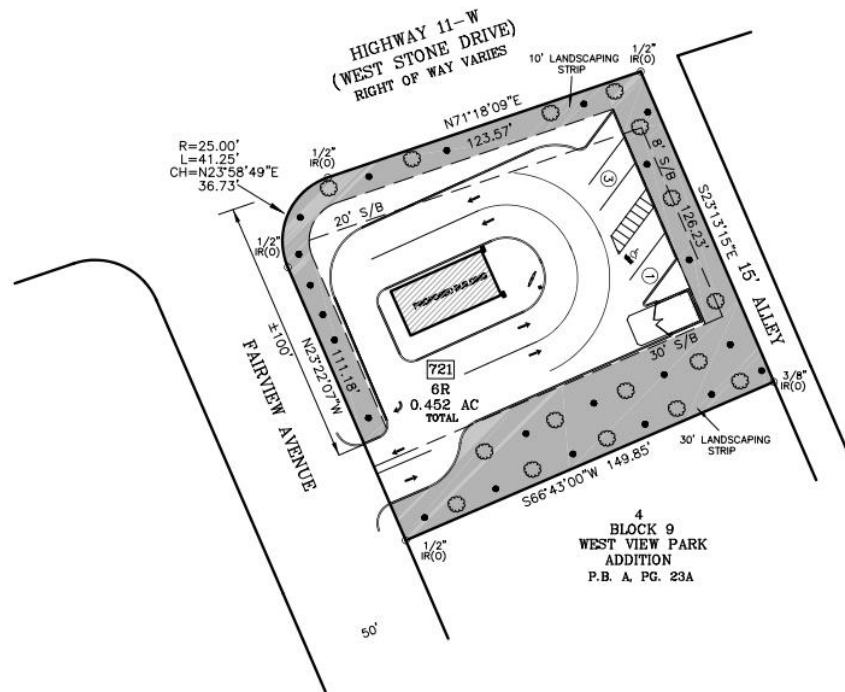
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** There are no changed conditions that justify rezoning the property from R-1C Residential to B-3 Highway Oriented Business. The area remains a stable single-family neighborhood with no new development trends to support highway-oriented uses. These conditions support disapproval of the request. If rezoning is considered, a lower-intensity district such as P-1 Professional Office or low-density multifamily would provide a more suitable transition.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0208

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



1"=100' PER PLAT BOOK A, PAGE 23A.
 -1C
 TO CURRENT ZONING DESIGNATION
 I HAVE CONSULTED THE FEDERAL FLOOD

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0208****CONCLUSION**

Staff recommends sending a negative recommendation to the Board of Mayor and Aldermen to rezone from R-1C to B-3. Staff's recommendation is based upon the proposal not conforming to the 2030 Future Land Use Plan and also the City's B-3 zone being highly incompatible with the surrounding City R-1C zone and single family use for this area.

- (a) *Principal uses.* Principal uses permitted in the R-1A, Residential District are as follows:
- (1) Single-family detached dwellings.
 - (2) Small group residential projects.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1A district as follows:
- (1) Private garages, storage sheds, parking and private recreation.
 - (2) Living quarters without cooking facilities, but only for guests or domestic employees.
 - (3) Home occupations and roomers or boarders as for A-1 districts.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1A district as follows:
- (1) Cemeteries and other burial grounds.
 - (2) Day care nurseries.
 - (3) Country clubs and golf courses.
 - (4) Churches and other places of worship.
 - (5) Schools and colleges for academic instruction.
 - (6) On-site subdivision sales offices while sales are underway.
- (d) *Prohibited uses.* Uses prohibited in the R-1A district are as follows:
- (1) Residential, other than single-family detached dwellings.
 - (2) Retail sales and services, wholesaling, offices and industrial uses.
- (e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1A district are as follows:
- (1) *Minimum requirements.*
 - a. Lot area, 10,000 square feet.
 - b. Lot frontage, 60 feet.
 - c. Front yard, 40 feet.
 - d. Each side yard:
 1. Ten feet for one or two stories;
 2. 15 feet for three stories;
 3. Plus 50 percent on the street side yard.
 - e. Rear yard, 30 feet.
 - f. Usable open space, not applicable.
 - (2) *Maximum permitted.*

a. Lot coverage, 30 percent including accessory buildings.

b. Building height, 35 feet or three stories.

(f) *Signs.* A sign permit is required for most signs in the R-1A district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1A district are the same as for the A-1 district.

(g) *Parking.* The vehicle parking spaces required for the R-1A district are the same as the A-1 district.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-191; Ord. No. 4018, § IV(11), 3-21-1995; Ord. No. 5083, § III, 2-4-2003)

Sec. 114-184. - R-1C, Residential District.

(a) *Principal uses.* Principal uses permitted in the R-1C, Residential District are the same as for R-1A districts.

(b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1C district the same as for R-1A districts.

(c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1C district the same as for R-1A districts.

(d) *Prohibited uses.* Uses prohibited in the R-1C district are the same as for R-1A districts.

(e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1C district are as follows:

(1) *Minimum requirements.*

a. Lot area, 5,000 square feet.

b. Lot frontage, 50 feet.

c. Front yard, 25 feet.

d. Each side yard, eight feet.

e. Rear yard, 25 feet.

f. Usable open space, not applicable.

(2) *Maximum permitted.*

a. Lot coverage, 40 percent, including accessory buildings.

b. Building height, two stories.

(f) *Signs.* A sign permit is required for most signs in the R-1C district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1C district are the same as for A-1 districts.

(g) *Parking.* The vehicle parking spaces required for the R-1C district are the same as for A-1 districts.

(a) *Principal uses.* Principal uses and other substantially similar uses permitted in the B-3, Highway Oriented Business District area as follows:

- (1) Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and internment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses (garden supplies, lawn furniture, plant nurseries, playground equipment); pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; residential use on the 2nd floor or higher floor of a building; restaurants; retail sales; shopping centers; wineries.
- (2) Clubs and lodges; cultural institutions; community centers; institutions for human care; day care centers; parking lots and structures; public facilities; meeting centers.
- (3) Commercial recreation and entertainment; park and recreation facilities; public and private campgrounds; RV parks; golf courses; theaters and auditoriums.
- (4) Government uses; religious assembly; schools, public, private, trade.
- (5) Communication facilities.
- (6) Adult oriented establishments: adult bookstores, cabaret, motion picture theater, sexual encounter establishments, provided however, that the property line of such businesses shall not be closer than 1,500 feet from any residential district or residential use; and public amusement or entertainment activity, public gathering place, including but not limited to: arcades, motion picture theaters, bowling alleys, marinas, golf courses, playgrounds, ice-skating or roller skating rinks or arenas, zoos, community centers, and similar amusements offered to the general public; any public recreation, school, library, day care center, park, church, mortuary, hospital or cemetery; or closer than one-half mile from any other adult oriented establishment property line. Measurement for the purpose of this regulation shall be made in a straight line without regard to intervening structures or objects, from the nearest portion of the structure used as part of the adult oriented establishment to the nearest property line or boundary of any restricted area set out herein. Documentation illustrating existing land uses, zoning, and other pertinent features located within one-half mile of the property proposed for use by an adult oriented establishment shall be submitted in

conjunction with an application for approval for such use, along with site plans, surveys, and other pertinent site information as may reasonably be required by the zoning administrator to make a thorough evaluation of such proposal.

- (b) *Accessory uses.* Accessory uses which are incidental and subordinate to the principal use are as follows:
 - (1) Dwelling unit for owner, operator or employee of principal use.
 - (2) Industry, manufacturing and offices, but only as accessory and incidental to principal use.
 - (3) Telecommunication facilities.
- (c) *Special exceptions.* Special exceptions are permitted only with approval of board of zoning appeals and are as follows:
 - (1) Automobile storage; automobile impoundment yards.
 - (2) Lumberyards.
- (d) *Prohibited uses.* Uses prohibited in the B-3 district are as follows:
 - (1) Industry, manufacturing as principal uses; junkyard; auto salvage.
 - (2) Mini-storage warehouses.
- (e) *Locational standards.* Not applicable.
- (f) *Design standards; dimensional requirements.*
 - (1) *Minimum requirements.*
 - a. Lot area, 10,000 square feet.
 - b. Lot frontage, 50 feet.
 - c. Front yard, 20 feet.
 - d. Each side yard, not applicable.
 - e. Rear yard, 30 feet.
 - f. Usable open space, not applicable.
 - (2) *Maximum requirements.*
 - a. Lot coverage, 40 percent.
 - b. Building height, not applicable.
- (g) *Parking.* Parking and loading provisions shall be as required by article VI of this chapter. Parking areas should interconnect with adjacent commercial property.
- (h) *HVAC Landscaping.* All HVAC units located at ground level shall be landscaped by a vegetative buffer containing the entire unit or units.
- (i)

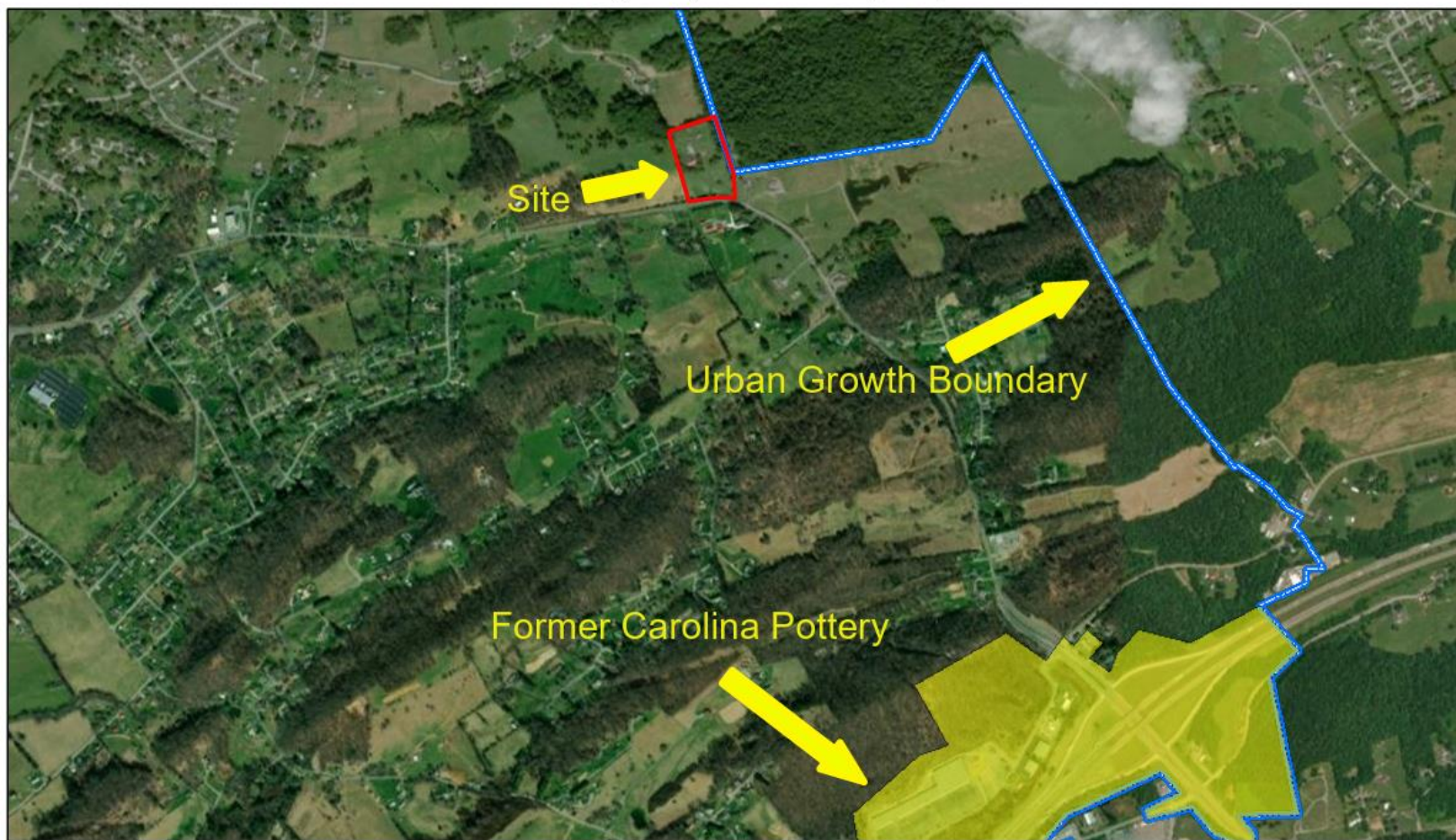
Property Information	5593 Highway 126 County Rezoning		
Address	5593 Highway 126 Blountville, TN 37617		
Tax Map, Group, Parcel	Tax Map 049, Parcel 079.00		
Civil District	5 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 7.1		
Existing Use	Residential	Existing Zoning	County R-1
Proposed Use	Residential/Agriculture	Proposed Zoning	County A-1
Owner/ Applicant Information			
Name: Calcott, Gary J & Lori Ann Address: 5593 Highway 126 City: Blountville State: TN Zip Code: 37617 Phone: (423)-646-3925		Intent: To rezone from county R-1 to A-1 for the purposes of correcting their zoning in lieu of R-1.	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The zoning change is compatible with the neighboring zoning. Applicant owns the two other parcels, just outside of the City's Urban Growth Boundary, abutting the Northeastern and eastern portion of the property in question. Staff learned from the Sullivan County Planning department that the applicant is seeking this rezoning in order to work towards obtaining greenbelt status for his entire property. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: 9/18/2025	
Planning Commission Action		Meeting Date	9/18/2025
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Sullivan County Zoning Code

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

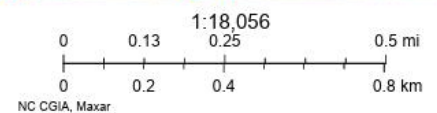
3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures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

5593 Highway 126 Vicinity Map



8/26/2025, 2:05:03 PM

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



Web AppBuilder for ArcGIS

5593 Highway 126 Site Map



8/26/2025, 2:08:13 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

Municipal Boundary

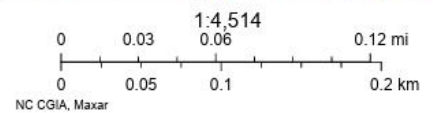
KINGSFORT

MT CARMEL

CHURCH HILL

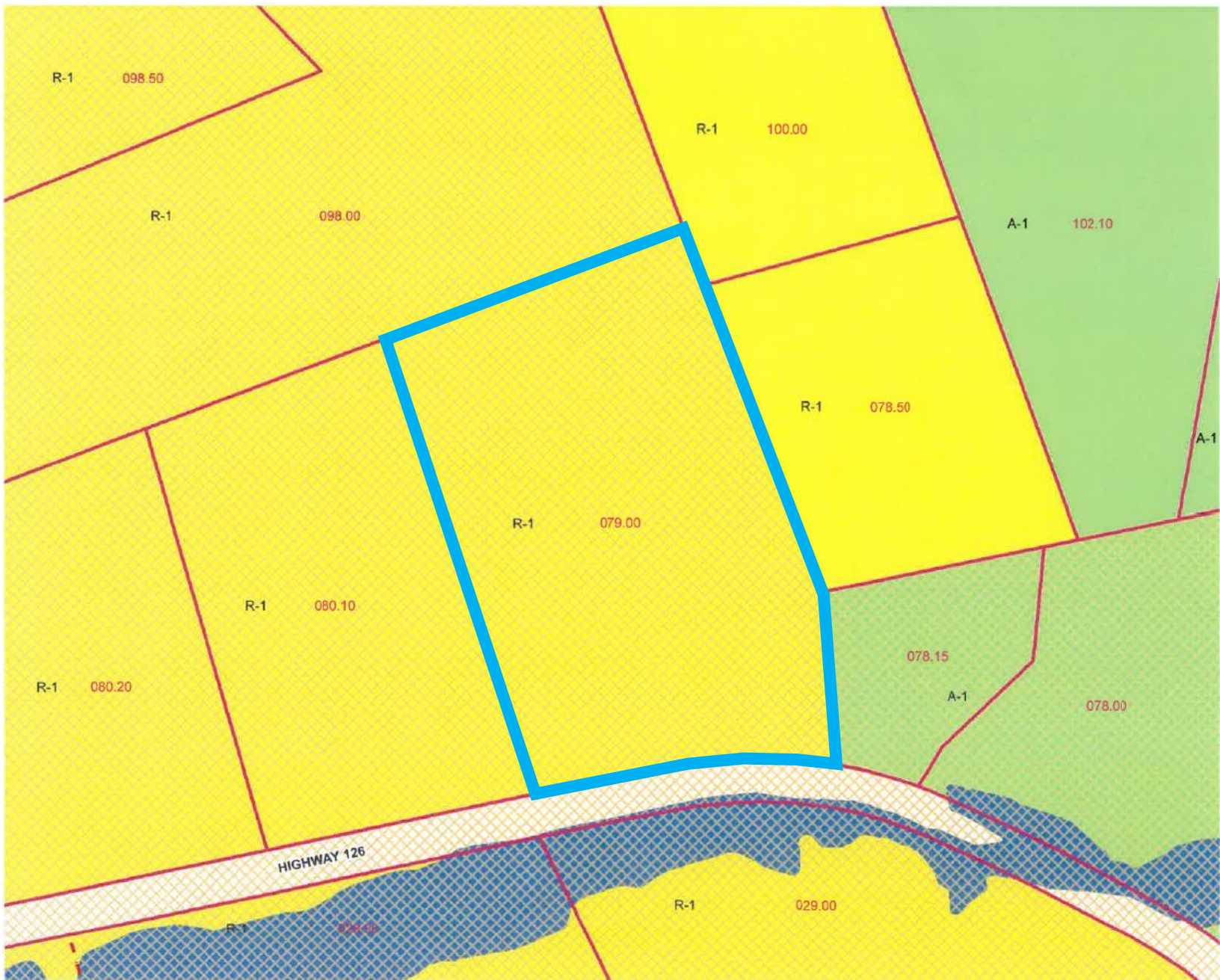
JOHNSON CITY

Kpt 911 Address



Web AppBuilder for ArcGIS

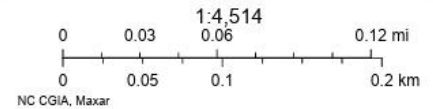
5593 Highway 126 Sullivan County Zoning Map



5593 Highway 126 Future Land Use

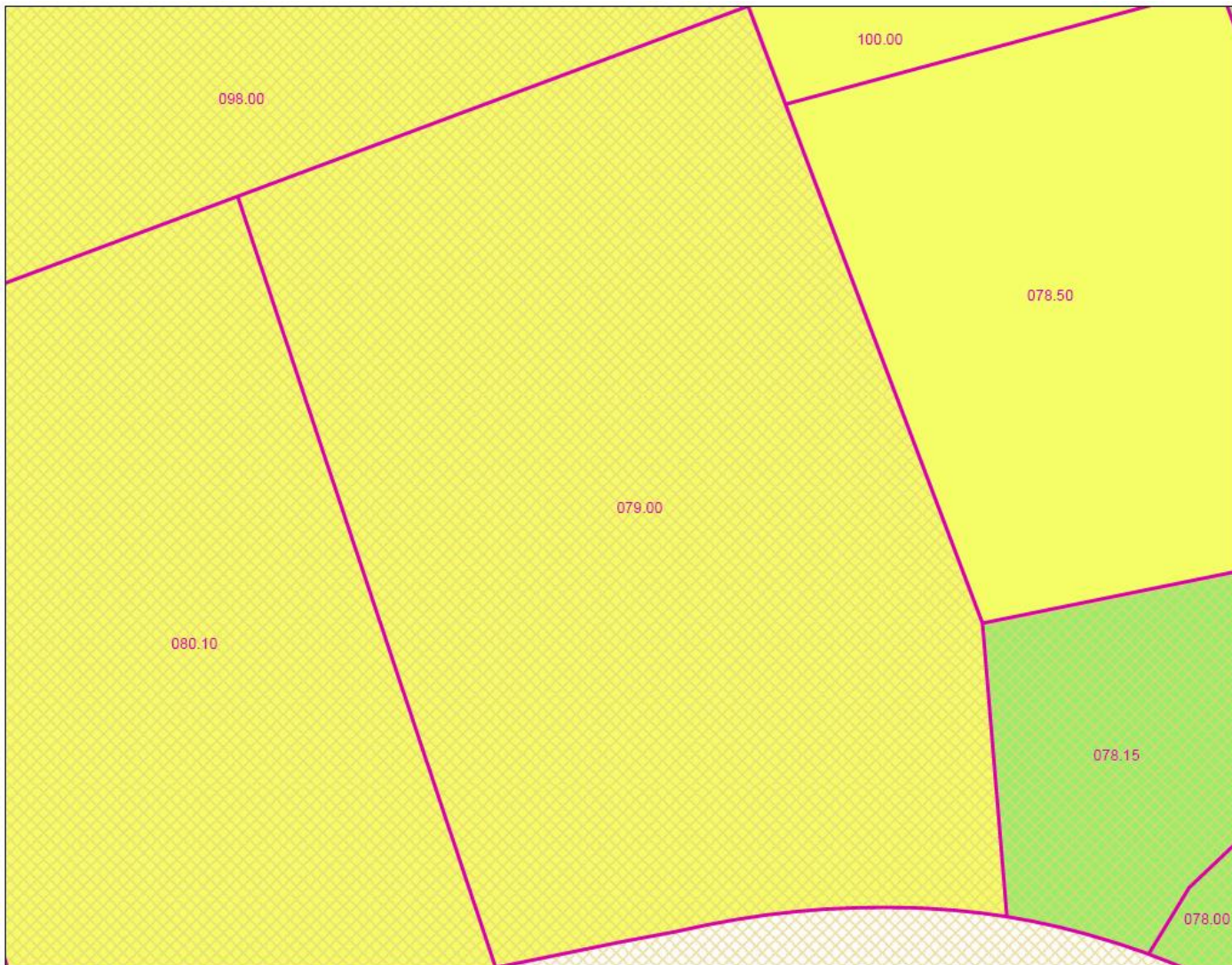


8/26/2025, 2:09:48 PM



Web AppBuilder for ArcGIS

Sullivan County Future Land Use



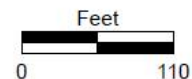
Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

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

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



Sullivan County, TN
 Planning and Codes Dept.



Northern Property View



Southern Property View



Sullivan County Public Notice

PUBLIC NOTICE

The Sullivan County Regional Planning Commission shall hold a public meeting on Tuesday, September 16, 2025 at 6:00PM within the Historic Courthouse, located at 3411 HWY 126, Blountville, TN to consider the following rezoning requests:

Garry J. Calcott to rezone their property located at 5593 Highway 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential) to A-1 (General Agriculture/Estate Residential) for the purpose of correcting their zoning in lieu of R-1. This parcel is Tax Map 049, Parcel 100.00.

Ernest Cassell to rezone their property located at 208 V I Ranch Rd, Bristol, TN 37620 from A-1 (General Agriculture/Estate Residential) to B-3 (General Business Service District) for the purpose of developing various businesses. This parcel is Tax Map 039, Parcel 101.00.

Emma McClellan to rezone their property located at 621 Lucy Rd, Kingsport, TN 37660 from B-3 (General Business Service District) to R-1 (Low Density/Single-Family Residential) for the purpose of placing a home off of the preexisting basement to meet setbacks.

The Bristol Regional Planning Commission shall hold a public meeting on Monday, September 15, 2025 at 5:00PM within the Municipal Annex, located at 104 8th St., Bristol, TN to consider the individual rezoning request from Ernest Cassell to rezone their property located at 208 V I Ranch Rd, Bristol, TN 37620 from A-1 (General Agriculture/Estate Residential) to B-3 (General Business Service District) for the purpose of developing various businesses. This parcel is Tax Map 039, Parcel 101.00 located partly in the Bristol Urban Growth Boundary.

The Kingsport Regional Planning Commission shall hold a public meeting on Thursday, September 18, 2025 at 5:30PM within the 3rd Floor Board Room of City Hall, located at 415 Broad St., Kingsport, TN to consider the individual rezoning request from Garry J. Calcott to rezone their property located at 5593 Highway 126, Blountville, TN 37617 from R-1 (Low Density/Single-Family Residential) to A-1 (General Agriculture/Estate Residential) for the purpose of correcting their zoning in lieu of R-1. This parcel is Tax Map 049, Parcel 079.00 located in the Kingsport Urban Growth Boundary.

The final public hearing of all proposed property rezoning map amendments shall be heard by the Sullivan County Commission during Thursday, October 09, 2025 Work Session Zoning Hearing at 6:00PM, which shall be held in the Commission Room of the Sullivan County Historic Courthouse, at 3411 Highway 126, Blountville. All inquiries, questions or concerns can be shared prior to the public meeting by contacting the Planning & Codes Department at 423.323.6440 . Copies of the requests are filed in the Sullivan County Planning & Codes Department located next to the courthouse, within the Historic Snow House at 3425 Hwy 126, Blountville, TN. The public is welcome to attend all these meetings.

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other county A-1 zoning areas.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** City and County land use plans permit the rezoning to take place.

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

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

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** There are no other existing or changed conditions affecting the property which would give support for the approval of the proposal.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential and agriculture use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed A-1 zone will exist in harmony with other existing A-1 zones adjacent to the property.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 5593 Highway 126 from county R-1 to A-1. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.



September 18th, 2025

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

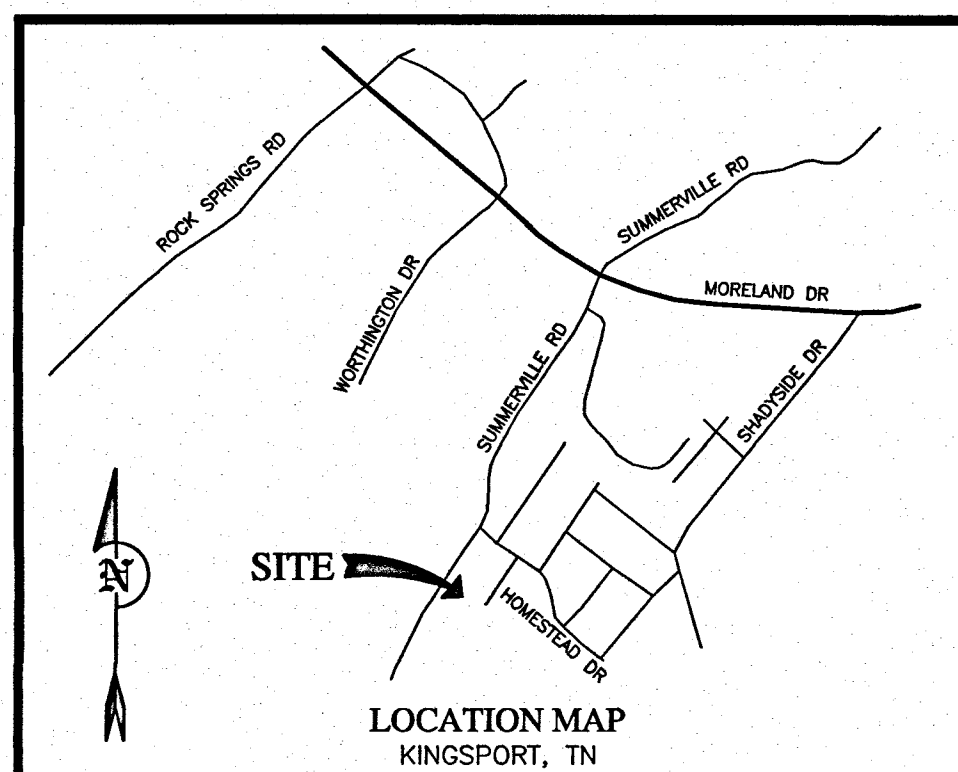
Chairman Duncan:

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. 709 Summerville Road
2. 2537 Sullivan Gardens Road
3. 343 May Avenue
4. 1928 & 1932 Seaver Road
5. Brickyard Phase 1B
6. Pond Springs Road
7. Steeplechase Court.

Sincerely,

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



REGISTER OF DEEDS

Slide A-1834

Sheena Tinsley, Register
Sullivan County
Rec #: 380531 Instrument #: 25015380
Rec'd: 15.00 Recorded
State: 0.00 8/19/2025 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 126-126

NOTES:

OWNER REFERENCE: TAYLOR CRAWFORD; BOOK 3617, PAGE 2662 AND 3636, PAGE 301.

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.

SURVEY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

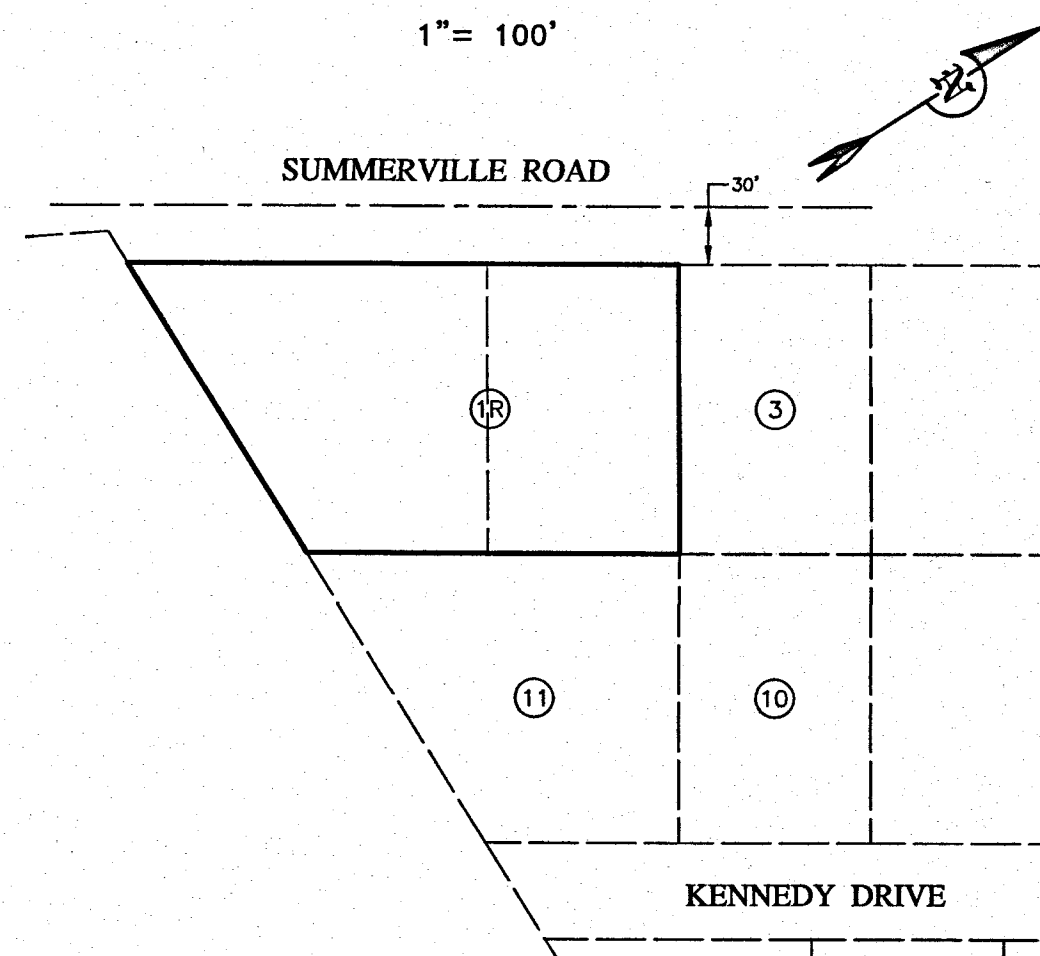
DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY PROPERTY ASSESSOR'S OFFICE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE OR NONEXISTENCE THEREOF.

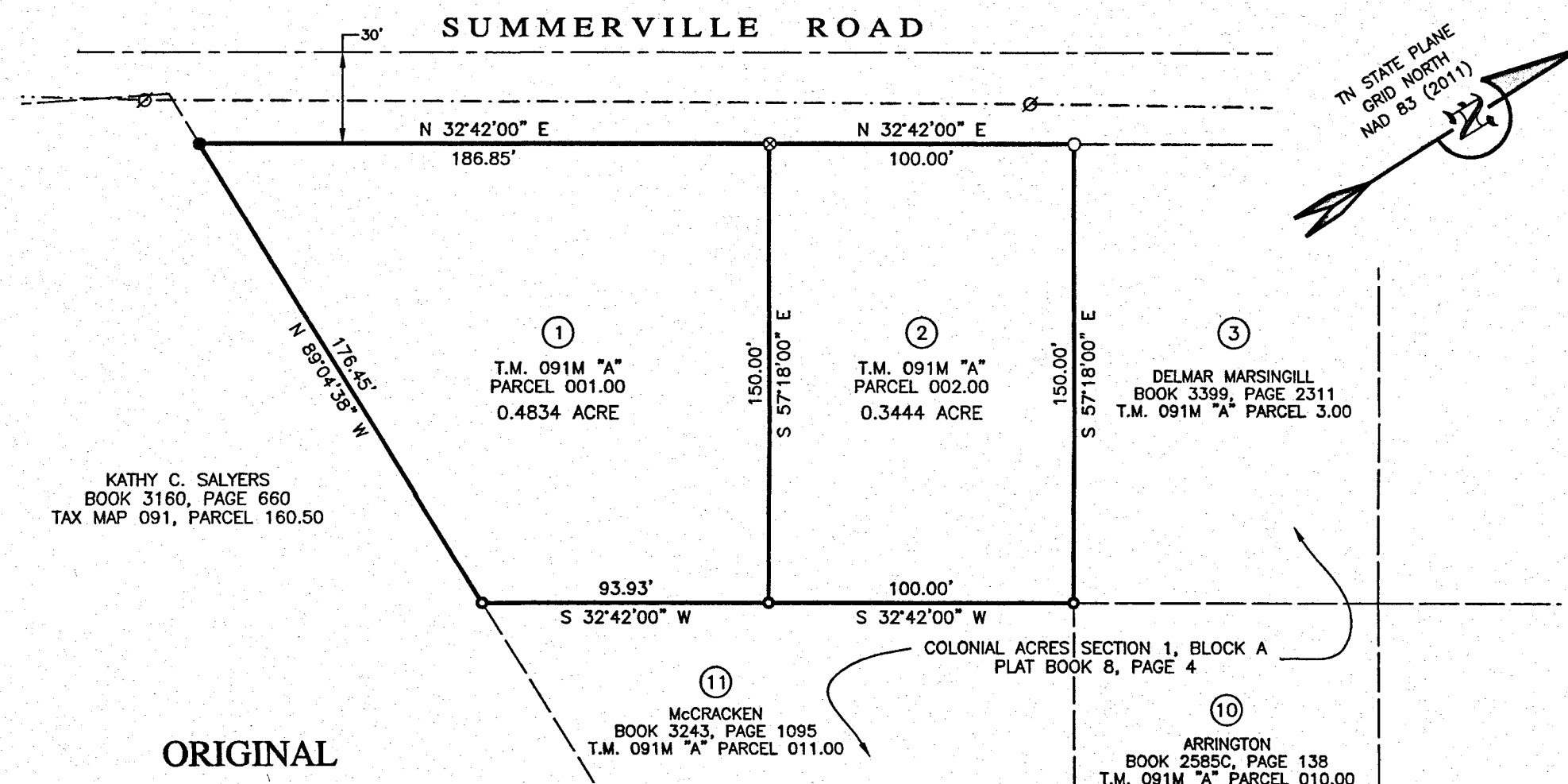
THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST NATIONAL FLOOD INSURANCE RATE MAPS RECEIVED BY ME AS OF THIS DATE.
MAP NUMBER: 47163C0235D.
EFFECTIVE DATE: SEPTEMBER 29, 2006.

1" = 100'

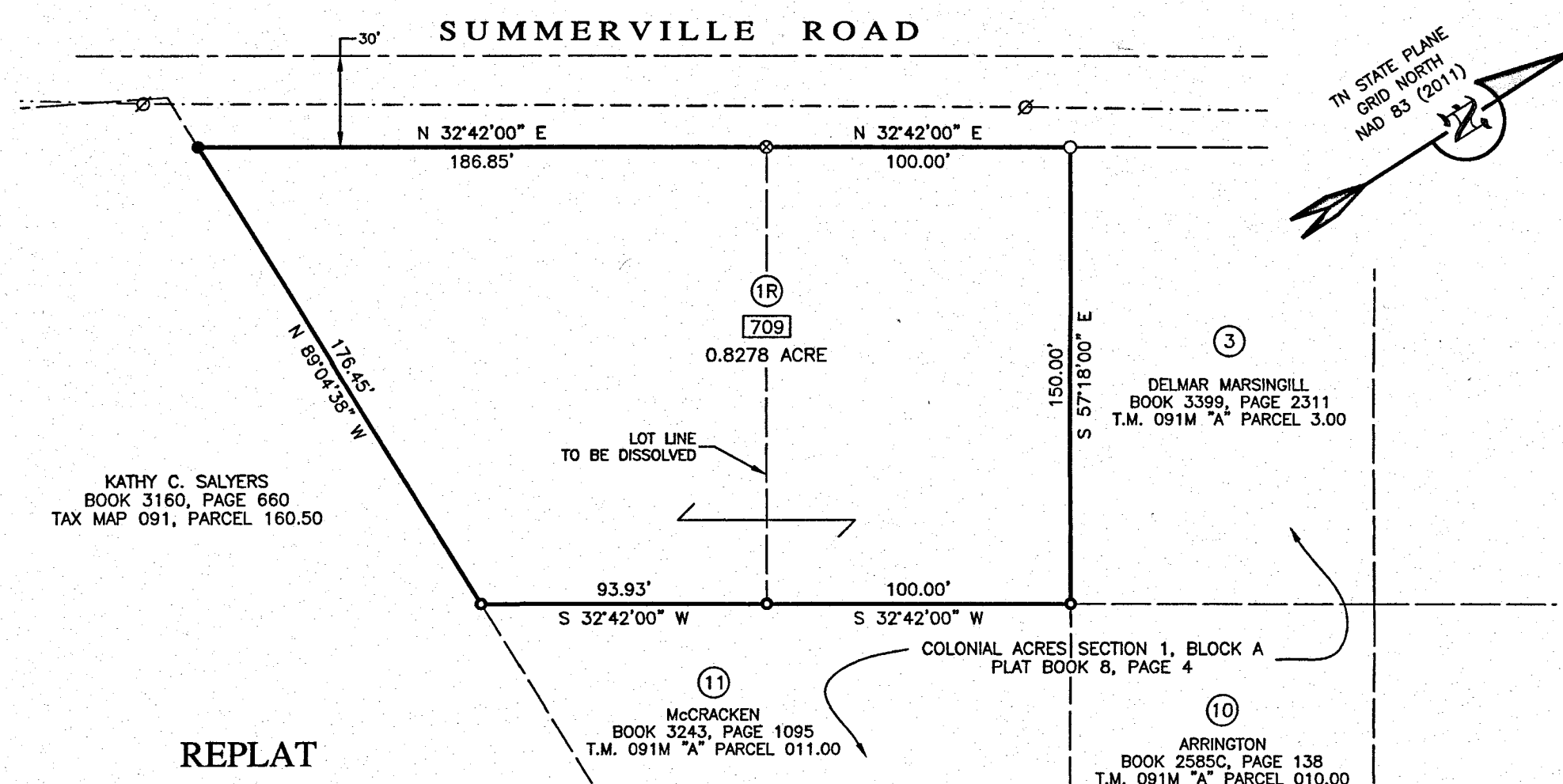


LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 1/2" IRON ROD SET
- ⊙ POINT
- ⊙ UTILITY POLE
- ① LOT NUMBER
- ① 911 ADDRESS
- OVERHEAD UTILITY SERVICE
- LINES PLOTTED FROM DEED AND MAP DESCRIPTIONS
- CENTERLINE



ORIGINAL



REPLAT

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

WATER UTILITY:

CITY OF KINGSFORT
(423) 343-9860

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

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

8/18/25

DATE

Chloe And
AUTHORIZING AGENT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ 0 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8/18/25

DATE

SECRETARY, KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

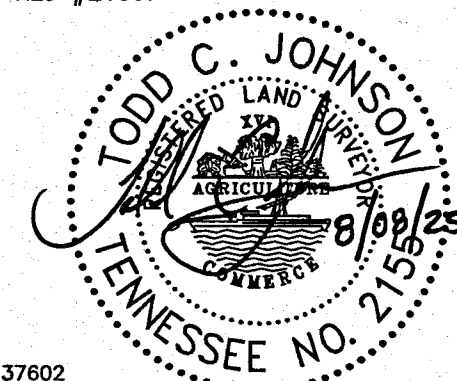
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.

8-14-25

DATE

CITY CLERK, DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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



AUGUST 8, 2025

COLONIAL ACRES, SECTION 1, BLOCK A REPLAT LOTS 1 & 2

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

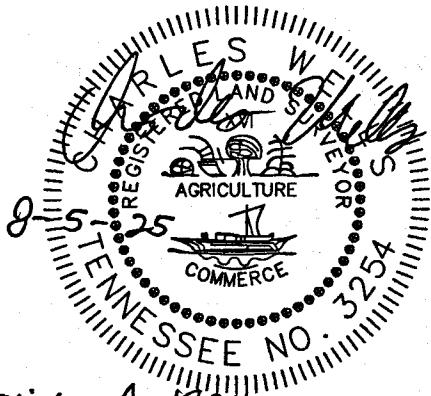
TOTAL ACRES 0.8278 TOTAL LOTS 1
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER TAYLOR CRAWFORD CIVIL DISTRICT 13TH
SURVEYOR TODD JOHNSON CLOSURE ERROR 1:10,000

SCALE 1" = 50'





- LEGEND
- IP(F) IRON PIPE (FOUND)
 - PVMT PAVEMENT
 - PG. PAGE
 - AC ACRES
 - BLDG BUILDING
 - PP POWER POLE
 - P.B. PLAT BOOK
 - OHU OVERHEAD UTILITY
 - C.P. CARPORT
 - GW GUY WIRE
 - NO NUMBER



Slide A-1834

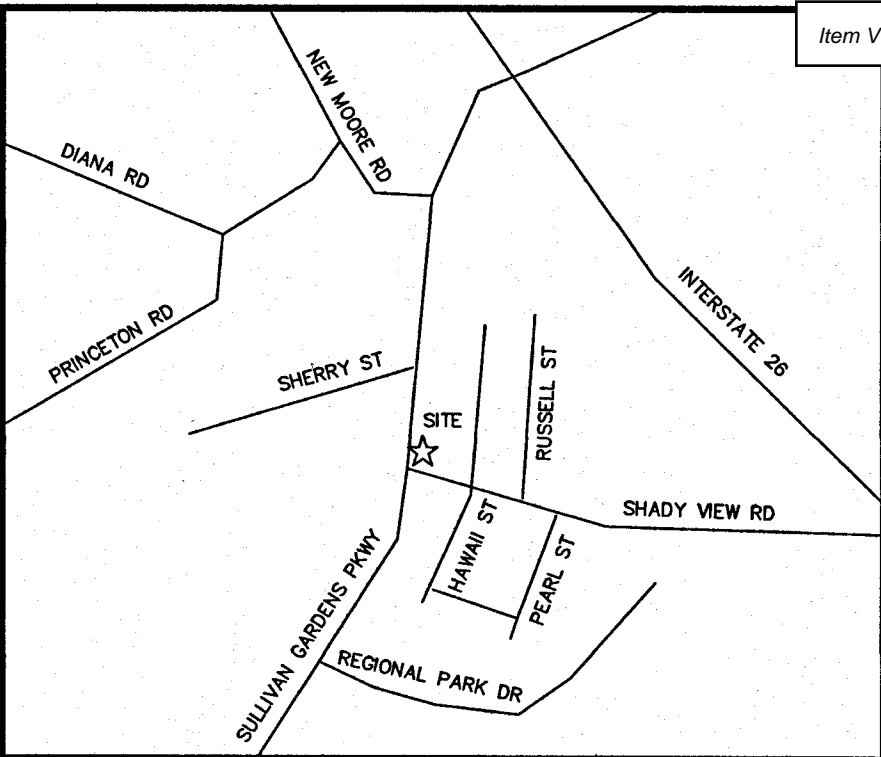
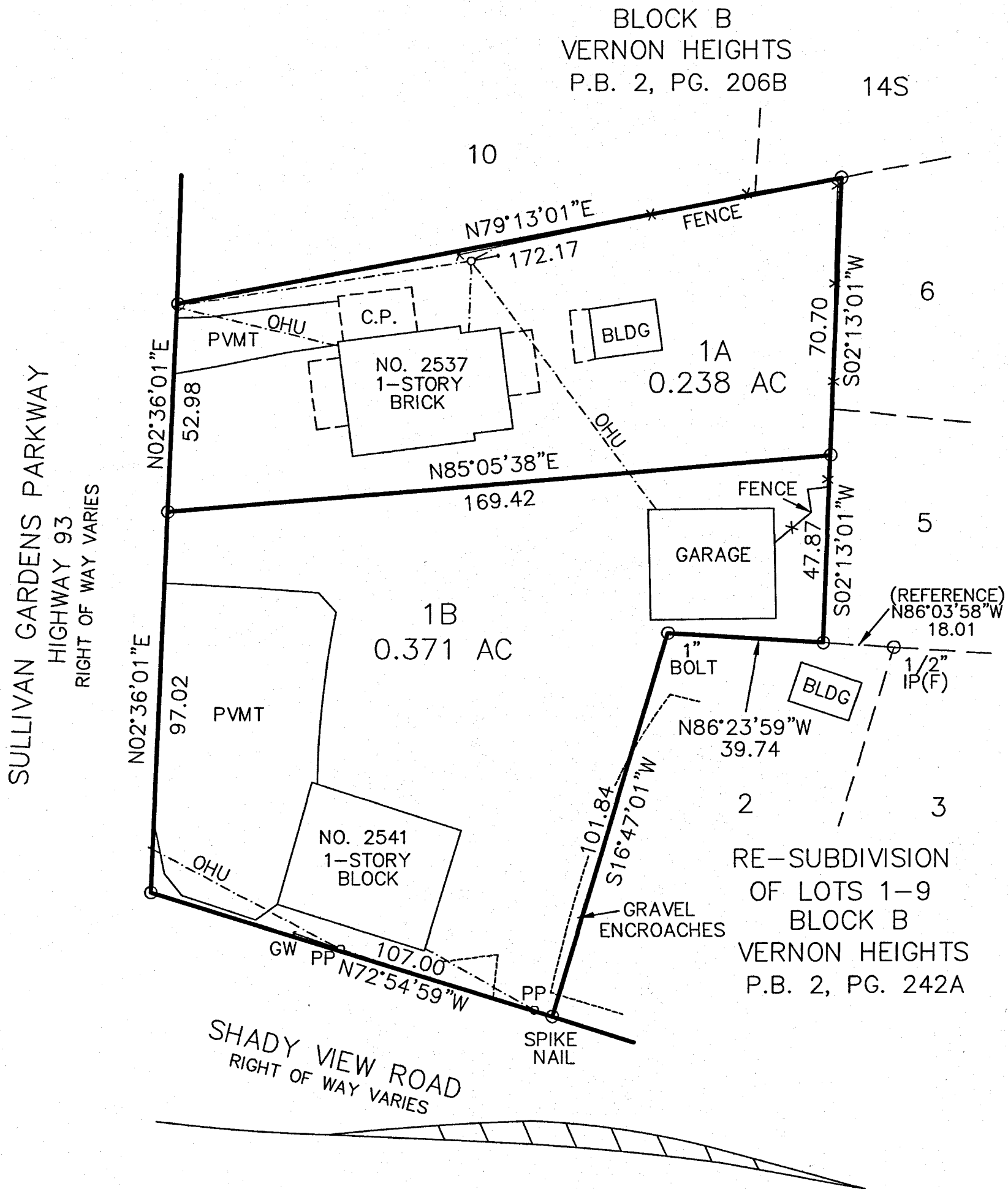
Sheena Tinsley, Register
Sullivan County
Rec #: 380527 Instrument #: 25015375
Rec'd: 15.00 Recorded
State: 0.00 8/19/2025 at 9:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 125-125

RESUBDIVISION OF LOT 1
OF THE RE-SUBDIVISION OF LOTS 1-9
BLOCK B, VERNON HEIGHTS

KINGSPORT REGIONAL PLANNING COMMISSION

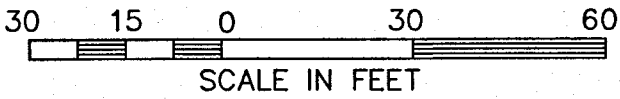
TOTAL ACRES 0.609 TOTAL LOTS 2
HIGH RESOLUTION
OWNER: INVESTMENTS, LLC. DATE: AUGUST 5, 2025
CIVIL DISTRICT: 13TH SCALE: 1 INCH = 30'

CHARLES J. WELLS
TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

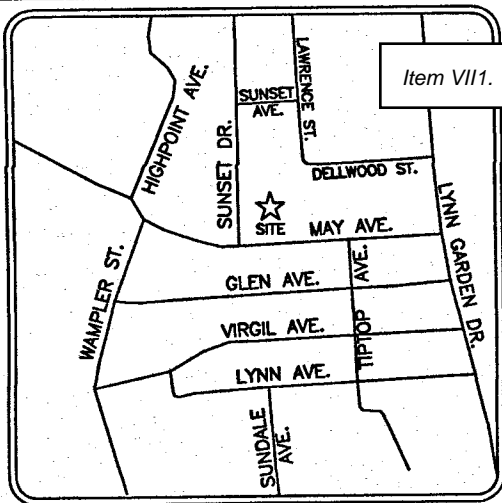


LOCATION MAP
NOT TO SCALE

- 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. TAX MAP 091A "E", PARCEL 045.00
 - 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 5) DEED REFERENCE: D.B. 3655 PG. 2879
 - 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 7) PRIOR PLAT REFERENCE: PLAT BOOK 2, PAGE 242A
 - 8) PROPERTY IS ZONED B-1 SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION
 - 9) 5/8" IRON RODS WITH CAP #3254 SET ON ALL CORNERS UNLESS OTHERWISE NOTED.



CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	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 HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	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	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 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 \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>Charles J. Wells</i> 8-5-25 TENNESSEE REGISTERED LAND SURVEYOR DATE	<i>[Signature]</i> 15 Aug 2025 OWNER DATE	<i>Carson Campbell</i> 8/18/25 CITY GIS AUTHORIZED REPRESENTATIVE DATE	<i>Chad S. K.</i> 8/18/25 KINGSPORT AUTHORIZING AGENT DATE	<i>Chad S. K.</i> 8/18/25 CITY ENGINEER DATE	<i>Chad S. K.</i> 8/18/25 KINGSPORT AUTHORIZING AGENT DATE	<i>[Signature]</i> 8/18/25 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE



LOCATION MAP
N.T.S.

LEGEND

P.B. PLAT BOOK
PG. PAGE
AC ACRES
N.T.S. NOT TO SCALE
PVMT PAVEMENT
BLDG BUILDING
R= RADIUS
L= LENGTH
CH= CHORD
E CENTERLINE
123 911 ADDRESS

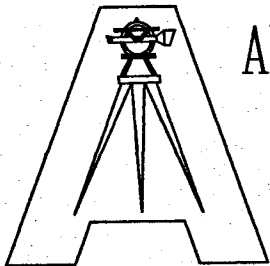
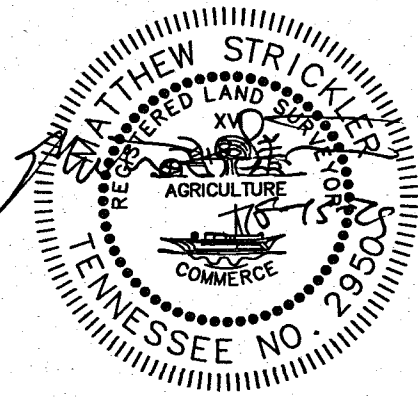
Slide A-1835

Sheena Tinsley, Register
Sullivan County
Instrument #: 25015601

Rec #: 390700
State: 15.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Recorded
8/21/2025 at 8:00 AM
in Plat
P60
PGS 128-128

NOTES:

- 1) NORTH BASED ON N02°10'E PER REFERENCED PLAT.
- 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. 25-13822
- 5) ACAD FILE 25-13822 HALE.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 029E "C" PARCEL 042.00
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 1, PAGE 100
- 9) 1/2" IRON RODS WITH CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) DEED REFERENCE: DEED BOOK 3347, PAGE 806

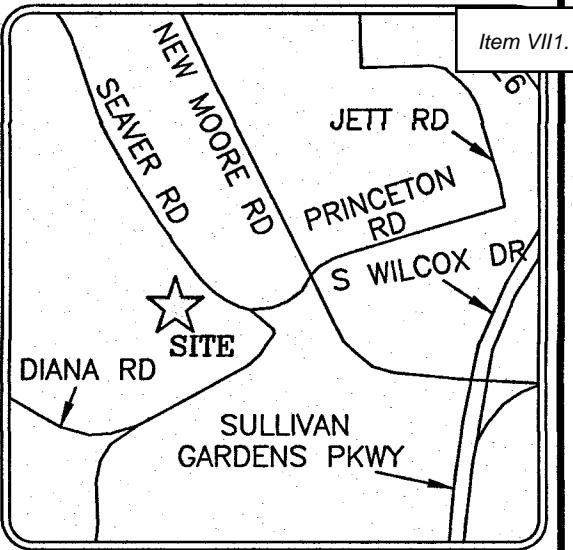


ALLEY & ASSOCIATES, INC.

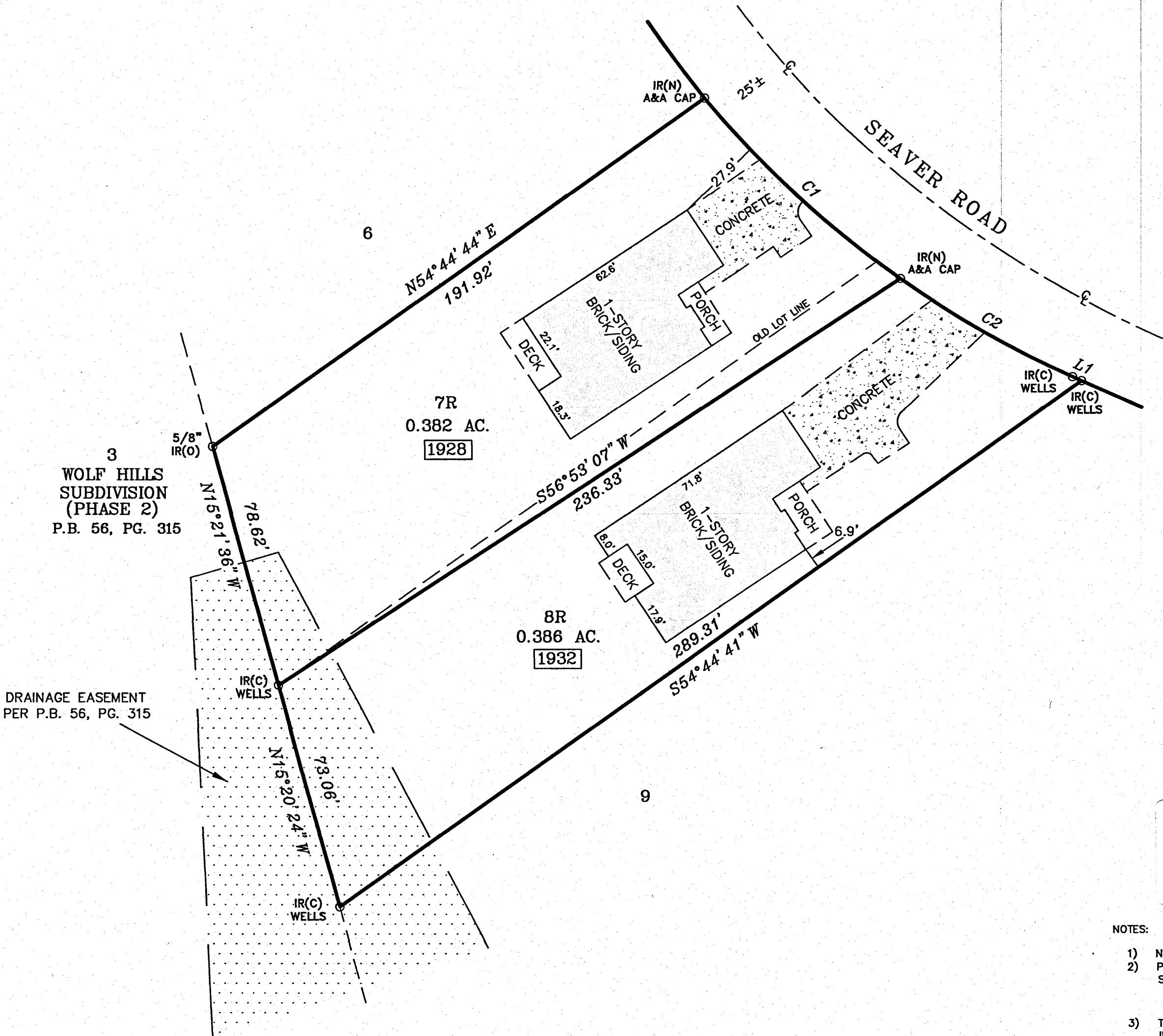
• SURVEYORS •

422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: mstrickler@alleyassociates.com

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 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. <u>Wm Kinney</u> 8/19/2025 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. 8-19 20 25 DATE <u>Matthew Strickler</u> 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 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. August 20 20 25 DATE <u>Carson Campbell</u> 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. 8-18 20 25 DATE <u>Matthew Strickler</u> 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 20____	
CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. 8-18 20 25 DATE <u>Matthew Strickler</u> 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 ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 8/20 20 25 DATE <u>Matthew Strickler</u> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		RESUBDIVISION OF LOTS 5 & 6 OF THE J.H. MORRIS PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES 0.660 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER KINNEY CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE: 1"=40' 40 20 0 40 80	



LOCATION MAP
N.T.S.



LEGEND

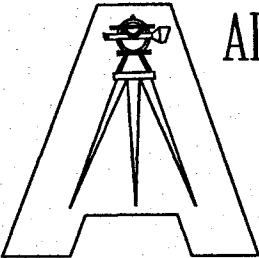
- IR(N) IRON ROD, NEW
IR(O) IRON ROD, OLD
IR(C) IRON ROD, CAP
A&A ALLEY & ASSOCIATES
P.B. PLAT BOOK
PG. PAGE
AC. ACRES
N.T.S. NOT TO SCALE
[123] 911 ADDRESS
℄ CENTERLINE

Side A-1835

Sheena Tinsley, Register	
Sullivan County	
Rec #: 380700	Instrument #: 25015602
Rec'd: 15.00	Recorded
State: 0.00	8/21/2025 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 129-129

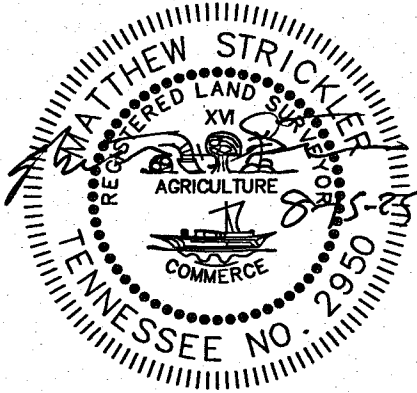
LINE	BEARING	DISTANCE
L1	S66°11'43"E	3.13'

CURVE	RADIUS	LENGTH	CHORD
C1	325.00'	84.82'	S47°11'38"E 84.58'
C2	325.00'	63.18'	S60°14'22"E 63.08'



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

- NOTES:
- 1) NORTH BASED ON S54°44'41"W PER REFERENCED PLAT.
 - 2) PROPERTY IS ZONED R-1B
SETBACKS: FRONT 30'
SIDE 8'
REAR 30'
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00400 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 25-13872
 - 5) ACAD FILE 25-13872 WENZLDWG
 - 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
 - 7) TAX MAP 075M "A", PARCELS 037.30 & 037.35
 - 8) DEED REFERENCES: D.B. 3483, PG. 713 & D.B. 3618, PG. 132
 - 9) PRIOR PLAT REFERENCE: P.B. 56, PG. 315
 - 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.



CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM		CERTIFICATE OF ACCURACY	
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 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.		I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN 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 HEREIN.	
OWNER: <u>Wenzel & Woolridge</u> DATE: <u>8-18-25</u>		TRAFFIC ENGINEERING MANAGER: _____ DATE: _____		REGISTERED SURVEYOR: <u>Matthew Strickler</u> DATE: <u>8-18-25</u>	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT		CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS		CERTIFICATION OF APPROVAL OF STREETS	
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.		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.		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 GIS DIVISION DIRECTOR OF 911 ADDRESSING: <u>August 19, 2025</u>		KINGSPORT AUTHORIZING AGENT: <u>8-18-25</u>		CITY ENGINEER: _____ DATE: _____	
CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM		CERTIFICATION OF THE APPROVAL OF RECORDING		KINGSPORT AUTHORIZING AGENT: _____ DATE: _____	
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.		I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.		SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: <u>8-18-25</u>	
RESUBDIVISION LOTS 7 AND 8					
WOLF HILLS SUBDIVISION, PHASE 2					
KINGSPORT REGIONAL PLANNING COMMISSION					
TOTAL ACRES <u>0.768</u>		TOTAL LOTS <u>2</u>		ACRES NEW ROAD <u>0</u>	
MILES NEW ROAD <u>0</u>		OWNER <u>WENZEL & WOOLRIDGE</u>		CIVIL DISTRICT <u>13TH</u>	
SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u>		CLOSURE ERROR <u>1:10,000</u>		SCALE 1"=30'	

TRACT IV
THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF KINGSPORT
DB. 3105, PG. 2494

Lot	Square Feet	Acres
1	4,247	0.098
2	3,485	0.080
3	4,335	0.100
4	4,335	0.100
5	4,335	0.100
6	4,183	0.096
7	4,522	0.104
8	4,114	0.094
9	4,623	0.106
10	4,381	0.101
11	4,381	0.101
12	3,753	0.086
13	4,080	0.094
14	4,080	0.094
15	4,080	0.094
16	4,286	0.098
17	4,933	0.113
18	8,275	0.190
19	5,687	0.131
20	4,981	0.114
21	4,328	0.099
22	3,275	0.075
23	3,280	0.075
24	3,914	0.090
Open Space 1	5,409	0.124
Open Space 2	6,189	0.142
Open Space 3	10,528	0.242

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

August 5, 2025
CITY CLERK DIVISION OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

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.

7-22-2025
DATE
Michael Foley
OWNER

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS HAVE BEEN APPROVED: (2) storm water systems installed or proposed for installation fully meet City of Kingsport requirements. OR I hereby certify: (1) that total cumulative land disturbance for all lots is less than one (1) acre as shown; (2) no public stormwater improvements are proposed.

6 AUG 2025
Date
City Stormwater Manager

OWNERS

7-22-2025
DATE
Michael Foley
OWNERS

OWNERS

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.

8/6/2025
DATE
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

MAINTENANCE OF COMMON OPEN SPACE
THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

7-22-2025
DATE
Michael Foley
OWNERS

OWNERS

OWNERS

OWNERS

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.

6 AUG 2025
DATE
KINGSPORT AUTHORIZING AGENT

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR
KINGSPORT AUTHORIZING AGENT

CERTIFICATION 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.

6 AUG 2025
DATE
TRAFFIC ENGINEERING MANAGER

CERTIFICATION 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 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

6 AUG 2025
DATE
AUTHORIZING AGENT

OWNERS

OWNERS

OWNERS

OWNERS

CERTIFICATE OF ACCURACY

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

DATE 20
SURVEYOR (OR)
07/09/2025
DATE
DAVID BRIAN HILL
SURVEYOR

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.

07/09/2025
DATE
DAVID BRIAN HILL
SURVEYOR

TN. REG. NO.

TN. REG. NO.

TN. REG. NO.

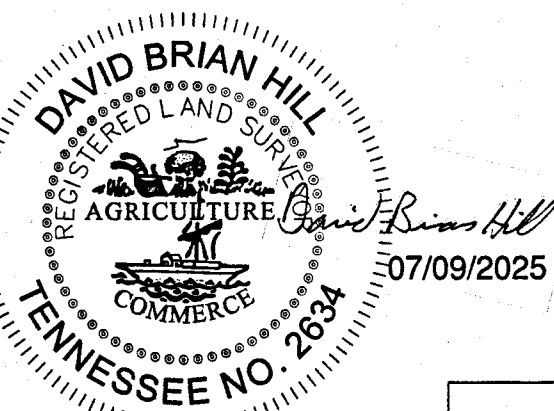
TN. REG. NO.

NOTES:

- UTILITIES THAT ARE VISIBLE (ABOVE GRADE AND OVERHEAD) AND RELATED EQUIPMENT AND APPURTENANCES (POLE, WIRES, VALVES, MANHOLES, ETC.) ARE SHOWN BY FIELD LOCATION TO THE LEVEL OF DETAIL AND ANNOTATION REQUESTED BY THE CLIENT. UNDERGROUND UTILITIES ARE NOT VISIBLE. THEREFORE THEY ARE SHOWN BASED ON AVAILABLE AS-BUILT AND INVENTORY MAPS (IF ANY) FROM THE UTILITY OWNER AND FIELD LOCATION OF UTILITY TRACER MARKINGS AND PAINT (IF ANY) BY OTHERS. THE LOCATION AND INVENTORY IS THE RESULT OF NORMAL DUE DILIGENCE, HOWEVER THE SURVEYOR MAKES NO WARRANTY OR GUARANTEE THAT ADDITIONAL UTILITIES, ACTIVE OR ABANDONED DO NOT EXIST AND WITHOUT VERIFICATION VIA EXCAVATION, THIS MAP'S REPRESENTATION OF THE UTILITIES MAY DIFFER FROM ACTUAL LOCATION.
- TAX MAP 046P GROUP "F" PORTION OF PARCEL 009.75
- DEED REFERENCE: W.D.B. 3616, PG. 1402
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ARE AS PER F.E.M.A. MAP NUMBER 47163C0045D, ZONE X, MAP HAVING A REVISED DATE OF 09-29-2016.
- GRID COORDINATES SHOWN ARE RELATIVE TO KINGSPORT CONTROL MONUMENTS.
- PROPERTY ZONE PD: PLANNED DEVELOPMENT SETBACKS: 18' FRONT, 20' REAR 5' SIDE, 15' CORNER LOTS WITH 2ND FRONTAGE
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.

TRACT IV
THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF KINGSPORT
DB. 3105, PG. 2494

TRACT I
THE INDUSTRIAL
DEVELOPMENT BOARD OF
THE CITY OF KINGSPORT
DB. 3105, PG. 2494



LEGEND

- 2054 ADDRESS
- UPG UNDERGROUND POWER
- S-PVCSA SANITARY SEWERLINE
- S-PVCSA WATERLINE
- LP STREET LAMP
- G GASLINE

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 SURVEY 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 CLERK OF THE REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$172,772.25 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3/21/2025
DATE
SECRETARY:
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

BARGE
DESIGN SOLUTIONS

Four Shelden Square // Suite 100 // Kingsport, Tennessee 37600
PHONE (423) 247-5525 // FAX (423) 247-4233

CURVE TABLE

Curve	Radius	Length	Tangent	Direction	Chord
C02	20.00'	31.42'	20.00'	S 79° 24' 43" W	28.28'
C03	386.00'	68.93'	34.55'	N 21° 47' 08" E	68.83'
C04	21.00'	15.22'	7.96'	N 04° 05' 41" W	14.89'
C05	71.00'	51.46'	26.92'	N 45° 37' 30" W	50.35'
C06	386.00'	103.26'	51.94'	S 79° 11' 38" E	102.96'
C07	79.00'	111.07'	66.95'	S 46° 34' 47" E	102.15'
C08	71.00'	72.60'	39.84'	S 35° 35' 48" E	69.48'
C09	386.00'	98.92'	49.73'	N 76° 27' 17" W	98.65'
C10	36.00'	7.21'	3.62'	N 89° 31' 57" W	7.20'
C11	68.50'	64.36'	34.78'	S 57° 48' 48" W	62.02'
C12	432.50'	97.60'	49.01'	S 37° 21' 38" W	97.40'
C13	27.00'	19.30'	10.08'	S 25° 41' 54" E	18.89'
C14	230.00'	200.55'	107.15'	S 21° 11' 40" E	194.26'
C15	230.00'	40.00'	20.05'	S 08° 46' 05" W	39.95'
C16	230.00'	40.00'	20.05'	S 18° 43' 57" W	39.95'
C17	230.00'	40.00'	20.05'	S 28° 41' 49" W	39.95'
C18	230.00'	2.94'	1.47'	S 34° 02' 44" W	2.94'
C20	20.00'	31.42'	20.00'	S 10° 35' 17" E	28.28'
C21	190.00'	48.02'	24.14'	N 27° 10' 19" E	47.89'
C22	190.00'	69.37'	35.08'	N 09° 28' 21" E	68.99'
C23	190.00'	69.37'	35.08'	N 11° 26' 48" W	68.99'
C24	190.00'	53.13'	26.74'	N 29° 55' 02" W	52.96'
C25	20.00'	34.29'	23.11'	N 87° 03' 05" W	30.24'
C26	20.00'	31.42'	20.00'	S 01° 10' 28" E	28.28'
C27	50.50'	9.34'	4.68'	N 47° 29' 28" E	9.32'
C28	50.50'	25.00'	12.76'	N 66° 58' 14" E	24.75'
C29	50.50'	25.00'	12.76'	S 84° 39' 55" E	24.75'
C30	50.50'	30.00'	15.46'	S 53° 27' 53" E	29.56'
C31	50.50'	25.80'	13.19'	S 21° 48' 32" E	25.52'
C32	50.50'	98.93'	75.22'	S 48° 57' 02" W	83.85'
C33	67.00'	59.72'	32.01'	S 79° 32' 15" W	57.76'
C34	67.00'	11.90'	5.97'	S 48° 54' 49" W	11.88'
C35	20.00'	31.42'	20.00'	S 88° 49' 32" W	28.28'
C36	292.00'	40.94'	20.50'	S 39° 48' 31" W	40.91'
C37	292.00'	26.55'	13.29'	S 33° 11' 12" W	26.54'
C38	386.00'	24.79'	12.40'	S 28° 44' 29" W	24.79'
C39	212.00'	14.92'	7.46'	N 41° 48' 35" E	14.91'
C40	212.00'	14.81'	7.41'	N 37° 47' 35" E	14.81'
C41	212.00'	19.28'	9.65'	N 33° 11' 12" E	19.27'
C42	110.00'	17.35'	8.69'	N 29° 53' 39" E	17.33'
C43	110.00'	27.80'	13.97'	S 27° 10' 19" W	27.73'
C44	110.00'	40.16'	20.31'	S 09° 28' 21" W	39.94'
C45	110.00'	40.16'	20.31'	S 11° 26' 48" W	39.94'
C46	110.00'	42.21'	21.37'	S 32° 53' 55" E	41.95'
C47	110.00'	132.98'	75.98'	N 09° 15' 26" W	125.03'
C48	212.00'	34.09'	17.08'	N 35° 11' 16" E	34.05'
C49	306.00'	30.23'	15.13'	N 27° 45' 05" E	30.22'
C50	212.00'	29.73'	14.89'	N 39° 48' 31" E	29.70'
C52	210.00'	295.37'	178.05'	N 05° 52' 53" W	271.61'

Slide A-1835

Sheena Tinsley, Register
Sullivan County
Rec #: 380747
Instrument #: 25015663
Rec'd: 15.00
State: 8/22/2025 at 8:00 AM
Clerk: 0.00
Other: 2.00
Total: 17.00
PGS 130-130

FINAL PLAT OF BRICKYARD VILLAGE PHASE 1B

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 4.164 TOTAL LOTS 27

ACRES NEW ROAD/ALLEYS 1.22 MILES NEW ROAD 0.22

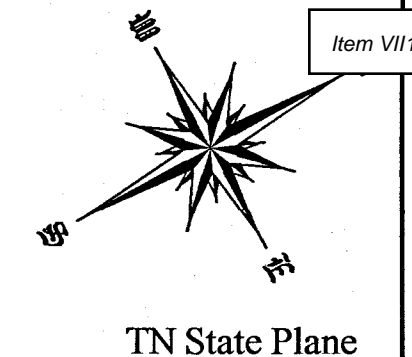
OWNER BRICKYARD TN, LLC CIVIL DISTRICT 11th

SURVEYOR DAVID BRIAN HILL CLOSURE ERROR 1:10,000

SCALE: 1" = 60'

BARGE PROJECT NO. 37007-04

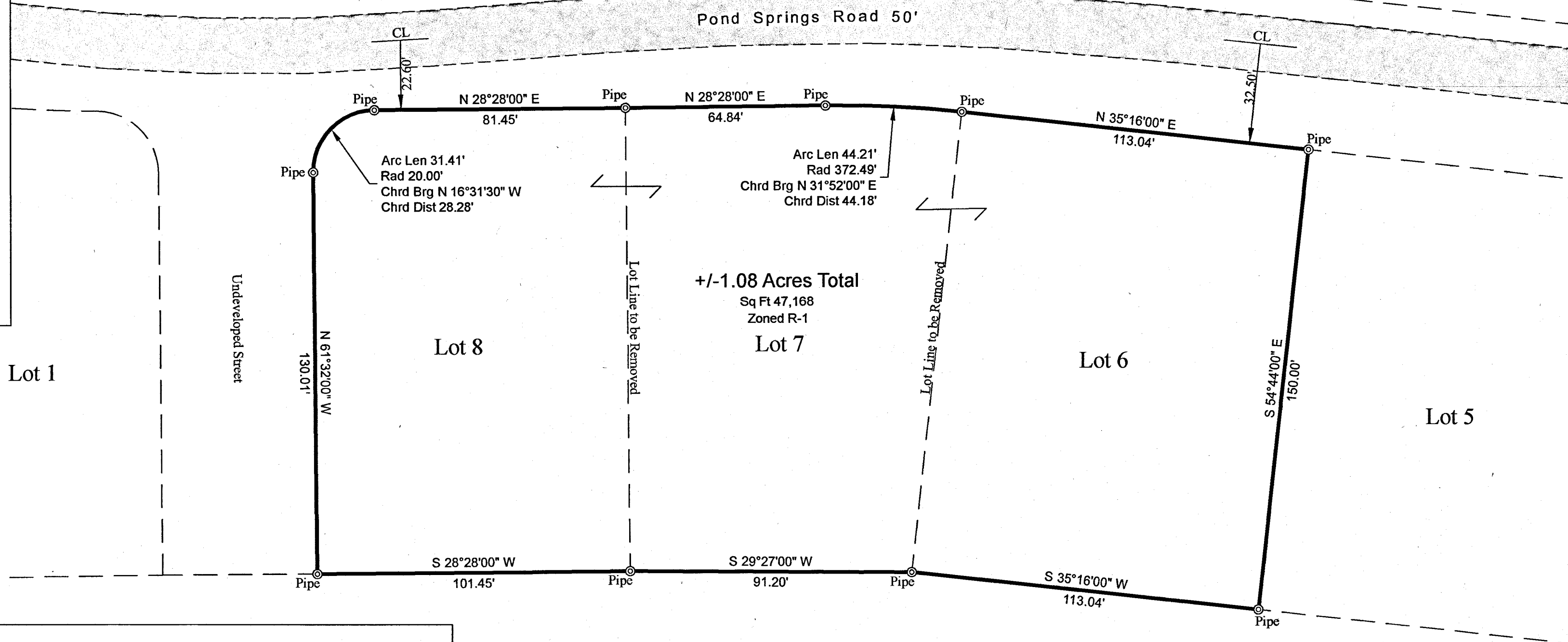
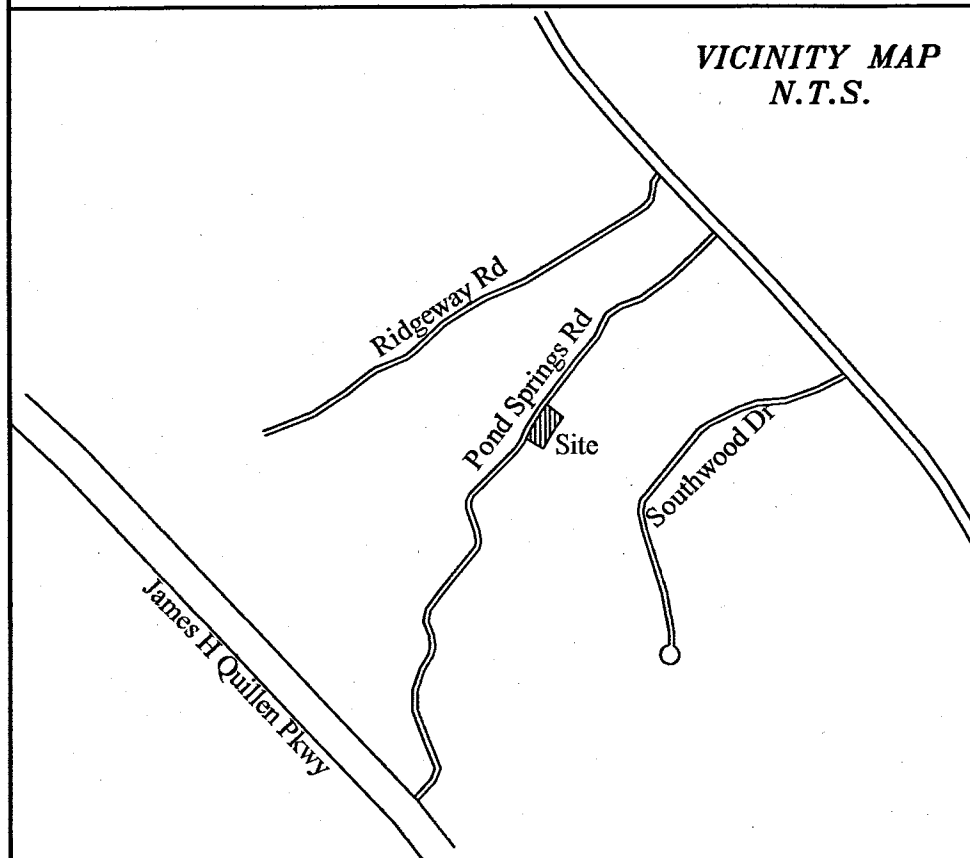
CERTIFICATION OF THE APPROVAL OF SEPTIC SYSTEM



Item VII.1.

Slide A-1836
Sheena Tinsley, Register
Sullivan County
Instrument #: 25016033
Rec'd: 15.00
State: 0.00
Clock: 0.00
Other: 2.00
Total: 17.00
Recorded
8/27/2025 at 8:00 AM
In Plat
P60
PGS 134-134

VICINITY MAP
N.T.S.



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 Kingsport WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE 8/27 20 25

AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

Fred Childress ET UX
DB 3130 - PG 2314

I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjusted survey is 1-10,000+ as shown hereon.

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 #: 47163C0235D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

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 3130 - PG 2314 / PB 8 - PG 15
2. TAX MAP: 091CA 006.00

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: City of Kingsport Planning Region
Combination of Lots 6, 7, 8 of Carso Fields Subdivision

Date 08-19-2025	File:wyrick-z.dwg Drawn By: NLC	Scale: 1" = 30'
13th (Thirteenth) Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8135

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 8-27 20 25

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. OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION

DATE 8-27 20 25

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 Zella Mae Wyrick DATE 8/19/25

OWNER _____ DATE _____

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 SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE August 19th 20 25

SURVEYOR Larry M. Culbertson

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10000

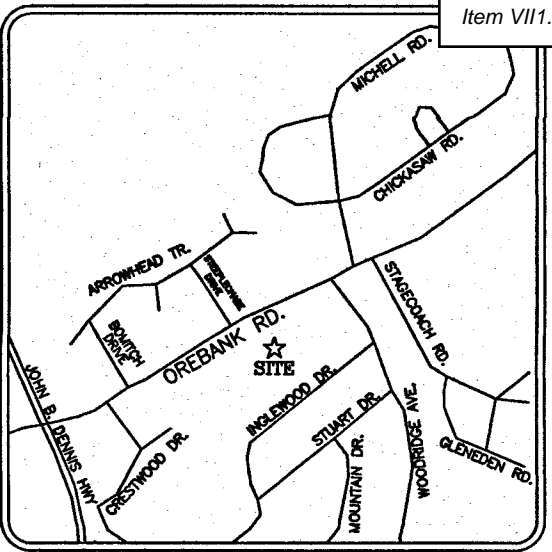
SURVEYOR Larry M. Culbertson 883
DATE _____ TN. REG. NO _____

CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

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 _____ REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CONFIRMED BY CITY OF KINGSFORT PLANNING DIRECTOR 8/27 20 25 DATE

SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION



LOCATION MAP
N.T.S.

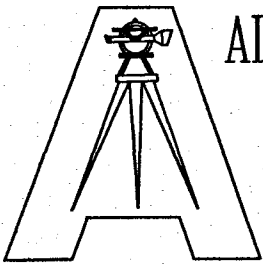
MOUNTAIN VIEW UNITED
METHODIST CHURCH
D.B. 2C, PG. 501

LEGEND

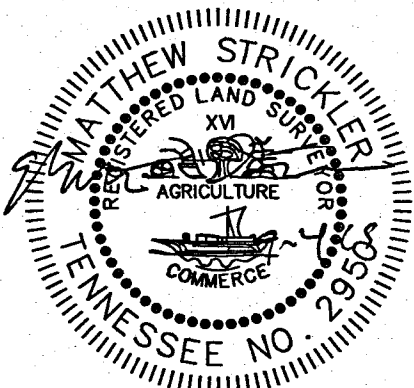
- IR(0) IRON ROD, OLD
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
AC. ACRES
N.T.S. NOT TO SCALE
E CENTERLINE
MH MANHOLE

LINE	BEARING	DISTANCE
L1	S19°19'10"E	71.52'
L2	S70°40'50"W	48.00'
L3	N19°19'10"W	102.00'
L4	N70°40'50"E	38.18'

CURVE	RADIUS	LENGTH	CHORD
C1	1967.60'	189.41'	N63°50'51"E 189.34'



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



INGRESS & EGRESS
EASEMENT
D.B. 3653, PG. 2341

9R
1.670 AC.
5121

THE LEDGES
PHASE NO. 1
P.B. 18, PG 2

THE LEDGES
PHASE NO. 1
P.B. 18, PG 2

NOTES:

- 1) NORTH BASED ON PER REFERENCED PLAT.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) JOB NO. 25-13881
- 4) ACAD FILE 25-13881 TATRO.DWG
- 5) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 6) TAX MAP 061B "B", PARCELS 027.00
- 7) DEED REFERENCES: D.B. 3653, PG. 2341
- 8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

Slide A-1838
Sheena Tinsley, Register
Sullivan County
Rec #: 381707 Instrument #: 25016928
Rec'd: 15.00
State: 0.00 9/9/2025 at 1:49 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 141-141

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>Sheena Tinsley</i> 9/4/2025 OWNER DATE	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	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. 9-4 2025 _____ REGISTERED SURVEYOR
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. September 9 2025 _____ 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. 9-5 2025 _____ 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
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 9-5 2025 _____ 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 SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 9/4 2025 _____ SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

SUBDIVISION OF	
UNIT 9, THE LEDGES, PHASE 1 & 1.558 ACRES	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES 1.670	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER TATRO	CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1"=40' 40 20 0 40 60	