



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, March 19, 2026 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

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

IV. CONSENT AGENDA

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

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.** S. John B. Dennis Highway Rezoning (REZONE26-0044). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from BC to B-3. (McMurray)

- [3.](#) Fordtown Road Rezoning (REZONE26-0038). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-3 to M-1R. (McMurray)
- [4.](#) Revere Street Rezoning (REZONE26-0030). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-2 to B-2E. (McMurray)
- [5.](#) Sullivan County Zoning Text Amendment (PLNCOM26-0054). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. (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, February 16, 2026 at Noon
City Hall, 415 Broad Street, Conference Room 226**

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Tim Lorimer, Gary Mayes, BJ Walsh, Chip Millican, Jason Snapp

Members Absent: Sharon Duncan, Candice Hilton, Curtis Montgomery, Anne Greenfield

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

Visitors: Chris Alley, Aaron Rose, John Rose

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the January 12, 2026 Work Session Minutes
2. Approval of the January 15, 2026 Regular Meeting Minutes

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

IV. CONSENT AGENDA

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

1. Saint Andrews Garth Ph2 Lots 11-18 and 229-35 Surety Bond Extension (PD24-0114). The Commission is requested to approve a one year extension of the Surety Bond for Saint Andrews Garth Phase 2 Lots 11-18 and 29-35. Staff stated that the remaining item on this

bond is a small section of sidewalk. Staff further stated that the developer plans to build this section of sidewalk and have it inspected prior to the Thursday regular meeting. Staff further stated that this item has the potential to change into a bond release if the work gets done and passes inspection. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Eastern Star Rezoning (REZONE26-0003). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. Staff noted that the owner of the property wishes to build a single family home on the property for his daughter. Staff stated the subsequent need for a residential zone instead of the existing manufacturing zone for the property. Staff stated that the current use of the property is residential, though grandfathered due to annexation with the industrial zone. No official action was taken.
2. The Commission is requested to review a petition to reconsider the Fairview Avenue rezoning proposal based on changes to the zoning development plan. Staff identified a petition to rehear the Fairview Avenue rezoning. The Commission reviewed the updated zoning development plan and offer for enhanced landscaping and deed restrictions. 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, February 19, 2026 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

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

Members Absent: Sharon Duncan, Jason Snapp, Anne Greenfield

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

Visitors: Chris Alley, Aaron Rose, John Rose, Melissa Spears, Ike Spears, Mary Spears, Baylee Rhoton, Avery Rhoton

II. APPROVAL OF THE AGENDA

Staff stated that the consent item turned into a release instead of an extension and that the agenda needs to be amended to reflect such. A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the agenda as amended. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the January 12, 2026 Work Session Minutes
2. Approval of the January 15, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Gary Mayes, seconded by Chip Millican, to approve the minutes of the January 12, 2026 work session. The motion was approved unanimously, 6-0

IV. CONSENT AGENDA

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

1. Saint Andrews Garth Ph2 Lots 11-18 and 29-35 Surety Bond Extension (PD24-0114). The Commission is requested to approve a one year extension of the Surety Bond for Saint Andrews Garth Phase 2 Lots 11-18 and 29-35. Staff stated that the remaining item on this bond is a small section of sidewalk and that it has been completely constructed with a passed inspection since the last update during the work session. A motion was made by Chip Millican, seconded by Candice Hilton, to release the surety bond for Saint Andrews Garth Ph2 Lots 11-18 and 29-35. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Eastern Star Rezoning (REZONE26-0003). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. Staff noted that the owner of the property wished to build a single family home on the property for his daughter. Staff stated the need for a residential zone instead of the existing manufacturing zone for the property. Staff stated that the current use of the property is residential. Staff noted that the current M-1R zone was applied at the time of annexation. Mr. Ike Spears spoke briefly in favor of the request. A motion was made by Candice Hilton, seconded by BJ Walsh, to send a positive recommendation in favor of approving the rezoning request to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
2. The Commission is requested to review a petition to reconsider the Fairview Avenue rezoning proposal based on changes to the zoning development plan. Staff identified a petition to rehear the Fairview Avenue rezoning. Staff identified the rationale the Commission used to make their original recommendation. The two points of rationale used to make the negative recommendation in September of 2025 consisted of B-3 uses being highly incompatible with the surrounding single family use and zone of the area, as well the request not matching the designated residential use on the future land use plan. Mr. John Rose spoke the changes to the site plan, to include a TDOT-approved alley reconfiguration for connection to Stone Drive. Mr. Rose spoke of the desire to add landscaping trees to the required buffer strip on the site plan and to also incorporate deed restrictions favorable to the request. Mr. Chris Alley spoke

of the more favorable alley configuration on the site plan and how it is an improvement to the area. A motion was made by Gary Mayes, seconded by Chip Millican to hear the rezoning again within the required 12 months of separation between requests. The motion passed unanimously, 6-0.

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



TO: Kingsport Regional Planning Commission

FROM: Jessica McMurray, Development Coordinator

DATE: March 11, 2026

RE: Fairview Avenue Rezoning (REZONE25-0208)

The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen to rezone 717, 721, and 725 Fairview Avenue from R-1C (Residential District) to B-3 (Highway Oriented Business District).

The Planning Commission first reviewed the rezoning request in September 2025. Staff noted that surrounding properties were zoned single-family R-1C and that the proposed B-3 zoning was inconsistent with the 2030 Future Land Use Plan, which designates the area for single-family residential use. The Planning Commission voted 7–0 to forward a negative recommendation to the Board of Mayor and Aldermen based on the proposal’s inconsistency with the 2030 Future Land Use Plan and the incompatibility of the B-3 zone with the surrounding R-1C zoning and single-family character of the area.

In January 2026, the applicant asked staff to reconsider the rezoning request and submitted a revised development plan along with a letter stating the property would be deed-restricted to require 1.5 times the trees required in the landscape buffer and limit access to a right-turn-only movement traveling north on Fairview Avenue. In accordance with Commission procedures, the applicant appealed to the Planning Commission to determine whether the revisions were substantial enough to warrant rehearing the case.

At the February 2026 Planning Commission meeting, the applicant submitted a petition for reconsideration citing the submitted letter and changes to the zoning development plan. The Planning Commission determined substantial changes had been made and voted 7–0 to rehear the case within a year of a negative recommendation.

Staff reports from the original request and the reconsideration request are included in the meeting packet. Staff’s recommendation has not changed.

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.

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



View of Site Facing Fairview Ave. (South)



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



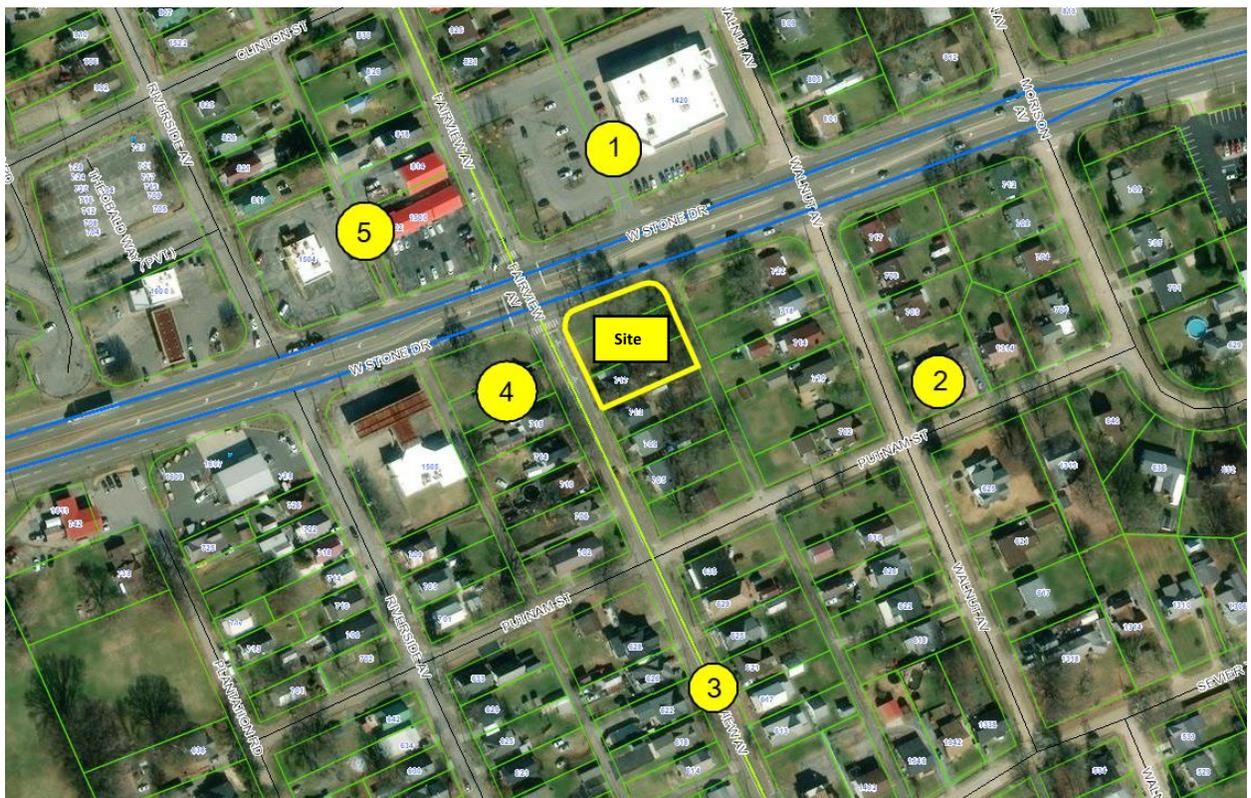
View Facing Walnut Ave. (East)



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.

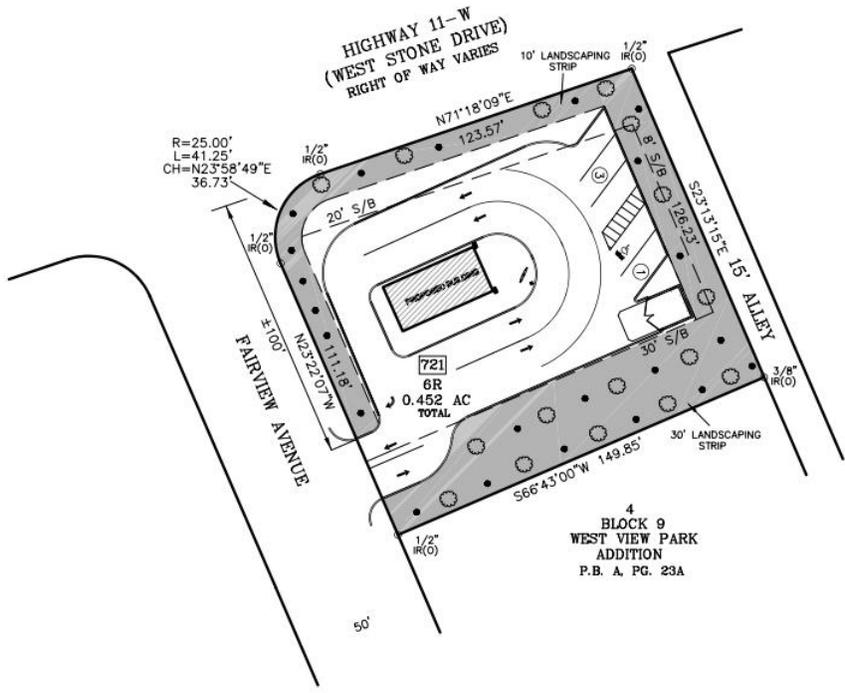
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** There are no changed conditions that justify rezoning the property from R-1C Residential to B-3 Highway Oriented 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
 T I HAVE CONSULTED THE FEDERAL FLOOD

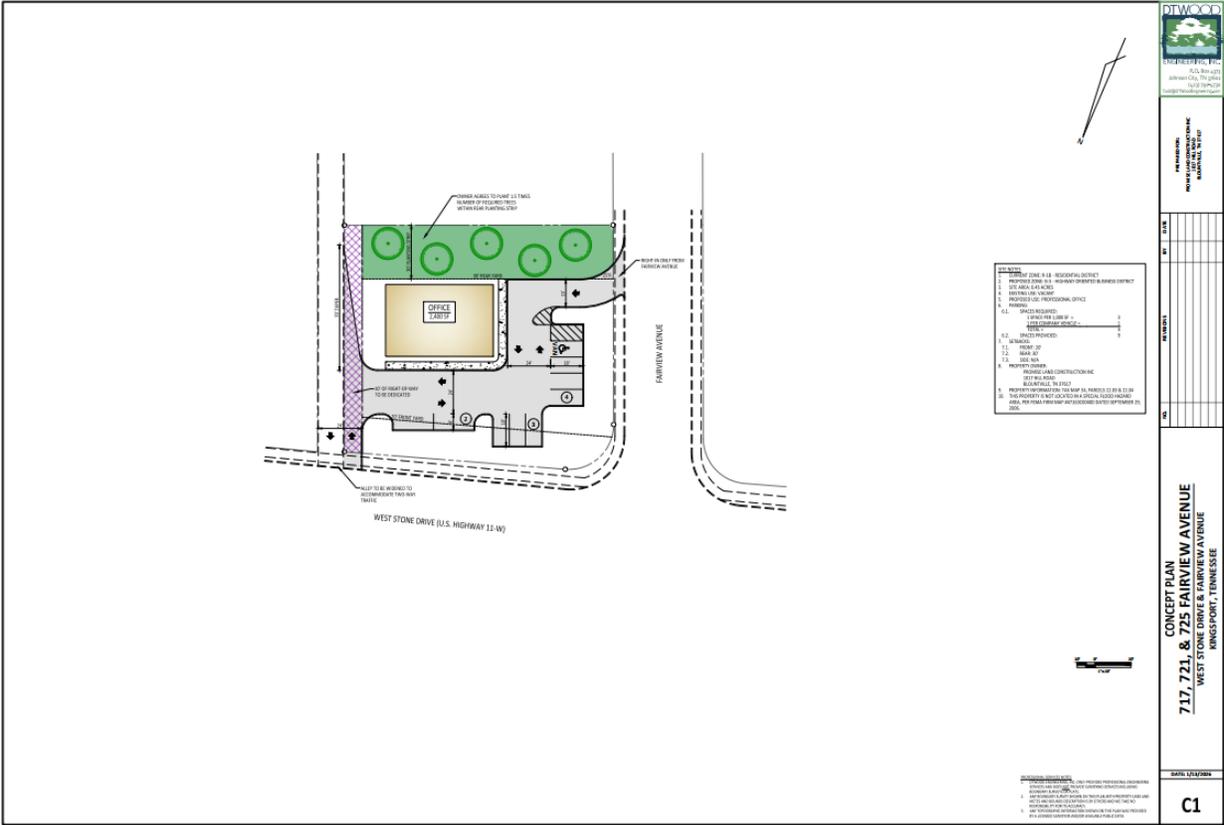
Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0208****CONCLUSION**

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.

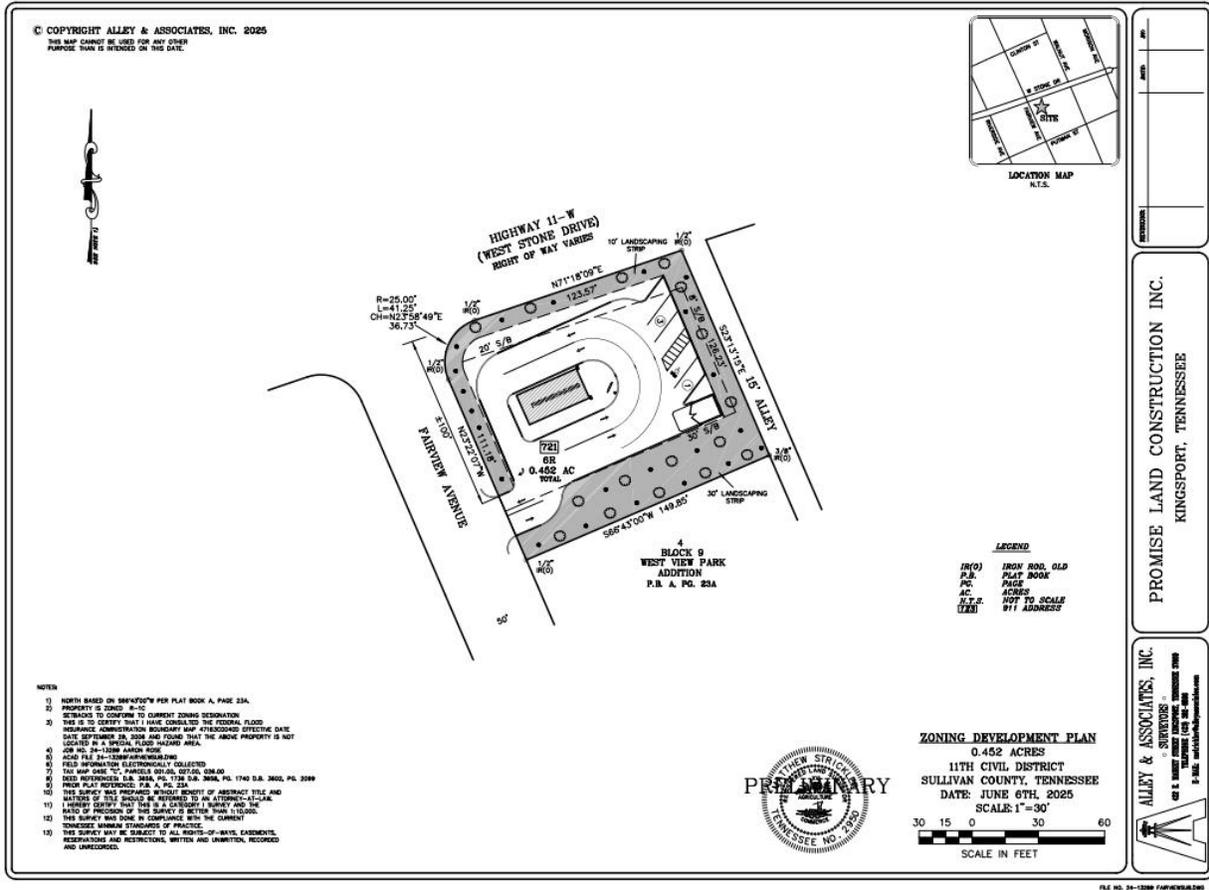
Petition to Reconsider Rezoning Application

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		Existing Zoning	R-1C
Proposed Use		Proposed Zoning	B-3
Owner /Applicant Information			
Name: John Rose Address: 1017 Hill Road City: Blountville State: TN		Zip Code: 37617 Intent: To request reconsideration of the Fairview Avenue rezoning proposal based on changes to the zoning development plan.	
Planning Department Summary			
<ul style="list-style-type: none"> The applicant has submitted a request for the Planning Commission to reconsider the previously reviewed rezoning application following a negative recommendation, citing updates to the zoning development plan. The Planning Commission originally heard the request at its September 2025 meeting, where the applicant sought to rezone from R-1C to B-3. At that time, staff noted the surrounding properties were zoned R-1C and expressed concerns that the proposed B-3 district would be incompatible with nearby single-family uses and inconsistent with the 2030 Future Land Use Plan. Staff recommended a negative recommendation, and the Commission voted 7-0 to forward a negative recommendation to the Board of Mayor and Aldermen. In accordance with established procedures, the Commission may, at its discretion, determine whether the circumstances justify rehearing the case. The determination of whether to reconsider the rezoning request rests entirely with the Planning Commission. 			
Planner:	Jessica McMurray	Date:	February 10, 2026
Planning Commission Action		Meeting Date:	February 19, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Zoning Development Plan
 (a full size copy will be provided for the meeting)
Proposed for Reconsideration



Zoning Development Plan
 (a full size copy will be provided for the meeting)
 Reviewed by Planning Commission September 2025



Promise Land Construction, Inc
1017 Hill Road
Blountville, TN 37617

Re: 717, 721& 725 Fairview Avenue Rezoning

To: Kingsport Regional Planning Commission

Thank you for taking the time to reconsider our rezoning request. After hearing input provided by staff and the Commission, DTWood Engineering (DTWE) was engaged to help come up with a plan that might work. Chris Alley with DTWE has provide and updated concept plan that includes in and out access on Stone Drive. He has communicated with TDOT, and this plan reflect their conversations. I would also propose the following and would memorialize in the property deed and bind future owners to these conditions:

1. Plant 1.5 times the trees that the buffer currently requires on the southern property boundary.
2. Agree to allow right turn only, into the property, for traffic traveling north on Fairview Avenue, a left turn entrance for traffic traveling south on Fairview Avenue would not be provided. The right turn only provision shall automatically be voided if an additional lot is added to the southern side of the property.

I am happy to provide additional information or answer any questions

Regards,

John Rose

John Rose
Owner
Promise Land Construction, Inc.

PROCEDURES OF THE PLANNING COMMISSION

I. Special Meetings

All required data and/or plans submitted in proper order shall be in the hands of the Planning staff before the meeting is called.

Meetings will normally be called only in these circumstances:

- a. For the convenience of the Planning Commission.
- b. As a favor to developers or others with a pressing need where delay to the regular meeting would create undue hardship.
- c. When the Planning Commission has added requirements to a previously properly submitted request.

No special meeting will be held the week before the regular meeting except in very extreme circumstances.

II. Order of Business

The Order of Business of all meetings of members shall be determined by the presiding officer, unless otherwise determined by vote of a majority of the members present.

III. Establishment of Agenda

The Planning Manager shall present a tentative agenda to the Chairman of the Planning Commission consisting of:

- I. INTRODUCTION AND RECOGNITION OF VISITORS
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. CONSENT AGENDA - Consent items are those items brought before the Planning Commission which have been reviewed by the Planning Commission in previous meetings or work sessions.
- V. PUBLIC COMMENT
- VI. UNFINISHED BUSINESS FROM PREVIOUS MEETINGS
- VII. REGULAR AGENDA
 - A. New Business
 - B. Committee Reports
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

After the Planning Manager has submitted a Tentative Agenda, at the conclusion of the Agenda Review Work Session the Chairman of the Commission shall set the agenda for the next regularly scheduled Commission meeting.

Subdivision considerations shall be placed on the Tentative Agenda subsequent

Procedures
Kingsport Regional Planning Commission

to all the necessary documentation/information being submitted to the Planning division prior to the first of the month in which the item is to be considered.

Zoning issues shall be placed on the Tentative Agenda provided all the necessary documentation/information has been provided to the Planning Division the 15th of the month preceding the Planning Commission meeting.

Any item that has received a negative vote or been previously denied by the Planning Commission will not be reconsidered by the Planning Commission within one year of denial action unless, in the opinion of the Planning Manager, the item has substantially changed. However, the owner, agent or representative shall have the privilege of petitioning the Planning Commission to appeal the Planning Manager's decision.

On all agenda items other than those on the Consent Agenda, the owner, agent, or representative must attend the Planning Commission meeting to present and/or answer questions concerning that agenda item. If no owner, agent, or representative is present, the Planning Commission may elect not to consider the agenda item.

Tentative agenda items may be withdrawn at any time by the owner, agent, or representative. Once the agenda has progressed from the Tentative Agenda stage to the final stage, items may be withdrawn by the owner, agent or representative, at the regular meeting of the Planning Commission.

The Planning Commission Chairman shall adhere to the following strict protocol:

- Receive staff presentation, written and oral, with inquiries or clarification from the Commission.
- Receive presentations from those in favor of the request, with questions from the Commission at this point.
- Receive presentations from those opposed to the request, with questions from the Commission.
- Establish and note the clear delineation that all the facts have been presented, then the Chairman closes the discussion and input and the Commission deliberates, give due consideration, and makes a decision.

IV. Suspension of the Rules

The rules of the Planning Commission shall not be suspended except for a definite purpose, and by a 2/3 vote.

V. Rules

The Planning Commission is a deliberative body which meets to make decisions on matters affecting Kingsport. Unless amended by the Planning Commission, Roberts Rules of Order is the parliamentary authority for meetings of the Commission.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0044

S. John B Dennis Highway Rezoning

Property Information			
Address		1400 S. John B Dennis Highway	
Tax Map, Group, Parcel		Tax Map 076 Portion of Parcel 006.50	
Civil District		13	
Overlay District		Gateway	
Land Use Designation		Retail/Commercial	
Acres		Rezoning Site 12.71 acres +/-	
Existing Use		Existing Zoning	BC
Proposed Use		Proposed Zoning	B-3
Owner /Applicant Information			
Name: Donna Pierce Address: 635 Reservoir Road City: Burnsville State: NC Zip Code: 28714		Intent: <i>To rezone from BC (Business Conference District) to B-3 (Highway-Oriented Business District) to facilitate construction of a commercial business.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> • <i>The proposal conforms to the Future Land Use Plan as a commercial use.</i> • <i>The zoning change to B-3 is compatible with abutting city commercial zones along John B. Dennis.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>The rezoning site is currently vacant.</i> • <i>Water and sewer available to the rezoning site.</i> • <i>The development review team is supportive of the rezoning request.</i> 			
Planner:	Jessica McMurray	Date:	February 19, 2026
Planning Commission Action		Meeting Date:	March 19, 2026
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0044

PROPERTY INFORMATION

ADDRESS	A Portion of Parcel 006.50
DISTRICT	13
OVERLAY DISTRICT	Gateway
EXISTING ZONING	BC (Business Conference District)
PROPOSED ZONING	B-3 (Highway-Oriented Business District)
ACRES	Rezone Site 12.71 acres +/-
EXISTING USE	Vacant
PROPOSED USE	Commercial business

PETITIONER

ADDRESS 635 Reservoir Road, Burnsville, NC 28714

INTENT

To rezone from BC (Business Conference District) to B-3 (Highway-Oriented Business District) to facilitate construction of a commercial business.

Vicinity Map



Aerial



View from S. Wilcox Drive



View from S. Wilcox Drive



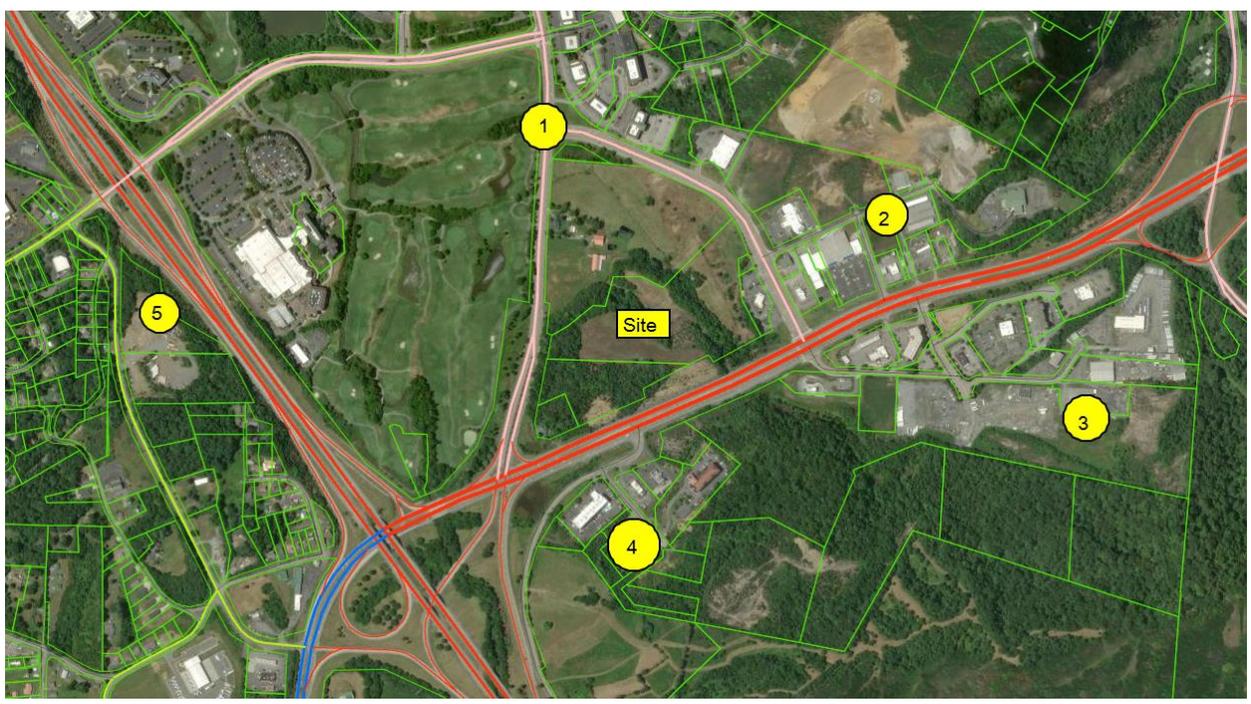
View from S. Wilcox Drive



View from John B. Dennis



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0044

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City BC</u> Use: vacant	
Northeast	2	<u>Zone: City B-3</u> Use: commercial	
East	3	<u>Zone: City M-1R</u> Use: commercial	
South	4	<u>Zone: City B-4P</u> Use: commercial	
West	5	<u>Zone: City TA/C</u> Use: commercial	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed B-3 zoning is suitable given the surrounding highway-oriented commercial development. The property is currently split-zoned BC and B-3, and rezoning the entire site supports a new commercial business consistent with the established development pattern.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The new commercial business is compatible with surrounding commercial uses and is not expected to negatively impact nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has reasonable use under BC zoning, rezoning the entire site to B-3 allows for a more practical and economically viable new commercial business that aligns with surrounding development.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The 2030 Future Land Use Plan designates the property for retail/commercial use. The proposed B-3 zoning aligns with this designation and supports the Plan's intent to focus commercial development along major transportation corridors.

Proposed use: Commercial Business

The Future Placetype Map recommends regional activity center.

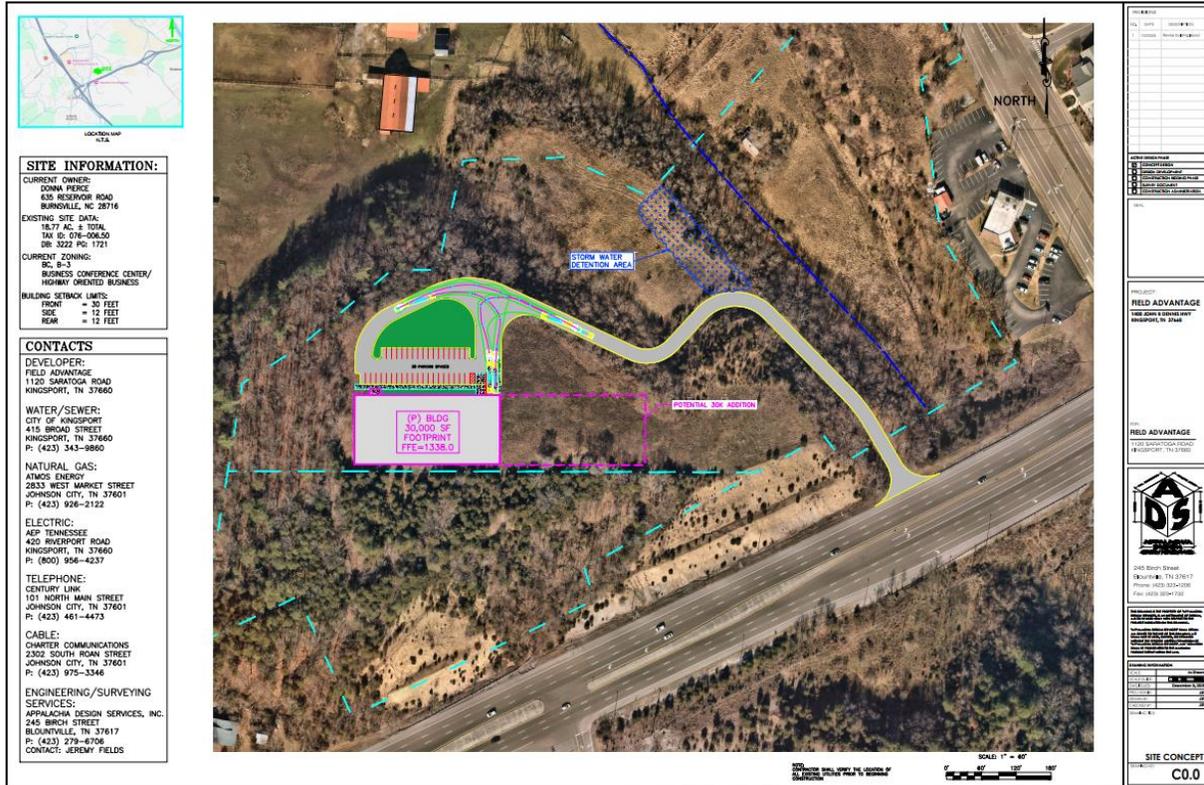
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The property's split zoning and adjacency to existing city B-3 commercial development support rezoning the entire site to B-3, allowing for a new commercial business consistent with the area's established development pattern.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0044

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



CONCLUSION

Staff recommends forwarding a positive recommendation to rezone from BC to B-3, based on the proposal's compatibility with surrounding commercial uses and conformance with the 2030 Future Land Use Plan.

PROPERTY INFORMATION

ADDRESS	Parcel 003.20
DISTRICT	14
OVERLAY DISTRICT	Gateway
EXISTING ZONING	R-3 (Low Density Apartment District)
PROPOSED ZONING	M-1R (Light Manufacturing Restricted District)
ACRES	Rezone Site 15.67 acres +/-
EXISTING USE	Vacant
PROPOSED USE	Manufacturing

PETITIONER

ADDRESS **1043 Fordtown Road, Kingsport, TN 37663**

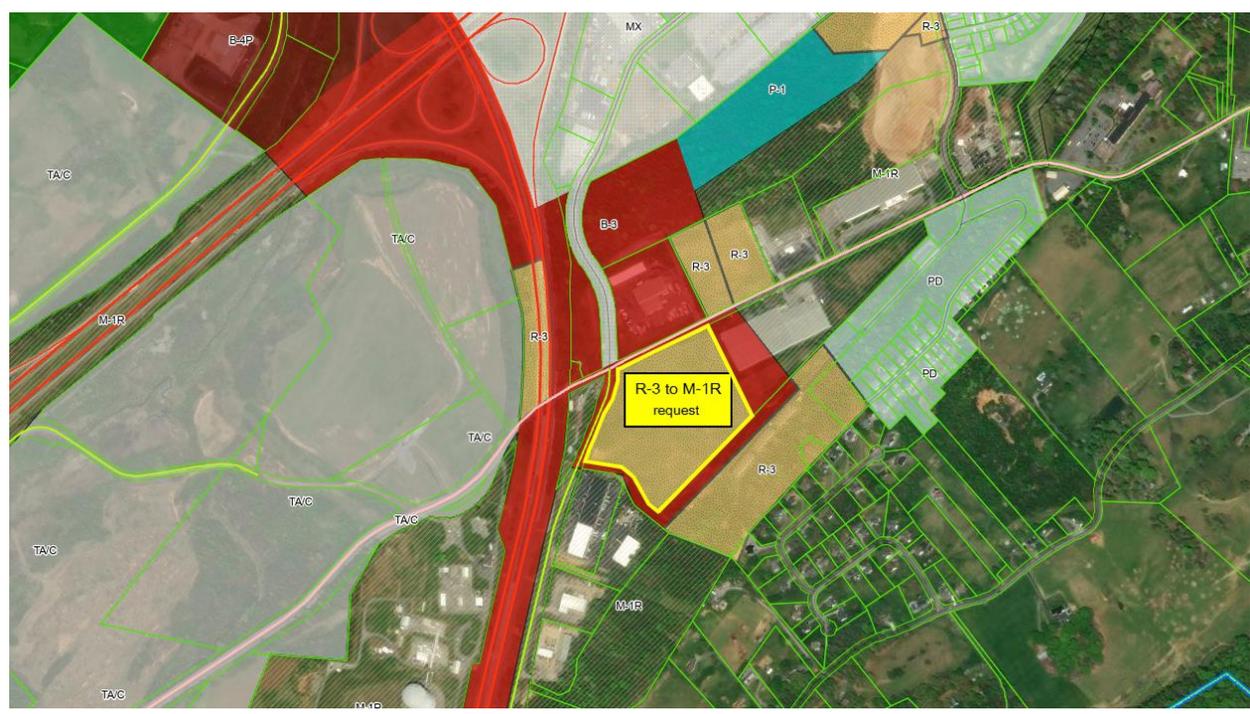
INTENT

To rezone from R-3 (Low Density Apartment District) to M-1R (Light Manufacturing Restricted District) to construction of a manufacturing facility.

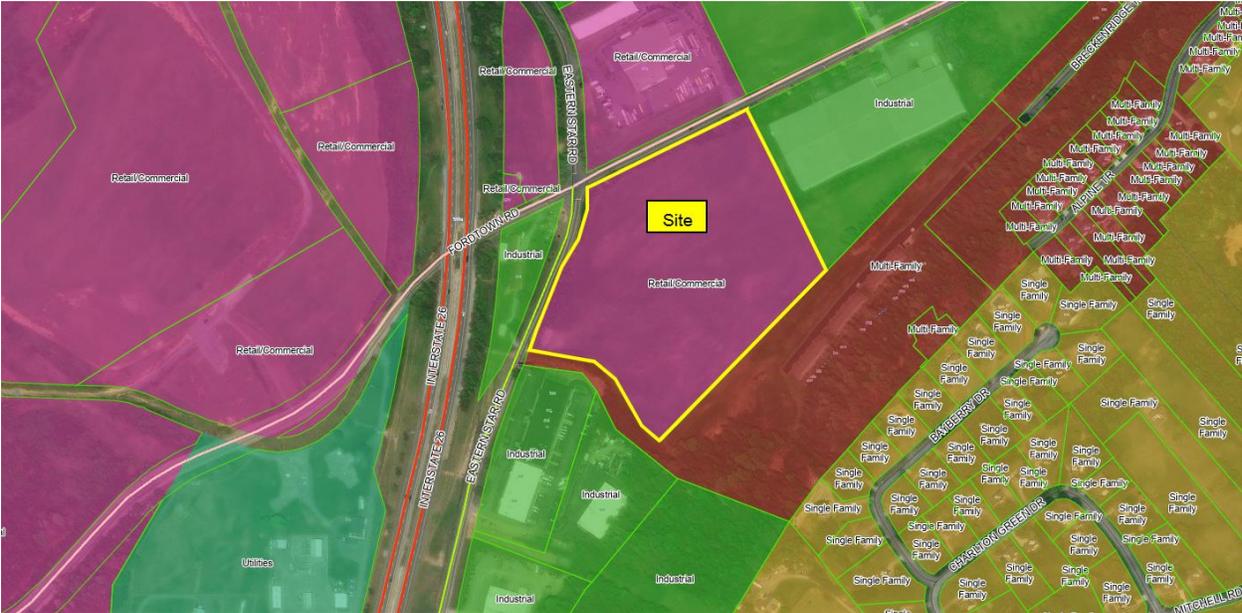
Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



Aerial



View of Site from Breckenridge Trace



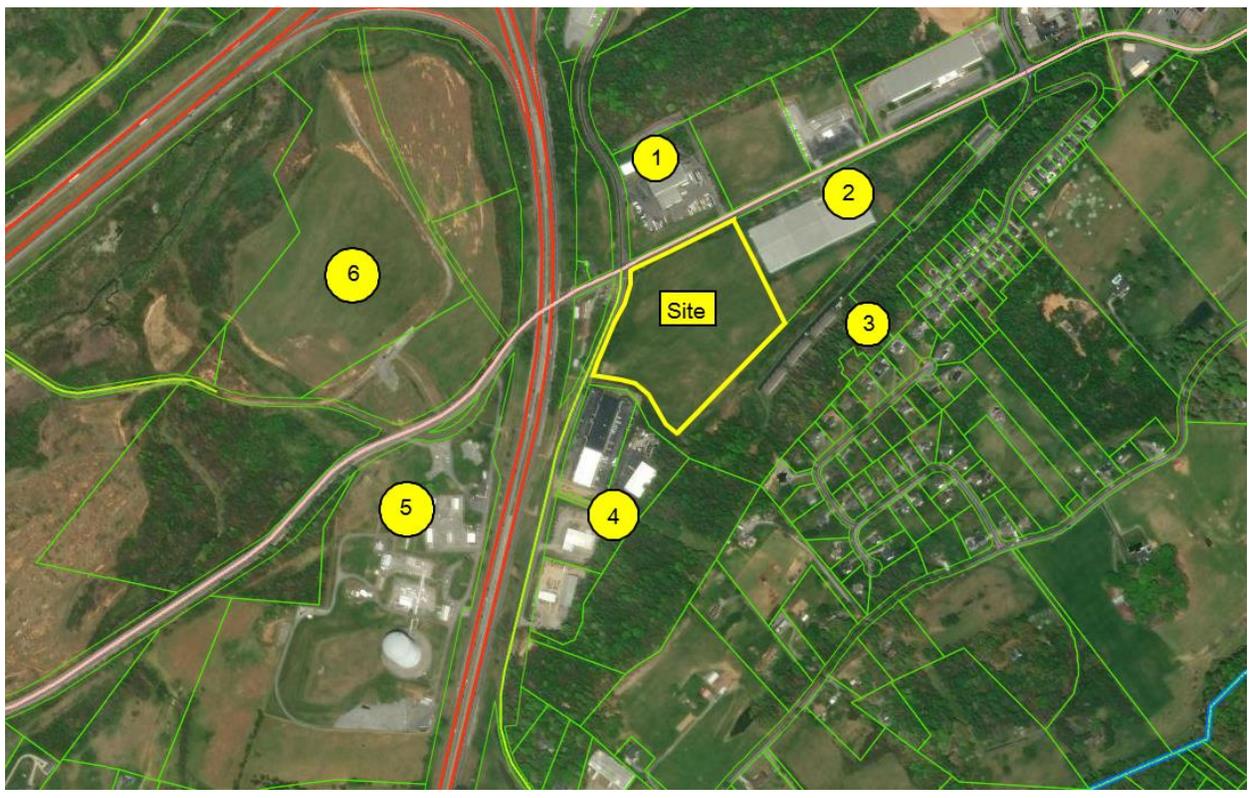
View from Fordtown Road



View from Fordtown Road



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0038

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: commercial	
Northeast	2	<u>Zone: City M-1R</u> Use: commercial	
East	3	<u>Zone: City R-3</u> Use: townhomes	
South	4	<u>Zone: City M-1R</u> Use: commercial	
Southeast	5	<u>Zone: City M-1R</u> Use: commercial	
West	6	<u>Zone: City TA/C</u> Use: vacant	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed M-1R Light Manufacturing District permits uses that are generally compatible with the surrounding B-3 Highway Oriented Business zoning. The area is characterized by commercial and service-oriented uses, and the M-1R district allows light manufacturing and warehousing activities that are consistent with the existing development pattern.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Rezoning the property from R-3 to M-1R should not adversely affect nearby properties. The surrounding area is largely commercial in nature, and the proposed zoning would align the parcel more closely with surrounding business and industrial uses, reducing potential land-use conflicts.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing R-3 zoning; however, the proposed M-1R classification would allow uses that are more consistent with the surrounding commercial and industrial development pattern and may provide greater flexibility for economic development.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed M-1R rezoning is consistent with the Future Place Type Map designation of Manufacturing & Warehousing. Rezoning the property to M-1R would support the long-term land use vision for the area by allowing uses that align with the recommended place type.

Proposed use: Manufacturing & Warehousing

The Future Placetype Map recommends Manufacturing & Warehousing

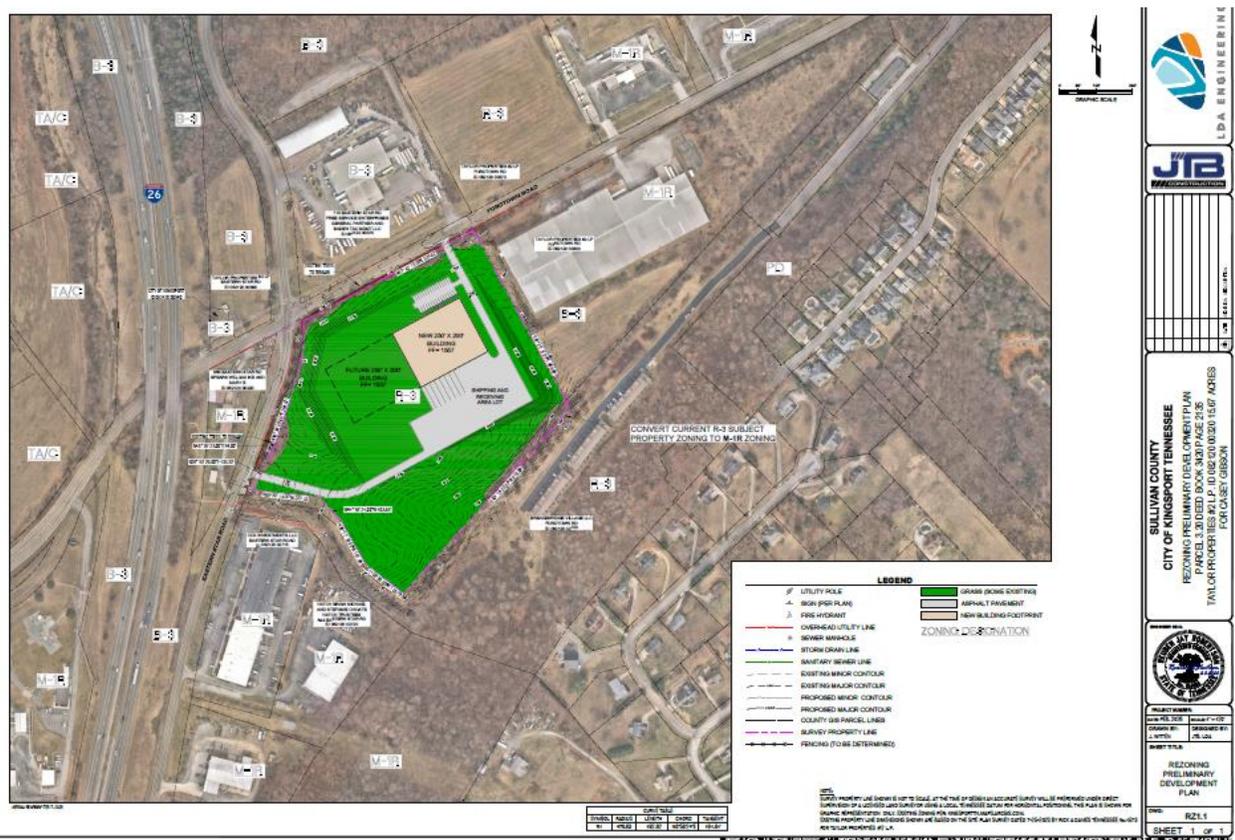
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The presence of nearby M-1R zoning and surrounding B-3 commercial districts supports the request, as the proposed rezoning would create a more consistent zoning pattern within the area. Additionally, the Future Place Type Map's recommendation for Manufacturing & Warehousing further supports the appropriateness of the M-1R designation for the property.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0038

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



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on March 19, 2026

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE26-0038****CONCLUSION**

Staff recommends approval of the rezoning from M-1R to R-3 based on its conformance with the Future Land Use Plan and its compatibility with the surrounding zoning and existing commercial development pattern.

PROPERTY INFORMATION

ADDRESS	Parcel 014.00
DISTRICT	11
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-2 (Central Business District)
PROPOSED ZONING	B-2E (Central Business Edge District)
ACRES	Rezone Site .33 acres +/-
EXISTING USE	Vacant Building
PROPOSED USE	Indoor Storage

PETITIONER

ADDRESS 204 St. Charles Place, Kingsport, TN 37660

INTENT

To rezone from B-2 (Central Business District) to B-2E (Central Business Edge District) to accommodate indoor storage.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030



View from Revere Street



View from Revere Street



View from Revere Street



View from Revere Street



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0030

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-2</u> Use: commercial	
East	2	<u>Zone: City R-2</u> Use: residential	
South	3	<u>Zone: City B-2</u> Use: commercial	
West	4	<u>Zone: City B-2</u> Use: commercial	
Southwest	5	<u>Zone: City B-2E</u> Use: commercial	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed B-2E permits uses that are substantially similar to those allowed in the existing B-2. The primary distinction is that B-2E allows indoor storage within existing buildings. Given the property's downtown context and surrounding commercial development pattern, the proposed district supports uses that are consistent with adjacent and nearby properties.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Because B-2 and B-2E allow largely the same range of commercial uses, the rezoning does not introduce more intensive or incompatible land uses. Allowing indoor storage within existing buildings does not significantly alter the character or intensity of development and is not expected to adversely affect surrounding properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing B-2 zoning. However, the proposed B-2E classification provides additional flexibility by permitting indoor storage within existing structures, which may enhance the property's usability while maintaining compatibility with the surrounding downtown area.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The Future Placetype Map designates the area as Downtown, which supports retail, commercial, residential, office, civic, hospitality, and entertainment uses. The proposed B-2E district is consistent with these uses and aligns with the intent of supporting active, mixed-use downtown development.

Proposed use: Indoor Storage

The Future Placetype Map recommends downtown.

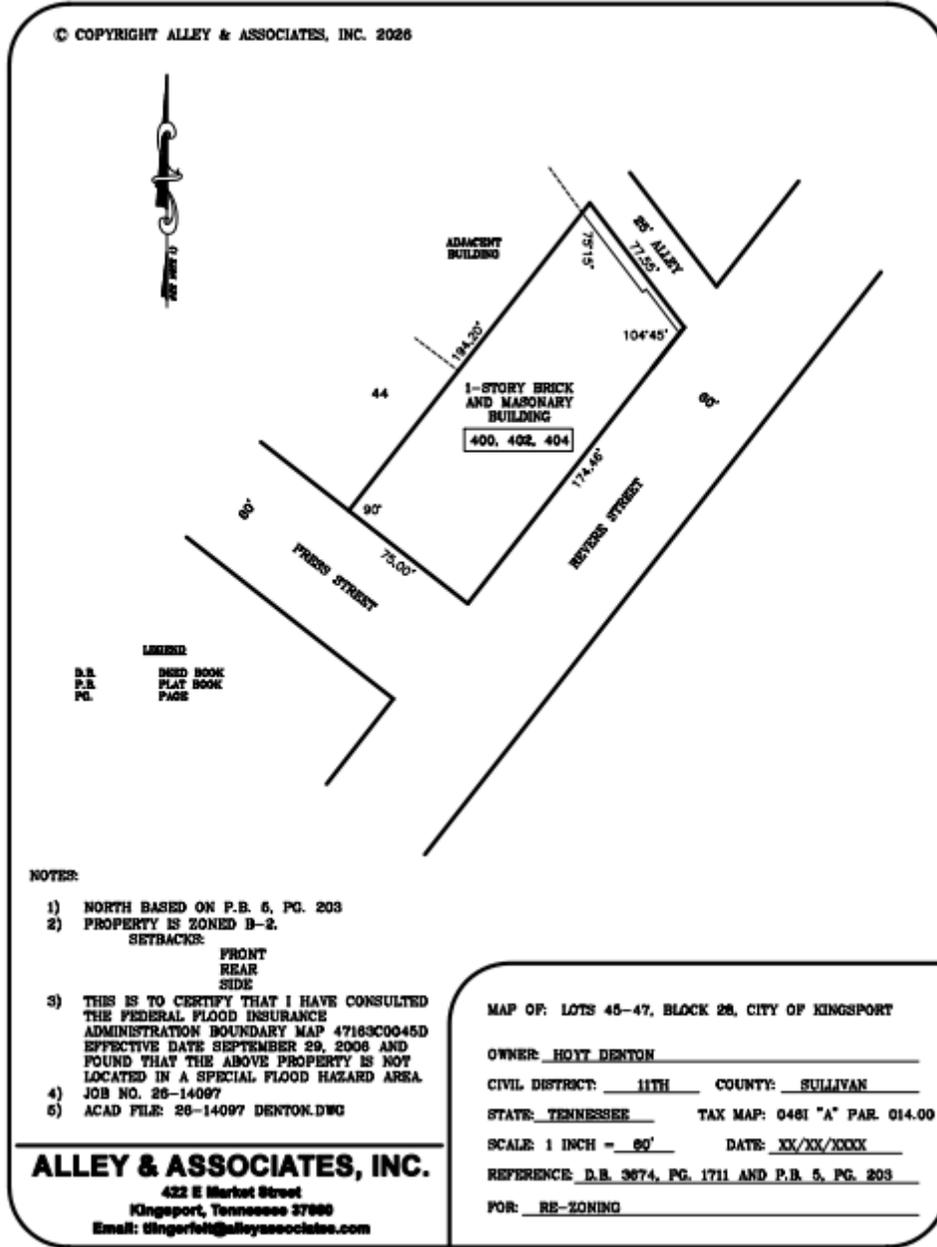
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The continued evolution of downtown commercial areas and the adaptive reuse of existing structures support additional flexibility in permitted uses.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0030

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



CONCLUSION

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on March 19, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0030

Staff recommends sending a positive recommendation to rezone from B-2 to B-2E, based on the proposal's compatibility with surrounding downtown commercial uses and its conformance with the 2030 Future Landuse Plan.

Property Information	<h2 style="margin: 0;">Sullivan County Zoning Text Amendment</h2>		
Address	3425 HWY 126 Blountville, TN		
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner/ Applicant Information			
Name:		<i>Intent: To seek a recommendation from the Kingsport Regional Planning Commission for the proposed Zoning Text Amendment.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The Sullivan County Planning Department is seeking to amend its' zoning code to accommodate high-intensity, technology-driven, and energy-dependent industries within their jurisdiction. This zoning text amendment is a product resulting from the 4-month County moratorium request approved by this Commission on December 18, 2025. 			
<p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> This zoning text amendment is coming before the Commission due to Sullivan County's Zoning Ordinance 12-106.3(1) which mandates any amendment must come before all Planning Commissions that have regional planning authority for a recommendation. Based upon the County's PMD-3 district description, the intention would be to separate any use permitted within the zone to be separate from any residential or agricultural district regardless of County or City jurisdiction. 			
<p>Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the zoning text amendment.</p>			
Planner: Samuel Cooper		Date: 3/19/2026	
Planning Commission Action		Meeting Date	3/19/2026
Approval:			
Denial:			Reason for Denial:
Deferred:			Reason for Deferral:

Sullivan County Zoning Code

12-106 AMENDMENTS TO THE ZONING PLAN (TEXT AND/OR DISTRICT BOUNDARY)

12-106.1 General - The County Commission may, from time to time, amend this resolution by changing the boundaries of districts or by changing any other provisions of the code whenever it is alleged that there was an error in the original zoning resolution or whenever the public necessity, convenience, and general welfare require such amendment.

12-106.2 Initiation of Amendment - Amendments to the Zoning Resolution text, may be initiated by the County Commission, the Sullivan County Regional Planning Commission or the Planning Director. Amendments to the Zoning District Map may be initiated by the County Commission, Sullivan County Regional Planning Commission, a property owner of the land which is to be considered for rezoning, or the legal agent representing the property owner, such as Power of Attorney, Licensed Realtor or buyer under contract of said property. Legal documentation verifying the legal interest in said real property shall be made available to the Planning & Zoning Director prior to acceptance of any rezoning application. *(Amended on January 22, 2008)*

12-106.3 Application for Amendment

1. Filing of Proposed Amendments - An application for amendment shall be filed with the Planning and Zoning Department. Prior to any consideration of the proposed amendment by the County Commission such application shall be transmitted to the applicable Regional Planning Commission(s) for review and recommendation pursuant to the Tennessee Code Annotated, Section 13-7-105.
2. Application Content - Any application for a change in the zoning classification of any parcel of land shall be accompanied by:
 - a. Sufficient information to disclose ownership of the property for which the request is being made and that the requests is being made by the owner or a legal agent acting on behalf of the owner.
 - b. Sufficient information to disclose the location and extent of the property for which the request is being made. This information shall, where necessary to achieve an adequate legal description, include a boundary survey of the property.
 - c. Sufficient information to establish that the property for which the request is being made is free and clear of any encumbrances, which would prevent its use for the use proposed.

On receiving such application copies shall be transmitted to the other bodies and the Planning Commission prior to any consideration of the proposed amendment by the County Commission.

Proposed Additions to Sullivan County Zoning Code

6. **PMD-3 Planned Manufacturing District (Data and Energy Processing District)** - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	<u>PMD-3</u>	<u>PMD-2</u>	<u>PMD-1</u>	<u>M-2</u>	<u>M-1</u>	<u>PAD</u>
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	PC	SUP	SUP	X
B. Manufacturing – General	X	PC	PC	SUP	SUP	X
C. Manufacturing - Basic Industry	X	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	X	PC	X	SUP	X	X
E. Manufacturing – Data and Energy Processing	PC	X	X	X	X	X
F. Planned Artisan Limited – see B-103.(4 01/11/24)	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	X	X	O/PC	X	X
B. Animal Care and Veterinary Services	X	PC	PC	SUP	SUP	X
C. Automotive Parking	X	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	X	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	SUP	SUP	X
J. Wholesale Sales	X	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	X	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services *	X	PC	PC	SUP	SUP *	PC
B. Childcare Facilities, any type	X	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	X	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	X	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	X	BZA	X	BZA	X
I. Waste Disposal Operations	X	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Plant and Forest Nurseries	X	PC	PC	PC	PC	P
V. ACCESSORY ACTIVITIES						
A. Accessory Storage – Enclosed Structure	PC	PC	PC	SUP	SUP	PC
B. Accessory Childcare	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	X	PC
G. Residential Occupancy (approved administratively)	SUP	SUP	SUP	X	SUP	SUP
H. Accessory Energy Generation Systems	PC	X	X	X	X	X
I. Energy Reclamation Systems	PC	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS	
P	= Indicates Permitted Use.
SUP	= Indicates Use Permitted with Supplemental Provisions.
PC	= Indicates Permitted Use on Site Plan Review by the Planning Commission.
O	= Indicates Use Allowable within Special Overlay District
(See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)	
BZA	= Special Exception of Use after Approval of the Board of Zoning Appeals
NOTES:	
(1)	See Section 5-104.
*Approved <i>Alternative Training Facilities</i> – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.	

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

	-----DISTRICTS-----					
	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment##))	N/A	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (In Square Feet)	300,000	80,000	80,000	80,000	43,560	43,560
B. Width (In Feet, Measured at Building Line)	400	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	40
B. Side	100	50	30	50	30	30
C. Rear	100	50	30	50	30	30
D. Corner Side (additional street frontage)	100	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road)	100	50	50	50	50	40
NOTES:						
(1) The minimum lot size shall be as required to meet other provisions of this article.						
(2) See Subsection 5-103.4, Subpart 7 and 8-107.						
(3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.						

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

- n. Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
 - o. Vents necessary for use of fallout shelter constructed below grade of such yards but excluding all other parts of such shelters.
 - p. Privacy walls or fences not exceeding six (6) feet in height measured from finish grade level at any point along the length of, and on any side of, such walls or fences, and not roofed or structurally part of a building. (amended 09.15.2022)
2. Measurement of Yard Width or Depth - In all manufacturing districts, the width or depth of a required yard shall be measured perpendicular to straight lot lines, or for curved lot lines, in such a way that such yard is bounded by the arc of a curve, which is concentric with such curved lot line.
 3. Dimension of Yards - In all manufacturing districts, yards of such dimensions as set forth in TABLE 5-103A, shall be provided.
 4. Uses of Required Yard Areas - The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.
 - a. Landscaping/Buffering/Reserve Green Strip - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping. The minimum design standards are detailed in Section 8-1071.
 - b. Driveways - Driveways may be located within any required yard; provided, however, that no more than fifty (50) percent of the area of any required yard may be used as a driveway.
 - c. Sidewalks - Sidewalks shall be provided to accommodate pedestrian access from all guest and employee parking areas to associated entrances into facilities.
 - d. Parking - Within all manufacturing districts any yard may be used for off-street parking or loading, except as provided in Subpart 7, of this section. However, such areas shall not be used for storage or processing of any kind. No parking shall be permitted within ten (10) feet of the front property line and shall become a vegetative reserve green strip subject to minimum measures as required in Section 8-107.2.
 5. Restrictions on Outside Storage Within Areas Other Than Required Yards - All approved storage areas shall be fenced and/or buffered as required by the Planning Commission or Building Commissioner.
 - a. Outside Storage Within M-1 Districts - Within the M-1 Districts, no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot.
 - b. Outside Storage Within All Other Districts - Within the PMD-1, PMD-2, **PMD-3** and M-2 Districts, outside storage may be permitted only within areas designated for such upon an approved site plan.
 6. Special Yard Provisions Applying Along Railroad Right-of-Way - In all manufacturing districts, other provisions of this resolution notwithstanding, along such portion of a rear or side lot line, which coincides with a boundary of a railroad right-of-way, no rear or side yard shall be required. However, a minimum of a ten (10) foot buffer strip and/or fencing shall be required for the safety of all visitors, customers, and employees. The buffered area shall not be required where direct service is necessary to access the rail system.
 7. Special Provisions Applying to Required Yards and Building Setbacks Along District Boundaries Coincident with Side or Rear Lot Lines of Zone Lots Located, in Any Residential or Agricultural District
 - a. Required Yards Along District Boundaries Coincident with Side or Rear Lot Lines
Within M-1, M-2, PMD-1 and PMD-2, manufacturing Districts, along such portion of the boundary of the manufacturing district which coincides with a side or rear lot line of a zone lot in any residential or agricultural district, an open area unobstructed from the ground to the sky shall be provided within the manufacturing district, with the exception of required buffering, landscaping and any natural feature. Within M-1 and PMD-1 Districts, this area shall be thirty (30) feet in width and within M-2 and PMD-2 Districts, the width shall be fifty (50) feet. No portion of this open area shall be used for off-street parking, off-street loading or for storage or processing of any kind. No portion of this open area shall be paved, graveled or used for parking or as an access way of any type.
 - b. Special Front Setback - Regardless of the front yard provisions established for any manufacturing district, no building located on any zone lot adjacent to any residential or agricultural district shall extend closer to the street than the average of the distances of the buildings located within one hundred (100) feet, of the lot whereon the manufacturing activity is located; provided that no building

- shall be required to setback more than twice the minimum front yard applicable within the manufacturing district.
- c. Screening Along Residential/Agricultural District Boundaries - To assist in preventing the transmission of light and noise from within any manufacturing district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening street, alley, or other public way. Such screening shall be provided within the manufacturing district, but not within a public street or alley, along the entire contiguity of said districts. See section 8-107.1 for minimum buffering standards.
8. Required Yards Within M-2 Districts - Due to the potentially noxious activities which may be permitted within M-2 Districts, special yard provisions are required.
- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Hazardous Manufacturing - In its review of any application for approval of a hazardous manufacturing activity proposed for location within an M-2 District, the County Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum such yards shall be as indicated below. Screening shall be provided as established in Subsection 7-103.4, Subpart 7, c, (Screening Along Residential District Boundaries).
- (1) Use Adjoins Residential or Agricultural Property - Along any rear or side lot line which adjoins residential or agricultural property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred (100) feet wide, shall be provided within the manufacturing district. Such open area shall not be paved nor used for off-street parking, loading, or storage or processing of any kind.
- (2) Use Adjoins Commercial or Manufacturing Property - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least seventy-five (75) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.
9. Required Yards Within PMD-3 Districts - Due to the potentially disruptive activities which may be permitted within PMD-3 Districts, special yard provisions are required.
- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Disruptive Manufacturing - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least one hundred (100) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

5-104 SUPPLEMENTAL PROVISIONS APPLICABLE TO M-2 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to M-2. All existing M-2 districts shall comply with the bulk and supplemental regulations herein.

5-104.1 Operation and Intent of Requested M-2 Districts - The M-2, Heavy Manufacturing District, is intended to provide a mechanism for managing a wide variety of high impact, potentially noxious and/or dangerous, but necessary uses or activities, which seek to locate within the Planning Jurisdiction. Certain of the potential uses that may locate within the district have associated with them some special impact or uniqueness related to materials, processes or products that cannot be evaluated as to effect on the surrounding area or environment in advance of the use being proposed for a particular location. At the time an application is filed for approval of an M-2 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an M-2, Heavy Manufacturing District.

5-104.2 Development Plans and Review Process

1. Procedure for Submission and Review - The process for review and approval of any M-2, Heavy Manufacturing District, consists of three (3) progressive elements:
- a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
 - f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
 - g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
 - h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
 - i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.
2. General Site Design Criteria -
- a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within M-2 Districts).
 - b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
 - c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
 - d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
 - e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
 - f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
 - g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-104.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an M-2 Heavy Manufacturing District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

5-105 SUPPLEMENTAL PROVISIONS APPLICABLE TO PMD-3 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to PMD-3. All existing PMD-3 districts shall comply with the bulk and supplemental regulations herein.

5-105.1 Operation and Intent of Requested PMD-3 Districts - The PMD-3, Planned Manufacturing District (Data and Energy Processing), is intended to provide a mechanism for high-intensity, technology-driven, and energy-dependent industries, including, but not limited to, data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects. At the time an application is filed for approval of an PMD-3 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an PMD-3, Planned Manufacturing District (Data and energy Processing).

5-105.2 Development Plans and Review Process

1. Procedure for Submission and Review - The process for review and approval of any PMD-3 Planned Manufacturing District (Data and energy Processing), consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- b. Consideration by the County Commission of the requested PMD-3 District, as specified in Subpart 3, of this section.
- c. Review and approval of a final development plan as specified in Subpart 4, of this section.
2. Preliminary Development Plan - All applications for approval of an PMD-3, Planned Manufacturing District (Data and energy Processing), shall be made by the landowner or authorized agent in accordance with the provisions of this section.
- a. Plan Content - All preliminary development plans submitted under this section shall be accompanied by the following:
- (1) Site Data and General Information -
- Letter from the landowner detailing the proposed zone change.
 - Location map of the proposed site.
 - Preliminary site plan prepared by a licensed engineer indicating existing and proposed contours at a vertical interval no greater than five (5) feet, along with the location and proposed use of structures and other site alterations.
 - A land use map indicating the ownership and present usage of all parcels located within five hundred (500) feet, from the periphery of the proposed site.
 - Highway assessment indicating the existing width and type of pavement and existing traffic conditions of all roads giving access to the property.
- (2) Operational Data
- Sufficient information to fully divulge the operational nature, intensity and ultimate extent of the proposed activity.
 - Nature of materials to be utilized and processes involved in the proposed operation, to specifically include a detailed listing of types and expected quantities of all materials classified as hazardous by the Federal Department of Environmental Protection or by the Tennessee Department of Environment and Conservation.
 - Average number of vehicles entering and leaving the site on a daily basis and the anticipated route(s) of travel.
 - Detailing of types and current status of all Federal and State permits required for operation of the proposed facility.
 - Detailing of all safety and protective measures to be utilized in connection with the operation as well as an indication of the system proposed for dealing with complaints.
 - A general indication of the anticipated duration of the proposed use and, details of plans and methodologies proposed for removal of the activity and/or reclamation of the site.
 - All facilities shall comply with Federal Communications Commission (FCC) standards regarding Electromagnetic Interference (EMI) and shall not cause measurable interference with communications infrastructure or public safety networks.
- (3) Environmental Data
- A demonstration via sound study conducted by a professional acoustical expert that the sound generated by a data center shall be limited to a maximum decibel level of 70 (dBA) as measured from the property line of the use. Such sound study shall be conducted using generally accepted methodology. A sound study shall be conducted at the following phases:
 - A preliminary study shall be conducted and supplied as part of the application process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit.
 - An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the data center uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
 - An as-built sound study shall be conducted six months after issuance of the certificate of occupancy. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this ordinance.
 - A demonstration via vibration study prepared by a qualified professional that demonstrates that no vibration from the data center or associated equipment will be perceptible to the human sense of feeling beyond the property line.
- b. Planning Commission Recommendation - The information required by Subpart a, (above) shall be presented in sufficient copies for review and recommendation by the Applicable Regional Planning Commission. The Commission shall consider the preliminary development plan and forward a detailed recommendation concerning its disposition to the County Commission. This recommendation may contain suggestions for specific conditions and/or limitations to be applied to the use should the County Commission approve the zoning request.

3. **Action by County Commission** - After review and recommendation by the applicable Regional Planning Commission, the applicant may proceed to the County Commission with the proposal. At the meeting of the County Commission where the proposal is presented, the preliminary site development plan along with the action recommended by the Planning Commission shall be presented for review. The County Commission may approve or disapprove the rezoning request. Upon action by the County Commission approving the preliminary site development plan and the proposed change in zoning classification, the applicant may proceed to prepare and present to the Planning Commission a final site development plan as set forth in Subpart 4, of this section. In no event shall a building permit be issued for any portion of a development subject to this procedure until a final site development plan has been approved.
4. **Final Development Plan** - Following the action by the County Commission creating the PMD-3 District, the applicant may proceed to prepare and present for review by the Planning Commission a final development plan.
- a. **Information Required** - The information indicated herein shall be provided with all final development plans submitted in accordance with this section.
- (1) **General Site Information** - The information required by ARTICLE XII, Section 12-102.3, Subpart 2. (Site Plan) of this resolution, shall be provided.
 - (2) **Approved State and Federal Permits** - Copies of all permits required by State and Federal law for operation of the facility shall be provided.
 - (3) **Site Restoration or Reclamation Plan** - Depending upon the nature of the proposed use, a site restoration or reclamation plan may be required as a condition of zoning approval. Where such is required, said plan shall accompany the final development plan. Adequate provision, as determined by the County Attorney, shall be made to ensure implementation of said plan regardless of the future financial capabilities of the applicant.
- b. **Determination of Substantial Compliance** - Any final site development plan submitted in conformance with this section shall be evaluated as to the "substantial compliance" of such plan to the approved preliminary development plan and for compliance with all other provisions of this resolution which were not contained in the preliminary development plan. The final site development plan shall be deemed in substantial compliance with the preliminary site development plan provided modifications by the applicant do not involve changes which exceed those permitted by ARTICLE, XII, Subsection 12-102.7, "Construction to Be in Accordance with Approved Plans". The Planning Commission shall review the plan as to its "Substantial Compliance" with the preliminary site development plan and either:
- (1) Approve the plan as presented.
 - (2) Disapprove the plan. (See Subpart d, of this section.)
 - (3) Approve the plan with modifications, which in its judgment are required in order for the plan to meet the test of substantial compliance with the preliminary development plan and/or conditions established by the County Commission upon approval of the PMD-3 Zoning District. Where a final site plan is approved with modifications the provisions of Subpart c. of this section, shall apply.
- c. **Approval with Modifications, Applicants Response** - When the Planning Commission's action on any final development plan is "Approval with Modifications", the Commission shall transmit to the property owner in writing the conditions or modifications which must be complied with in order that the proposed development receive approval. Within sixty (60) days of the transmittal of the required modifications, the applicant may make a written response concurring with the required modifications, in which case the development is deemed to have final approval, at the date of receipt by the Planning Commission of said written concurrence. When the applicant makes a negative reply or no reply is made within sixty (60) days of the date of conditional approval, the development shall be deemed disapproved, unless such time limit is extended by a specific action of the Planning Commission upon a written request of the applicant. In the event of disapproval, the applicant may request review of such ruling as set forth in Subpart "e", of this section.
- d. **Disapproval** - If the Planning Commission finds that the final plan does not meet the test for substantial compliance or does not comply with other standards of approval established by the County Commission in its action creating the PMD-3, Planned Manufacturing District (Data and Energy Processing), it shall disapprove the plan. In the event of disapproval, a written report shall be prepared by the Planning Commission and sent to the County Commission and the applicant. This report shall detail the grounds on which the plan was denied to specifically include ways in which the final plan violated the substantial compliance provisions or other standards of review.
- e. **Review of Approval Action** - In the event that any final development plan shall be disapproved, such action shall, upon request by the applicant, be reviewed by the County Commission. The County Commission shall consider the report submitted by the Planning Commission and such other information as it may require in order to determine whether such development in its view meets the

test of substantial compliance and complies with other standards of review, herein, established. Should the County Commission uphold the Planning Commission in its action, it shall notify the applicant that final approval of the development plan is denied. Should the County Commission override the Planning Commission's recommendation to disapprove the plan, it shall notify both the applicant and the Planning Commission of its decision and the action of the County Commission approving the plan shall become final.

5-105.3 Site Location and Design

1. General Location Criteria - The provisions of this section shall apply in determining the suitability of any site proposed for classification as an PMD-3 Planned Manufacturing District (Data and Energy Processing).
 - a. The proposed site shall be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts.
 - b. The proposed use will not pollute or deteriorate air quality, surface or subterranean water, or any other natural features.
 - c. The proposed site will not be located in an area that could contaminate the source of an existing water supply.
 - d. The proposed site will be free of sinkholes, caves, caverns, or other karsts features that would present significant potential for surface collapse or significant degradation to local ground water resources.
 - e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
 - f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
 - g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
 - h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
 - i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.
2. General Site Design Criteria -
 - a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within PMD-3 Districts).
 - b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
 - c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
 - d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
 - e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
 - f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
 - g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-105.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an PMD-3 District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

8-107.2 Vegetative Reserve Green Strip A minimum of a ten (10) foot vegetative reserve green strip shall be maintained on all road frontages in order to control vehicular access, sight visibility and to assist in the stormwater run-off from the parking lot and other impervious surfaces. Such reserve strip shall be free from all structures and parking. Such reserve strip may be planted with any type of shrubs and/or grasses that, at mature growth, do not exceed three (3) feet in height, so as to not interfere with vehicular sight visibility. Such requirement may be waived for all new developments within the B-2 district should an alternative access controls and stormwater designs be implemented.

8-107.3 PMD-3 Buffering Strip - A minimum of a fifty (50) foot reserved portion of a parcel perimeter, which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces shall be required for the purpose of buffering one land use from another, possibly incompatible land uses. Such strip shall be planted with year-round evergreen trees and shrubs a minimum of four (4) feet in height (when planted) on triple rowed, staggered centers to achieve a natural and full buffer depending on tree species. Total overall height of at least two (2) rows of plantings shall be a minimum of eight (8) feet upon mature growth. Additionally, all perimeter tree buffering shall be accompanied on the outermost perimeter by a solid, buffering privacy fence that is eight (8) feet in height. Such tree and fencing buffer shall be maintained and free of debris with other specifications as may be required by the Planning Commission or Building Commissioner to ensure proper screening between properties, wherever required. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified to preserve the established trees. Furthermore, the selection of trees may be specified by the Building Commissioner or Planning Commission due to existing overhead utility lines, which may interfere with the mature height of such selected tree specification. All buffer strips and/or fencing shall be maintained for the life of the use and/or improvements (amended August 15, 2005). Refer to Appendix G for the list of approved Tennessee Native Trees and list of prohibited invasive species. (Amended August 10, 2023)

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

A-102.2 Terms Defined

Abutting - Having a common border with, or being separated from, such a common border by a right-of-way or easement.

Access - The right to cross between public and private property allowing pedestrians and vehicles to enter and leave property (ingress/egress).

Accessory Dwelling Unit (ADU) - An accessory dwelling unit (ADU) is smaller, incidental and subordinate to the primary dwelling on the same zone lot. The ADU is independently habitable and provides the basic requirements of shelter, heating, cooking, and sanitation. There are many types of ADUs that are either *attached* to the Principal Dwelling Unit or *detached* structures: (See **Appendix B-105, Accessory Uses**) (amended 10/15/2018)

- Guest Cottage - a detached dwelling unit that is incidental and subordinate to the primary dwelling;
- Converted Garage or Garage Apartment - an accessory dwelling unit above or attached to a detached garage;
- Accessory Suite or "Granny Flat" - converted living space, attached garages, basements or attics or additions or a combination thereof for dwelling purposes of extended family;
- Boat House as a site-built permanent structure (not houseboat) above the TVA flowage easement.

Accessory Energy Generation System (AEGS) - Refers to secondary or auxiliary energy-producing installations that operate alongside a primary power system to provide supplemental, backup, or efficiency-enhancing energy generation. Systems are typically smaller in capacity than the main energy source and are integrated to improve overall operational resilience, reduce dependence on grid-supplied electricity, or support on-site renewable generation. The term "accessory" highlights their supporting role as these systems are not the main source of power, however serve as a complementary mechanism that help ensure reliability, stability, and sustainability within a larger energy network. Accessory energy generation systems may include, but are not limited to, a range of technologies such as rooftop solar photovoltaic (PV) arrays, small-scale wind turbines, microturbines, cogeneration (combined heat and power, or CHP) units, hydrogen fuel cells, and kinetic recovery mechanisms. In industrial or commercial settings, these systems are often deployed to offset peak energy demand, provide backup during outages, or optimize power usage through load sharing and demand response strategies. Often utilized in tandem with battery energy storage systems (BESS) to form hybrid microgrids capable of autonomous operation when disconnected from the utility grid. Accessory energy generation systems are engineered for interoperability, often managed through smart controllers and energy management systems that dynamically balance energy flows between sources, storage, and loads. Environmentally, they contribute to decarbonization goals by enabling localized renewable production and reducing transmission losses. In modern energy infrastructure, AEGS plays a role in advancing distributed generation, grid resilience, and sustainable facility operations, particularly for data centers, manufacturing complexes, and off-grid installations seeking greater energy autonomy and sustainability.

Accessory Use or Accessory Structure - Any use or structure in any zoning district, which meets the criteria set below:

- A. **Accessory Use** - A use that is necessary, customary, incidental and subordinate to the main use of the property and located on the same lot as the main use.
- B. **Accessory Structure** - A structure that is customarily designed and used as an accessory use; *excluding* singlewide mobile homes, tractor trailers, car trailers, buses, recreational vehicles, any other type of vehicle and the like.

Activity - Performance of a function or operation, which constitutes the use of land.

Activity-Principal - (See Principal Activity.)

Actual Construction - Excavation of a site and/or the placement of building materials in conjunction with the construction of a building or other structure.

Agricultural Production - Those operations including associated land and facility management activities engaged in commercial propagation, raising, harvesting and/or processing of any plant or animal or products thereof for purposes of consumption, utilization, good or service either on site or for distribution.

Alley - A public way intended to provide only secondary vehicular access to abutting properties.

Animal Unit - A measure, which represents a common denominator for the purposes of defining a farm. The animal unit accounts for the carrying capacity of one acre of land and is related to the amount of feed various species consume and the amount of waste they produce. Animal Unit shall be measured as defined in current edition of *The Stockman's Handbook* and regulated by the appropriate State and Federal Agencies.

Area - The area included within surrounding exterior walls or exterior walls and exclusive of courts. The area of a building or portion of a building without surrounding walls shall be the usable area under the horizontal projection of the roof or floor above.

Arterial Road/Street - A roadway that provides for traffic movement between areas and across portions of the county and secondarily for direct access to abutting land, as indicated on the Official Major Thoroughfare Plan Map, as approved by the Sullivan County Regional Planning Commission and is recorded in the Register of Deeds Office.

Attached - An enclosure having continuing walls, roof and floor.

Automotive Sales Lot - A parcel of land with the principal or accessory use being for the purpose of sale or resale of three or more automotive vehicles during a (6) six-month period of a calendar year.

Basement - Any building story having a floor below grade.

Battery Energy Storage Systems (BESS) - Integrated technology designed to store electrical energy in chemical form and release it when needed, providing flexibility, reliability, and efficiency to modern power systems. A BESS comprises rechargeable batteries (commonly lithium-ion, but may also include emerging chemistries such as flow batteries, sodium-ion, and solid-state batteries) combined with power conversion systems, control electronics, and safety mechanisms. These systems can be deployed at multiple scales, from residential installations supporting rooftop solar systems to grid-scale facilities capable of stabilizing entire power networks. The primary functions of a BESS include energy time-shifting (storing energy during periods of low demand or high renewable generation and discharging during peak demand), frequency regulation, voltage support, and backup power. In renewable energy integration, BESS units play a role in balancing intermittent sources like wind and solar, enhancing grid resilience, and reducing reliance on fossil-fuel-based peaker plants. BESS installations are increasingly integrated with smart grid technologies, enabling real-time monitoring, predictive maintenance, and remote control. Related challenges may include lifecycle costs, battery degradation, safety concerns (thermal runaway), and end-of-life recycling.

Buffer Strip - A reserved portion of a parcel which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces for the purpose of buffering one land use from another, possibly incompatible land use. Such strip shall be planted with year-round evergreen trees and shrubs. Such buffer shall be maintained and free of debris with other specifications as required by the Planning Commission or Building Commissioner to ensure proper screening between properties. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified so as to preserve the established trees. Furthermore, the selection of trees may be limited due to existing overhead utility lines which may interfere with the mature height of such selected tree specimen. See Article 8-107.1 for requirements.

Building - Any structure or integrated appurtenance of a structure (overhang) which:

- (A) Is permanently affixed to the land, and
- (B) Has a roof supported by columns or walls or overhang, and
- (C) Is intended for the shelter or enclosure of goods or persons, and
- (D) Is bounded by either open area or the lot lines of a zone lot.

Building-Principal - (See Principal Building.)

Bulk - Describes the size of buildings or other structures, and their relationship to each other and to open areas and lot lines, and therefore includes:

- (A) The size (including height and floor area) of buildings or other structures,
- (B) The area of the zoning lot upon which a residential building is located, and the number of dwelling units within such buildings in relation to the area of the zoning lot,
- (C) The location of exterior walls of buildings or other structures in relation to lot lines, to other walls of the same building, to legally required windows, or to other structures, and
- (D) All open areas relating to buildings or other structures and their relationship, thereto.

Childcare - The provision of supplemental parental care and supervision:

- (A) For a non-related child or children;
- (B) On a regular basis;
- (C) For less than twenty-four (24) hours a day; and
- (D) Under license issued by the Tennessee Department of Human Services.

As used in this resolution, the term is not intended to include baby-sitting services of a casual, non-recurring nature or in a child's own home. Likewise, the term is not intended to include cooperative reciprocal childcare by a group of parents in their domiciles or the keeping of four (4) or less preteen age children which is an activity regulated as a minor home occupation by this resolution.

Commercial Complex - A commercial complex shall mean a building or group of buildings constructed or to be constructed upon a zone lot and used or designed to be used for two or more occupancies.

Completely Enclosed - Refers to a building or other structure having a roof and separated on all sides from the adjacent open area or from other buildings or other structures, by exterior walls or party walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Cryptocurrency Mining Operations - Industrial-scale computing activities that validate and secure transactions on blockchain networks through cryptographic processes, most commonly using proof-of-work (PoW) consensus mechanisms. Mining involves solving complex mathematical puzzles that require extensive computational power, with successful miners earning new cryptocurrency tokens as rewards. Operations can range from small-scale setups run by individuals to massive facilities, often referred to as "mining farms", containing thousands of specialized mining machines known as application-specific integrated circuits (ASICs) or high-performance graphics processing units (GPUs). The physical infrastructure of large mining operations includes dedicated data halls, high-density electrical systems, advanced cooling solutions (air or immersion-based), and network connectivity to global blockchain nodes. Operations consume substantial amounts of electricity and their environmental impact has become a major area of concern, prompting interest in renewable energy-powered mining and the exploration of alternative consensus mechanisms such as proof-of-stake (PoS). Economically, mining operations are influenced by factors such as electricity prices, equipment efficiency, market volatility, and regulatory frameworks. Cryptocurrency mining represents the computational foundation of decentralized digital currencies, combining elements of computer science, economics, and energy systems on a global scale.

Curb Level - The mean of the elevations of the side lot lines extended to the street line.

Curb Line - The line formed by a curb extending along its roadbed or street bed.

Data Centers - Specialized facility designed to house and manage an organization's critical computing infrastructure, including servers, storage systems, networking equipment, and associated software and security systems. Data centers serve as the backbone of the digital economy, enabling the processing, storage, and transmission of vast quantities of data generated by online activities, enterprise applications, and cloud services. Ranging from small on-premises server rooms to massive hyperscale complexes operated by major technology firms, Data centers often feature redundant power supplies, advanced cooling systems, and robust cybersecurity measures to ensure continuous operation and data integrity. Increasingly, data centers are designed with virtualization and cloud computing architectures, allowing flexible allocation of computing resources across distributed networks. The environmental footprint of data centers, particularly their high electricity consumption and cooling requirements, has led to growing emphasis on renewable energy sourcing, liquid cooling technologies, and efficient power utilization effectiveness (PUE).

Density - The ratio of the number of dwelling units located on a lot to the horizontal area of the lot, expressed in dwelling units per acre.

Development - Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, paving, excavating, or drilling operations. Agricultural activities such as plowing or cultivating and gardening activities are not included in this definition of development.

Development Area (Minimum) - The minimum amount of land area required for each dwelling unit located upon a zone lot. The minimum lot size provision shall apply to all lots within the district. However, the minimum development area provision may require a lot larger than the minimum lot size where the intended intensity of use would so require.

Dormitory - A facility providing group living quarters for a student body, or other group as an associated use to a college, university, boarding school, orphanage, or other similar use when not located on the same site as the principal associated use. Rooming units are not equipped with kitchen facilities, although one or more dwelling unit may be provided for occupancy by staff. This term is intended to include university dormitories as well as fraternity or sorority houses.

Dwelling - A building, or portion thereof, designed or used exclusively for residential occupancy, but not including transient occupancy.

Dwelling Unit - One (1) or more rooms that are physically arranged, designed, used or intended to create an independent housekeeping establishment for occupancy by one (1) family, and that include lawful cooking space, sleeping space and lawful sanitary facilities reserved for the occupants, thereof.

Easement - A grant of one (1) or more of the property rights by the owner to, or for use by, the public, a corporation or another person or entity.

Energy Reclamation Systems (ERS) - Integrated technological framework designed to capture, convert, and reuse waste energy, such as heat, kinetic, or potential energy, that would otherwise be lost during industrial, commercial, or mechanical processes. These systems embody the principles of energy efficiency and circular energy management by transforming unused or residual energy into usable forms of power, often electricity or thermal energy, thereby improving overall system performance and reducing environmental impact. Energy reclamation systems operate across a wide spectrum of applications. In manufacturing and heavy industry, ERS technologies recover waste heat from furnaces, turbines, or exhaust gases through heat exchangers, thermoelectric generators, or organic Rankine cycle systems. In transportation and mechanical systems, regenerative braking in electric vehicles and trains exemplifies kinetic energy reclamation, converting motion into stored electrical energy. Building systems may incorporate thermal reclamation units that recover heat from HVAC exhaust or wastewater streams, feeding it back into heating or preconditioning processes. Even within digital infrastructure, such as data centers, ERS concepts are increasingly applied to capture server-generated heat and repurpose it for district heating or on-site water heating systems. From a systems-engineering perspective, energy reclamation involves analysis of thermodynamic efficiency, material compatibility, and control integration. These systems can employ sensors, feedback loops, and automation to optimize recovery rates and minimize conversion losses. They also may function to lower operating costs and reduce the carbon intensity of operations by decreasing total primary energy demand.

Family - One of the following:

- (A) An individual, or two (2) or more persons occupying a dwelling unit and living as a single independent, nonprofit housekeeping unit, together with incidental domestic servants and temporary nonpaying guests.
- (B) A group of not more than five (5) unrelated persons living together as a single nonprofit housekeeping unit.
- (C) A group of unrelated handicapped persons (as defined by Title VIII, of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988) occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided:
 - (1) Any entity owning or operating any facility permitted under this provision shall be established as a "not for profit" association under appropriate provisions of the Federal Code.
 - (2) Any facility permitted under this provision shall at the time application is made for any building or occupancy permit and at all times thereafter be appropriately licensed by the State of Tennessee.

Farm - A parcel of land meeting either of the following conditions:

- (A) A parcel of land equal to or exceeding fifteen (15) acres in size and used for residential and "agricultural production" purposes (as defined by this resolution) and meeting the following conditions:

B-102 LISTING OF PRINCIPAL ACTIVITY TYPES - All principal activities are hereby classified into the following types.

- A. Residential Activities
Permanent
Semi-transient

- B. Community Facility Activities
Administrative Services
Childcare Facilities
Community Assembly
Cultural and Recreational Services
Educational Facilities
Essential Public Transport, Communication
and Utility Services
Extensive Impact Facilities
Health Care Facilities
Intermediate Impact Facilities
Religious Assembly Facilities
Special Institutional Care Facilities
Special Personal and Group Care Facilities
Waste Disposal Operations

- C. Commercial Activities
Adult Entertainment
Animal Care and Veterinary Services
Automotive Parking
Automotive and Marine Craft Sales, Service and Repair
Banking, Financial, Insurance and Real Estate Services
Convenience Retail Sales and Services
Entertainment and Amusement Services- Limited
General Business and Communication Services
General Retail Sales and Services
Group Assembly and Commercial Outdoor Recreation
Outside Material and Equipment Sales and Repair Yards
Professional Services - Medical
Professional Services - Non-medical
Restaurant, Full-Service
Restaurant, Take-Out
Scrap Operations/Junkyards/automobile wrecking yards
Self Service Storage
Storage yards
Transient Habitation
Warehousing, Goods Transport and Storage
Wholesale Sales

- D. Manufacturing Activities
Manufacturing - Basic Industry
Manufacturing - General
Manufacturing - Hazardous Operations
Manufacturing – Limited
Manufacturing – Data and Energy Processing

- E. Agricultural and Extractive Activities
Agriculture - General
Agriculture - Intensive
Agricultural Services
Mining and Quarrying
Plant and Forest Nurseries
Landscaping/Hardscaping

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing
Arsenals
Atomic Reactors
Explosives and Fireworks Manufacture and Storage

5. Activity Type – Manufacturing – Data and Energy Processing

- a. Intent and Limitations – This grouping is intended to include manufacturing operations that involve high-intensity, technology-driven, and energy-dependent industries, which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure.
- b. Use Listing
Data Centers
Cryptocurrency mining operations

6. Activity Type – Planned Artisan Limited (added 01/11/2024)

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.
Artisan Workshop
Art Studios
Cultural Creation Centers
Gallery Workshops
Jewelry making
Pottery making
Small Artisan/ Traditional Guild Group Learning Spaces
Shared or Collaborative Workshops
Sculpture making
Traditional Guild Blacksmithing
Woodworking

Recommendation

Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the zoning text amendment.



March 19th 2026

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

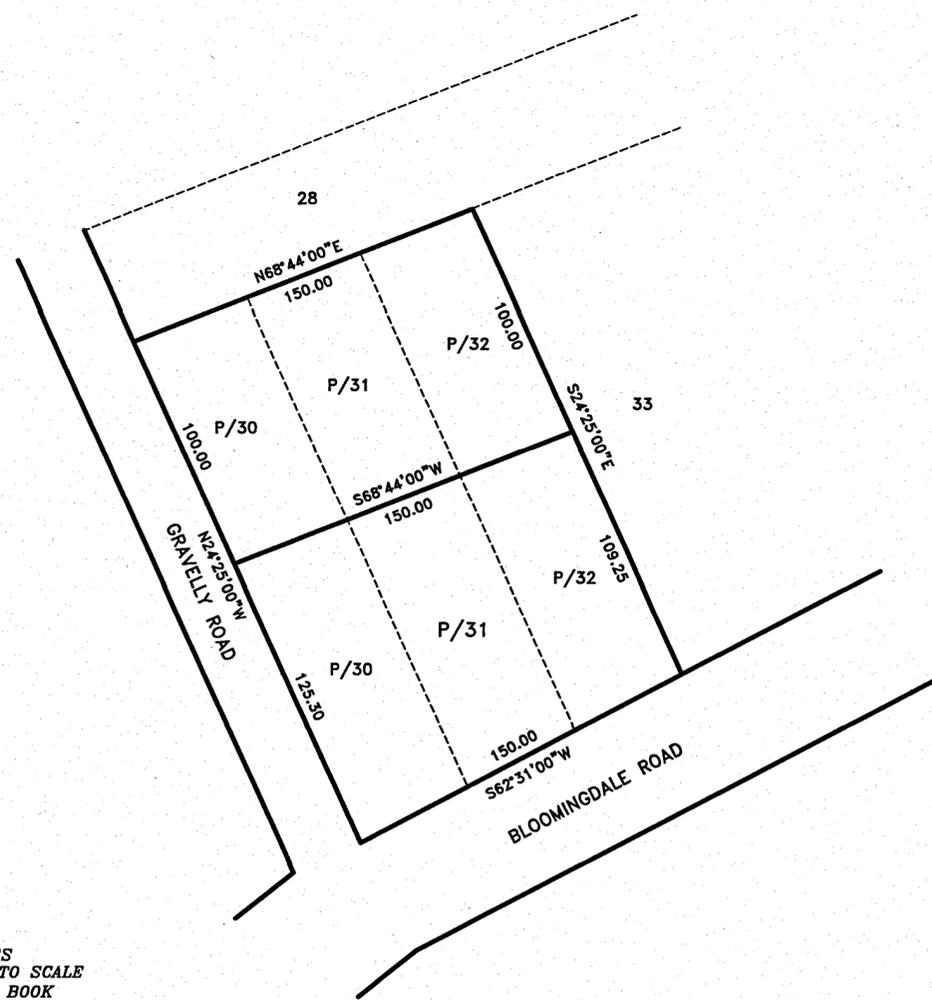
Chairman Duncan:

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

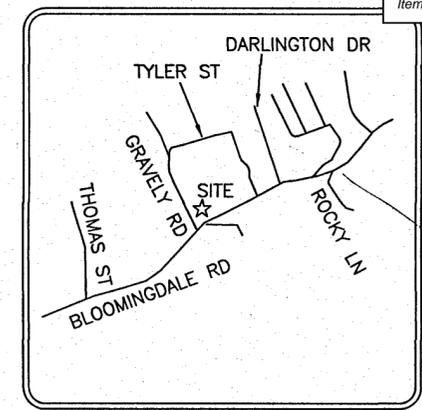
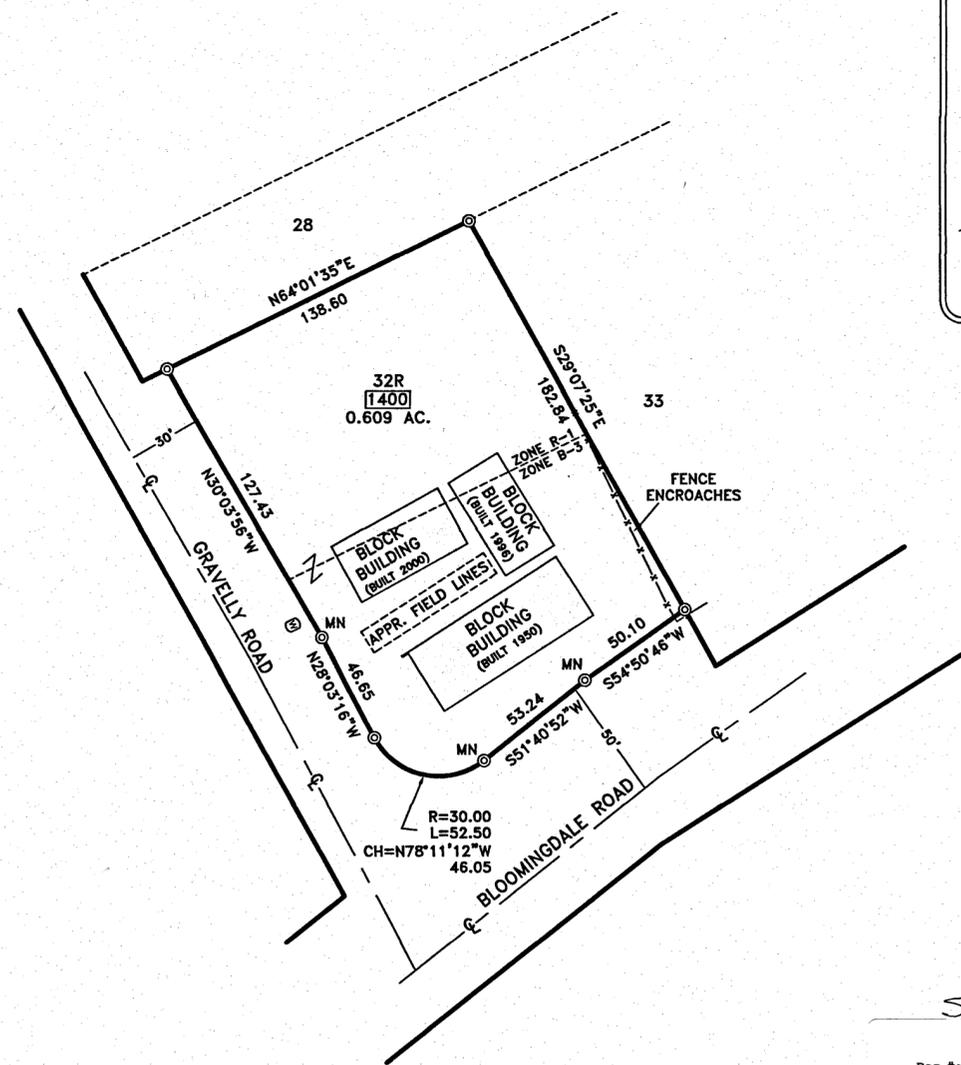
1. 1400 Bloomingdale Road
2. 1024 Fiddlers Way
3. 1031 Starling Drive
4. 1014 Stagshaw Lane
5. 952 Mitchell Road
6. 534 Armstrong Drive
7. 3379 E. Stone Drive
8. 2721 N. John B. Dennis Hwy
9. 1400 S. John B. Dennis Hwy
10. 3805 Woodleaf Lane
11. 5005 Emerald Drive

Sincerely,

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



SEE NOTE 1)



LOCATION MAP
N.T.S.

- LEGEND**
- AC ACRES
 - N.T.S. NOT TO SCALE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PC PACE
 - CL CENTERLINE
 - P/ PART OF
 - R= RADIUS
 - L= LENGTH
 - CH= CHORD
 - APPR APPROXIMATE
 - MN MAC NAIL
 - ⊗ WATER METER
 - 123 911 ADDRESS

BEFORE

AFTER

Slide A-1875

Sheema Tinsley, Registrar
Sullivan County
Rec #: 389639 Instrument #: 26002750
Rec'd: 15.00 Recorded
State: 0.00 2/10/2026 at 12:32 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 288-288

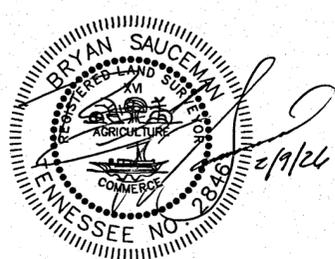
- NOTES:**
- 1) NORTH BASED ON TENNESSEE STATE PLANE (NAD83).
 - 2) PROPERTY IS ZONED R-1/B-3
 - 3) SETBACKS TO CONFORM WITH CURRENT ZONING DESIGNATION.
 - 4) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 5) JOB NO. 25-13974
 - 6) ACAD FILE 25-13974 PATEL.DWG
 - 7) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 8) TAX MAP 030K, "D" PARCEL 019.00 & 020.00
 - 9) DEED REFERENCE: D.B. 3656, PG. 2408
 - 10) PLAT REFERENCES: P.B. 1, PG. 103
 - 11) 1/2" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
 - 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 14) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - 15) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 16) TDEC SEPTIC PERMIT ON FILE UNDER KINGSPORT OIL COMPANY DATED DECEMBER 4, 1959.

CERTIFICATE OF OWNERSHIP AND DEDICATION

(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.

Manoj Patel 02/06/26 20
OWNER DATE

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
FAX: (423) 392-8898
E-MAIL: bsauceman@alleyassociates.com



CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

25 26
DATE DATE
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

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.

2/9 20 26
DATE DATE
TENNESSEE REGISTERED LAND SURVEYOR

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 SET BY THE KINGSPORT REGIONAL PLANNING COMMISSION.

2-5 20 26
DATE DATE
COMMISSIONER OF HIGHWAYS

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

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

FEB 5 20 26
DATE DATE
BLOOMINGDALE UTILITY DISTRICT

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 SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

2/10 20 26
DATE DATE
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

RESUBDIVISION OF LOTS 30-32

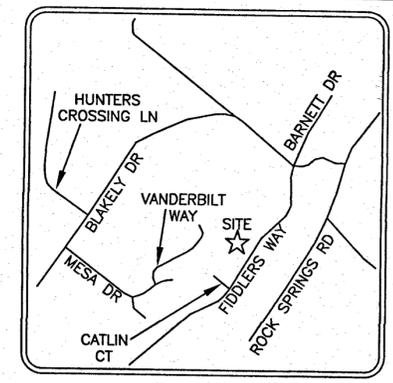
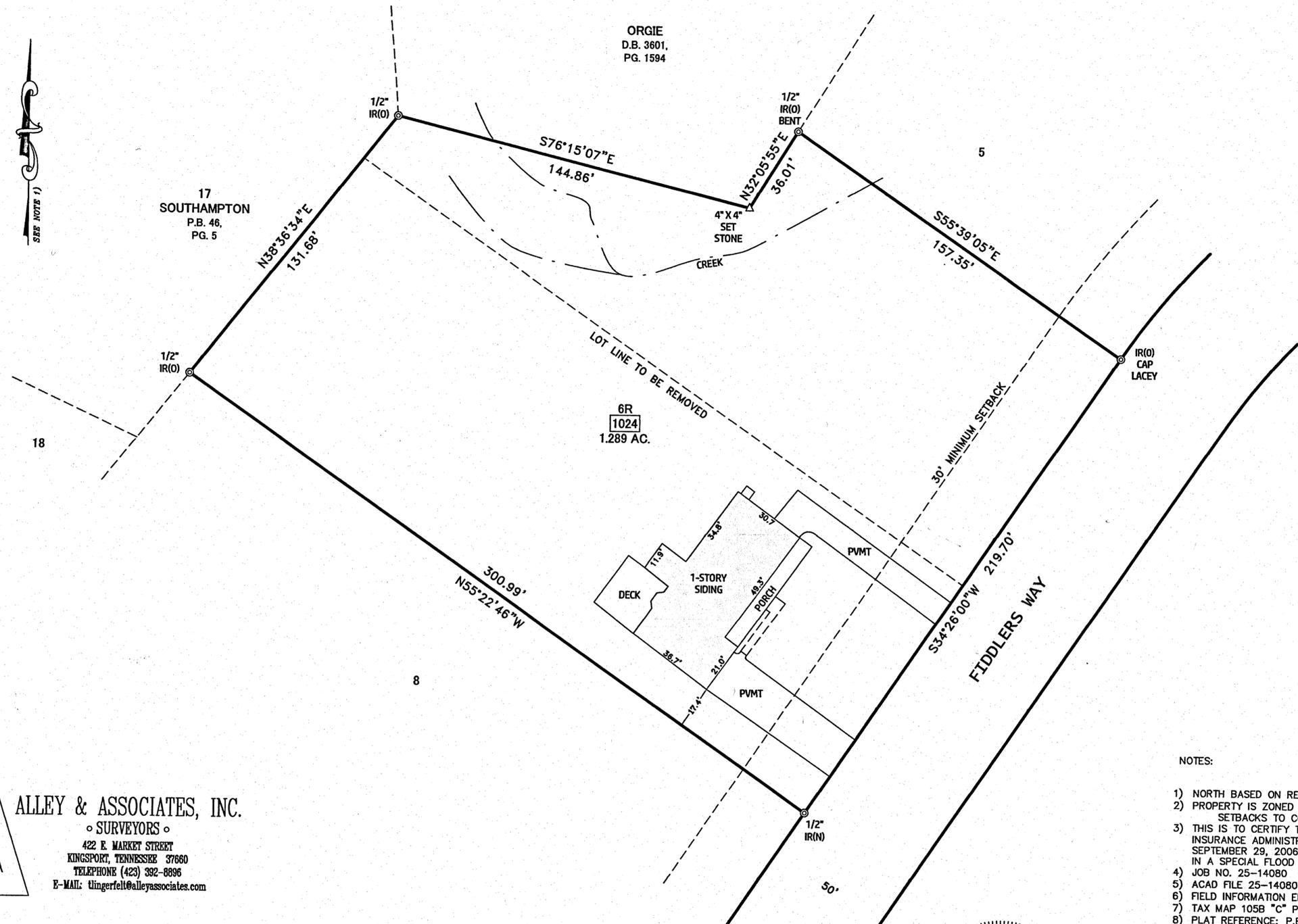
THE OLIVER FARM

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.609	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER REYAN SHAKSHE, LLC; KALPESH PATEL CIVIL DISTRICT 11TH			
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000			

SCALE 1"=50'

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2026



LOCATION MAP

Slide 1878

Sheena Tinsley, Register Sullivan County	
Rec #: 390002	Instrument #: 26003204
Rec'd: 15.00	Recorded
State: 0.00	2/17/2026 at 1:30 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 303-303

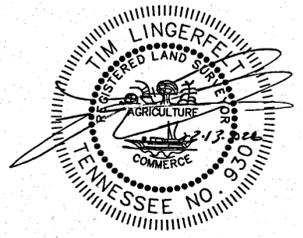
LEGEND

IR(O)	IRON ROD, OLD
IR(N)	IRON ROD, NEW
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
911	911 ADDRESS
PVMT	PAVEMENT

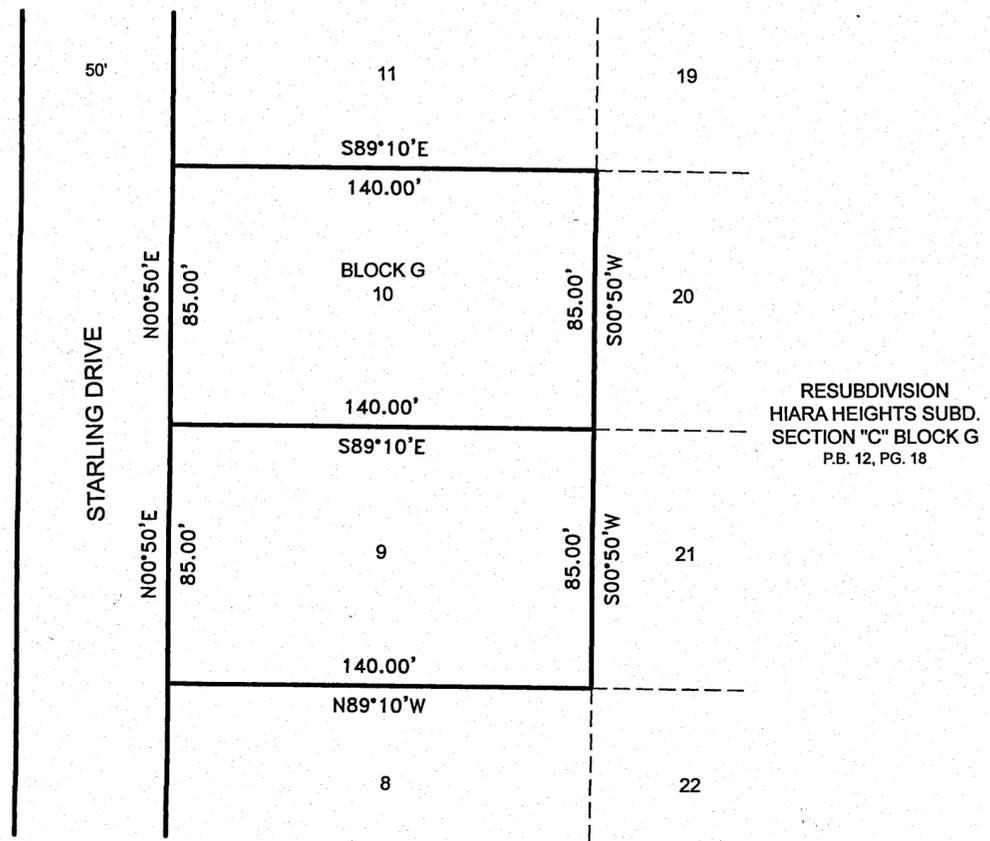
NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED R1-B.
SETBACKS TO CONFORM TO CURRENT ZONING
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14080
- 5) ACAD FILE 25-14080 HOUSTON.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 105B "C" PARCELS 006.00 & 007.00.
- 8) PLAT REFERENCE: P.B. 31, PG. 29.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

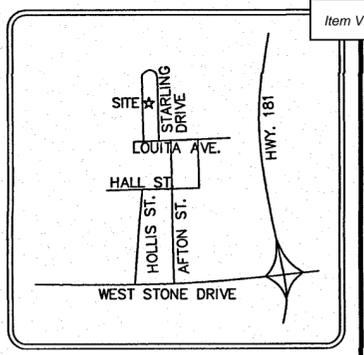
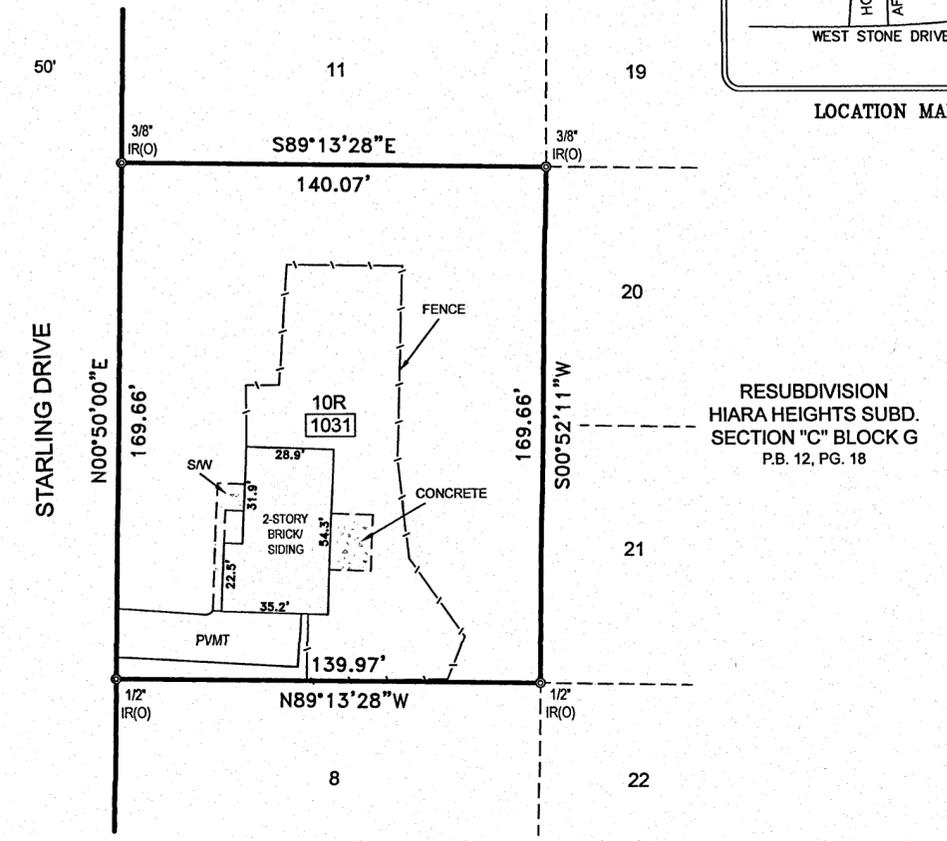
ALLEY & ASSOCIATES, INC.
 o SURVEYORS o
 422 E. MARKET STREET
 KINGSPOINT, TENNESSEE 37680
 TELEPHONE (423) 392-8896
 E-MAIL: ltingerfell@alleyassociates.com



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. DATE: 2/17/26 OWNER:		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 KINGSPOINT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 02-13-26 TENNESSEE REGISTERED LAND SURVEYOR:		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 KINGSPOINT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 2/17/26 KINGSPOINT AUTHORIZING AGENT:	
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: February 17, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING:		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPOINT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPOINT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. DATE: _____ TRAFFIC ENGINEERING MANAGER:		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. DATE: _____ CITY ENGINEER:	
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS 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: 2/17/26 KINGSPOINT 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 KINGSPOINT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPOINT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT. DATE: 2/17/26 SECRETARY, KINGSPOINT REGIONAL PLANNING COMMISSION:		DESUBDIVISION OF LOTS 6 & 7, WINDRUSH KINGSPOINT REGIONAL PLANNING COMMISSION TOTAL ACRES: 1.289 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: HOUSTON CIVIL DISTRICT 13TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=30'	



SEE NOTE 1)



BEFORE

NOTES:

- 1) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOTS.
- 2) ALL LOTS WITHIN CORPORATE LIMITS.

AFTER

LEGEND

- IR(O) IRON ROD, OLD
- N.T.S. NOT TO SCALE
- P.B. PLAT BOOK
- PG. PAGE
- 911 911 ADDRESS
- PVMT PAVEMENT
- S/W SIDEWALK

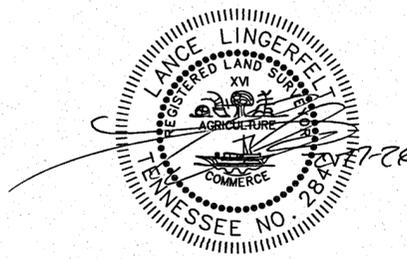
NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED R1-B.
SETBACKS TO CONFORM TO CURRENT ZONING
- 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. 26-14100
- 5) ACAD FILE 26-14100 BUCKLES.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 0290 "C" PARCELS 027.00 & 028.00.
- 8) PLAT REFERENCE: P.B. 8, PG. 45.
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 12) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.

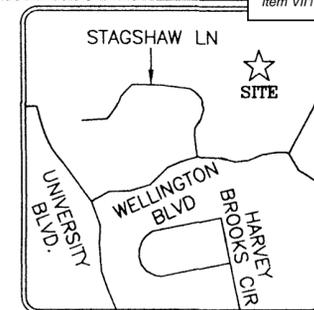
Slide A-1879
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 390127 Instrument #: 26003354
 Rec'd: 15.00 Recorded
 State: 0.00 2/18/2026 at 3:00 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 304-304

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

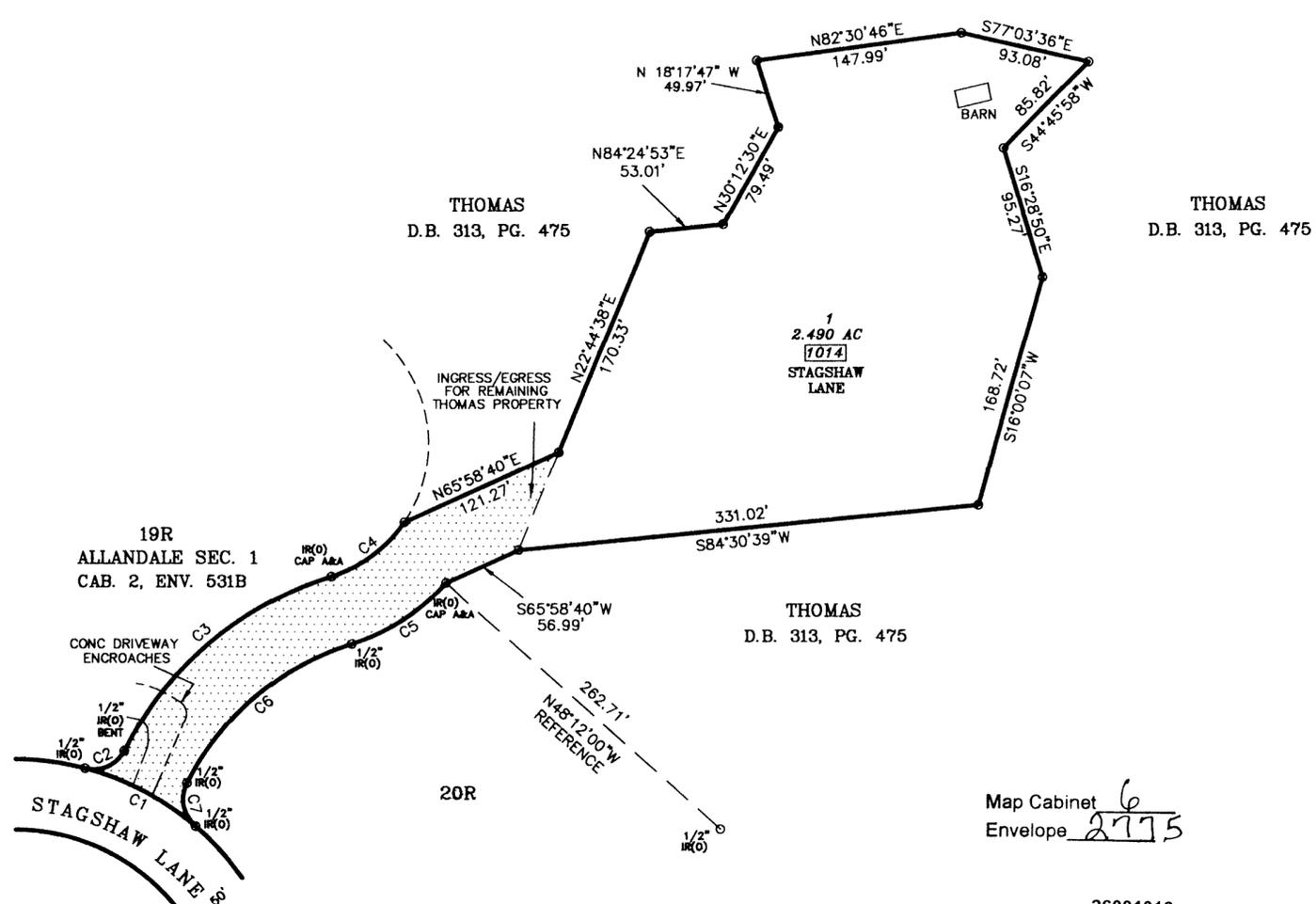
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>2-17 20 26 DATE <i>R.M.</i> OWNER</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.</p> <p>2-17 20 26 DATE <i>[Signature]</i> TENNESSEE REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>2/17 20 26 DATE <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT</p>
<p>CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.</p> <p>February 18 20 26 DATE <i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>	<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>DATE 20 _____ TRAFFIC ENGINEERING MANAGER</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED</p> <p>DATE 20 _____ CITY ENGINEER</p>



<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>2/17 20 26 DATE <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE DEFAULT.</p> <p>2/18 20 26 DATE <i>[Signature]</i> SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>	<p>DESUBDIVISION OF LOTS 9 & 10, BLOCK G, HIARA HEIGHTS SECTION "C" & REVISION TO BLKS. A, C, G SECT "B"</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.545 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER BUCKLES CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=40'</p>
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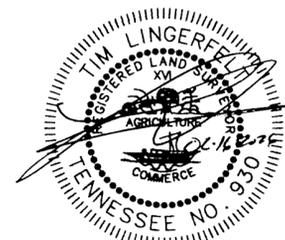


SEE NOTE 1



LEGEND

IR(O)	IRON ROD, OLD
A&A	ALLEY & ASSOCIATES
D.B.	DEED BOOK
PG	PAGE
CAB	MAP CABINET
ENV	ENVELOPE
AC	ACRES
N.T.S.	NOT TO SCALE
CONC	CONCRETE
1234	911 ADDRESS



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSFORT, TENNESSEE 37660
 TELEPHONE (423) 382-8896
 E-MAIL: llingerfelt@alleyassociates.com

Map Cabinet 6
 Envelope 2775

26001016

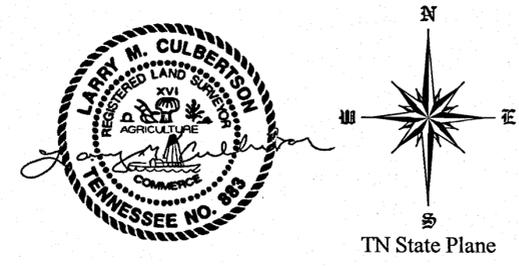
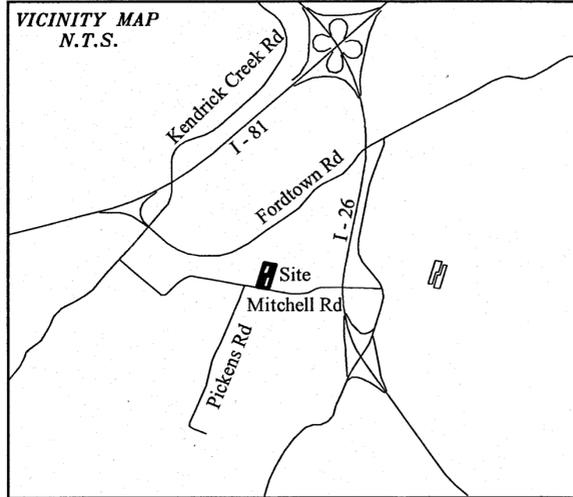
TPGSAI SUBPLAT	
JUDY BATCH 188331	
02/18/2026 - 01:45 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DPI.FE.	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
 REGISTERED SURVEYOR

- NOTES:**
- 1) NORTH BASED ON N48°12'00"W PER REFERENCED DEED
 - 2) PROPERTY IS ZONED R-1A
 - 3) SETBACKS TO CONFORM TO ZONING DESIGNATION THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0120D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 23-12964
 - 5) ACAD FILE 23-12964 THOMAS.DWG
 - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
 - 7) TAX MAP 022, PART OF PARCEL 036.00
 - 8) PRIOR DEED REFERENCE: DEED BOOK 313, PAGE 475
 - 9) 1/2" IRON RODS WITH CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
 - 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
 - 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	89.60'	N62°29'47"W	88.85'
C2	25.00'	33.15'	N66°06'15"E	30.77'
C3	250.00'	198.53'	N50°06'29"E	193.35'
C4	100.00'	66.32'	N53°40'02"E	65.11'
C5	150.00'	81.01'	S57°17'16"W	80.03'
C6	200.00'	158.68'	S50°06'03"W	154.55'
C7	25.00'	33.66'	S11°09'28"E	31.18'

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED 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.</p> <p><i>Randy Thomas</i> DATE <u>2/16/26</u> OWNER</p>		<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.</p> <p>DATE <u>02/16/26</u> <i>[Signature]</i> REGISTERED SURVEYOR</p>		<p>CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM</p> <p>I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p>TRAFFIC ENGINEERING MANAGER DATE <u>20</u></p>	
<p>CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.</p> <p>DATE <u>2/17/26</u> <i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</p>		<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>2/17/26</u> <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.</p> <p>DATE <u>2/17/26</u> <i>[Signature]</i> QTY ENGINEER</p>	
<p>CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE <u>2/17/26</u> <i>[Signature]</i> KINGSFORT AUTHORIZING AGENT</p>		<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE 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 HAWKINS COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE <u>2/18/26</u> <i>[Signature]</i> SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>		<p>DIVISION OF THE THOMAS PROPERTY</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>2.490</u> TOTAL LOTS <u>1</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u></p> <p>OWNER <u>THOMAS</u> CIVIL DISTRICT <u>7TH</u> SURVEYOR <u>ALLEY & ASSOCIATES, INC.</u> CLOSURE ERROR <u>1:10,000</u></p> <p>SCALE: 1"=80' </p>	



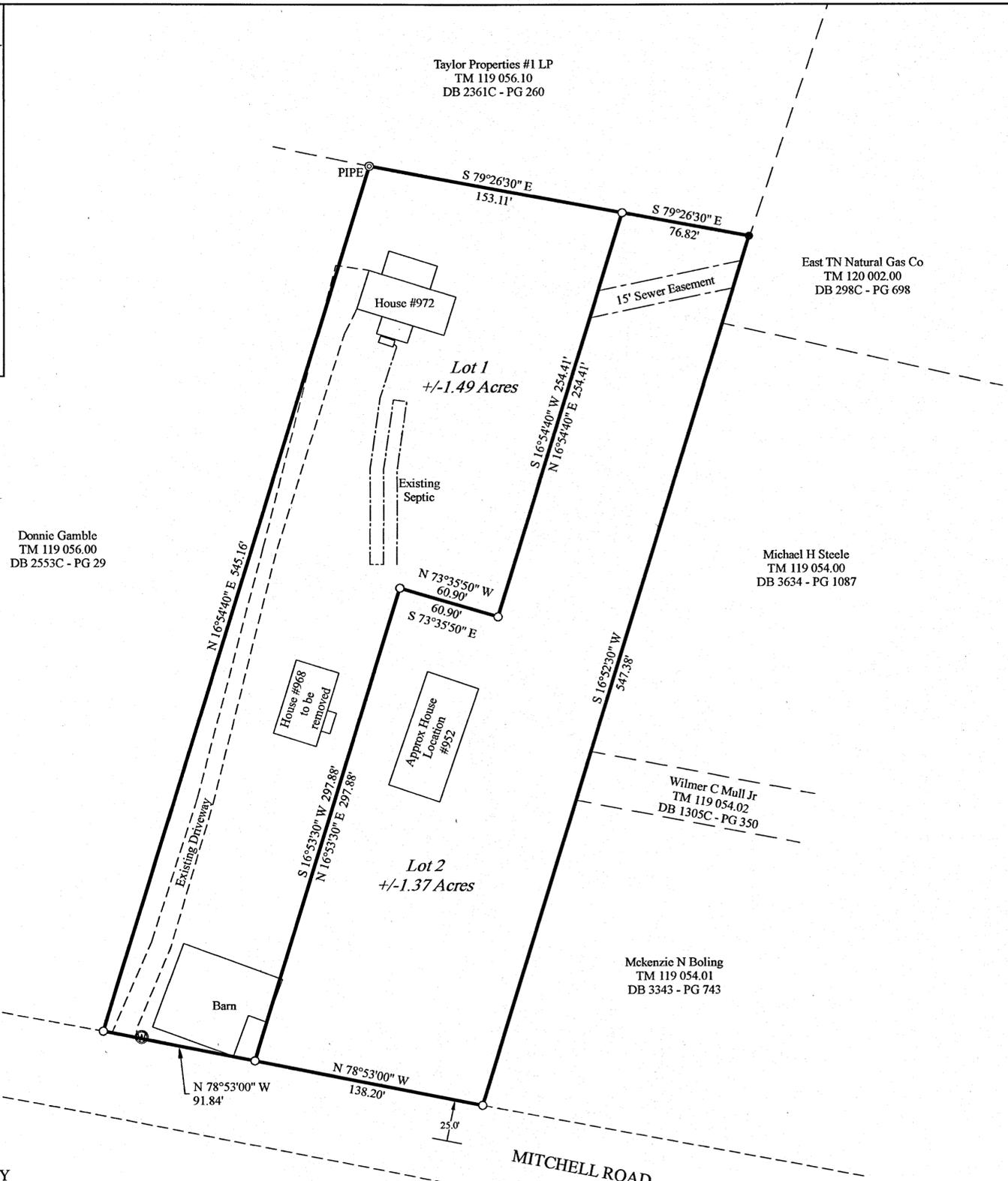
Taylor Properties #1 LP
TM 119 056.10
DB 2361C - PG 260

East TN Natural Gas Co
TM 120 002.00
DB 298C - PG 698

Donnie Gamble
TM 119 056.00
DB 2553C - PG 29

Michael H Steele
TM 119 054.00
DB 3634 - PG 1087

Mckenzie N Boling
TM 119 054.01
DB 3343 - PG 743



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#: 47163C0040D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF 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 NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT CITY REGIONAL PLANNING COMMISSION

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 2/19 2026

AUTHORIZING AGENT Cheryl K
AUTHORIZED REPRESENTATIVE

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 February 19 2026

Carmie Campbell
CITY CLERK DIVISION OR KINGSPORT CITY 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.

DATE 2/19/26 2026

Jeremy Copas
OWNER

Slide A-1879

Sheena Tinsley, Register	
Sullivan County	
Rec #: 390286	Instrument #: 26003545
Rec'd: 15.00	Recorded
State: 0.00	2/20/2026 at 12:42 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 307-307

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

DATE February 18th 2026

Larry M. Culbertson
SURVEYOR

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

SURVEYOR _____ TN. REG. NO. _____
DATE _____

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 KINGSPORT CITY, 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 CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 2/19 2026

[Signature]
SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

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 2/19 2026

Cheryl K
Kingsport Sewer

- 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 3605 - PG 1009
 2. TAX MAP 119 055.00
 3. Zoned A-1 Set Backs to Conform To Zoning Designation



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Division for Jeremy Lee Copas

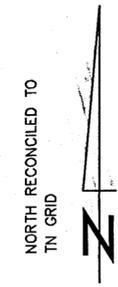
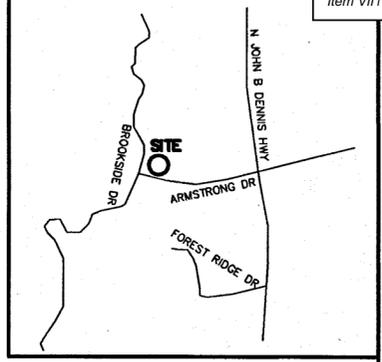
Date 01-16-2026	File: copas-j.dwg Drawn By: NLC	Scale: 1" = 50'
Eleventh (14th) Civil District		Sullivan County, TN
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9043

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	422.00'	419.12'	402.10'	N 81°28'09" W	56°54'16"

LINE	BEARING	DISTANCE
L1	S 70°14'26" W	105.86'
L2	S 19°12'31" E	15.00'
L3	S 70°04'44" W	141.46'
L4	N 04°06'22" W	104.25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	422.00'	419.12'	402.10'	S 81°28'09" E	56°54'16"

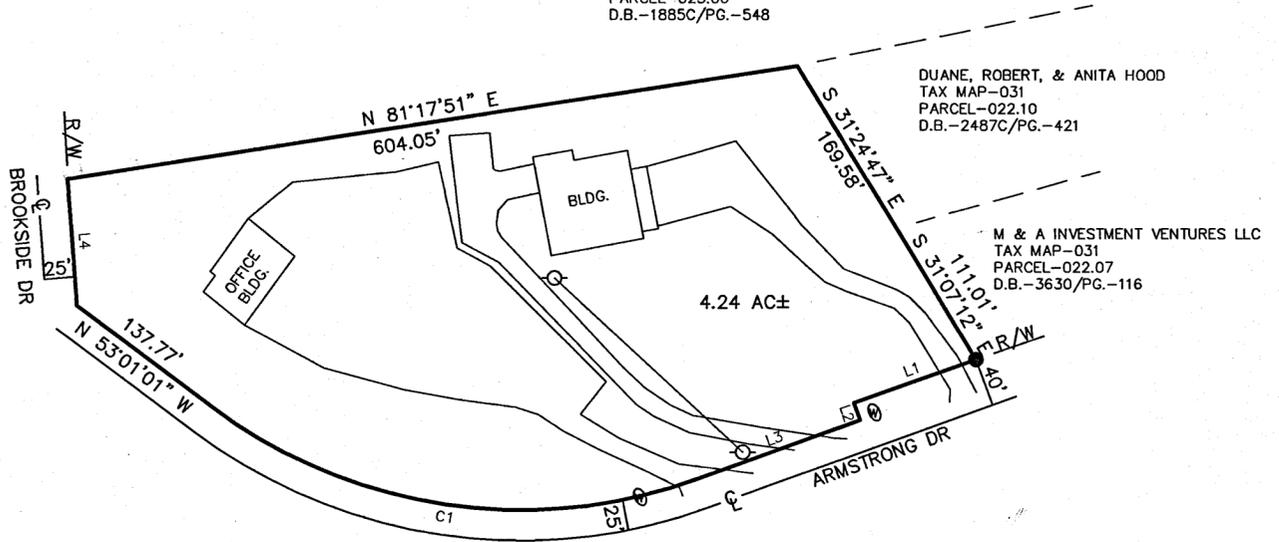
LINE	BEARING	DISTANCE
L1	S 70°14'26" W	105.86'
L2	S 19°12'31" E	15.00'
L3	S 70°04'44" W	75.55'
L4	N 80°26'58" W	70.64'
L5	N 62°03'28" W	50.72'
L6	N 43°18'03" W	161.79'
L7	N 61°28'06" W	35.36'
L8	N 06°43'41" W	101.89'
L9	S 04°06'22" E	104.25'
L10	N 70°04'44" E	65.91'



DUANE, ROBERT, & ANITA HOOD
TAX MAP-031
PARCEL-023.00
D.B.-1885C/PG.-548

DUANE, ROBERT, & ANITA HOOD
TAX MAP-031
PARCEL-022.10
D.B.-2487C/PG.-421

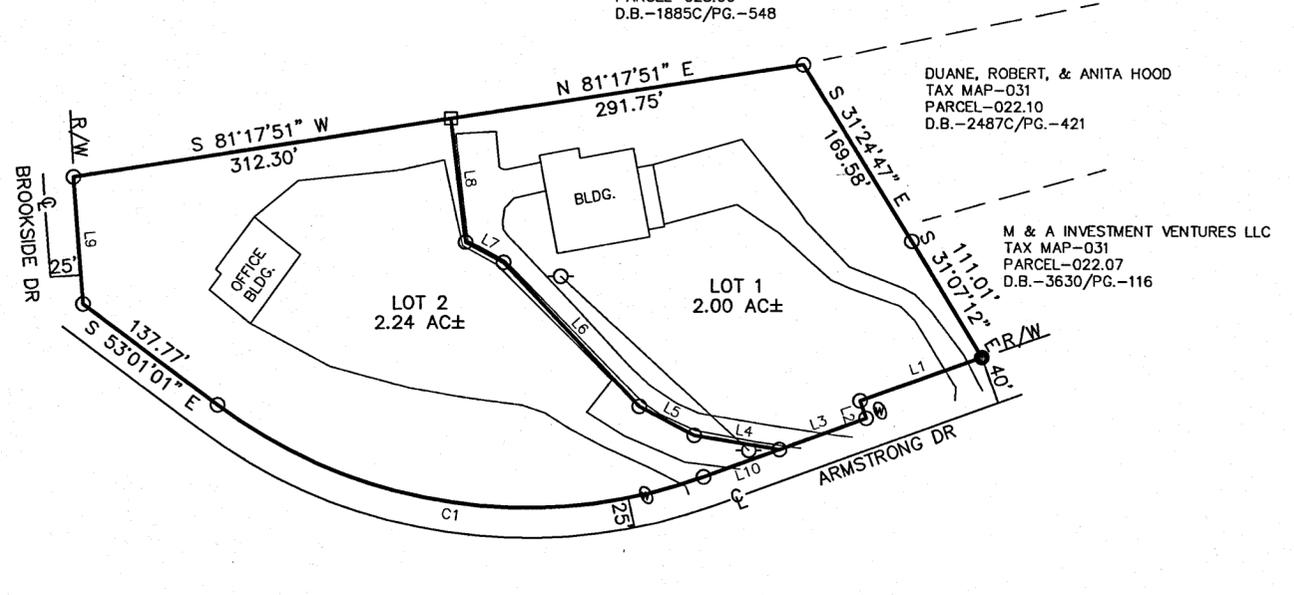
M & A INVESTMENT VENTURES LLC
TAX MAP-031
PARCEL-022.07
D.B.-3630/PG.-116



DUANE, ROBERT, & ANITA HOOD
TAX MAP-031
PARCEL-023.00
D.B.-1885C/PG.-548

DUANE, ROBERT, & ANITA HOOD
TAX MAP-031
PARCEL-022.10
D.B.-2487C/PG.-421

M & A INVESTMENT VENTURES LLC
TAX MAP-031
PARCEL-022.07
D.B.-3630/PG.-116



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0035D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

BEFORE AFTER

- LEGEND**
- 1/2" IRON PIN SET (TPSI CAP)
 - 1/2" IRON PIN FOUND
 - POST
 - UTILITY POLE
 - ⊗ WATER METER

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
DATED: 2-23-26
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

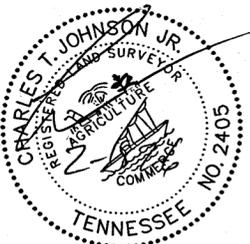
CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
DATED: 2-20-2026
ENGINEER OR COUNTY ROAD COMMISSIONER

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25344
DATE: 01/21/2026



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

Slide A-1880
Sheena Tinsley, Register
Sullivan County
Rec #: 390338 Instrument #: 26003605
Rec'd: 15.00 Recorded
State: 0.00 2/23/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 310-310

TPSI TN. PROFESSIONAL SURVEYING INC.
405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

MICHAEL CLARK
544 ARMSTRONG DRIVE
KINGSPORT, TN 37660
T.M. 031
PARCEL 022.02
D.B. 3670
PAGE 1889

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
OWNER: Michael Clark DATED: 2-28-26
OWNER: _____ DATED: _____
OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT TN REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATED: 2-28-26
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

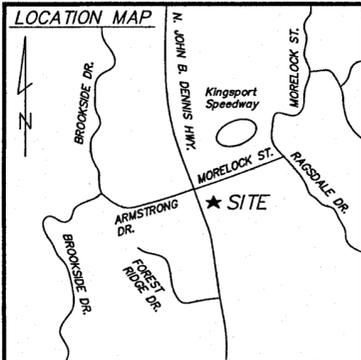
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE BROOKSIDE WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN
DATED: 2-23-26
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 2/26/2026
SECRETARY: _____
KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

CLARK 4.24 AC± PROPERTY PARTITION
TOTAL ACRES 4.24 TOTAL LOTS 2
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 11TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 100' 100' 0' 100' 200'

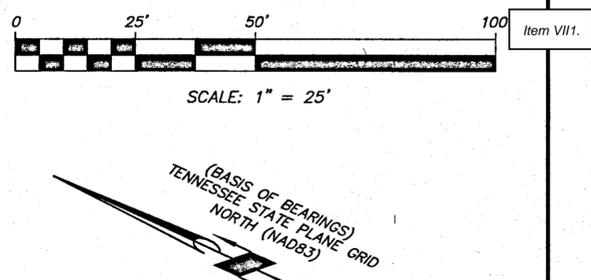


IRON MOUNTAIN SURVEY CO. INC.
 744 ALLISON RD.
 PINEY FLATS, TN
 (423) 391-8200

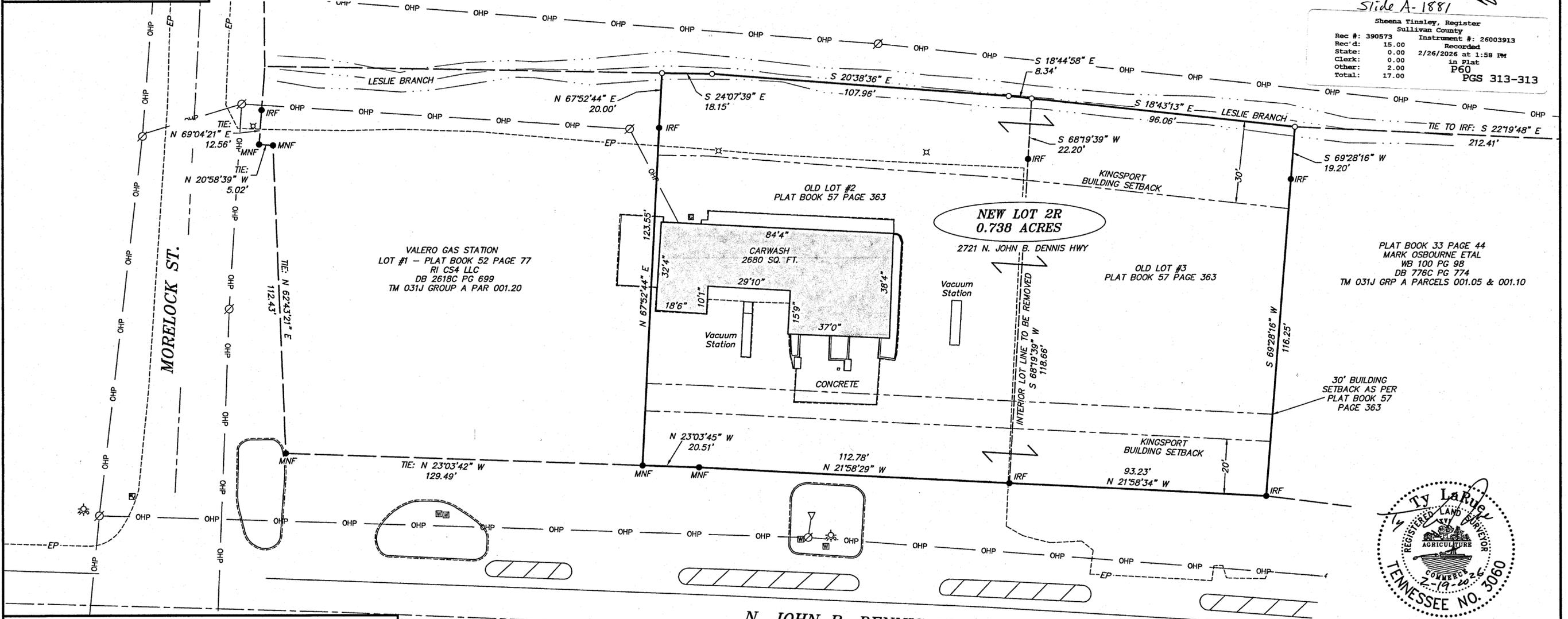
7.5' EASEMENT NOTE:
 THESE PROPERTIES ARE SUBJECT TO A 7.5' WIDE EASEMENT AREA ALONG THE INTERIOR SIDES OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE AND THE CONVEYANCE OF STORMWATER RUNOFF FROM THE IMPROVEMENTS ON EACH LOT AS REFERENCED BY PLAT BOOK 57 PAGE 363.

WANDA REINA CHRISTIAN
 DB 3295 PG 479
 TM 031J GRP A PAR 002.00

**COMBINATION PLAT FOR THE
 ABCK RENTALS, LLC PROPERTY
 2715 & 2721 N. JOHN B. DENNIS HIGHWAY,
 KINGSFORT, TN 37664
 10TH & 11TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 FEBRUARY 19TH, 2026**



Side A-1881
 Sheena Tinsley, Register
 Sullivan County
 Rec #: 390573 Instrument #: 26003913
 Rec'd: 15.00 Recorded
 State: 0.00 2/26/2026 at 1:58 PM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 17.00 PGS 313-313



PLAT BOOK 33 PAGE 44
 MARK OSBOURNE ETAL
 WB 100 PG 95
 DB 776C PG 774
 TM 031J GRP A PARCELS 001.05 & 001.10



SURVEY NOTES:

1. SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
2. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
3. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT-OF-WAY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR LOCATION OF ANY UTILITY STRUCTURES OR EASEMENTS OTHER THAN THOSE SHOWN HEREON.
6. ALL DISTANCES AND BEARINGS SHOWN REFLECT THE MEASUREMENTS BETWEEN MONUMENTATION FOUND DURING THE COMPLETION OF THIS SURVEY.
7. SETBACKS ARE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT ON SUBJECT PROPERTY.
8. PROPERTY IS CURRENTLY ZONED: CITY OF KINGSFORT B-3
9. BUILDING SETBACKS: FRONT: 20 FEET REAR: 30 FEET SIDES: NOT APPLICABLE
10. ZONING DESIGNATION AND SETBACKS OBTAINED FROM KINGSFORT TN, GIS DATABASE AND MUNICODE CODIFICATION (11-18-2025)
11. THIS PROPERTY DOES LIE IN AN AREA DESIGNATED BY FEMA AS A SPECIAL FLOOD HAZARD AREA (ZONE A) AS SHOWN ON FIRM MAP NO.47163C0035D DATED SEPTEMBER 29TH, 2006.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS
 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.
 Ty LaRue 26 Feb 26
 KINGSFORT AUTHORIZING AGENT DATE

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS
 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.
 Ty LaRue 26 Feb 26
 AUTHORIZING AGENT DATE

LEGEND:

- IRON ROD OLD (FOUND)
- POINT
- WATER METER
- GAS METER
- WATER VALVE
- ☆ FIRE HYDRANT
- ⊗ LIGHT POLE
- ⊗ UTILITY POLE
- ▽ GUY LINE
- CENTERLINE (C/L)
- BUILDING SETBACK
- CREEK
- BOUNDARY LINE (SURVEYED)
- ADJOINER LINE/ R/W MARGIN (NOT SURVEYED UNLESS NOTED)
- OHP--- O/H UTILITY LINE
- PAR PARCEL
- CMP CORRUGATED METAL PIPE
- IRF IRON ROD FOUND
- MNF MAGNETIC NAIL FOUND
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- DB DEED BOOK
- WB WILL BOOK
- PG PAGE
- TM TAX MAP
- GRP GROUP

TITLE REFERENCES:

0.438 Acres (19092 Sq. Ft.)
 LOT 2 - PLAT BOOK 57 PAGE 363
 ABCK RENTALS, LLC
 DB 3656 PG 393
 TM 031J GRP A PAR 001.00 & 001.06

0.300 Acres (13069 Sq. Ft.)
 LOT 3 - PLAT BOOK 57 PAGE 363
 ABCK RENTALS, LLC
 DB 3656 PG 400
 TM 031J GRP A PAR 001.15 & 001.16

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

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.
 Ty LaRue 26 Feb 26
 ABCK RENTALS LLC DATE

CERTIFICATION OF THE APPROVAL FOR 911 STREET ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 Ty LaRue 26 Feb 26
 Ty LaRue
 CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS
 I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED; (2) THAT STREETS AND STORM WATER SYSTEMS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS; (3) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
 Ty LaRue 26 Feb 26
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER 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 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 REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 Ty LaRue 26 Feb 26
 KINGSFORT MUNICIPAL / REGIONAL PLANNING COMMISSION 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 KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 Ty LaRue 2-19-2026
 TENNESSEE REGISTERED LAND SURVEYOR DATE

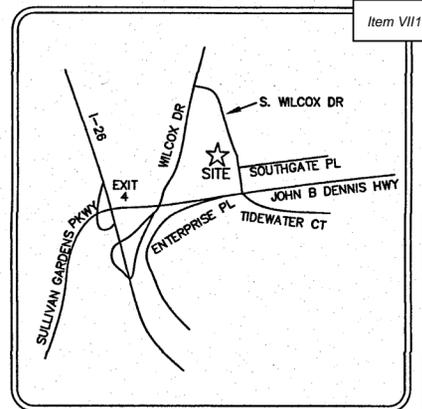
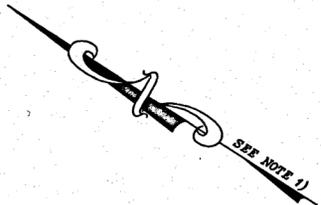
COMBINATION PLAT FOR THE ABCK RENTALS, LLC PROPERTY

CITY OF KINGSFORT REGIONAL PLANNING COMMISSION

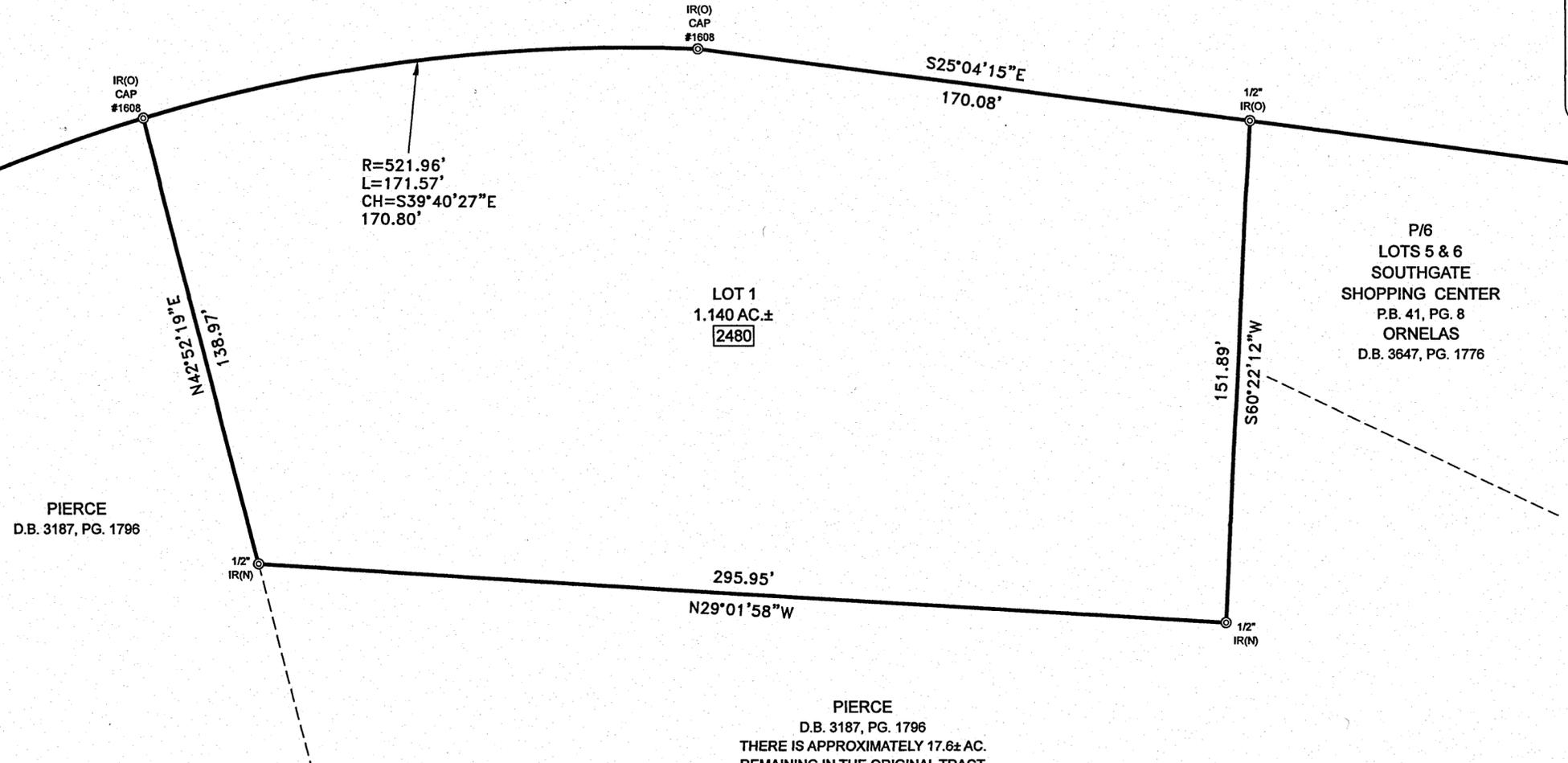
TOTAL ACRES 0.738 ACRES TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER ABCK RENTALS LLC CIVIL DISTRICT 10TH & 11TH
 SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000

SCALE: 1" = 25'



SOUTH WILCOX DRIVE
(R.O.W. VARIES)



PIERCE
D.B. 3187, PG. 1796

LOT 1
1.140 AC.±
2480

P/6
LOTS 5 & 6
SOUTHGATE
SHOPPING CENTER
P.B. 41, PG. 8
ORNELAS
D.B. 3647, PG. 1776

PIERCE
D.B. 3187, PG. 1796
THERE IS APPROXIMATELY 17.6± AC.
REMAINING IN THE ORIGINAL TRACT

LEGEND

IR(O)	IRON ROD, OLD
IR(N)	IRON ROD, NEW
N.T.S.	NOT TO SCALE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
911	911 ADDRESS
R=	RADIUS
L=	LENGTH
CH=	CHORD
AC	ACRES
R.O.W.	RIGHT OF WAY

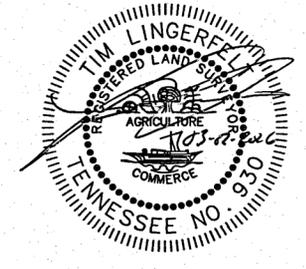
NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED 2/9/2026 UTILIZING TRIMBLE R780I RECEIVERS. GEOID 18
- 2) PROPERTY IS ZONED B-3.
SETBACKS:
FRONT 20'
REAR 30'
SIDE N/A
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14074
- 5) ACAD FILE 25-14074 PIERCE.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 076 PART OF PARCEL 006.50.
- 8) DEED REFERENCE: D.B. 3187, PG. 1796
- 9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 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) 7.5' DRAINAGE AND UTILITY EASEMENT ALONG BOTH SIDES OF ALL SIDE LOTS AND A 15' EASEMENT ALONG ALL FRONT AND REAR LOT LINES.

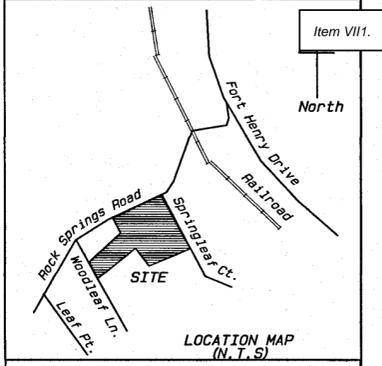
ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37680
TELEPHONE (423) 392-8896
E-MAIL: tingerfelt@alleyassociates.com

Slide A-1882

Sheena Tinsley, Register Sullivan County	
Rec #: 390897	Instrument #: 26004341
Rec'd: 15.00	Recorded
State: 0.00	3/3/2026 at 12:23 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 318-318



CERTIFICATE OF OWNERSHIP AND DEDICATION I 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. DATE: February 25, 2026 OWNER: [Signature]		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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 03-02-2026 TENNESSEE REGISTERED LAND SURVEYOR: [Signature]		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. DATE: 3 MARCH 2026 KINGSPORT AUTHORIZING AGENT: [Signature]	
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: March 3, 2026 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING: [Signature]		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. DATE: _____ 20____		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. DATE: _____ 20____	
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, TENNESSEE REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 3/3 2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION: [Signature]		LOT 1 OF THE PIERCE PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES: 1.140 TOTAL LOTS: 1 ACRES NEW ROAD: 0 MILES NEW ROAD: 0 OWNER: PIERCE CIVIL DISTRICT: 13TH SURVEYOR: ALLEY & ASSOCIATES, INC. CLOSURE ERROR: 1:10,000 SCALE 1"=30'			

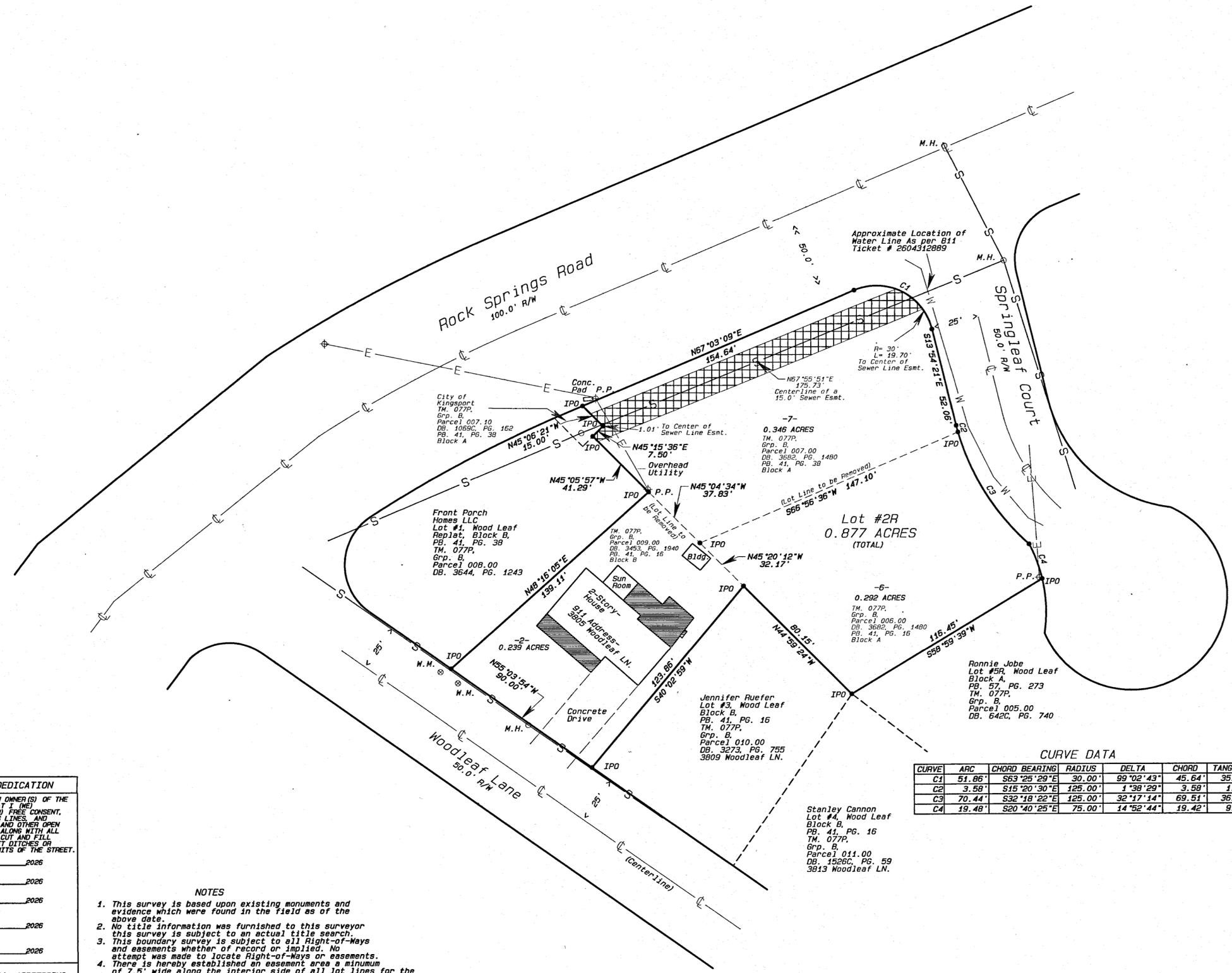


Slide A-1882

Sheena Tinsley, Register
Sullivan County
Instrument #: 26004342

Rec #: 390896	Recorded
Rec'd: 15.00	3/3/2026 at 12:27 PM
State: 0.00	in Plat
Clerk: 0.00	P60
Other: 2.00	PGS 319-319
Total: 17.00	

REGISTER OF DEEDS



CURVE DATA

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	51.86'	S63°25'29"E	30.00'	99°02'43"	45.64'	35.15'
C2	3.58'	S15°20'30"E	125.00'	1°38'29"	3.58'	1.79'
C3	70.44'	S32°18'22"E	125.00'	32°17'14"	69.51'	36.18'
C4	19.48'	S20°40'25"E	75.00'	14°52'44"	19.42'	9.79'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER: _____ 2026
OWNER: _____ 2026
OWNER: _____ 2026
OWNER: _____ 2026

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

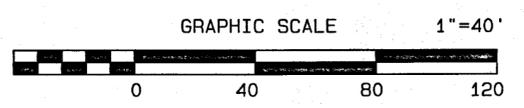
I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.

DATE: March 3, 2026

CITY CLERK

CITY OF SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HERS AUTHORIZED REPRESENTATIVE

- NOTES
- This survey is based upon existing monuments and evidence which were found in the field as of the above date.
 - No title information was furnished to this surveyor this survey is subject to an actual title search.
 - This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
 - 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 or civil engineer or that which may be required by the Kingsport Regional Planning Commission.
 - Current zoning - R-1
All Bldg. Setbacks shall conform to the applicable zoning requirements in effect at such time of construction.
 - Deed Reference - As shown
 - I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1" in 10,000' as shown hereon.
 - Property does not lie in a flood zone as per Flood Insurance Rate Map 47163C0235D Effective Date Sept. 29, 2006
 - Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways



Currently Zoned R-1

LEGEND
I.P.O. - Iron Pin Old
I.P.N. - Iron Pin New
W.M. - Water Meter
M.H. - Man hole
P.P. - Power Pole
—E— - Overhead Electric



Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667
Owner's - Greg & Sue Strong

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 3/3 2026

SECRETARY PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

DATE: 2-5 2026

JONATHAN WILLIS R.L.S.

2385
LICENSE NUMBER

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

DATE: 3 MAR 26 2026

DATE

AUTHORIZED SIGNATURE TITLE

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: 3 MAR 26 2026

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR

KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

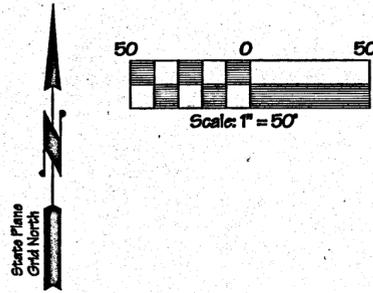
TITLE

DATE AUTHORIZED SIGNATURE

Consolidation of Lot 2, Block B & Lots 6 & 7, Block A Woodleaf S/D

KINGSFORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.877	TOTAL LOTS	-1-
ACRES NEW ROAD	-0-	MILES NEW ROAD	-0-
OWNER	Strong	CIVIL DISTRICT	13th
SURVEYOR	JONATHAN W. WILLIS	CLOSURE ERROR 1:	10,000'
SCALE:	1" = 40'	DRAWN BY	J.W.



- LEGEND**
- ⊕ GPS Base Point
 - ⊗ Power Pole
 - ⊗ Water Meter
 - ⊗ Road
 - ⊗ Water Valve
 - ⊗ Rebar (found)
 - ⊗ Tax Hook
 - ⊗ Septic Tank
 - W — Water Line
 - SS — Sewer Line
 - X — Fenceline
 - OHP — Overhead Power
 - ε — Centerline
 - — — — — Setback Line
 - ▨ Building
- P.O.B. - Point of Beginning**
- ▨ 12' Wide Drainage Easement (See Note A)
 - ▨ Septic Area

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 26 August 2025
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: IPIOT CORS Network
- (f) Geoid Model: Geoid18
- (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
GPS Base Point	Northing	Easting
	823298.94	3008932.51

Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current setbacks.

Note: The point of beginning is a 3/8" rebar (found) being the northeastern corner of this described parcel located in the western right-of-way of Emerald Drive as well as being located N 74°40'26" W 6.52 feet from a water meter and furthermore being located N 29°15'16" E 36.52 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS File: 25-393d1

ZONED R-1 (Sullivan County): Low Density, Single Family Residential

Setbacks: (Per Sullivan County unless otherwise noted)
 Front - 80' (Along Emerald Drive per Plat Book 16 Page 26)
 Front - 50'
 Rear - 50'
 Side - 12'
 Corner Side - 30'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	130.79'	30.96'	S 17°28'12" E	30.89'
L1			N 52°32'22" W	49.60'
L2			S 23°56'20" E	30.00'

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

Date: 3-4 2026

[Signature]
 City/ELS Division or Sullivan County Director of 911 Addressing or his/her authorized representative

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.

Date: _____ 20____

Traffic Engineering Manager

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 water utility system and is hereby approved as shown.

Date: 3/9 2026

[Signature]
 Authorizing Agent

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify: (1) that construction plans have been approved; (2) that streets have been installed in an acceptable manner and according to the specifications; (3) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

Date: 3-3 2026

[Signature]
 City Engineer or County Road Commissioner

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I hereby certify: (1) that construction plans have been approved; (2) storm water systems installed or proposed for installation fully meet City of Kingsport requirements. OR
 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.

Date: _____ 20____

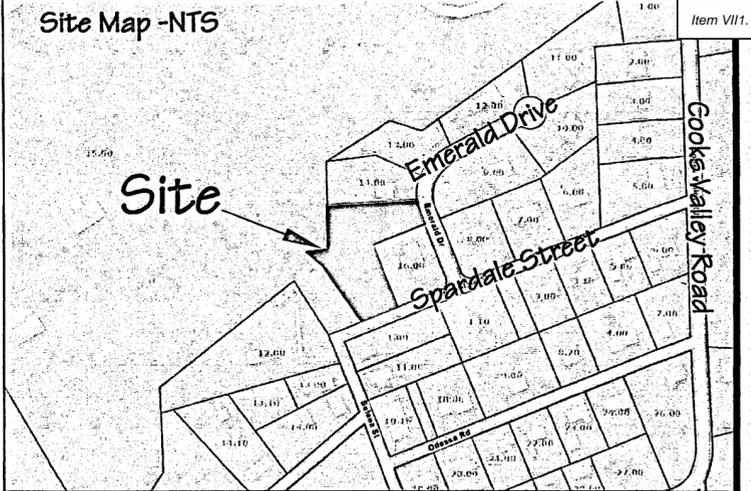
City Stormwater Manager

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: _____ 20____

Tennessee Department of Environment & Conservation
 Or Kingsport Authorizing Agent



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this Plan of Subdivision with my free consent, establish the building lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: MARCH 2 2026

[Signature]
 Owner

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 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.

Date: 03-04-10 2026

Secretary: Kingsport Municipal Regional Planning Commission

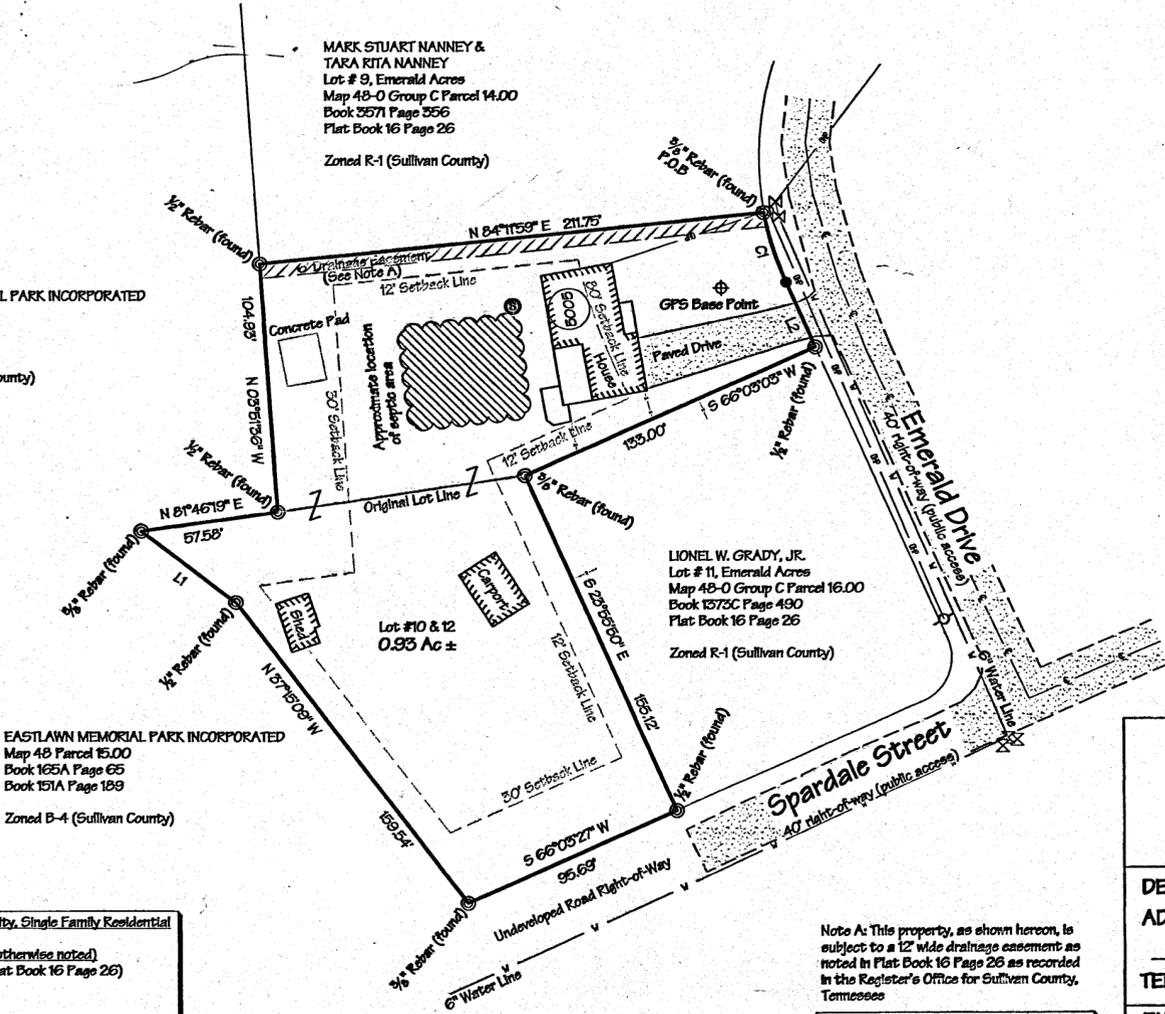
CERTIFICATE OF ACCURACY

I hereby certify that the Plat shown and described hereon is a true and correct survey to the accuracy required by the Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon.

Date: 2025

[Signature]
 Sheena Tinsley, Register
 Sullivan County

Rec #: 391274	Instrument #: 26004826
Rec'd: 15.00	Recorded
State: 0.00	3/11/2026 at 8:00 AM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 322-322



Note A: This property, as shown hereon, is subject to a 12' wide drainage easement as noted in Plat Book 16 Page 26 as recorded in the Register's Office for Sullivan County, Tennessee

Note B: Lot #11 has not been evaluated pursuant to the plat review for an SSD system and plat approval does not constitute approval of the lot or the existing system. The system as shown here on was derived from information provided by others and has not been field verified by Vick Surveying, LLC.

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286

7th Civil District REF: Plat Book 16 P. 26

Combination Plat For Lots #10 & 12 of Emerald Acres

Presented to Kingsport Regional Planning Commission

DEVELOPER: Darla J. Harlow	SURVEYOR: Christopher M. Vick
ADDRESS: 5005 Emerald Drive Kingsport, TN 37664	ADDRESS: 2772 Hidden Cove Road Cookeville, TN. 38506
TELEPHONE: 423-863-4419	TELEPHONE: 931-372-1286
ENGINEER: _____	OWNER: Carvis L. and Darla J. Harlow
ADDRESS: _____	ADDRESS: 5005 Emerald Drive Kingsport, TN 37664
TELEPHONE: _____	TELEPHONE: 423-863-4419
ACREAGE SUBDIVIDED: 0.93 LOTS: 1	TAX MAP: 48-0 GRP C PARCEL NO: 15.00 & 17.00
DEED BOOK REFERENCE: Book 560C Pg. 66 & Book 910C Pg. 324	SCALE: 1"=50'-0" DATE: 26 August 2025