



## **REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Thursday, May 21, 2026 at 5:30 PM**

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

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

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

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

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

- 1.** Approval of the April 13, 2026 Work Session Minutes
- 2.** Approval of the April 16, 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.** 2600 Fort Henry Drive Rezoning (REZONE26-0079). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. (McMurray)
- 2.** 2604 Fort Henry Drive Rezoning (REZONE26-0080). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to B-3. (McMurray)

- [3.](#) E. Sevier Avenue Rezoning (REZONE26-0110). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. (McMurray)
- [4.](#) 118 Anco Place County Rezoning (REZONE26-0106). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1/R-3 to the County PBD/SC zone. (Cooper)
- [5.](#) Fieldcrest Acres Phase 3 Preliminary Plan (PD26-0098) The Commission is requested to grant preliminary plan approval for Fieldcrest Acres Phase 3. (Cooper)
- [6.](#) Bancroft Pointe Subdivision Preliminary Plat (RESDEV26-0101) The Commission is requested to grant preliminary plat approval for the Bancroft Pointe Subdivision. (Cooper)
- [7.](#) 946 Independence Drive W (MINSUB26-0097). The Commission is requested to grant final subdivision approval of the Resubdivision of Pasty Parvin Property along with the accompanying street frontage variance. (Pyatte)

## **VII. OTHER BUSINESS**

- [1.](#) Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, April 13, 2026 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Anne Greenfield, Gary Mayes, Curtis Montgomery

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

### II. APPROVAL OF THE AGENDA

### III. APPROVAL OF MINUTES

1. Approval of the March 16, 2026 Work Session Minutes
2. Approval of the March 19, 2026 Regular Meeting Minutes

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

### IV. CONSENT AGENDA

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

1. Fieldcrest Phase 1 (PD25-0125). The Commission is requested to release the current Irrevocable Letter of Credit for Fieldcrest Phase 1. Staff explained that the improvements

guaranteed by the irrevocable letter of credit for Fieldcrest Ph1 have been satisfied or moved to the Fieldcrest Phase 2 bond. Staff confirmed the amount of the ILOC at \$11,448.00. No official action was taken.

## V. UNFINISHED BUSINESS

## VI. NEW BUSINESS

1. Morison Avenue Rezoning (REZONE26-0072). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to P-1. Staff identified the location of the site and detailed the uses allowed in the P-1 zone. Staff drew attention to the P-1 zoned office use on the side of Morison Avenue across from the rezoning site. Staff stated that no calls were received on the item. No official action was taken.
2. Fieldcrest Acres Phase 2 Final Plat (PD26-0070) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 2. Staff noted that the final plat for phase 2 substantially conforms to the preliminary. Staff noted that phase 2 generates 41 new single family lots along Chimney View Loop. Staff noted that there are no variances associated with the request. Staff stated that the guarantees for phase 2 are up for approval as the next items. No official action was taken.
3. Fieldcrest Acres Phase 2 Irrevocable Letter of Credit (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2. Staff noted that the amount of the ILOC totals \$45,792.00 and consists of stormwater, as-builts, and contingencies. Staff noted that the performance date on the letter of credit is January 16, 2027 and the expiration date is April 16, 2027. No official action was taken.
4. Fieldcrest Acres Phase 2 Subdivision Bond (PD26-0070). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 2. Staff noted that this bond is in the amount of \$305,820.27 and covers sidewalks. Staff noted that the bond approval is for one year. No official action was taken.
5. Bancroft Heights Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Bancroft Heights Subdivision. Staff noted that the site is 20.46 acres in size. Staff noted that the developer will utilize the fire apparatus access road and residential streets for the new roads. Staff noted that the proposal creates a total of 63 new single family lots. No official action was taken.

6. 1735 Keller Street, Preliminary Zoning Development Plan (COMDEV26-0076). The Commission is requested to grant preliminary zoning development plan approval for 1735 Keller Street. Staff noted that this site is seeking site plan approval to implement a mobile drink stand pad on the site. Staff stated that the parking and pad conform to City PVD zoning guidelines. No official action was taken.
7. 526 Sequoyah Drive Surplus (SURPLS26-0086). The Commission has been requested to declare 526 Sequoyah Drive as surplus property. Staff stated that city staff had vetted the site and that no departments could identify a use for the property. No official action was taken.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions
2. Kingsport Comprehensive Plan Adoption. Staff noted that Winston Mitchell will be returning to our regular meeting to present the Comprehensive Plan for adoption. No official action was taken.

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, April 16, 2026 at 5:30p.m.**

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

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

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

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

Members Absent: Anne Greenfield

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

Visitors: Bridget Taylor, Chris Alley, Darin Karst, Eddie Karst

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

A motion to approve the agenda was made by Gary Mayes. The motion was seconded by Candice Hilton. The motion passed unanimously, 8-0.

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

1. Approval of the March 16, 2026 Work Session Minutes
2. Approval of the March 19, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Chip Millican, seconded by Curtis Montgomery, to approve the minutes as presented. The motion passed unanimously, 8-0.

### **IV. CONSENT AGENDA**

Consent items are those items that have previously been brought before the Planning

Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Fieldcrest Phase 1 (PD25-0125). The Commission is requested to release the current Irrevocable Letter of Credit for Fieldcrest Phase 1. Staff explained that the improvements guaranteed by the irrevocable letter of credit for Fieldcrest Ph1 have been satisfied or moved to the Fieldcrest Phase 2 bond. Staff confirmed the amount of the ILOC at \$11,448.00. A motion was made by Candice Hilton, seconded by BJ Walsh, to approve the consent agenda as presented. The motion passed unanimously, 8-0.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

1. Morison Avenue Rezoning (REZONE26-0072). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to P-1. Staff identified the location of the site and detailed the uses allowed in the P-1 zone. Staff drew attention to the P-1 zoned office use on the side of Morison Avenue across from the rezoning site. Staff stated that no calls were received on the item. Staff reviewed the uses allowed in the P-1 zone. Public comment was opened with no speakers. A motion was made by Chip Millican, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed unanimously, 8-0.
2. Fieldcrest Acres Phase 2 Final Plat (PD26-0070) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 2. Staff noted that the final plat for phase 2 substantially conforms to the preliminary. Staff noted that phase 2 generates 41 new single family lots along Chimney View Loop. Staff noted that there are no variances associated with the request. Staff stated that the guarantees for phase 2 are up for approval as the next items on the agenda. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to grant final plat approval for Fieldcrest Acres Phase 2. The motion passed unanimously, 8-0.
3. Fieldcrest Acres Phase 2 Irrevocable Letter of Credit (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2. Staff noted that the amount of the ILOC totals \$45,792.00 and consists of stormwater, as-builts, and contingencies. Staff noted that the performance date on the letter of credit is January 16, 2027 and the expiration date is April 16, 2027. A motion was made by Chip Millican, seconded by Candice Hilton, to accept the Fieldcrest Acres Phase

2 Irrevocable Letter of Credit in the amount of \$45,792.00. The motion passed unanimously, 8-0.

4. Fieldcrest Acres Phase 2 Subdivision Bond (PD26-0070). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 2. Staff noted that this bond is in the amount of \$305,820.27 and covers sidewalks. Staff noted that the bond approval is for one year. A motion was made by Chip Millican, seconded by BJ Walsh, to accept the Fieldcrest Acres Phase 2 Subdivision Bond in the amount of \$305,820.27. The motion passed unanimously, 8-0.
5. Bancroft Heights Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Bancroft Heights Subdivision. Staff noted that the site is 20.46 acres in size. Staff noted that the developer will utilize the fire apparatus access road and residential streets for the new roads. Staff noted that the proposal creates a total of 63 new single family lots. A motion was made by Chip Millican, seconded by BJ Walsh, to grant preliminary plat approval contingent upon approval of the construction plans. The motion passed unanimously, 8-0.
6. 1735 Keller Street, Preliminary Zoning Development Plan (COMDEV26-0076). The Commission is requested to grant preliminary zoning development plan approval for 1735 Keller Street. Staff noted that this site is seeking site plan approval to implement a mobile drink stand pad on the site. Staff stated that the parking and pad conform to City PVD zoning guidelines. A motion was made by Tim Lorimer, seconded by Candice Hilton, to grant preliminary zoning development plan approval. The motion passed unanimously, 8-0.
7. 526 Sequoyah Drive Surplus (SURPLS26-0086). The Commission has been requested to declare 526 Sequoyah Drive as surplus property. Staff stated that city staff had vetted the site and that no departments could identify a use for the property. A motion was made by Chip Millican, seconded by Tim Lorimer, to declare 526 Sequoyah Drive as surplus property. The motion passed unanimously, 8-0.

## VII. OTHER BUSINESS

1. Approved Subdivisions
2. Kingsport Comprehensive Plan Adoption. Mr. Winston Mitchell presented the City of Kingsport Comprehensive Plan for adoption. Mr. Mitchell summarized the plan and outcomes. A motion was made by Curtis Montgomery, seconded by Candice Hilton, to adopt the Comprehensive Plan. The motion passed unanimously, 8-0.

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**

The meeting adjourned at 6:10p.m.



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0079

<b>PROPERTY INFORMATION</b>	
<b>ADDRESS</b>	2600 Fort Henry Drive Parcel 001.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	Rezone Site .31 acres +/-
<b>EXISTING USE</b>	vacant
<b>PROPOSED USE</b>	duplex

**PETITIONER**  
**ADDRESS**                    **2121 Pendragon Road, Kingsport, TN 37660**

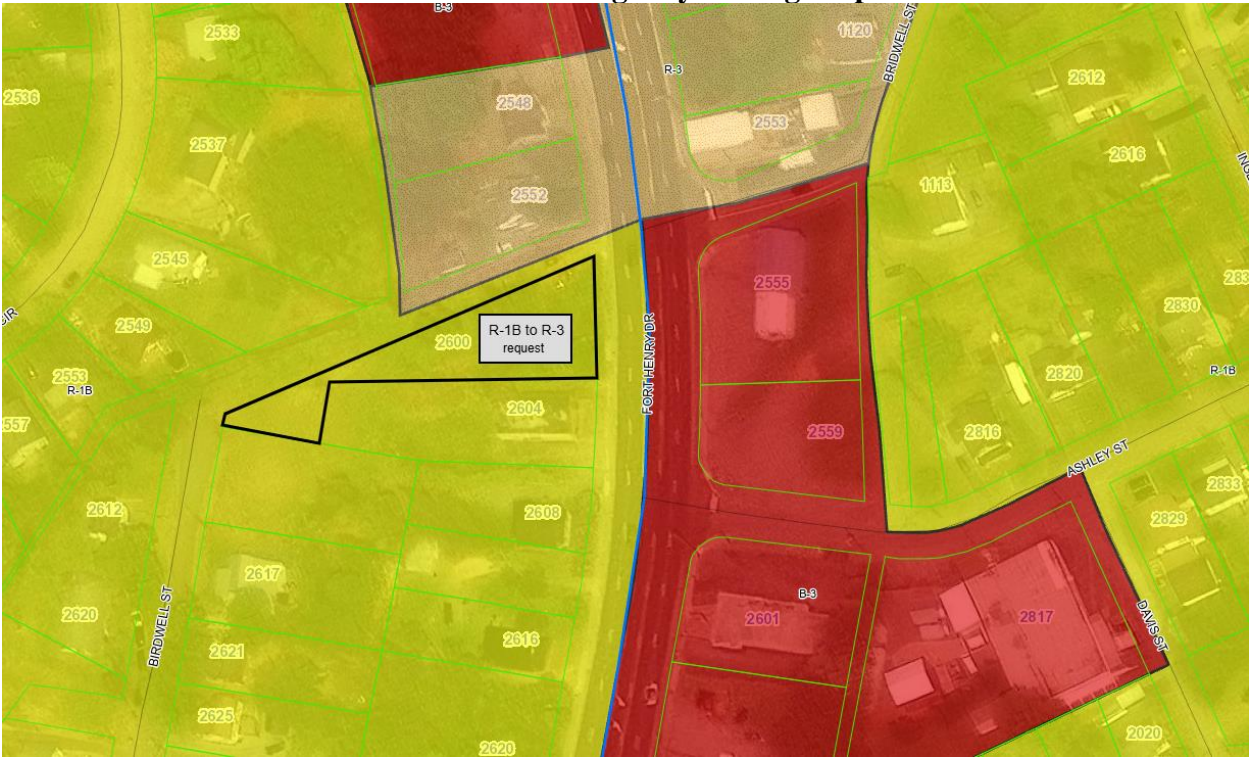
**INTENT**

*To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a duplex.*

Vicinity Map



Surrounding City Zoning Map



Expanded City Zoning Map

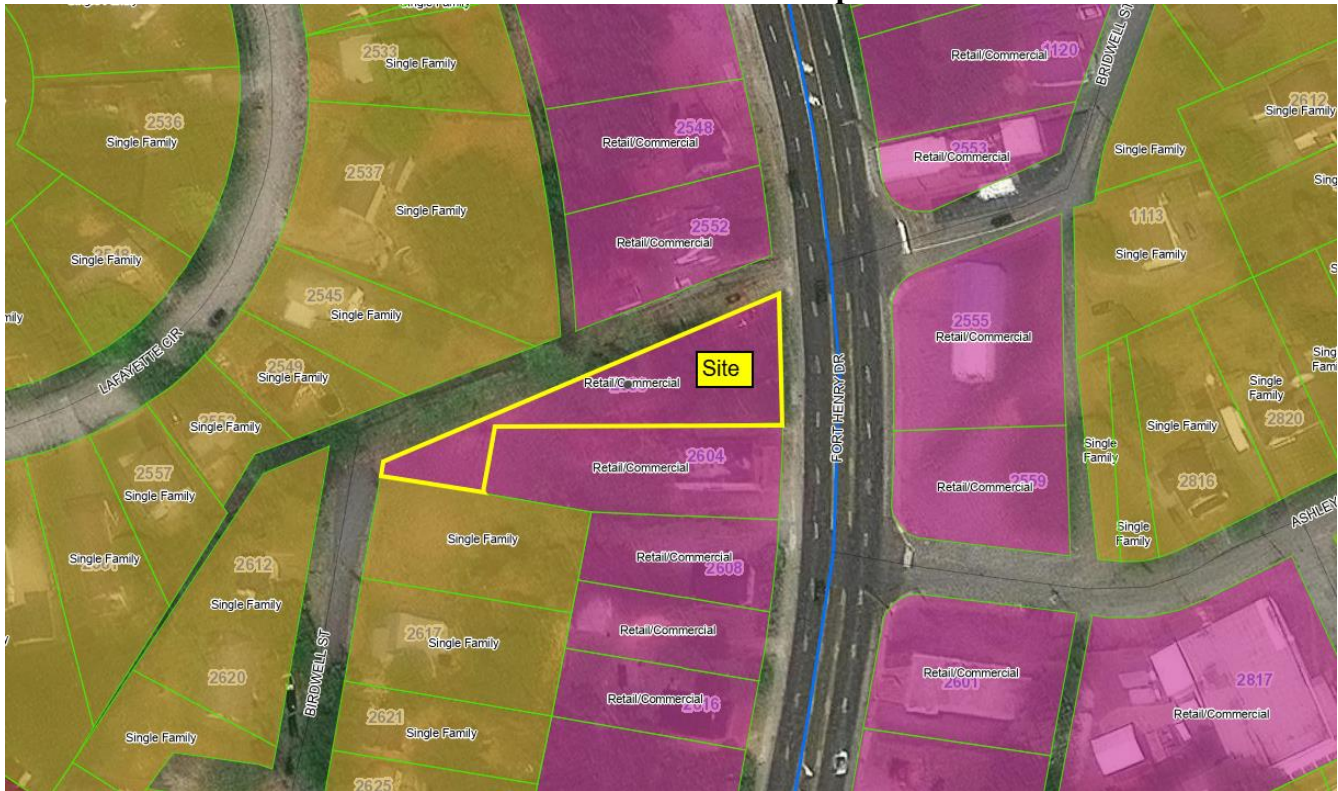


Kingsport Regional Planning Commission

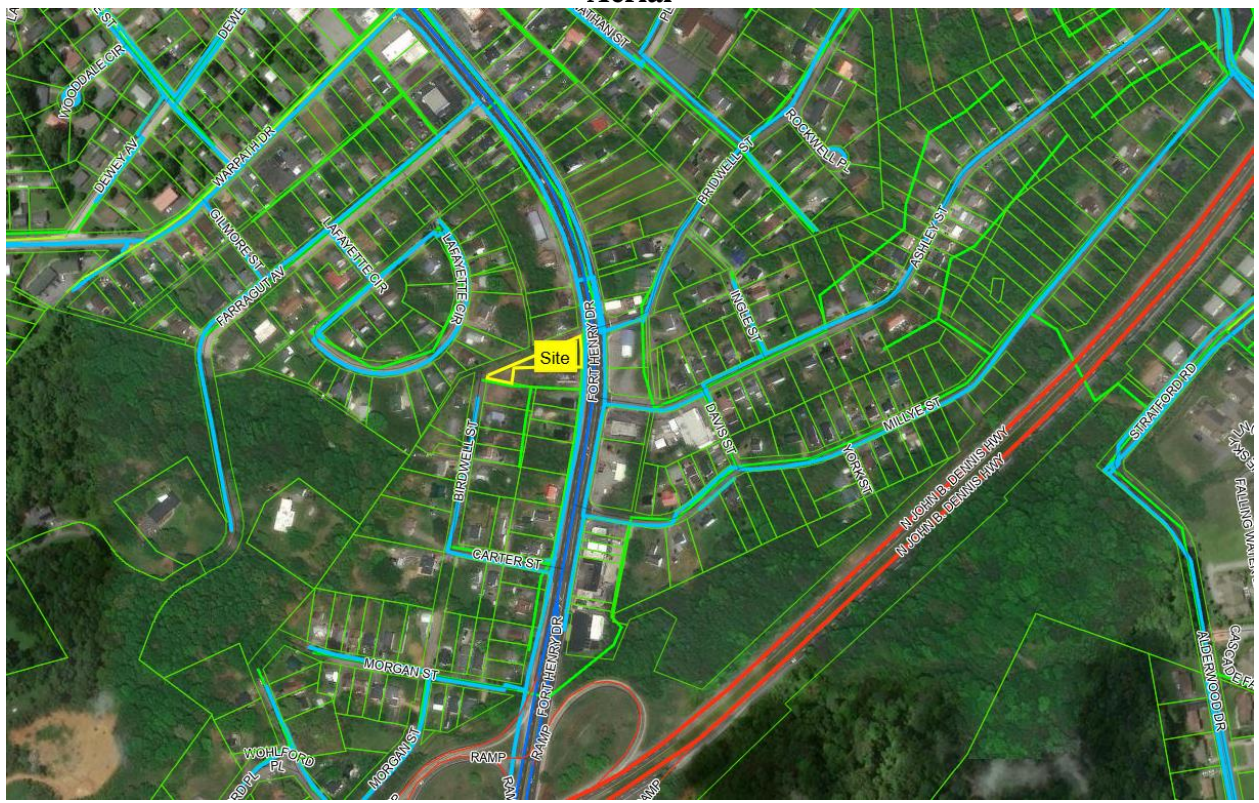
Rezoning Report

File Number REZONE26-0079

2030 Future Land Use Map



Aerial



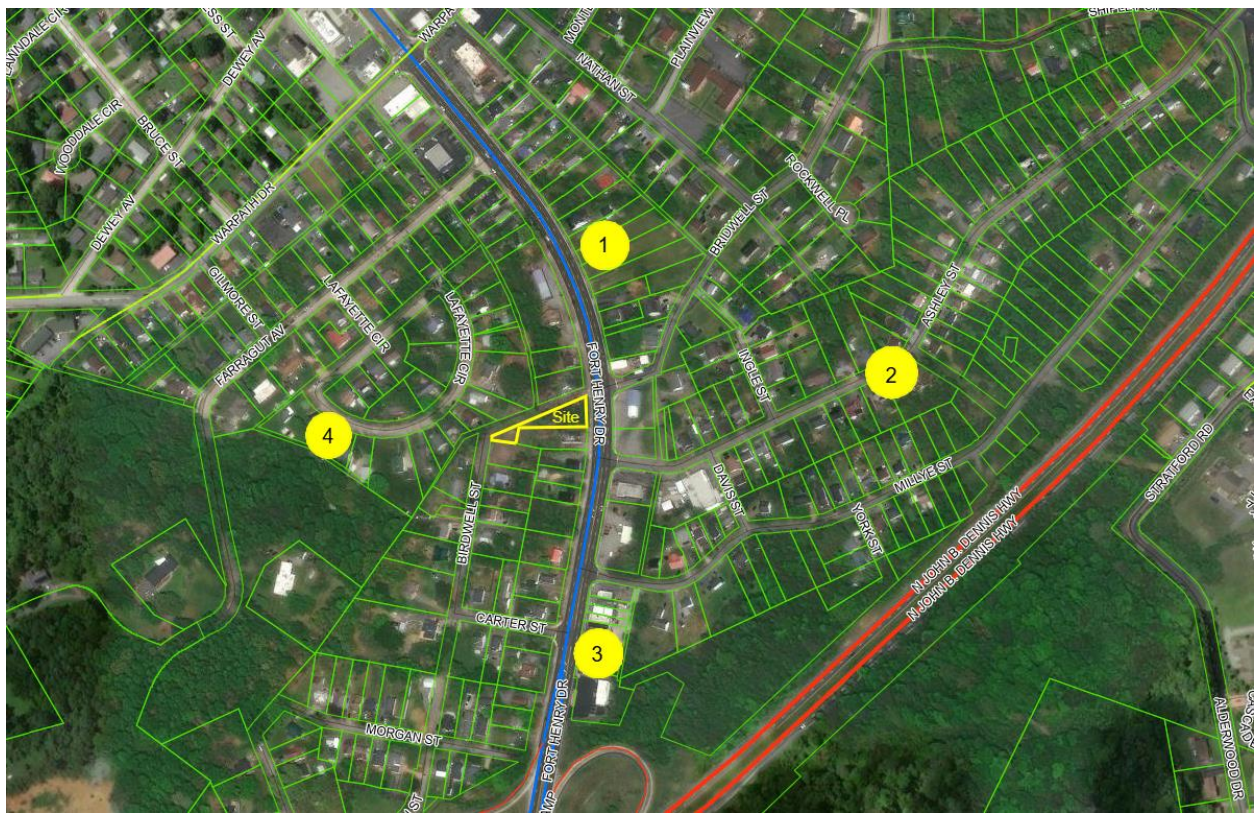
View from Fort Henry Drive facing site



View from site facing Fort Henry Drive



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0079

Existing Zoning/ Land Use Table

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

## 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 R-3 Low-Density Apartment District would permit duplex residential development that is compatible with surrounding residential and commercial uses. The request represents a moderate residential density that can serve as a transition between existing development patterns in the area.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed duplex development is residential in nature and is not expected to adversely impact adjacent or nearby properties. The rezoning would allow a lower-intensity use than commercial development that could otherwise occur under the 2030 Land Use Map recommendation.
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-1B zoning classification; however, the proposed R-3 district would allow a modest increase in residential density and provide additional housing opportunities on the site.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-3 rezoning represents a lower-intensity residential use that may function as an appropriate transitional use while supporting infill residential development.

**Proposed use:** duplex

**The 2030 Land Use Map recommends** Retail/Commercial

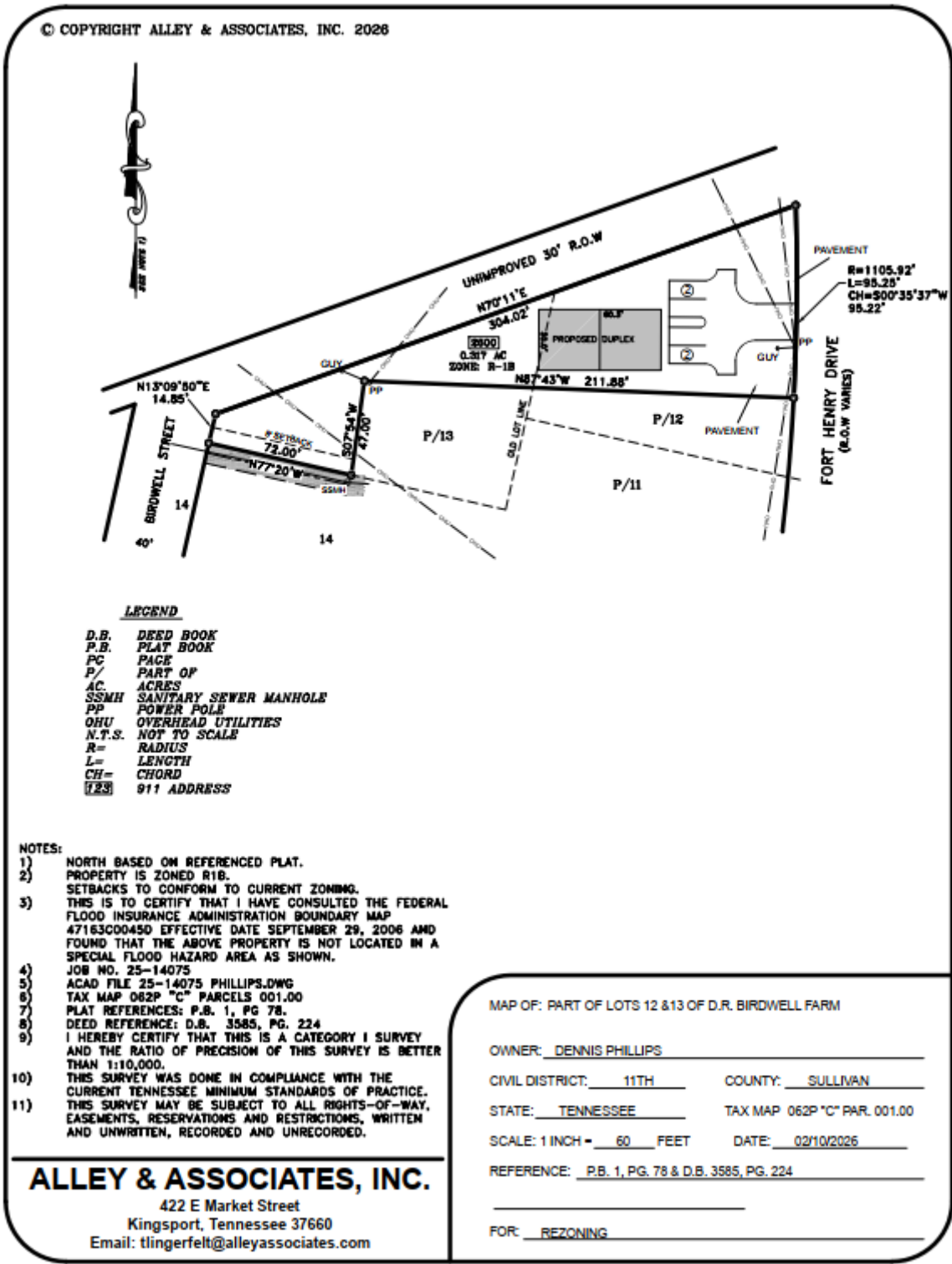
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The surrounding mix of land uses and the opportunity to provide additional residential housing through duplex development support consideration of the rezoning request.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0079

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



CONCLUSION

Staff recommends approval of the rezoning from R-1B to R-3 based on its consistency with the 2030 Land Use Map and its role as an appropriate transition between commercial and residential uses.



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0080

**PROPERTY INFORMATION**

<b>ADDRESS</b>	2604 Fort Henry Drive Parcel 002.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	B-3 (Highway-Oriented Business District)
<b>ACRES</b>	Rezoning Site .30 acres +/-
<b>EXISTING USE</b>	vacant commercial building
<b>PROPOSED USE</b>	commercial business

**PETITIONER**

**ADDRESS**                    2121 Pendragon Road, Kingsport, TN 37660

**INTENT**

*To rezone from R-1B (Residential District) to B-3 (Highway-Oriented Business District) to accommodate a commercial business use.*

Vicinity Map

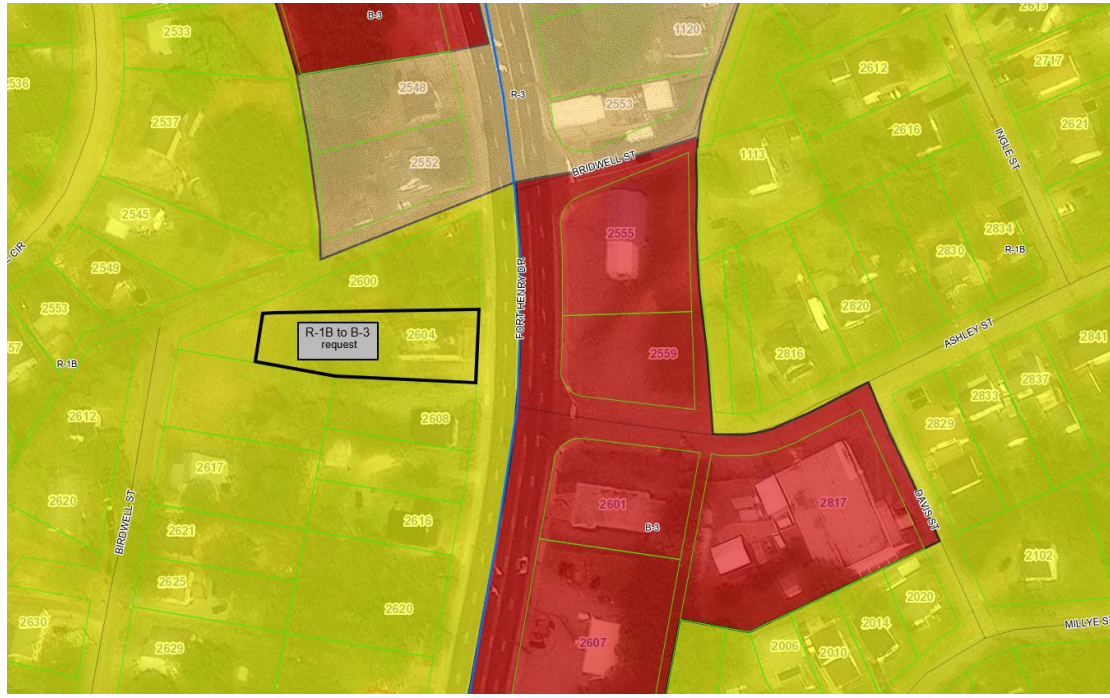


Kingsport Regional Planning Commission

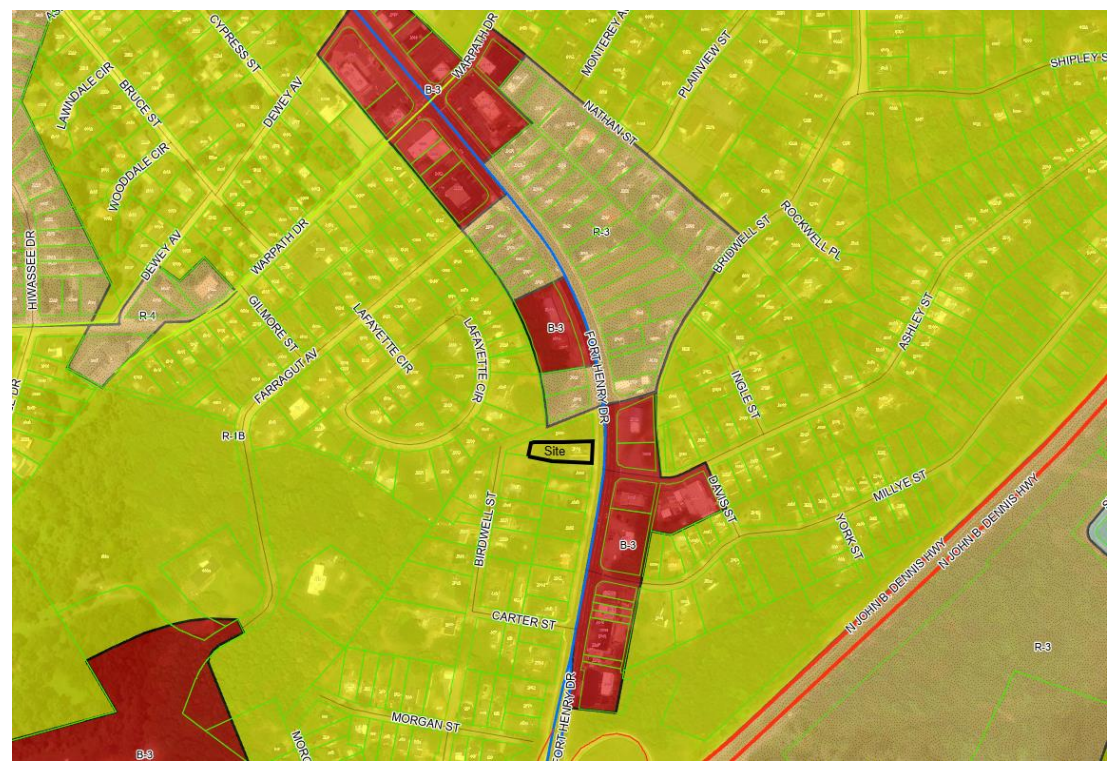
Rezoning Report

File Number REZONE26-0080

Surrounding City Zoning Map

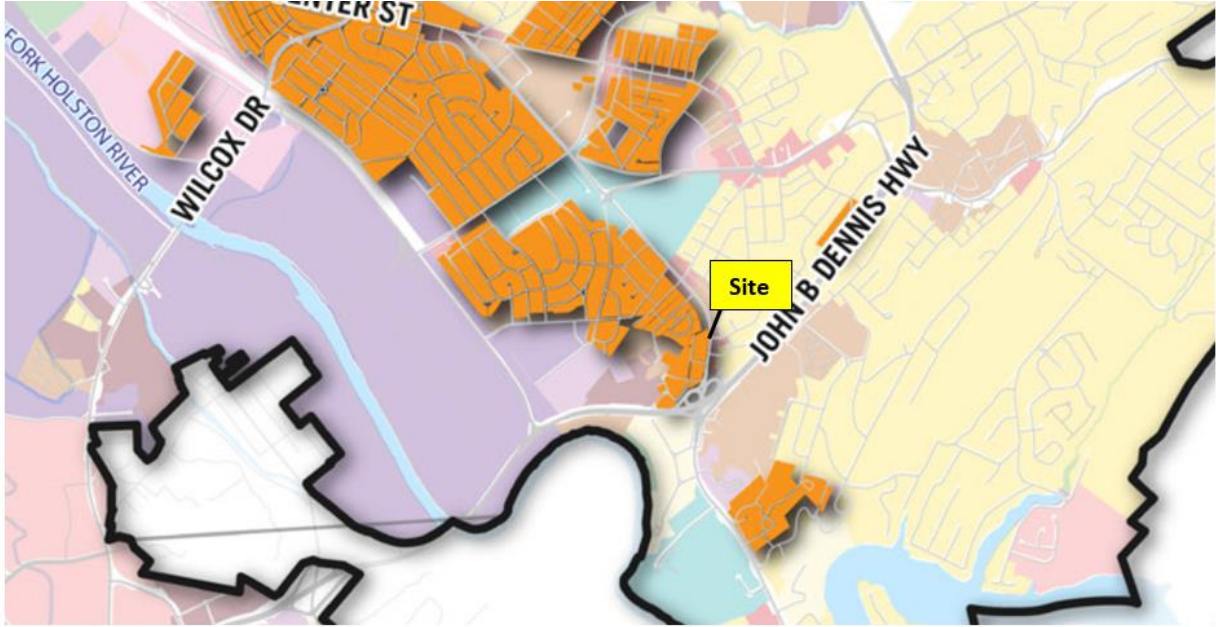


Expanded City Zoning Map



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on May 21, 2026

2030 Future Land Use Map



# Compact Neighborhood

## CHARACTER AND INTENT

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

## PREFERRED USES

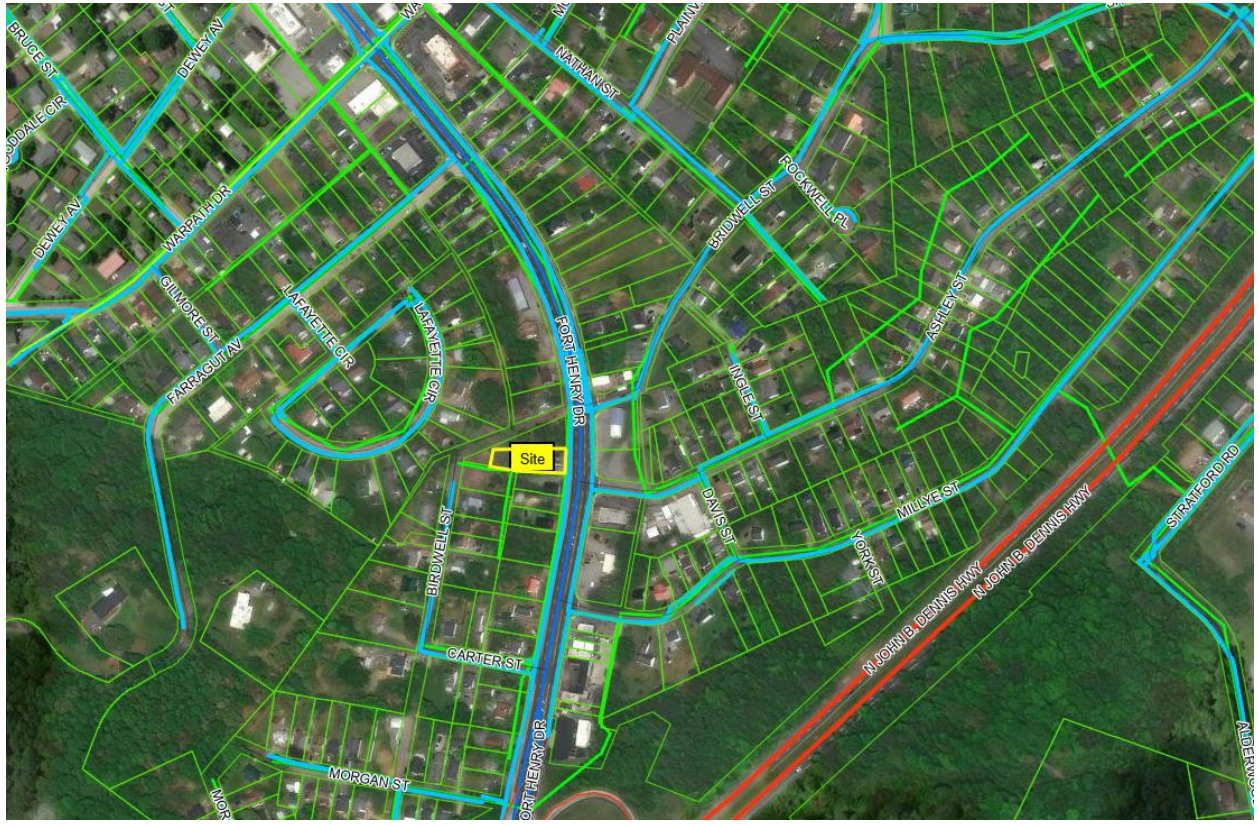
**Primary Uses**

- Townhomes
- Cottage Court
- Patio homes
- Small-lot-single-family residential
- Neighborhood scale multiplexes
- Neighborhood scale duplexes

**Secondary Uses**

- Civic and institutional uses
- Parks and open space

Aerial



View from Fort Henry Drive facing site



View from Fort Henry Drive facing site



EXISTING USES LOCATION MAP



**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE26-0080**

**Existing Zoning/ Land Use Table**

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

## Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed rezoning to B-3 is suitable given the property's location along a busy highway and its existing commercial structure. The request aligns with surrounding commercial and higher-intensity roadway-oriented uses and is consistent with the Retail/Commercial designation on the 2030 Land Use Map.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed B-3 zoning is not expected to adversely affect adjacent properties. Continued or renewed commercial use of an existing vacant commercial building is consistent with the established roadway corridor and surrounding development patterns.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has some limited economic use under the current R-1B zoning, the existing vacant commercial building is not consistent with that classification. Rezoning to B-3 would restore a more appropriate and economically viable use consistent with its developed commercial character and highway frontage.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed B-3 rezoning is consistent with the 2030 Land Use Map designation of Retail/Commercial. The request supports the intent of concentrating higher-intensity, highway-oriented commercial uses along major transportation corridors.

**Proposed use:** commercial business

**The 2030 Land Use Map recommends** Retail/Commercial

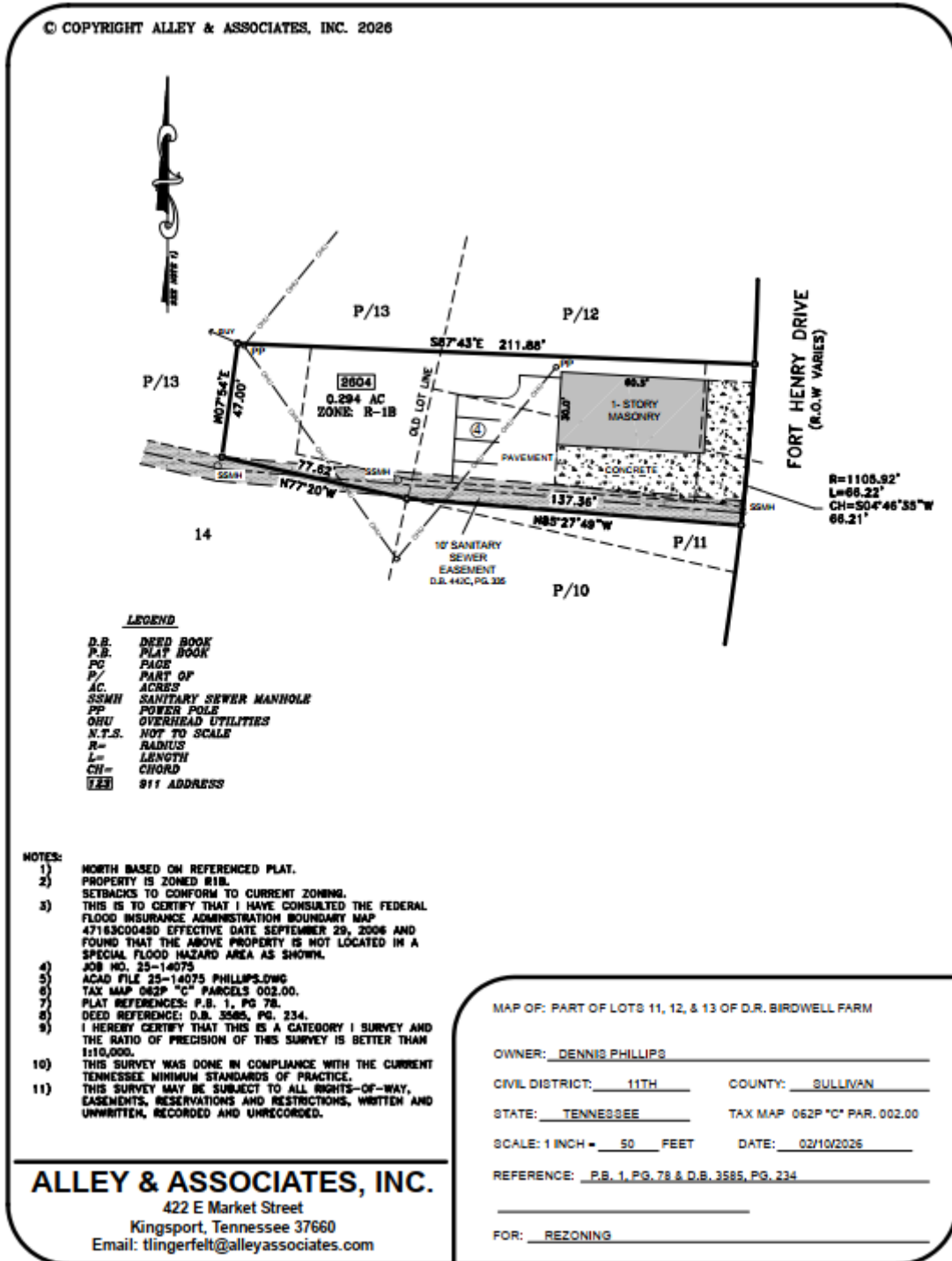
5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The property's frontage on a major highway, its existing vacant commercial building, and surrounding commercial development patterns support the appropriateness of the B-3 district.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0080

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



CONCLUSION

Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on May 21, 2026

**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE26-0080**

Staff recommends approval of the rezoning from R-1B to B-3 based on its compatibility with the 2030 Land Use Map.



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE26-0110

**PROPERTY INFORMATION**

<b>ADDRESS</b>	Parcel 17.00, 18.00 & 19.00
<b>DISTRICT</b>	11
<b>OVERLAY DISTRICT</b>	n/a
<b>EXISTING ZONING</b>	R-1B (Residential District)
<b>PROPOSED ZONING</b>	R-3 (Low Density Apartment District)
<b>ACRES</b>	Rezone Site .56 acres +/-
<b>EXISTING USE</b>	single-family
<b>PROPOSED USE</b>	multi-family

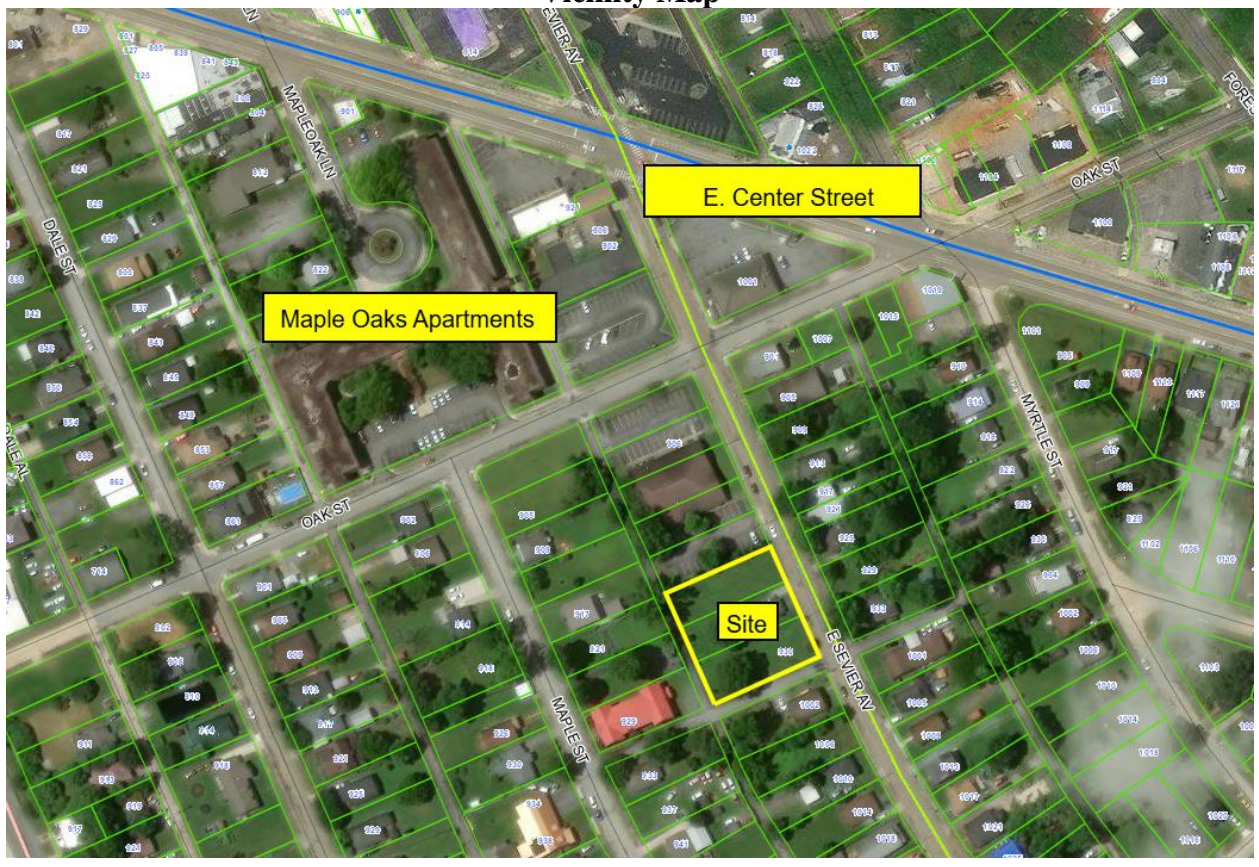
**PETITIONER**

**ADDRESS** 906 E. Sevier Avenue, Kingsport, TN 37660

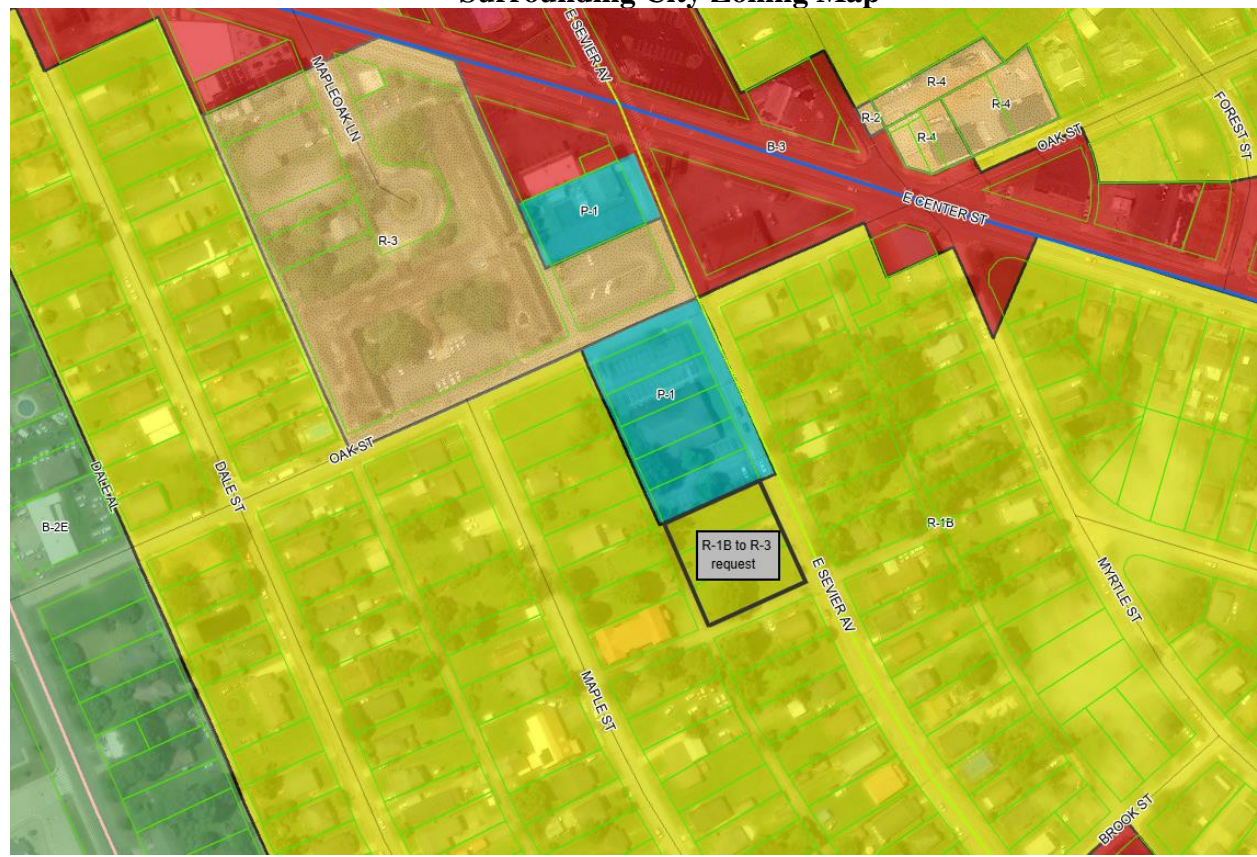
**INTENT**

*To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate construction of a duplex on vacant lots.*

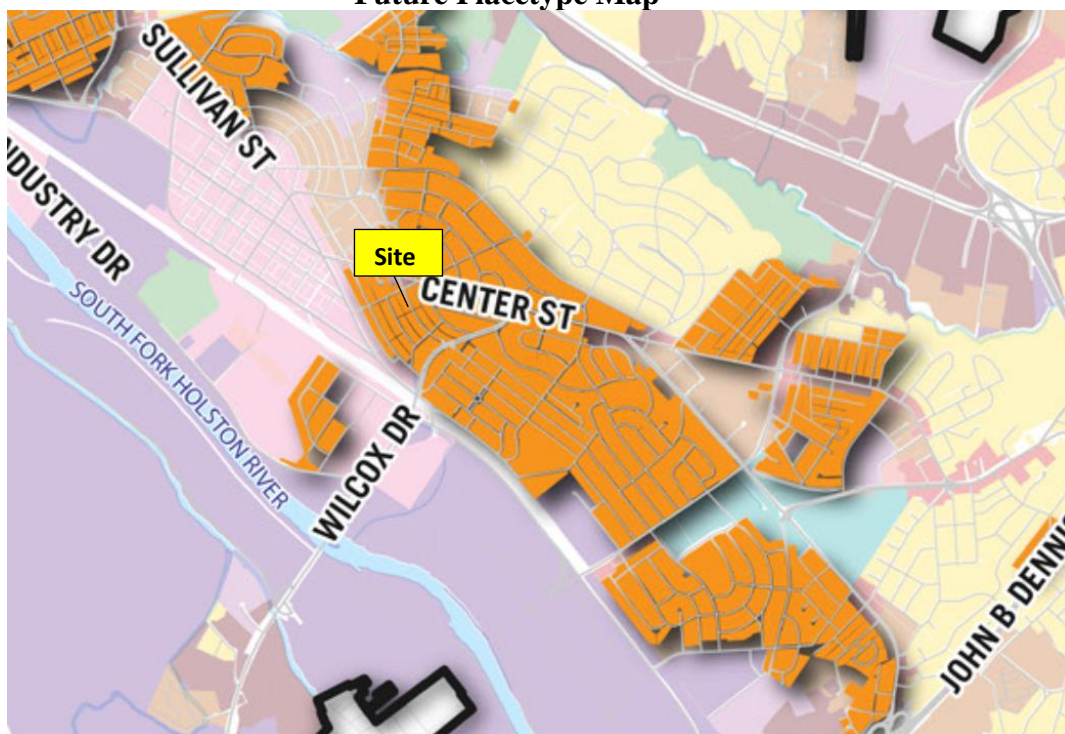
Vicinity Map



Surrounding City Zoning Map



Future Placetype Map



## Compact Neighborhood

### CHARACTER AND INTENT

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

### PREFERRED USES

**Primary Uses**

- Townhomes
- Cottage Court
- Patio homes
- Small-lot-single-family residential
- Neighborhood scale multiplexes
- Neighborhood scale duplexes

**Secondary Uses**

- Civic and institutional uses
- Parks and open space

Aerial



View from E. Sevier Avenue facing 930 E. Sevier Avenue



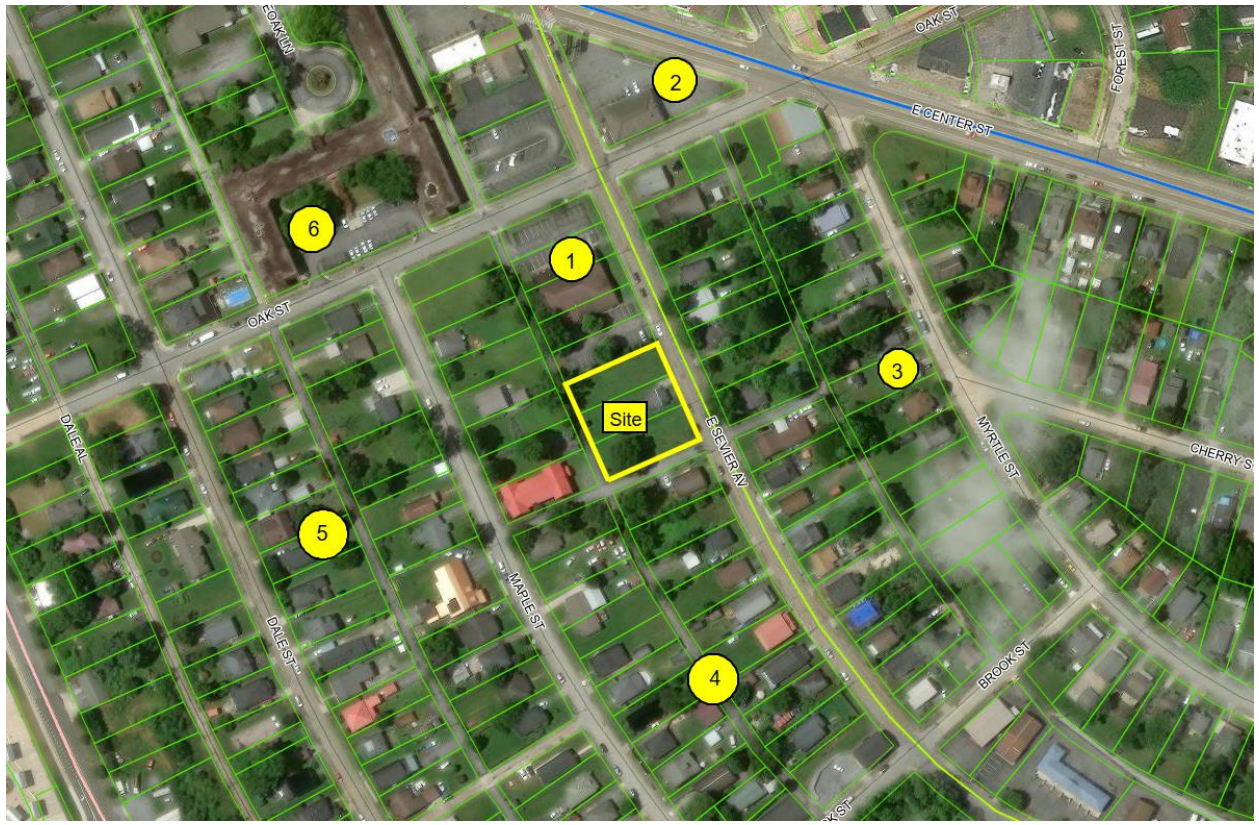
Site View from E. Sevier Avenue facing 926 E. Sevier Avenue



View from E. Sevier Avenue facing 922 E. Sevier Avenue



**EXISTING USES LOCATION MAP**



**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE26-0110**

**Existing Zoning/ Land Use Table**

<b>Location</b>	<b>Parcel / Zoning Petition</b>	<b>Zoning / Name</b>	<b>History Zoning Action Variance Action</b>
North	<b>1</b>	<u>Zone: City P-1</u> Use: KHRA Main Office	
Northeast	<b>2</b>	<u>Zone: City B-3</u> Use: commercial	
East	<b>3</b>	<u>Zone: City R-1B</u> Use: single-family	
South	<b>4</b>	<u>Zone: City R-1B</u> Use: multi-family	
Southwest	<b>5</b>	<u>Zone: City R-1B</u> Use: commercial	
Northwest	<b>6</b>	<u>Zone: City R-3</u> Use: Maple Oaks Apts	

## 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 R-3 Low-Density Apartment District permits duplex dwellings, which are compatible with the surrounding residential development pattern. While the area may be primarily single-family (R-1B), duplexes are similar in scale and form and represent a modest increase in density.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning introduces only three duplexes (six total units), which is a low-intensity residential use. Compared to the existing R-1B district, the increase in density is incremental and not expected to create adverse impacts.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The properties have reasonable economic use under the existing R-1B zoning, which permits single-family residential development. However, the proposed R-3 classification allows for a slightly higher density that can better utilize the land while remaining consistent with the surrounding neighborhood character.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed rezoning is consistent with the Future Land Use Map designation of Compact Neighborhood. This placetype encourages a mix of housing options, including duplexes, at a neighborhood scale. The request supports the intent of providing diverse and attainable housing while promoting efficient land use patterns.

**Proposed use:** Duplex development (one duplex per vacant parcel)

**The Future Placetype Map recommends** Compact Neighborhood

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 designation of the area as a Compact Neighborhood supports increased residential density and a mix of housing types. Additionally, the availability of infrastructure and the opportunity to introduce “missing middle” housing—such as duplexes—provide supporting grounds for approval.

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



CONCLUSION

Staff recommends approval of the rezoning from R-1B to R-3 based on the request's consistency with the Compact Neighborhood placetype and its support of duplex development.

<b>Property Information</b>	<b>118 Anco Place County Rezoning</b>		
<b>Address</b>	118 Anco Place Kingsport, TN 37664		
<b>Tax Map, Group, Parcel</b>	Tax Map 076 Parcel 055.00		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	High Density Residential – Mobile Home Parks		
<b>Acres</b>	+/- 1.7 acres		
<b>Existing Use</b>	Vacant	<b>Existing Zoning</b>	County R-1/R-3
<b>Proposed Use</b>	Automotive Repair Shop	<b>Proposed Zoning</b>	County PBD/SC
<b>Owner/ Applicant Information</b>			
<b>Name:</b>		<b>Intent:</b> <i>To rezone from County R-1/R-3 to County PBD/SC for the purpose of an automotive repair shop.</i>	
<b>Address:</b>			
<b>City:</b>			
<b>State:</b>	<b>Zip Code:</b>		
<b>Phone:</b>			
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• The suggested county zoning change is suitable for the intended use.</li> <li>• The zoning change is in line with other county zoning districts found along Moreland Drive.</li> <li>• There has been no feedback to the county or city on the proposed rezoning.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• Moreland Dr., a minor arterial, connected to a major highway, S. John B. Dennis, makes it the ideal location for a county PBD/SC rezoning based on the county’s zoning description. County zoning reflects this fact as similar B-4 and PBD-3 zones have emerged less than a third of the mile down the road from the proposed location.</li> </ul> <p>Staff recommends sending a <b>POSITIVE</b> recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1/R-3 to County PBD/SC.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 5/21/26	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	5/21/26
<b>Approval:</b>			
<b>Denial:</b>			<b>Reason for Denial:</b>
<b>Deferred:</b>			<b>Reason for Deferral:</b>

Sullivan County Zoning Code

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.
8. **R-3, Manufactured Residential Dwelling Park District** - The R-3 Districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, **specifically including public water service, public sewer service and transportation systems adequate to accommodate these higher population densities** as specifically reviewed and approved by the Regional Planning Commission. These districts also permit community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an urban residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.
2. **PBD/SC, Planned Business and/or Shopping Center District** - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.

**Sullivan County Use and Structures Table**

**TABLE 4-102A  
USES AND STRUCTURES ALLOWABLE  
WITHIN MIXED USE AND COMMERCIAL DISTRICTS**

<b>-----DISTRICTS-----</b>	<b>PBD-3</b>	<b>PBD/ SC</b>	<b>B-4</b>	<b>B-3</b>	<b>B-2</b>	<b>B-1</b>
<b>I. Residential Activities</b>						
<b>A. Permanent</b>						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2 <sup>nd</sup> story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
<b>B. Semi-Transient</b>						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
<b>II. COMMUNITY FACILITY ACTIVITIES</b>						
<b>A. Administrative Services</b>	PC	PC	SUP	SUP	SUP	SUP
<b>B. Childcare Facilities</b>	PC	PC	SUP	SUP	SUP	SUP
<b>C. Community Assembly</b>	PC	PC	SUP	SUP	SUP	SUP
<b>D. Cultural and Recreational Facilities</b>	PC	PC	SUP	SUP	SUP	PC
<b>E. Educational Facilities</b>	PC	PC	SUP	SUP	SUP	SUP
<b>F. Essential Public Transport, Communication &amp; Utility</b>	PC	PC	SUP	SUP	SUP	SUP
<b>G. Extensive Impact Facilities</b>	X	X	X	X	X	X
<b>H. Health Care Facilities</b>	PC	PC	SUP	SUP	SUP	SUP
<b>I. Intermediate Impact Facilities – see Supplemental Regulations</b>	PC	PC	SUP	SUP	SUP	SUP
1. Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
<b>J. Religious Facilities</b>	PC	PC	SUP	SUP	SUP	SUP
<b>K. Special Institutional Care Facilities</b>	BZA	BZA	X	X	X	X
<b>L. Special Personal and Group Care Facilities</b>	PC	PC	SUP	X	X	X
<b>M. Waste Disposal Operations</b>	X	X	X	X	X	X

**KEY TO INTERPRETING USE CLASSIFICATIONS**

**BZA = Special Exception of Use with Approval from Board of Zoning Appeals**

**P = Use Permitted by Right Within the District**

**SUP = Principal Use Permitted with Supplemental Provisions**

**PC = Subject to Review and Approval by the Planning Commission**

**X – Not permitted**

**Sullivan County Use and Structures Table Continued**

<b>-----DISTRICTS-----</b>	<b>PBD-3</b>	<b>PBD/ SC</b>	<b>B-4</b>	<b>B-3</b>	<b>B-2</b>	<b>B-1</b>
<b>III. COMMERCIAL ACTIVITIES – Amended 09 17 07</b>						
A. Adult Entertainment Establishments	X	X	X	X	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	SUP	SUP
C. Automotive Parking – open lots only in B-2 and B-1, no public garages or parking structures	PC	PC	P	P	P *	P*
D. Automotive and Marine Craft Sales and Accessory Services	PC	PC	P	P	X	X
<b>E. Automotive Body and Repair Shops</b>	X	PC	X	P	X	X
F. Auto Towing and temporary storage	X	X	X	SUP	X	X
G. Banking, Financial, Insurance and Real Estate Services	PC	PC	P	P	P	P
H. Convenience Retail Sales and Services	PC	PC	SUP	SUP	SUP	SUP
I. Entertainment and Amusement Services - Limited	PC	PC	SUP	SUP	SUP	X
J. General Business and Communications	PC	PC	P	P	P	X
K. General Retail Trade	PC	PC	P	P	P	X
L. Group Assembly and Commercial Outdoor Recreation	PC	PC	SUP	SUP	SUP	X
M. Outdoor Material and Equipment Sales and Repair	PC	PC	P	P	X	X
N. Professional Services – Medical	PC	PC	P	P	P	P
O. Professional Services – Non-medical/Professional Offices	PC	PC	P	P	P	P
P. Restaurant, Full Service	PC	PC	P	P	P	X
Q. Restaurant, Fast Food	PC	PC	P	P	X	X
R. Scrap Operations/junk yards	X	X	X	X	X	X
S. Self-Storage/Mini-Warehouse Facilities	PC	PC	P	P	X	X
T. Transient Habitation	PC	PC	PC	X	X	X
U. Warehousing, Goods, Transport, and Storage	X	PC	X	X	X	X
V. Wholesale Sales	PC	PC	P	P	X	X
W. Indoor Sport Shooting Range Facilities <i>amended on 3/15/10</i>	PC	PC	PC	PC	X	X
<b>IV. MANUFACTURING ACTIVITIES (deleted 02/16/2023)</b>						
<b>V. AGRICULTURAL AND EXTRACTIVE ACTIVITIES</b>						
A. Agricultural – General	P	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC	PC	PC
<b>VI. ACCESSORY ACTIVITIES</b>						
A. Commercial Accessory Buildings – Enclosed <i>(residential accessory structures permitted where residential land uses are permitted)</i>	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <i>(approved administratively)</i>	SUP	SUP	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

**KEY TO INTERPRETING USE CLASSIFICATIONS**

**BZA = Special Exception of Use with Approval from Board of Zoning Appeals**

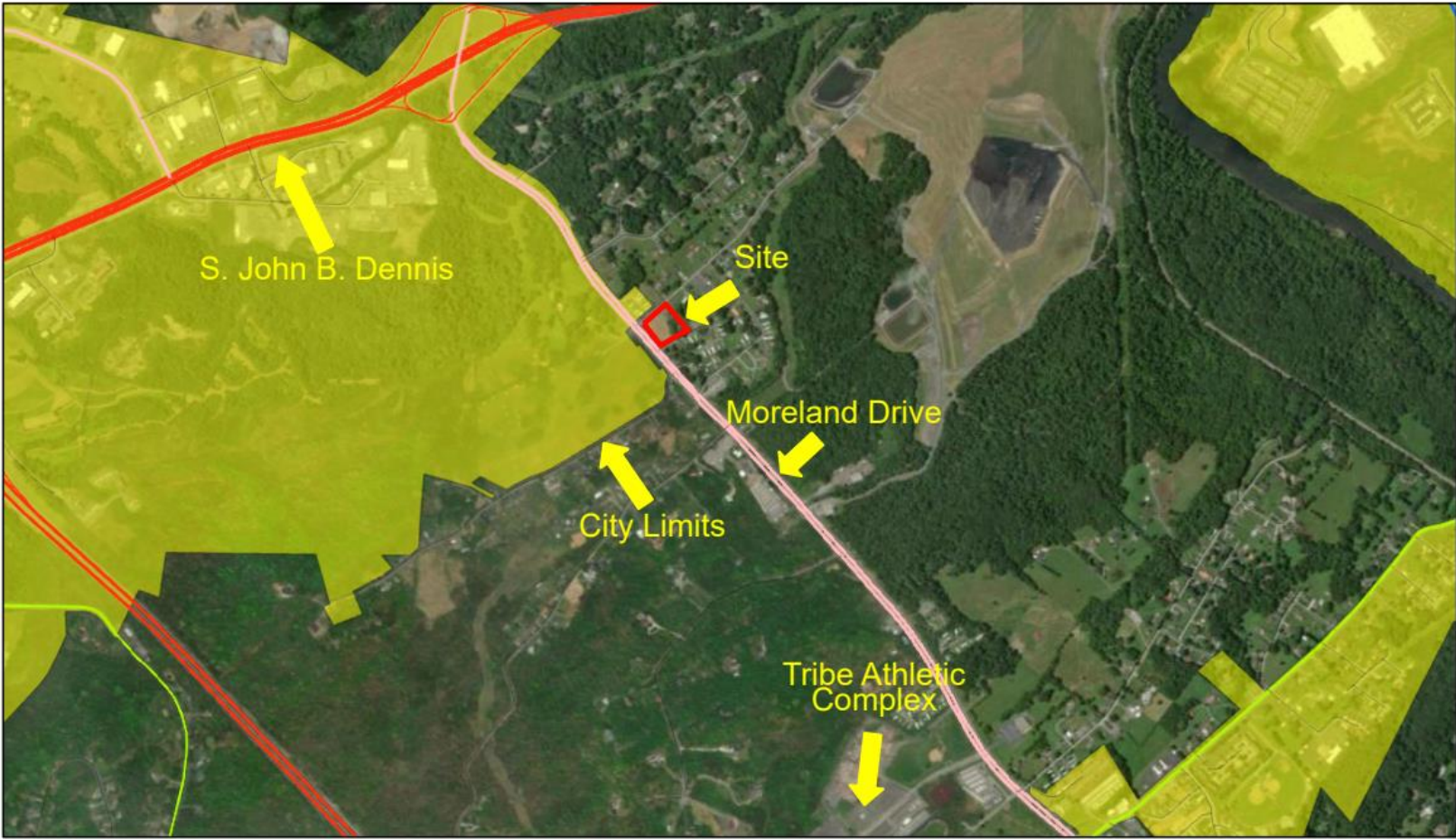
**P = Use Permitted by Right Within the District**

**SUP = Principal Use Permitted with Supplemental Provisions**

**PC = Subject to Review and Approval by the Planning Commission**

**X – Not permitted**

118 Anco Place Vicinity Map



5/6/2026, 2:30:46 PM

Municipal Boundary

KINGSPORT

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

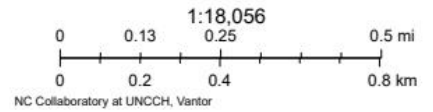
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



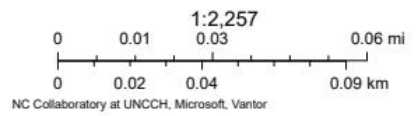
Web AppBuilder for ArcGIS

### 118 Anco Place Site Map



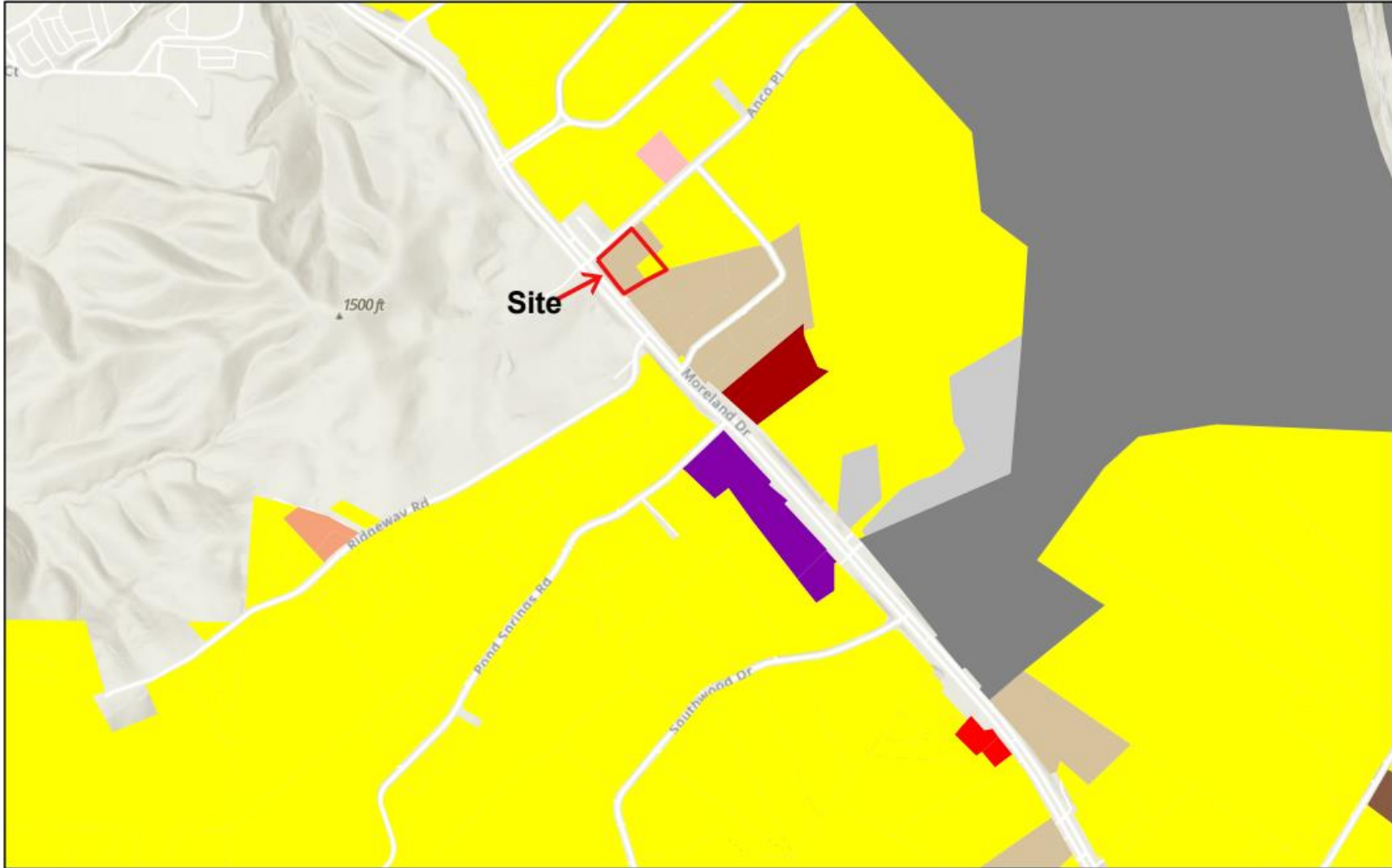
5/6/2026, 2:15:18 PM

- Sullivan County Parcels Jan 2023   Urban Growth Boundary
- Parcels
- Municipal Boundary
- KINGSPORT
- Streets
- Local Street
- Minor Arterial
- Kpt 911 Address



Web AppBuilder for ArcGIS

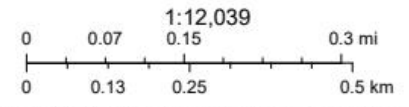
### Zoning Map for Sullivan County, Tennessee



5/6/2026

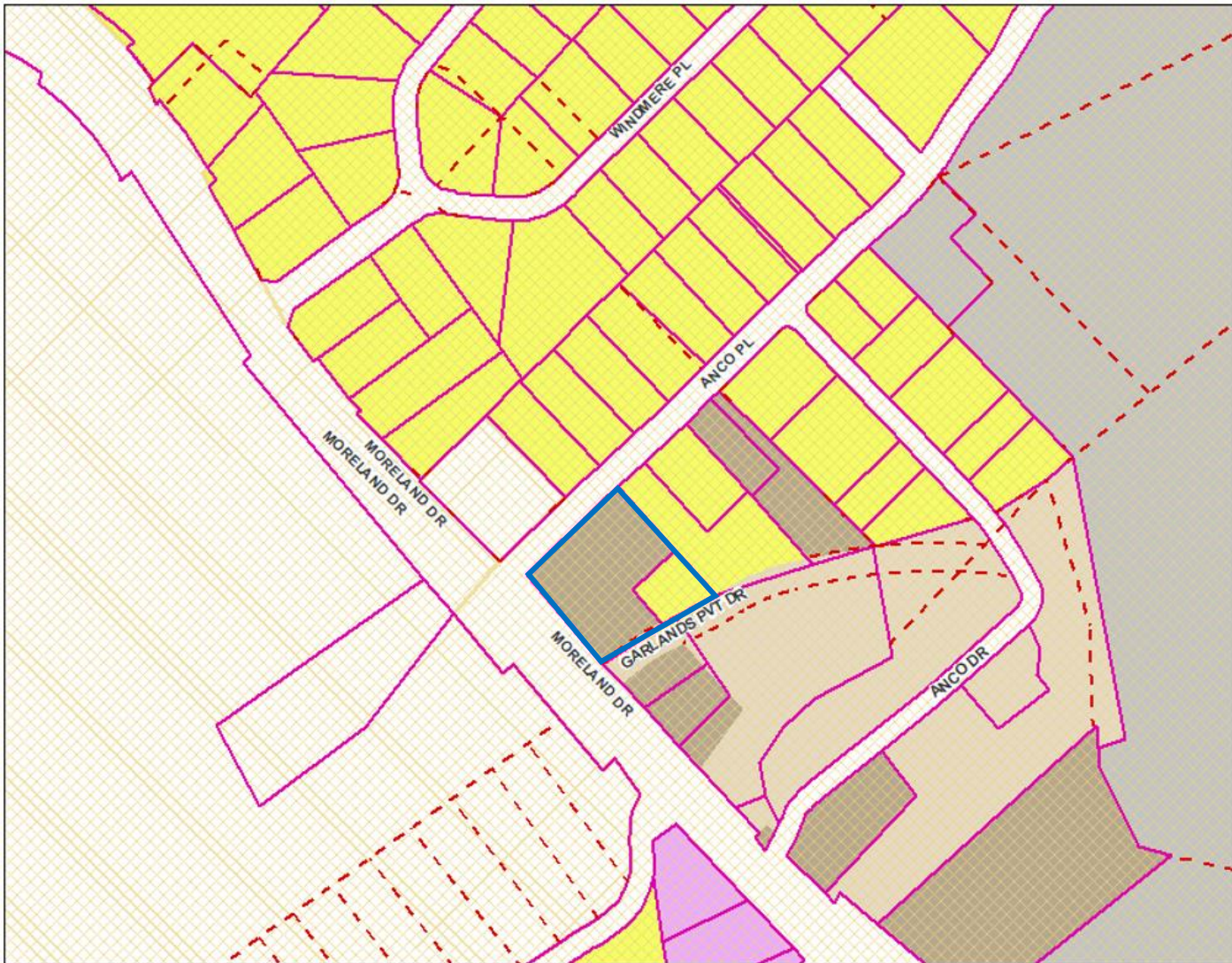
Sullivan County Zoning

B-4	PBD-3	R-3
B-1	M-1	R-1
B-3	M-2	R-3B
	R-2	World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

**Sullivan County Future Land Use Map**



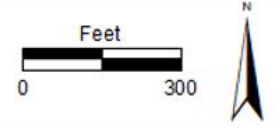
**Address Data Source:**  
Sullivan County: Bull Co 911  
Kingsport: KOT GIS  
Johnson City: JC GIS  
Bristol: Bristol 911

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

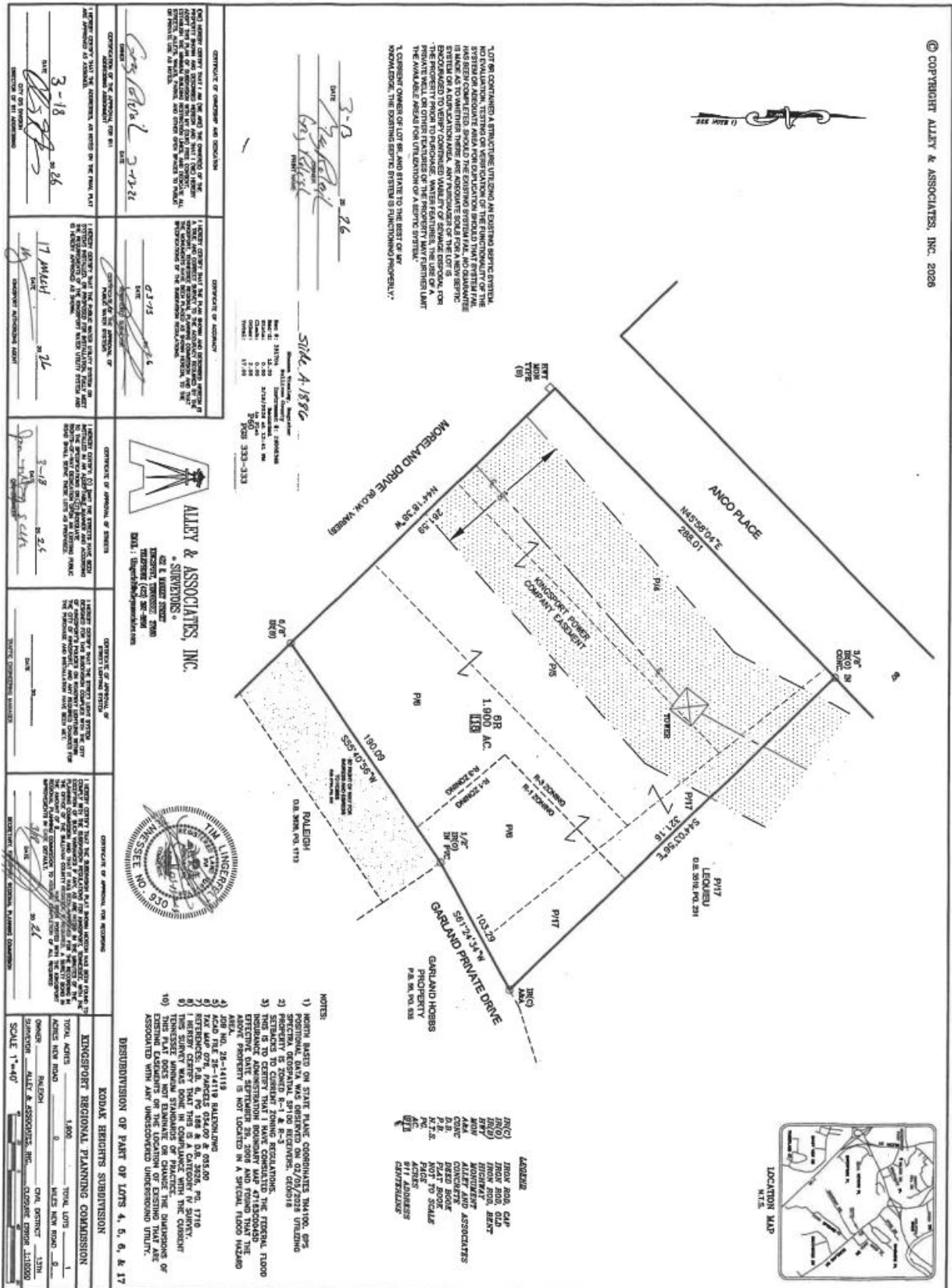
- County Line
- Lot Lines / Parcel Hooks
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026**
- High Impact Use
- Plan Corridor
- Comm
- Low Density Res
- High Density Res
- Mobile Home Park



Sullivan County, TN  
Planning and Codes Dept.



Survey of Property Provided by Applicant to Sullivan County



Northern Property View



04/21/2026 13:33



04/21/2026 13:33

**Southern Property View**



Western Property View



Eastern Property View



Standards of Review

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

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County B-3 and PMD-3 zones along Moreland Drive.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposed zone was recommended by the Sullivan County Planning Department as being suitable for the area. The county's zoning description for a PBD/SC zone states, "This district is designed to promote...developments along major routes...while providing adequate buffering between existing abutting residential and agricultural land uses." Additionally, any proposal following this rezoning will have to be reviewed and approved by the Sullivan County Planning Commission.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Based on the current county future land use plan the proposal does not conform.

**Proposed use:** County PBD/SC (Planned Business and/or Shopping Center District)

**The Future Land Use Plan recommends:** County: High Density & Low Density Residential

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways; as well as, the proximity to similar county zones along Moreland Drive.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for an automotive repair shop.
7. **Whether the change will create an isolated district unrelated to similar districts:** The change to County PBD/SC will be in line with similar commercial County zones located along S. Wilcox Drive.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076 Parcel 055.00 from County R-1 & R-3 to County PBD/SC.

<b>PROPERTY INFORMATION:</b>	<b>Fieldcrest Acres Phase 3 Preliminary</b>
<b>ADDRESS:</b>	Fieldcrest Road, Kingsport, TN
<b>DISTRICT, LAND LOT:</b>	7 <sup>th</sup> Civil District
<b>OVERLAY DISTRICT:</b>	Not Applicable
<b>EXISTING ZONING:</b>	PD, Planned Development
<b>PROPOSED ZONING:</b>	No Change
<b>ACRES:</b>	+/- 7.750
<b>EXISTING USE:</b>	Vacant
<b>PROPOSED USE:</b>	Residential

**APPLICANT:**

**ADDRESS:**

**REPRESENTATIVE:**

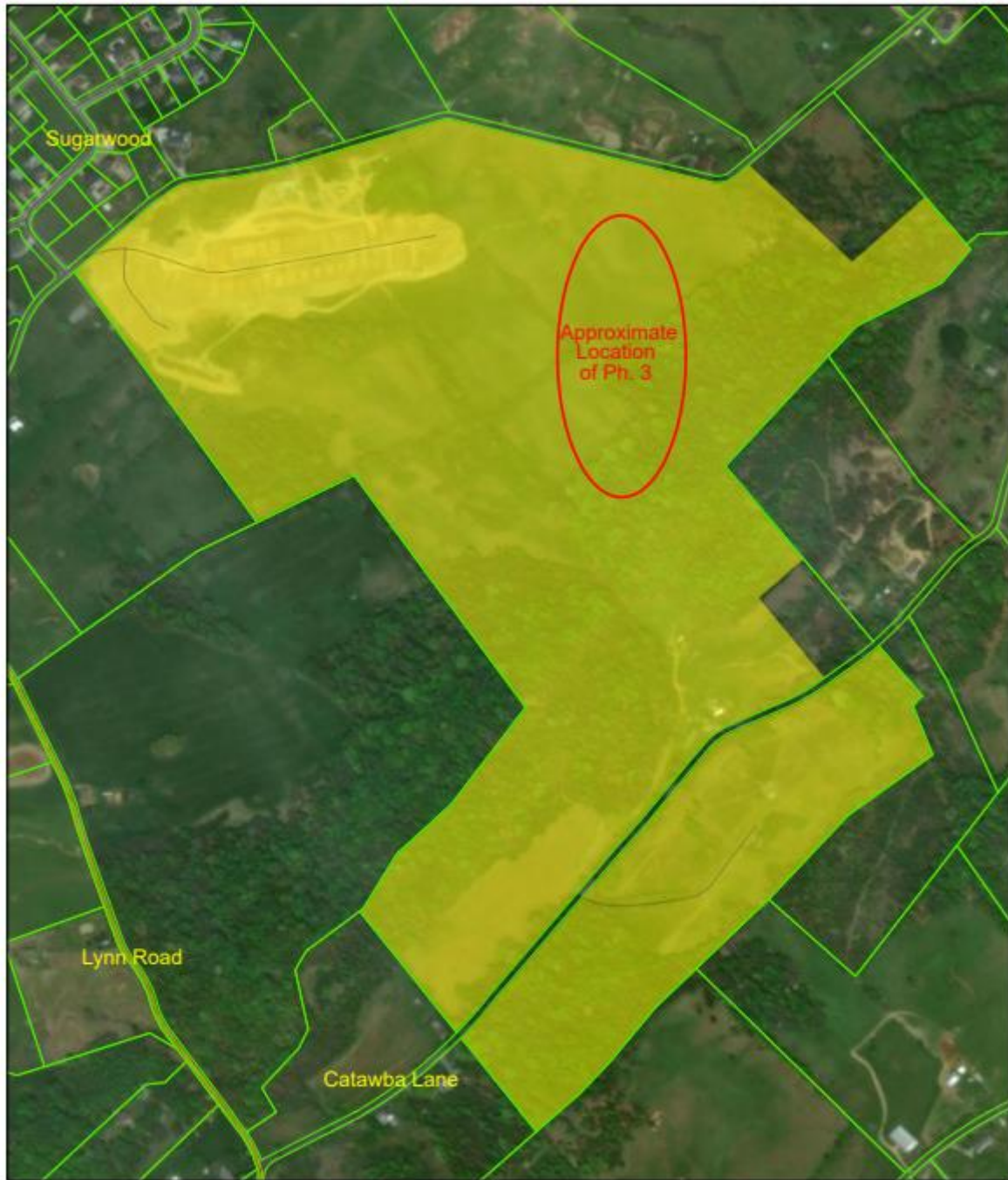
**INTENT**

The applicant is requesting preliminary plan approval for Fieldcrest Acres Phase 3. Fieldcrest Acres Phase 3 consists of 36 lots located off Chimney View Loop.

The plan displays an appropriate density of approximately 4.6 units per acre based on their dedication of 36.44% open space, or 17.71 acres. Additionally, the preliminary plan displays the proper dimensions for the residential street cross-section for this development, which is good for 251 to 1,500 trips per day with sidewalks located on one side of the roadway. Lastly, due to the scope of the open space dedication covering Fieldcrest Phase 1,2 and 3, the developer has provided a map along with the preliminary plan which shows all areas that are designated open space along with the approximate open space calculations.

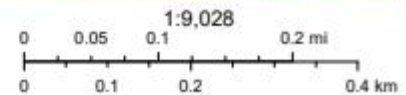
Staff recommends granting preliminary plan approval for Fieldcrest Acres Phase 3 contingent upon the construction plans beings approved.

### Fieldcrest Ph. 3 Site Map



5/8/2026, 3:39:00 PM

- Sullivan County Parcels Jan 2023  Urban Growth Boundary
- Parcels
- Municipal Boundary
- KINGSPORT
- Streets
- Local Street



NC Collaboratory at UNCOH, Vantor

Web AppBuilder for ArcGIS

### Fieldcrest Ph. 3 Zoning - PD, Planned Development



5/8/2026, 3:43:30 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

R-5

B-1

PD

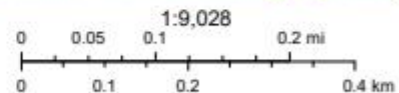
R-1B

R-3

Urban Growth Boundary

Streets

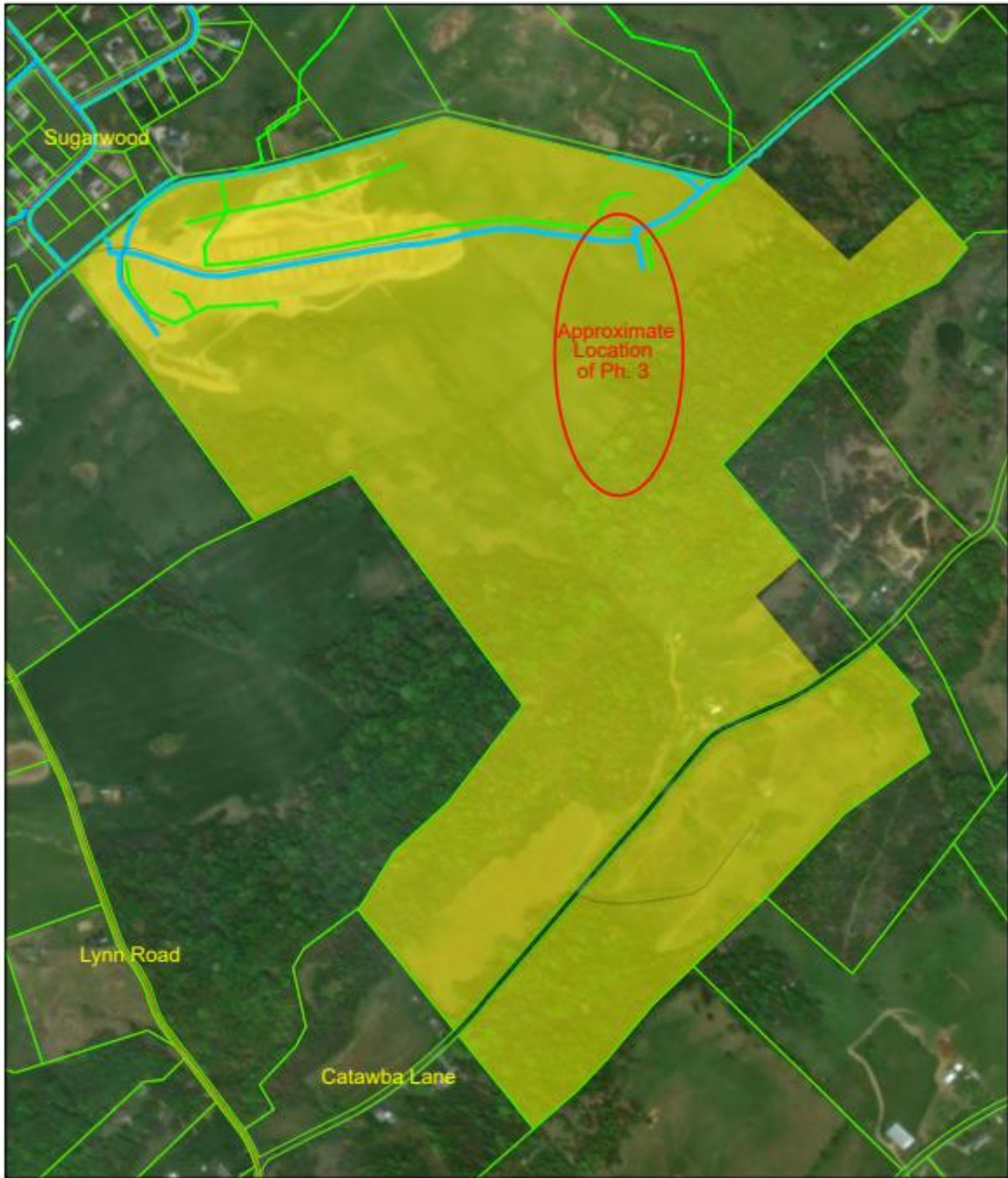
Local Street



NC Collaboratory at UNCOCH, Vantor

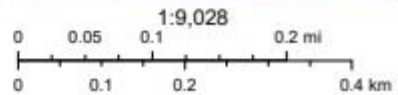
Web AppBuilder for ArcGIS

### Fieldcrest Ph. 3 Utilities



5/8/2026, 3:46:10 PM

- Sullivan County Parcels Jan 2023
- Parcels
- Sewer Mains
- Water Lines
- Municipal Boundary
- KINGSPORT
- Urban Growth Boundary
- Streets
- Local Street

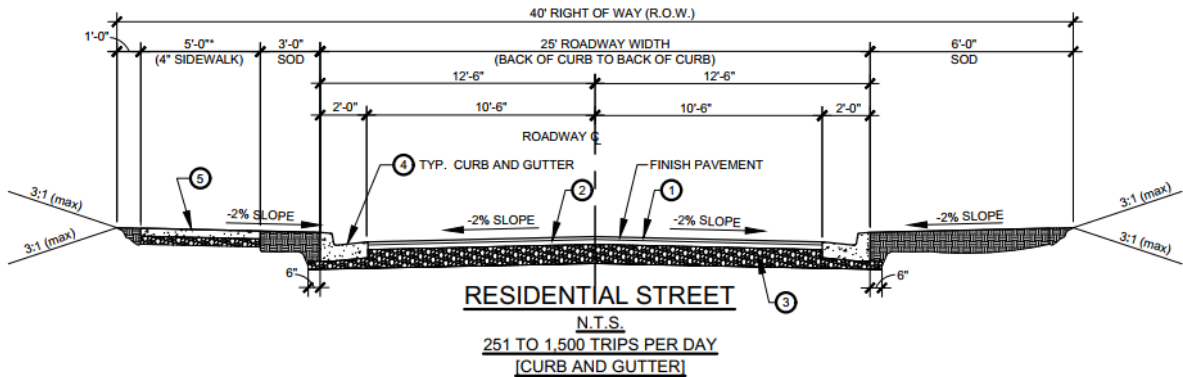
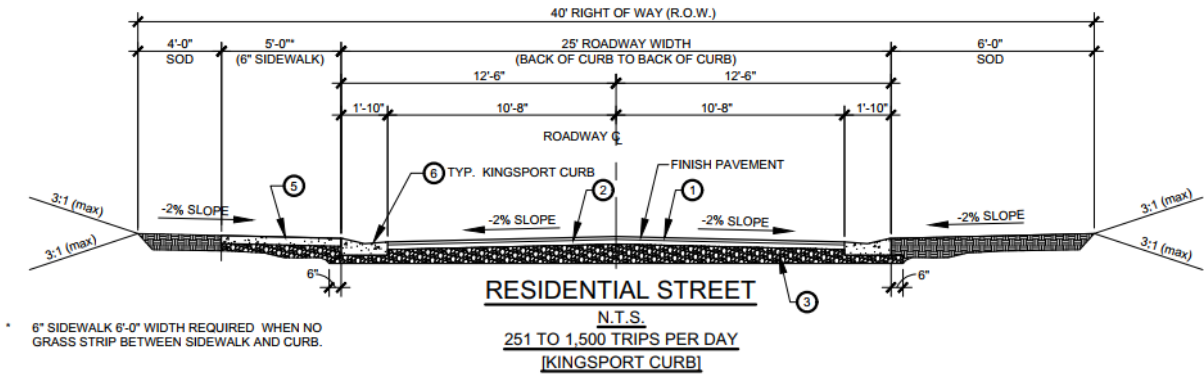


NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

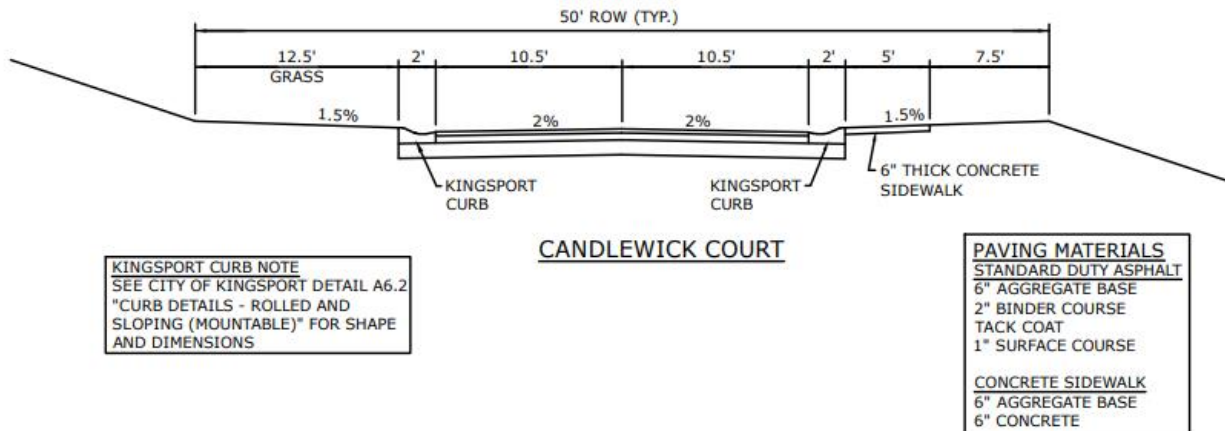


**Subdivision Regulation Cross-Section**

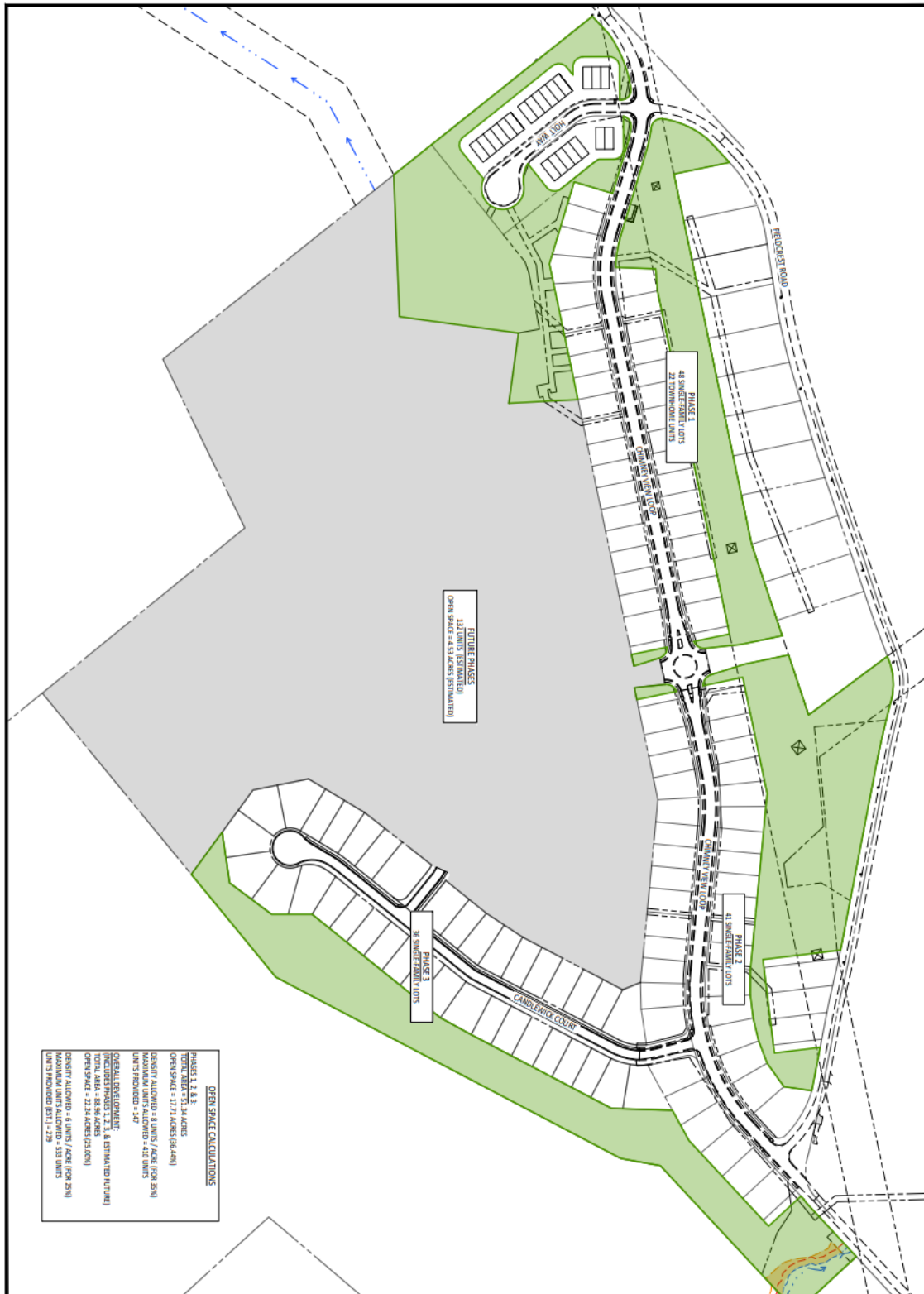


LEGEND	
1. 1" SURFACE COURSE 2. 2" BINDER 3. 6" AGGREGATE BASE 4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.	5. CONCRETE SIDEWALK - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION. 6. KINGSPORT CURB - SEE CITY OF KINGSPORT CONSTRUCTION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

**Proposed Residential Street Cross-Section**



**Fieldcrest Open Space Dedication Map**



**OPEN SPACE EXHIBIT**

6/11/2026

FIELDCREST ACRES

FIELDCREST ROAD WASHINGTON, TN

UNIVERSITY BUILDING GROUP, LLC  
224 WEST MAIN STREET  
KINGSPORT, TN 37603

ALLEY DESIGN GROUP  
1000 W. MAIN ST. SUITE 100  
KINGSPORT, TN 37603

**Northern Property View**



**Eastern Property View**



**Southern Property View**



Western Property View

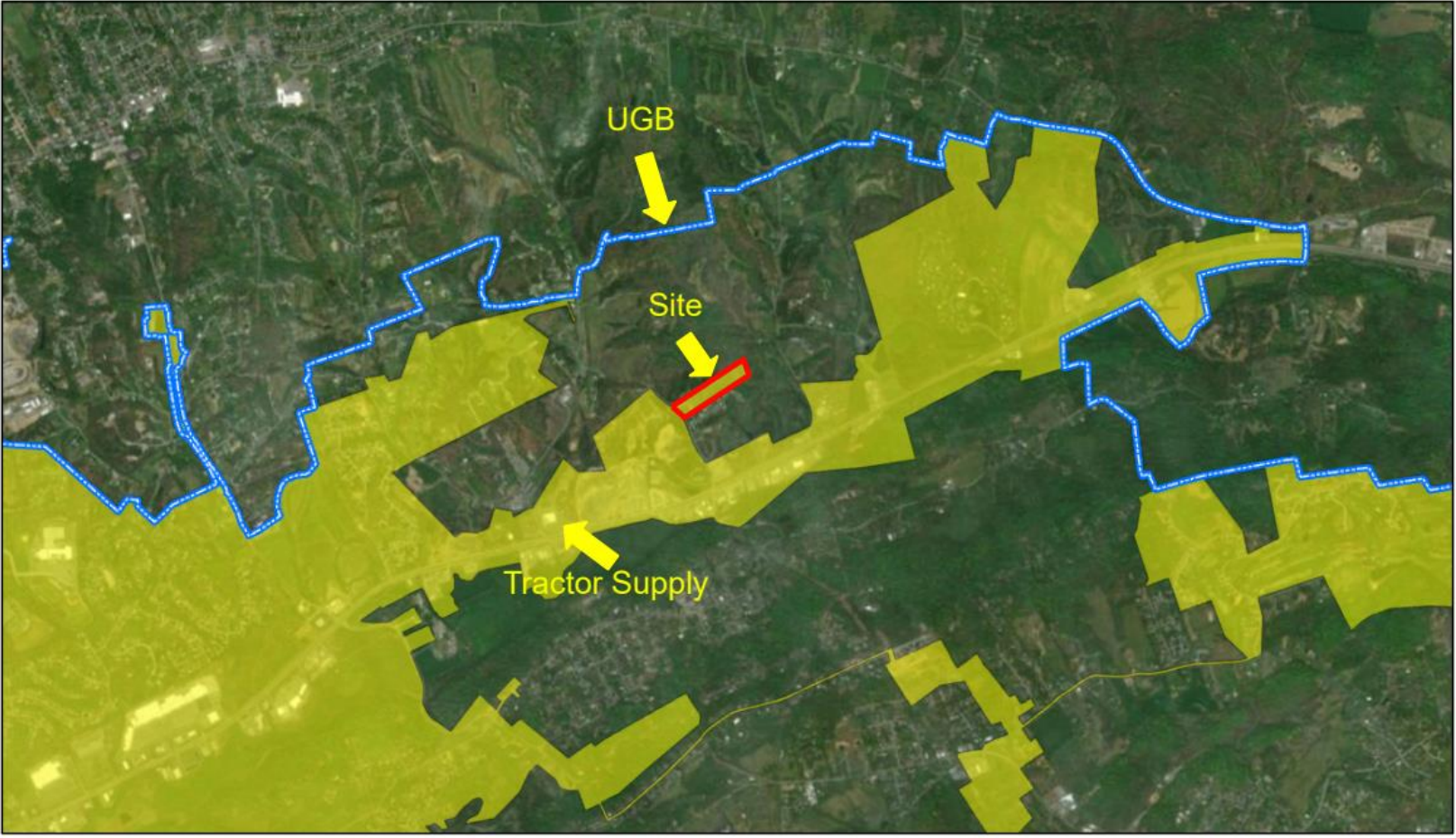


**Recommendation:**

Staff recommends granting preliminary plan approval for Fieldcrest Acres Phase 3 contingent upon the construction plans being approved.

<b>Property Information</b>	<b>Bancroft Pointe Subdivision</b>		
<b>Address</b>	226 Bancroft Chapel Rd. Kingsport, TN		
<b>Tax Map, Group, Parcel</b>	Tax Map 090, Parcel 059.00		
<b>Civil District</b>	10 <sup>th</sup> Civil District		
<b>Overlay District</b>	Floodplain		
<b>Placetype Designation</b>	Suburban Living		
<b>Acres</b>	+/- 10.06		
<b>Major or Minor / #lots</b>	Major – 43 lots	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Preliminary
<b>Owner/ Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b>		<b>Name:</b>	
<b>Address:</b>		<b>Address:</b>	
<b>City:</b>		<b>City:</b>	
<b>State: Zip Code:</b>		<b>State: Zip Code:</b>	
<b>Phone:</b>		<b>Phone:</b>	
<b>Planning Department Recommendation</b>			
<p>The Kingsport Planning Division recommends contingent Preliminary Approval for the following reasons:</p> <ul style="list-style-type: none"> <li>• The plat meets the City’s minimum regulations for subdivisions.</li> <li>• Construction Plans are still being reviewed and updated.</li> </ul> <p><b>Staff Field Notes and General Comments:</b>                      The applicant is requesting preliminary plat approval for the Bancroft Pointe subdivision, which consists of 43 lots located off Bancroft Chapel Road.</p> <p>The development is proposing a residential street cross-section that conforms to the minimum design standards found in the subdivision regulations. The maximum distance the subdivision regulations permits a permanent dead end street to be is 1250’, Teagan Drive measures 1374’. Therefore, the surveyor has submitted an accompanying variance letter to the Planning Commission seeking approval for an additional 124’ for Teagan Drive. This additional road footage is being requested to allow for adequate space for the storm-water retention pond on the eastern end of the property.</p> <p>Lastly, construction plans have been submitted and revisions are currently being reviewed.</p> <p>Staff recommends granting preliminary plat approval for the Bancroft Pointe Subdivision and approving the variance for an additional 124’ for Teagan Drive, contingent upon the construction plans being approved.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 5/21/26	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	5/21/26
<b>Approval:</b>			
<b>Denial:</b>			<b>Reason for Denial:</b>
<b>Deferred:</b>			<b>Reason for Deferral:</b>

### Bancroft Pointe Vicinity Map

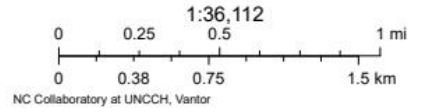


5/8/2026, 8:21:52 AM

Municipal Boundary

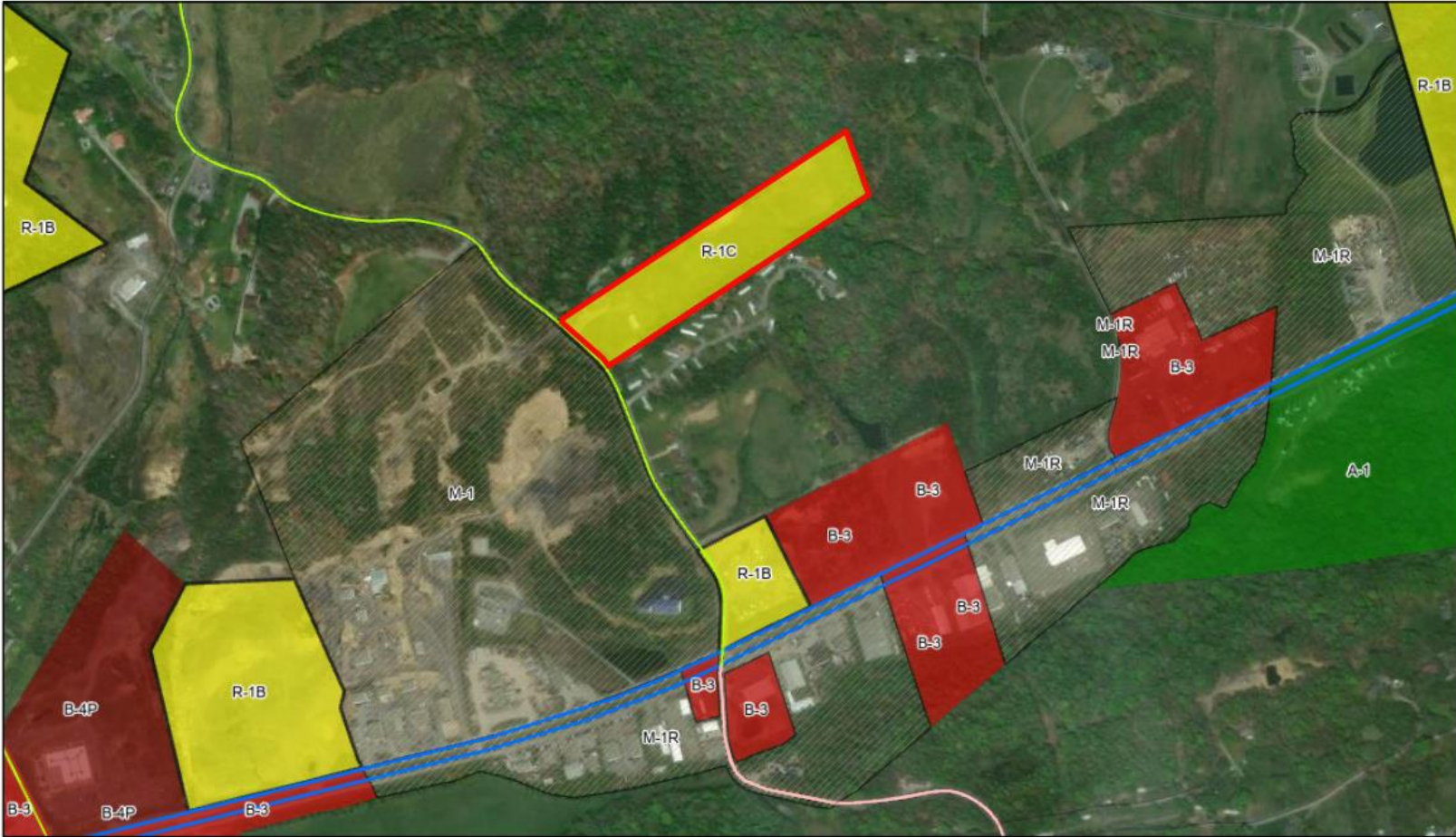
KINGSPORT

Urban Growth Boundary



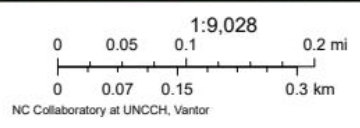
Web AppBuilder for ArcGIS

### Bancroft Pointe Zoning - R-1C, Residential District



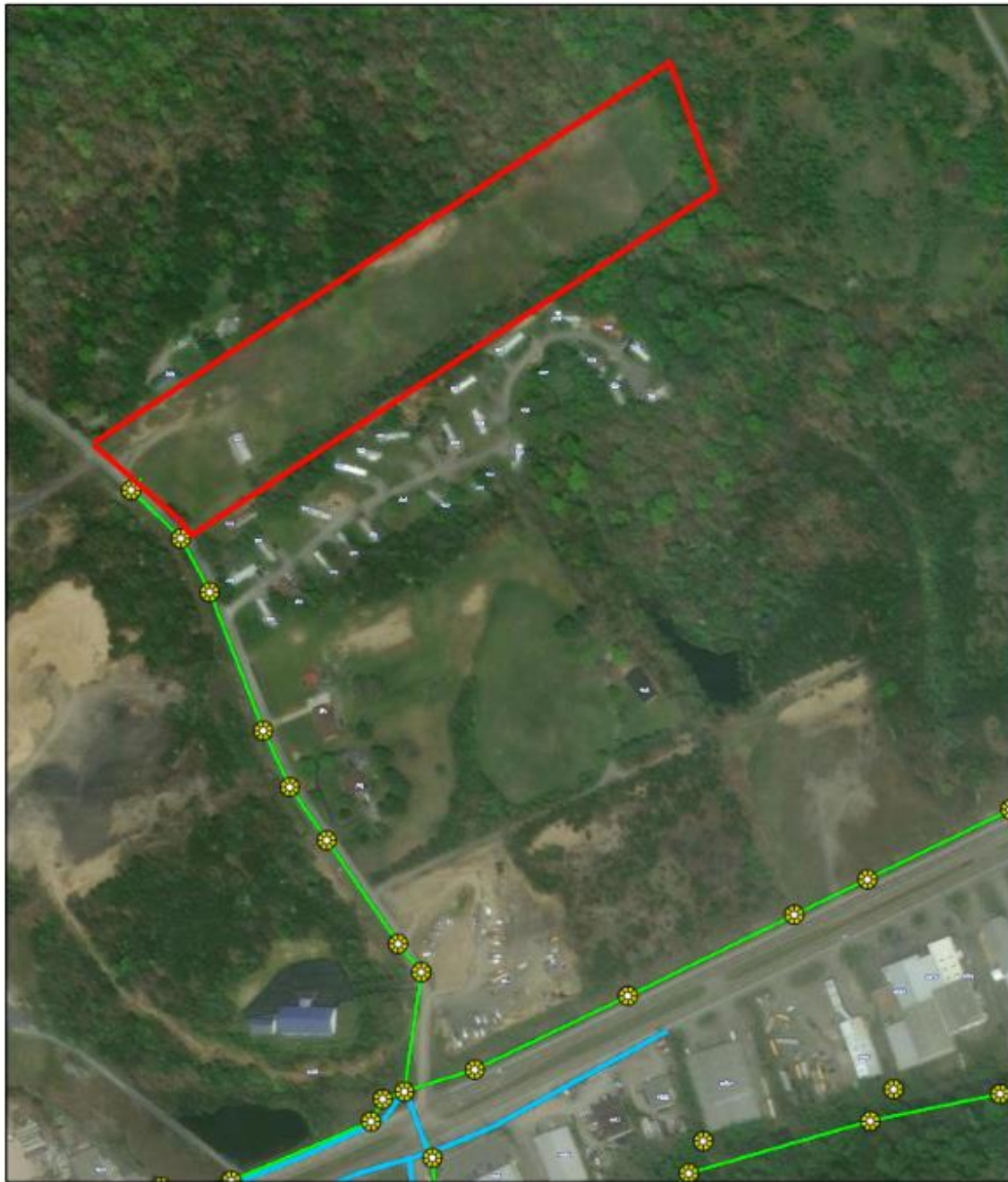
5/8/2026, 8:24:40 AM

<b>Streets</b>		Collector Street	<b>City Zoning</b>	B-4P	R-1B
Major Arterial	Local Street	A-1	M-1	R-1C	
Minor Arterial	Private Street	B-3	M-1R		



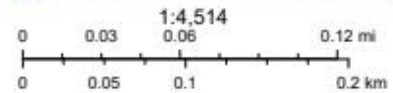
Web AppBuilder for ArcGIS

### Bancroft Pointe Utilities



5/8/2026, 8:31:37 AM

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

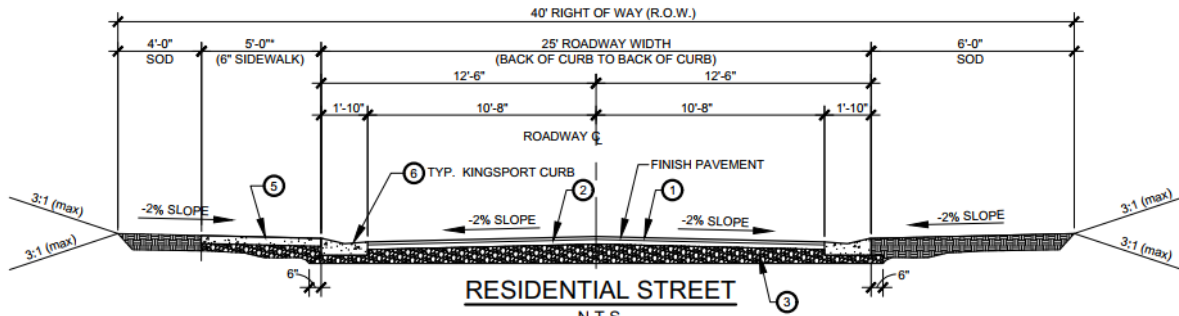


NC Collaboratory at UNCCH, Vintor

Web AppBuilder for ArcGIS

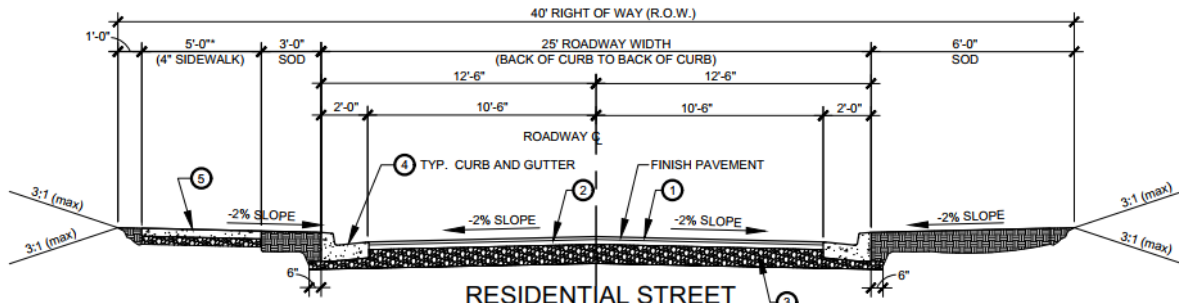


**Subdivision Regulation Cross-Section**



\* 6" SIDEWALK 6'-0" WIDTH REQUIRED WHEN NO GRASS STRIP BETWEEN SIDEWALK AND CURB.

**RESIDENTIAL STREET**  
N.T.S.  
251 TO 1,500 TRIPS PER DAY  
[KINGSPORT CURB]

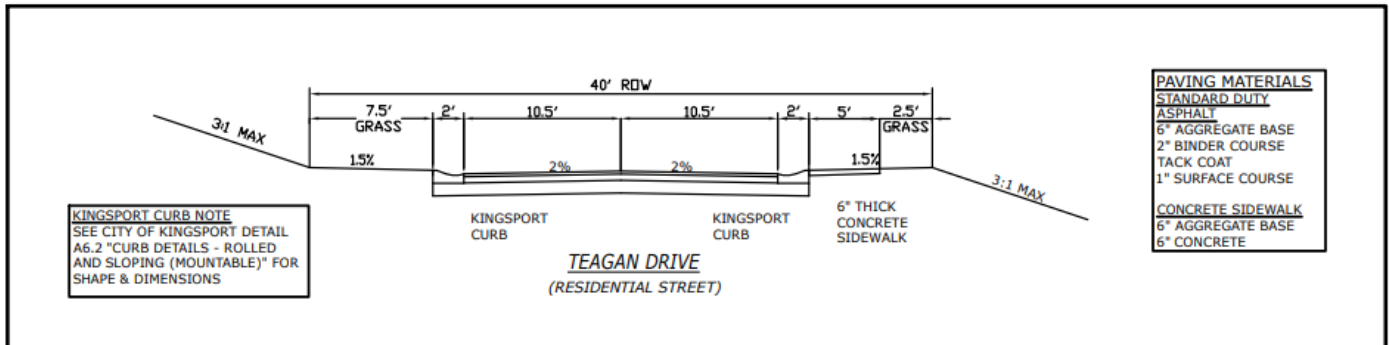


**RESIDENTIAL STREET**  
N.T.S.  
251 TO 1,500 TRIPS PER DAY  
[CURB AND GUTTER]

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

**Proposed Residential Street Cross-Section**

STREET SECTION



**KINGSPORT CURB NOTE**  
SEE CITY OF KINGSPORT DETAIL A6.2 "CURB DETAILS - ROLLED AND SLOPING (MOUNTABLE)" FOR SHAPE & DIMENSIONS

**TEAGAN DRIVE**  
(RESIDENTIAL STREET)

**PAVING MATERIALS**  
STANDARD DUTY  
ASPHALT  
6" AGGREGATE BASE  
2" BINDER COURSE  
TACK COAT  
1" SURFACE COURSE  
CONCRETE SIDEWALK  
6" AGGREGATE BASE  
6" CONCRETE

**View of Bancroft Chapel Road from Site (Towards E. Stone Drive)**



**Northern Property View**



**Eastern Property View**



**Southern Property View**



**Western Property View**





[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

May 8, 2026

City of Kingsport

**RE: Bancroft Pointe Subdivision  
226 Bancroft Chapel Road  
Permit Application #RESDEV26-0101  
Variance Request: Street Length**

We are requesting the following variance:

**Street Length:**

We are requesting the street length be allowed to be 1,374' from the beginning of the roadway to the center of the proposed cul-de-sac versus the maximum length of 1,250'. This 124' of additional roadway length will allow for adequate space for Pond 2 at the eastern portion of the site.

Please feel free to contact me at [Redacted] or via email at [Redacted] if you have any questions or need any additional information.

Sincerely,

[Redacted]  
President

**Recommendation**

Staff recommends granting preliminary plat approval for the Bancroft Pointe Subdivision and approving the variance for an additional 124' for Teagan Drive, contingent upon the construction plans being approved.

<b>Property Information</b>	Resubdivision of Pasty Parvin Property		
<b>Address</b>	918, 942, and 946 Independence Drive W		
<b>Tax Map, Group, Parcel</b>	TM 013 Parcel 007.20 and TM 013 Parcel 007.00 and TM 013 Parcel 005.00		
<b>Civil District</b>	11 <sup>th</sup> Civil District		
<b>Overlay District</b>	N/A		
<b>Land Use Designation</b>	Single Family Residential		
<b>Acres</b>	+/- 0.448		
<b>Major or Minor / #lots</b>	Minor	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Final
<b>Owner /Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> Pasty Parvin <b>Address:</b> 946 Independence Drive W <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660  <b>Phone Number:</b> (423) 534-4700		<b>Name:</b> Culbertson Surveying <b>Address:</b> P.O. Box 190 <b>City:</b> Nickelsville <b>State:</b> VA <b>Zip Code:</b> 37660  <b>Phone Number:</b> (423)-392-8896	
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• A variance has been requested regarding road frontage to a landlocked parcel.</li> <li>• With the approval of this variance, the proposed plat will comply with the Minimum Subdivision Regulations.</li> </ul> <p>The submitted plat proposes a three-lot minor subdivision. The properties are located in Sullivan County but within the Urban Growth Boundary. Property is zoned R-1, Low Density/ Single Family Residential District.</p> <p>The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature, due to the restrictive topography of the site.</p> <p>Staff recommends final plat approval for the resubdivision of Pasty Parvin Property, as well as approval of the requested road frontage variances.</p>			
<b>Planning Technician:</b>	Lori Pyatte	<b>Date:</b>	May 21 <sup>st</sup> 2026
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>May 21<sup>st</sup> 2026</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	

<b>PROPERTY INFORMATION</b>	<b>Resubdivision of Pasty Parvin Property</b>
<b>ADDRESS</b>	<b>918, 942, 946 Independence Drive W</b>
<b>DISTRICT</b>	<b>11<sup>th</sup> Civil District</b>
<b>OVERLAY DISTRICT</b>	<b>Not Applicable</b>
<b>EXISTING ZONING</b>	<b>Sullivan County Zoning</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/- 0.448</b>	
<b>EXISTING USE</b>	<b>Single Family Residential</b>
<b>PROPOSED USE</b>	<b>No change</b>

**PETITIONER:** Pasty Parvin  
**ADDRESS:** 946 Independence Drive W

**REPRESENTATIVE:** Pasty Parvin

**INTENT**

The submitted plat proposes a three-lot minor subdivision. The properties are located in Sullivan County but within the Urban Growth Boundary. Property is zoned R-1, Low Density/ Single Family Residential District.

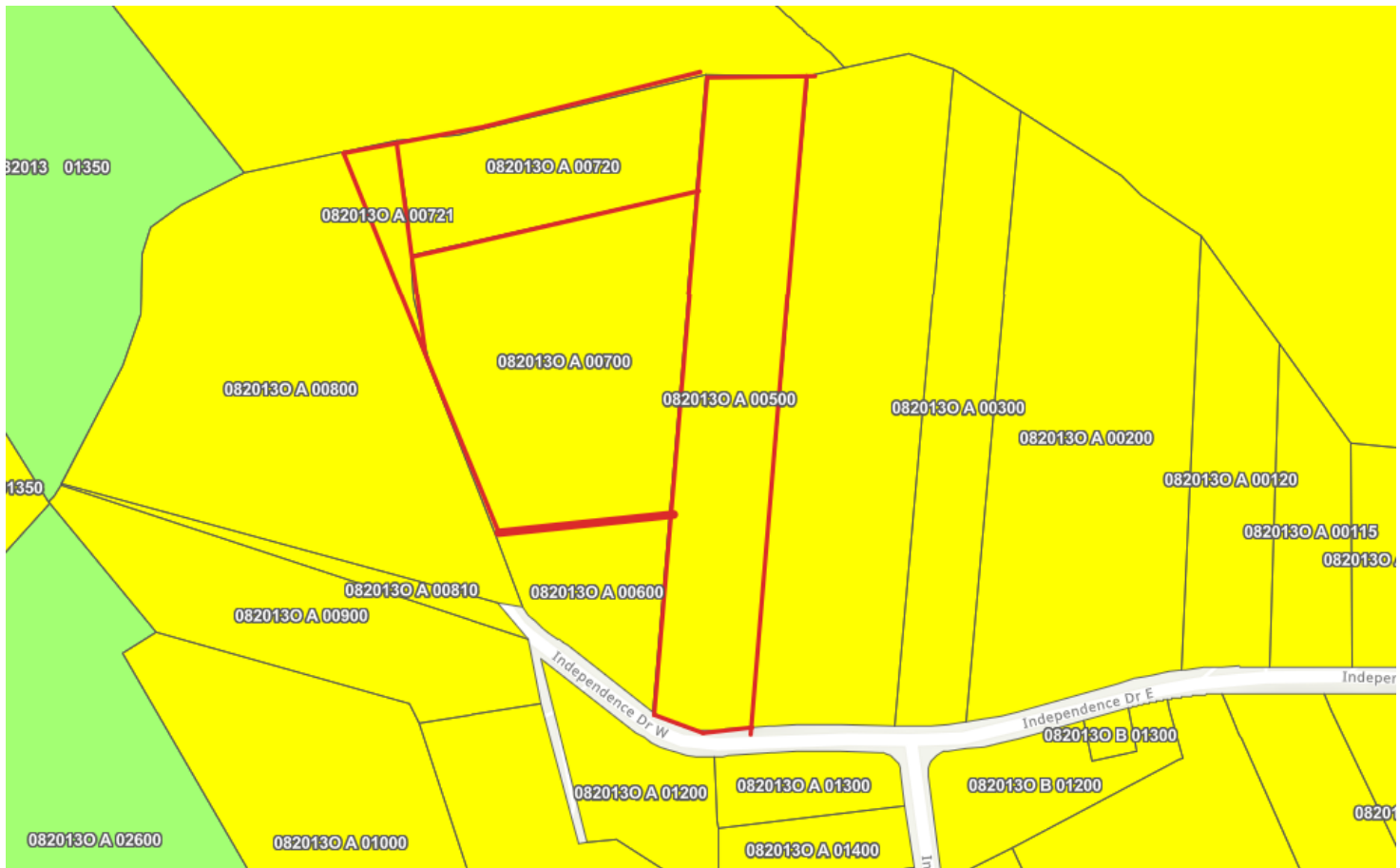
The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature, due to the restrictive topography of the site.

Staff recommends final plat approval for the resubdivision of Pasty Parvin Property, as well as approval of the requested road frontage variances.

Site Map



Sullivan County Zoning

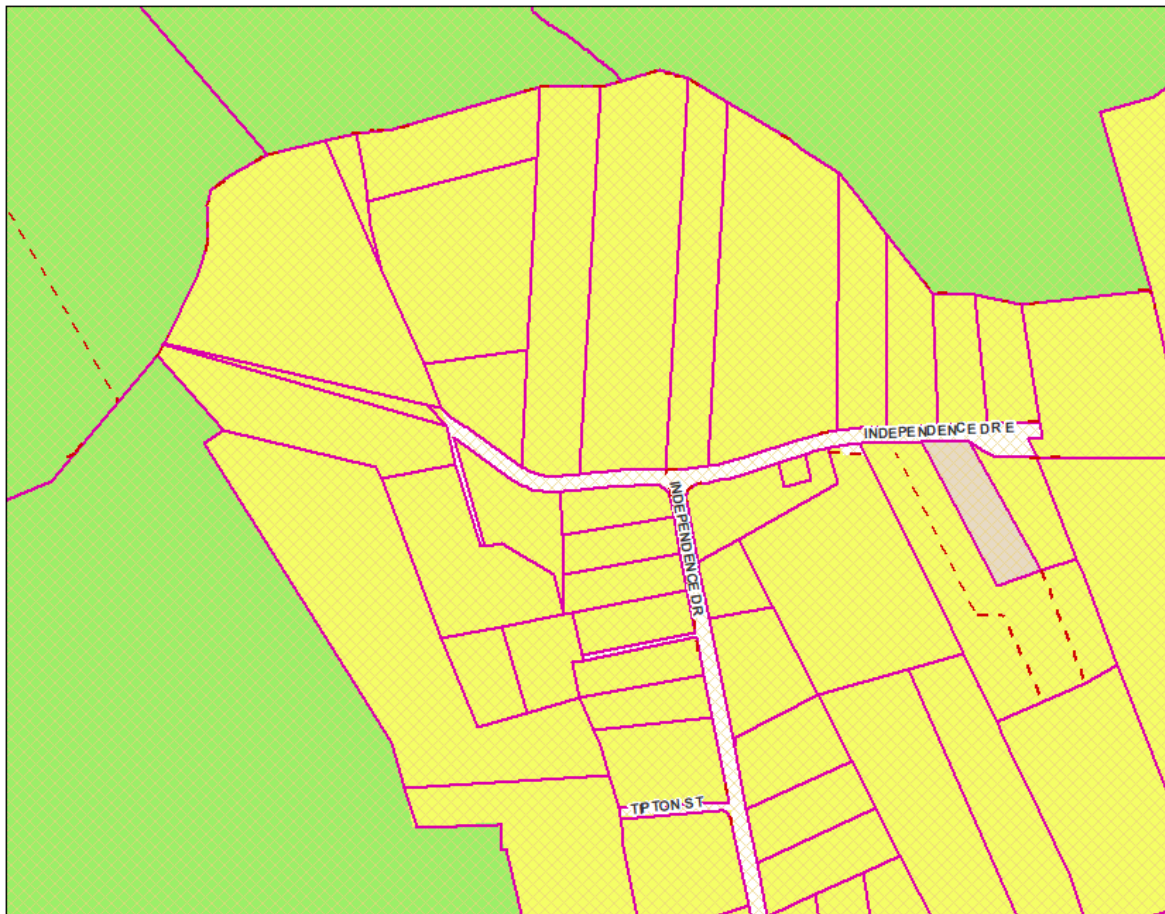


Sullivan County Zoning



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

Future Sullivan County Land Use Plan



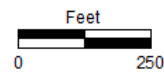
**Address Data Source:**  
Sullivan County: Sull Co 911  
Kingsport: Kpt GIS  
Johnson City: JC GIS  
Bristol: Bristol 911

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

**Legend:**  
 □ County Line  
 ↗ Lot Lines / Parcel Hooks  
 □ Parcel Lines  
 □ Kingsport UGB  
**Land Use Plan: 2006-2026**  
 ■ Ag / Single Fam  
 ■ Res  
 ■ Low Density Res  
 ■ Mobile Home Park



Sullivan County, TN  
Planning and Codes Dept.



Land Use Plan: 2006-2026

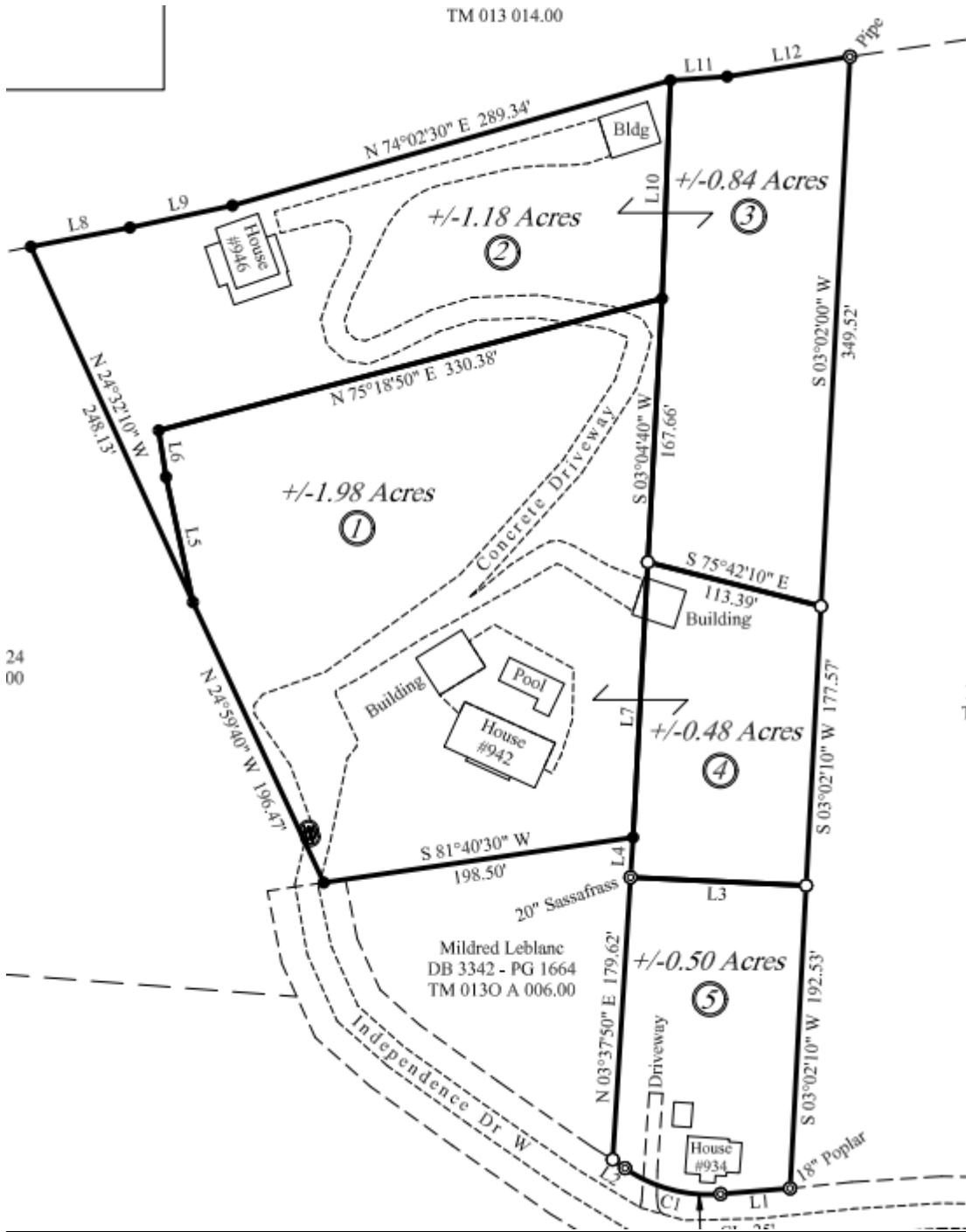
- Ag / Single Fam
- Res
- Low Density Res
- Mobile Home Park

Sullivan County Zoning





Plat- Expand View of Site



Variance Letter:

Planning Committee

April 23, 2026

Please be advised that this property in question, I have owned for about 40 years or so.

The current property lines are the same as when me and my husband Robert Edwin purchased the property.

This property is located at the end of a County road.

We are at the top of the ridge -

There is no unsafe conditions proposed as it has been the same for last 40 years or so.

There is no plans to make any changes in the property as it is all trees and a big (big) ridge -

Thank you for your attention  
on this matter  
Athy Parwin

**Site Photos: (showing the topography): Rear Yard**



**Site Photos: (showing the topography): Side Yard**



**Site Photos: (showing the topography): Front Yard**



**Site Photos: (house located at the end of a dead end street)**



**Site Photos: (current driveway)**



**Conclusion**

Staff recommends final plat approval for the resubdivision of Pasty Parvin Property, as well as approval of the requested road frontage variances.



May 21<sup>st</sup>, 2026

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

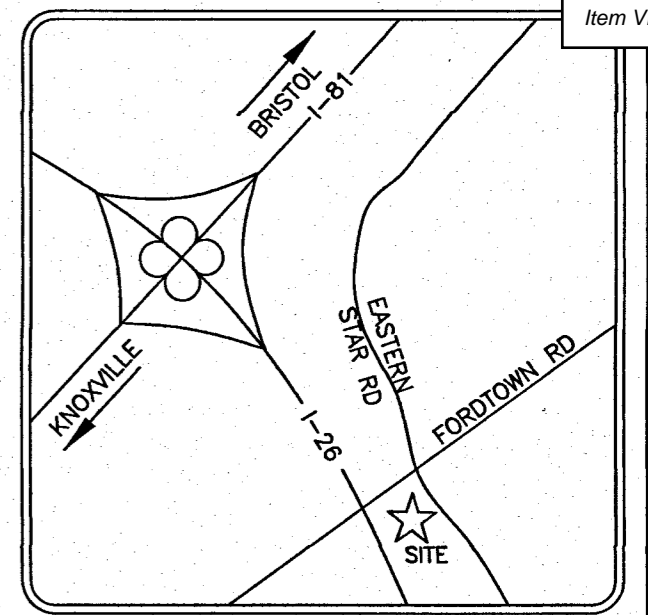
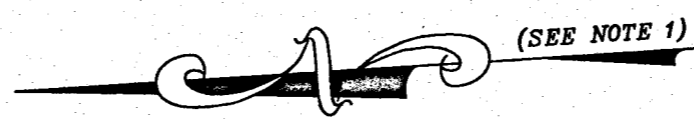
Chairman Duncan:

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

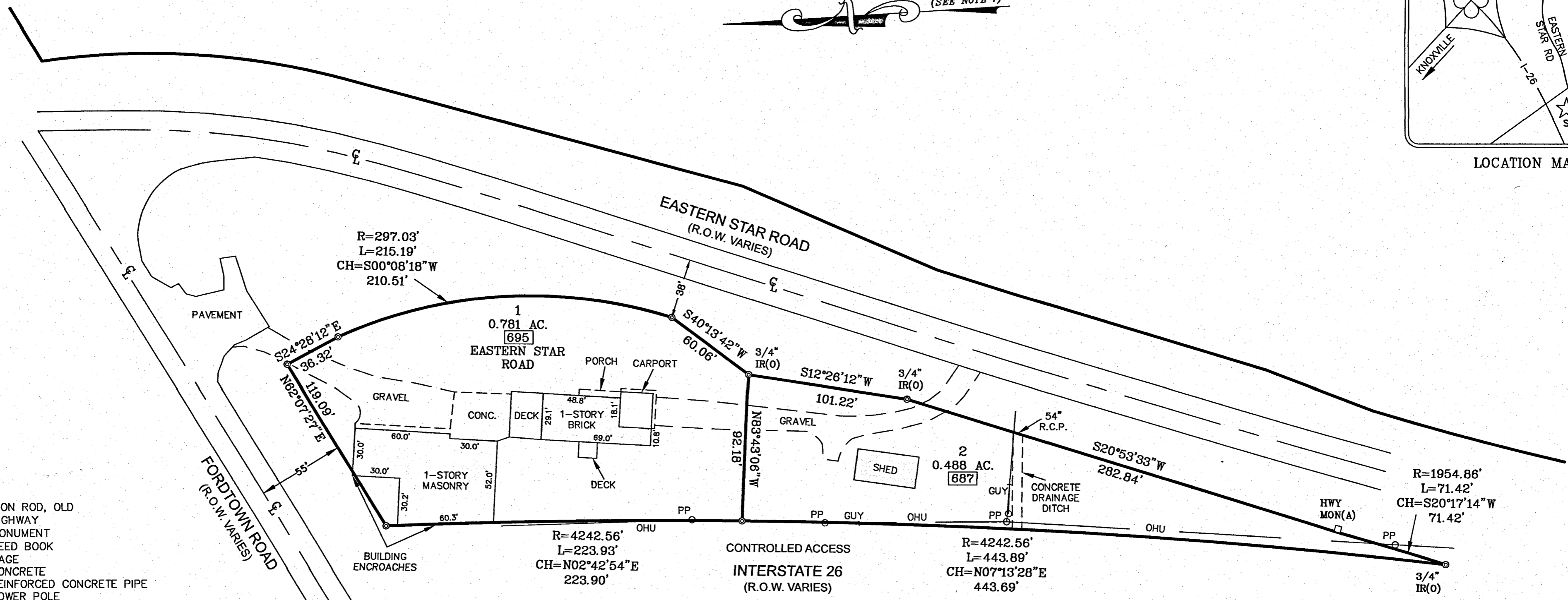
1. 695 Eastern Star Road
2. Fieldcrest Phase 2
3. 596 Packing House Road
4. 1127 Qualls Road
5. 1937 Brookside Drive
6. 4937 Eagle Pointe Drive
7. 4933 Eagle Pointe Drive
8. 4929 Eagle Pointe Drive

Sincerely,

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



LOCATION MAP



LEGEND

- IR(O) IRON ROD, OLD
- HWY HIGHWAY
- MON MONUMENT
- D.B. DEED BOOK
- PG. PAGE
- CONC. CONCRETE
- R.C.P. REINFORCED CONCRETE PIPE
- PP POWER POLE
- OHU OVERHEAD UTILITIES
- N.T.S. NOT TO SCALE
- [695] 911 ADDRESS
- R= RADIUS
- L= LENGTH
- CH= CHORD
- AC ACRES
- ℄ CENTERLINE
- R.O.W. RIGHT OF WAY

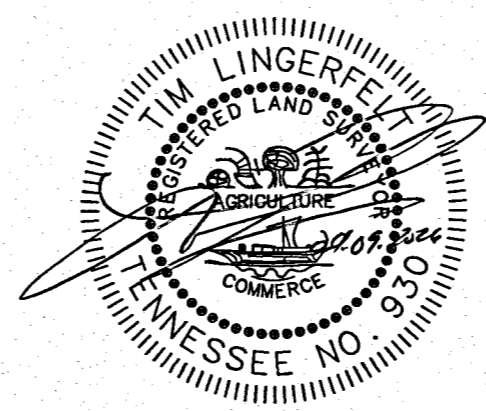
**ALLEY & ASSOCIATES, INC.**  
 o SURVEYORS o  
 422 E. MARKET STREET  
 KINGSFORT, TENNESSEE 37660  
 TELEPHONE (423) 392-8896  
 E-MAIL: tlingerfelt@alleyassociates.com

Slide A-1896

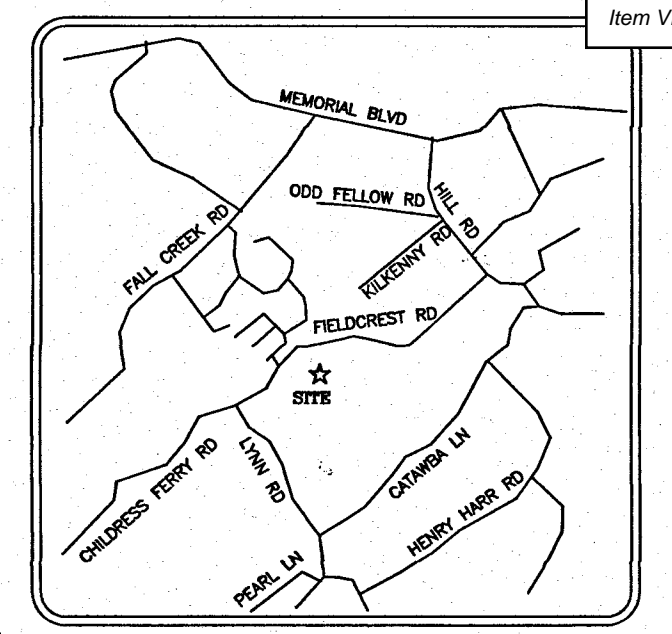
Rec #:	393133	Instrument #:	26007201
State:	0.00	Recorded	4/14/2026 at 8:00 AM
Clerk:	0.00	in Plat	P60
Other:	2.00		PGS 374-374
Total:	17.00		

NOTES:

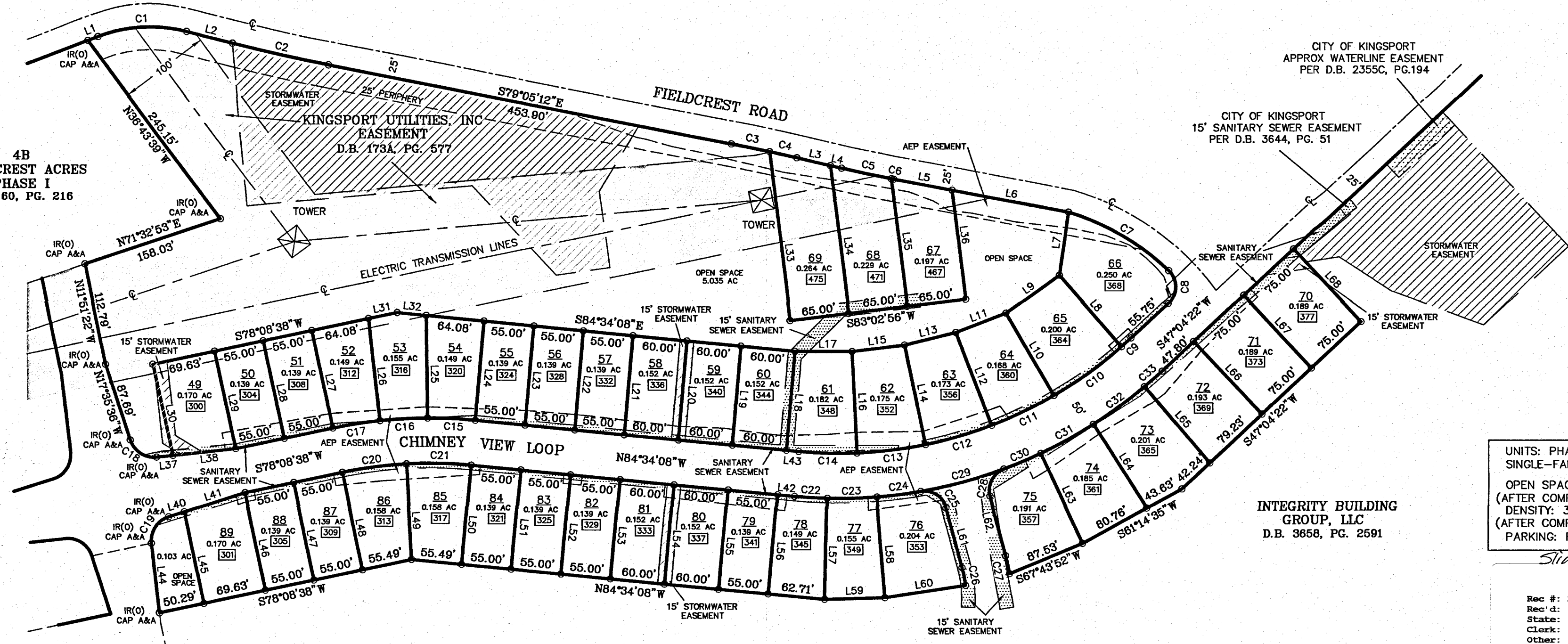
- 1) NORTH BASED ON TENNESSEE STATE PLANE.
- 2) PROPERTY IS ZONED R-3. SETBACKS TO CONFORM TO ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14077
- 5) ACAD FILE 25-14077 SPEARS.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 120 PARCEL 002.20.
- 8) DEED REFERENCE: D.B. 153C, PG. 939
- 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.
- 13) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.



<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>4-9-2026                  DATE                  [Signature] OWNER</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                  [Signature] TRAFFIC ENGINEERING MANAGER</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>4/13/2026                  DATE                  [Signature] KINGSFORT AUTHORIZING AGENT</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 &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>4/13/2026                  DATE                  [Signature] 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 SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$2,000 HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>4/13/2026                  DATE                  [Signature] SECRETARY, KINGSFORT REGIONAL PLANNING COMMISSION</p>	<p>SUBDIVISION OF THE SPEARS PROPERTY</p> <p><b>KINGSFORT REGIONAL PLANNING COMMISSION</b></p> <p>TOTAL ACRES 1.269 TOTAL LOTS 2                  ACRES NEW ROAD 0 MILES NEW ROAD 0</p> <p>OWNER SPEARS CIVIL DISTRICT 14TH                  SURVEYOR ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=50'</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>April 16, 2026                  DATE                  [Signature] CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING</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>04/09/2026                  DATE                  [Signature] TENNESSEE REGISTERED LAND SURVEYOR</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                  [Signature] CITY ENGINEER</p>			



LOCATION MAP  
N.T.S.



4B  
 FIELDCREST ACRES  
 PHASE I  
 P.B. 60, PG. 216

CITY OF KINGSPORT  
 APPROX WATERLINE EASEMENT  
 PER D.B. 2355C, PG.194

CITY OF KINGSPORT  
 15' SANITARY SEWER EASEMENT  
 PER D.B. 3644, PG. 51

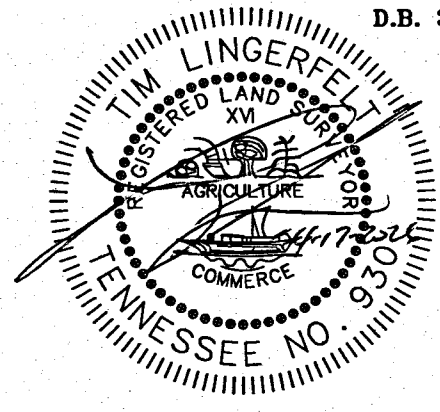
INTEGRITY BUILDING  
 GROUP, LLC  
 D.B. 3658, PG. 2591

INTEGRITY BUILDING  
 GROUP, LLC  
 D.B. 3658, PG. 2591

INTEGRITY BUILDING  
 GROUP, LLC  
 D.B. 3624, PG. 1622

UNITS: PHASE 2  
 SINGLE-FAMILY LOTS 41  
 OPEN SPACE: 16.23 ACRES=38.5%  
 (AFTER COMPLETION OF PHASE 1, 2 & 3)  
 DENSITY: 3.44 UNITS PER ACRE  
 (AFTER COMPLETION OF PHASE 1, 2 & 3)  
 PARKING: REQUIRED 2.0 SPACES/UNIT=82 SPACES

Side A-1902  
 Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 393876 Instrument #: 26008162  
 Rec'd: 15.00 Recorded  
 State: 0.00 4/24/2026 at 11:52 AM  
 Clerk: 0.00 in Plat  
 other: 2.00 P 60  
 Total: 17.00 PGS 399-399



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

LEGEND  
 IR(O) IRON ROD, OLD  
 A&A ALLEY & ASSOCIATES  
 D.B. DEED BOOK  
 P.B. PLAT BOOK  
 PG. PAGE  
 N.T.S. NOT TO SCALE  
 APPROX APPROXIMATE  
 AC ACRES  
 CL CENTERLINE  
 911 ADDRESS

CURVE TABLE

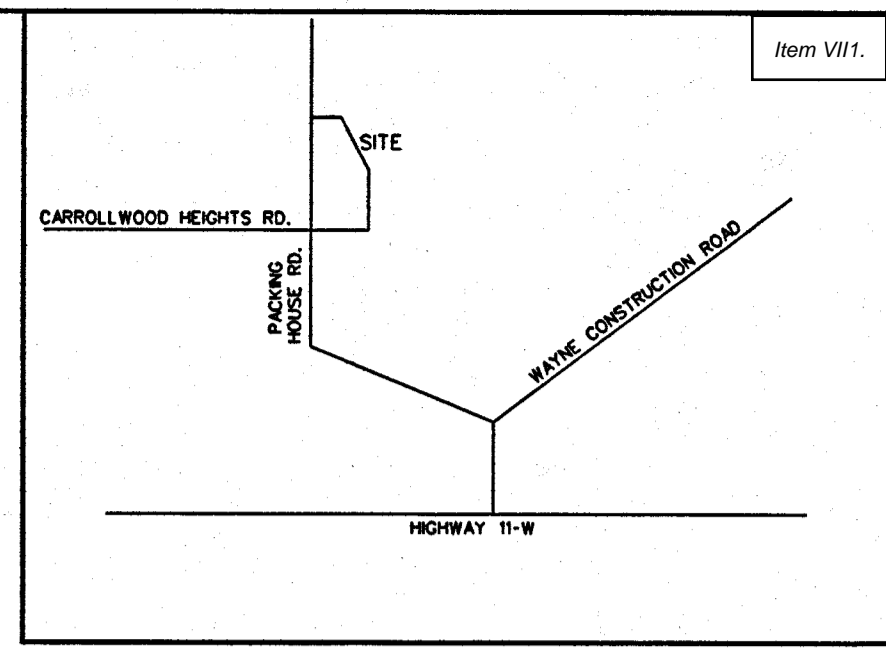
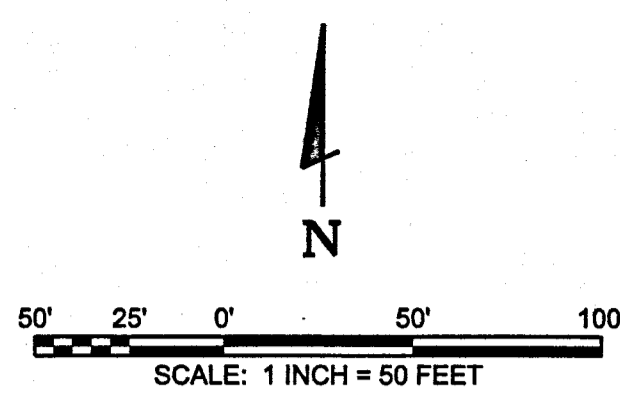
CURVE	RADIUS	LENGTH	CHORD
C1	163.53	99.58	N86°43'14"E 98.05'
C2	1917.06	108.82	S77°27'37"E 108.81'
C3	2049.67	43.09	S78°29'04"E 43.09'
C4	2049.67	30.91	S77°27'01"E 30.91'
C5	1594.32	56.23	S78°01'42"E 56.22'
C6	1594.32	2.63	S79°05'09"E 2.63'
C7	275.00	129.32	S59°40'25"E 128.14'
C8	25.00	40.70	S00°26'07"W 36.35'
C9	475.00	14.28	S47°56'03"W 14.28'
C10	475.00	92.53	S54°22'35"W 92.39'
C11	475.00	76.49	S64°34'14"W 76.41'
C12	475.00	76.49	S73°47'50"W 76.41'
C13	475.00	76.49	S83°01'27"W 76.41'
C14	475.00	64.61	N88°27'56"W 64.56'
C15	525.00	52.60	N87°27'00"W 52.78'
C16	525.00	52.60	S86°47'15"W 52.78'
C17	525.00	52.60	S81°01'31"W 52.78'
C18	27.50	37.69	N56°51'22"W 34.81'
C19	27.50	37.69	S33°08'38"W 34.81'
C20	475.00	71.66	N82°27'57"E 71.59'
C21	475.00	71.66	S88°53'26"E 71.59'
C22	525.00	36.38	S86°33'15"E 36.38'
C23	525.00	55.03	N88°27'28"E 55.00'
C24	525.00	48.68	N82°47'56"E 48.66'
C25	25.00	36.99	S57°27'56"E 33.71'
C26	125.00	20.08	S10°28'14"E 20.06'
C27	175.00	20.25	N11°45'33"W 20.24'
C28	25.00	36.99	N27°19'07"E 33.71'
C29	525.00	95.59	N74°55'35"E 95.45'
C30	525.00	44.18	N67°17'59"E 44.17'
C31	525.00	66.82	N61°14'35"E 66.77'
C32	525.00	70.47	N53°45'06"E 70.41'
C33	525.00	25.97	N48°29'23"E 25.98'

LINE TABLE

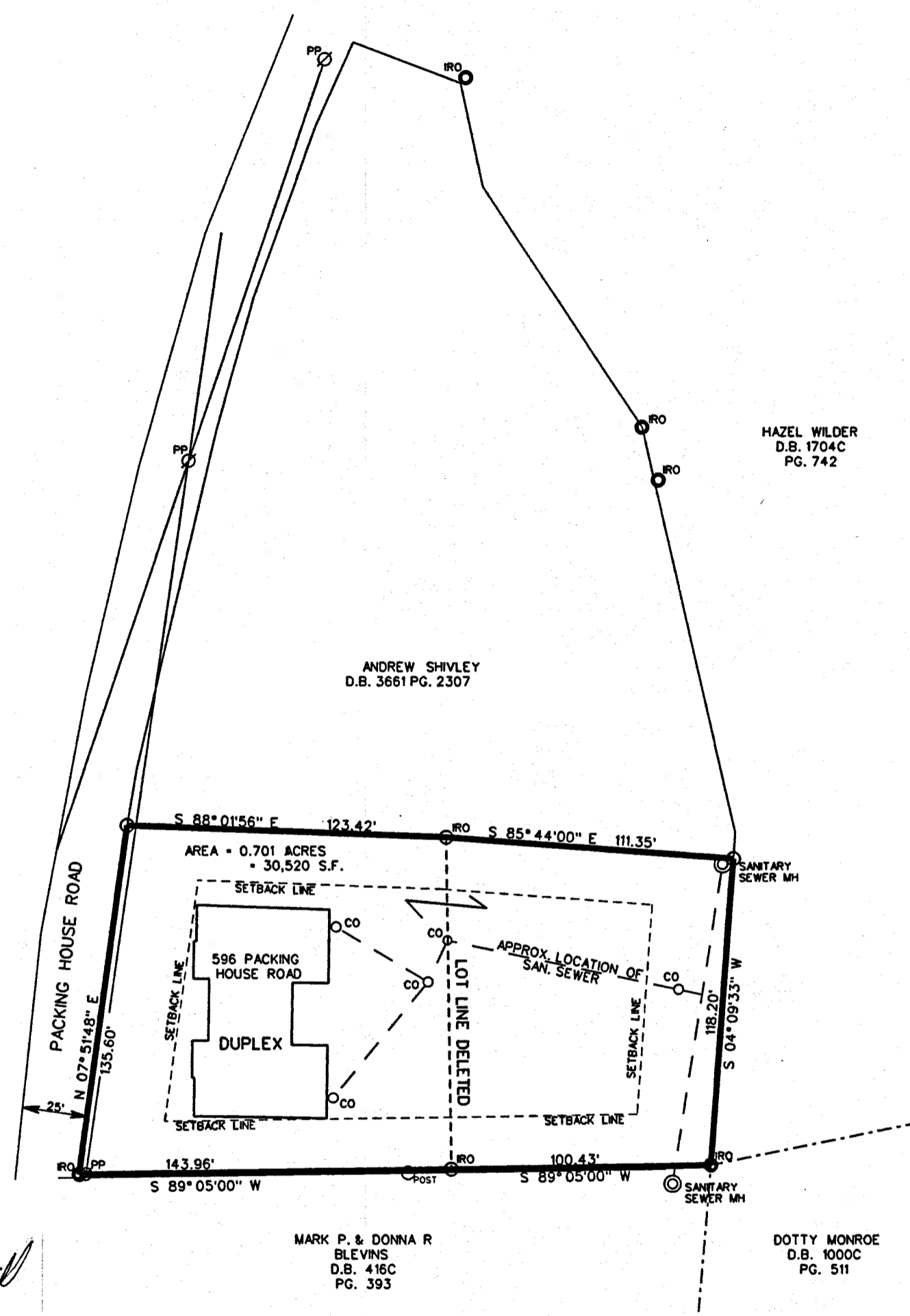
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N69°16'32"E	11.90'	L36	S06°57'04"E	121.45'
L2	S75°50'03"E	52.40'	L37	S83°52'53"W	18.07'
L3	S77°01'05"E	38.15'	L38	S83°51'05"W	69.98'
L4	N77°01'05"W	12.57'	L40	N72°24'24"E	18.07'
L5	S79°08'00"E	65.65'	L41	N72°26'12"E	69.98'
L6	S78°08'00"E	131.01'	L42	S84°34'05"E	18.63'
L7	N08°23'24"E	70.34'	L43	N84°34'08"W	13.63'
L8	S41°12'16"E	105.00'	L44	S06°07'07"E	77.01'
L9	N54°22'35"E	71.96'	L45	S11°51'22"E	103.04'
L10	S30°02'35"E	105.00'	L46	S11°51'22"E	110.00'
L11	N69°11'02"E	59.33'	L47	S11°51'22"E	110.00'
L12	S20°48'58"E	109.79'	L48	S11°51'22"E	110.00'
L13	N76°21'58"E	58.60'	L49	S03°12'45"E	105.81'
L14	S11°35'21"E	112.42'	L50	S05°25'52"W	110.00'
L15	N83°01'27"E	58.33'	L51	S05°25'52"W	110.00'
L16	S02°21'45"E	112.42'	L52	S05°25'52"W	110.00'
L17	S89°49'11"E	63.06'	L53	S05°25'52"W	110.00'
L18	S05°25'52"W	110.00'	L54	S05°25'52"W	110.00'
L19	S05°25'52"W	110.00'	L55	S05°25'52"W	110.00'
L20	S05°25'52"W	110.00'	L56	S05°25'52"W	110.00'
L21	S05°25'52"W	110.00'	L57	S01°27'38"W	111.53'
L22	S05°25'52"W	110.00'	L58	S04°32'41"E	111.61'
L23	S05°25'52"W	110.00'	L59	S86°31'43"W	66.69'
L24	S05°25'52"W	110.00'	L60	S81°22'50"W	60.29'
L25	S00°19'52"E	113.23'	L61	S15°04'25"E	68.32'
L26	S06°05'37"E	113.23'	L62	S15°04'25"E	68.32'
L27	S11°51'22"E	110.00'	L63	S25°06'39"E	110.00'
L28	S11°51'22"E	110.00'	L64	S32°24'11"E	110.00'
L29	S11°51'22"E	110.00'	L65	S40°05'36"E	110.78'
L30	N11°51'22"W	103.04'	L66	S42°55'38"E	110.00'
L31	N78°08'38"E	32.45'	L67	S42°55'38"E	110.00'
L32	S84°34'08"E	32.45'	L68	S42°55'38"E	110.00'
L33	S06°57'04"E	164.87'			
L34	S06°57'04"E	164.87'			
L35	S06°57'04"E	142.35'			

- NOTES:
- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON JUNE 20, 2024. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM.
  - 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
  - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C00700 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4) JOB NO. 24-13234
  - 5) ACAD FILE 24-13234 KARST FIELDCREST PH 2 SUB.DWG
  - 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
  - 7) TAX MAP 063, PART OF PARCEL 128.00
  - 8) DEED REFERENCE: D.B. 3624, PAGE 1622.
  - 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
  - 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p><i>[Signature]</i> 4/17/2026                  OWNER DATE</p>		<p>GOVERNMENT AND UTILITY ACCESS</p> <p>THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHT OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.</p> <p><i>[Signature]</i> 4/17/2026                  OWNER DATE</p>		<p>MAINTENANCE OF COMMON OPEN SPACE</p> <p>THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED TO FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.</p> <p><i>[Signature]</i> 4/17/2026                  OWNER DATE</p>		<p>MAINTENANCE OF STORMWATER DETENTION FACILITIES</p> <p>THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE STORMWATER DETENTION FACILITIES SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OF DRAINAGE FACILITIES TO FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY.</p> <p><i>[Signature]</i> 4/17/2026                  OWNER DATE</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 KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.</p> <p><i>[Signature]</i> 4-17-2026                  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 KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.</p> <p><i>[Signature]</i> 4-20-2026                  TRAFFIC ENGINEERING MANAGER DATE</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><i>[Signature]</i> 4/17/2026                  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 KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.</p> <p><i>[Signature]</i> 4/17/2026                  KINGSPORT 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><i>[Signature]</i> 4/20/2026                  CITY 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 &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN</p> <p><i>[Signature]</i> 4/17/2026                  KINGSPORT 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 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 \$351,612.22, HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p><i>[Signature]</i> 4/20/2026                  SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION</p>		<p>FIELDCREST ACRES PHASE 2</p> <p>KINGSPORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 13.648 TOTAL LOTS 41                  ACRES NEW ROAD 1.611 MILES NEW ROAD 0.239</p> <p>OWNER INTEGRITY BUILDING GROUP, LLC CIVIL DISTRICT 7TH                  SURVEYOR ALLEY &amp; ASSOCIATES, INC. CLOSURE ERROR 1:10,000</p> <p>SCALE 1"=100' 100 50 0 100 200</p>	



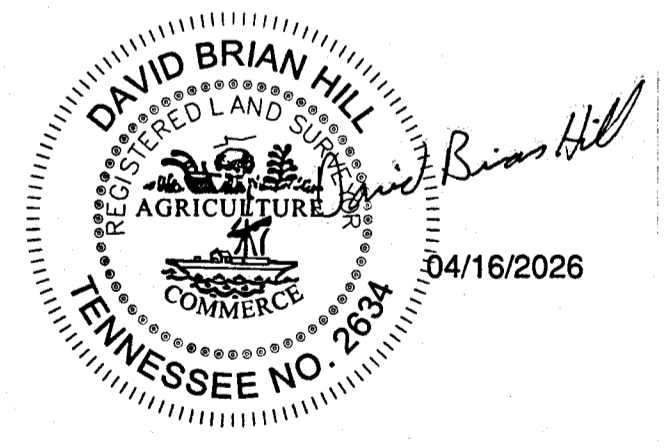
- LEGEND**
- RO - IRON ROD OLD
  - RO - IRON ROD NEW
  - CO - SEWER CLEANOUT
  - ⊙ - SANSEWER MANHOLE
  - PP - POWER POLE
  - — — — — OVERHEAD POWER
  - — — — — OVERHEAD TELEPHONE



- NOTES**
1. THE BEARINGS WERE BASED ON PREVIOUS RECORDED DEEDS.
  2. IRON RODS SHOWN WITH CAPS SET AT ALL CORNERS NOT RECOVERED.
  3. THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD "AREA A" ACCORDING TO FIRM FLOOD MAP COMMUNITY PANEL 47163C 0055D 9-29-06.
  4. UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION AND SHOULD BE VERIFIED BEFORE EXCAVATION OR CONSTRUCTION.
  5. PROPERTY IS ZONED R-3A AND SETBACKS ARE 30' FRONT AND REAR 20' SIDE.
  7. TAX MAP MAP 031M, GRP A, PARCEL 8.20
  8. REF. DEED BOOK 2661 PAGE 2307 & DEED BOOK 3675 PAGE 2081 PLAT BOOK 53 PAGE 165

**UTILITIES**

WATER - BLOOMINGDALE WATER DEPT. 423-288-6551  
 POWER - AMERICAN ELECTRIC POWER 800-967-4237  
 TEL. - CENTURY LINK-1-800-786-6272  
 SEWER - KINGSFORT WATER & SEWER DEPT. 423-229-9451



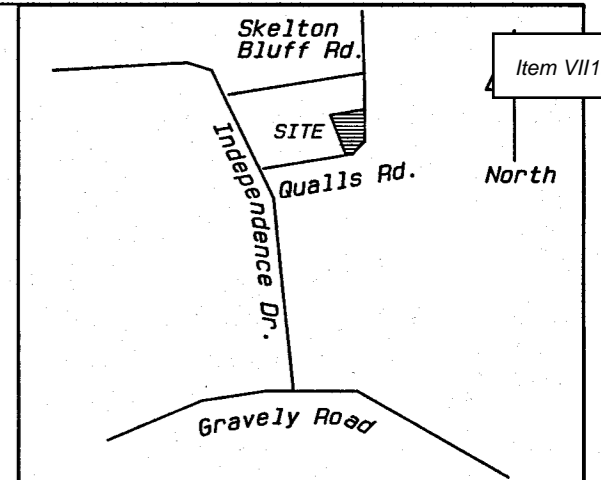
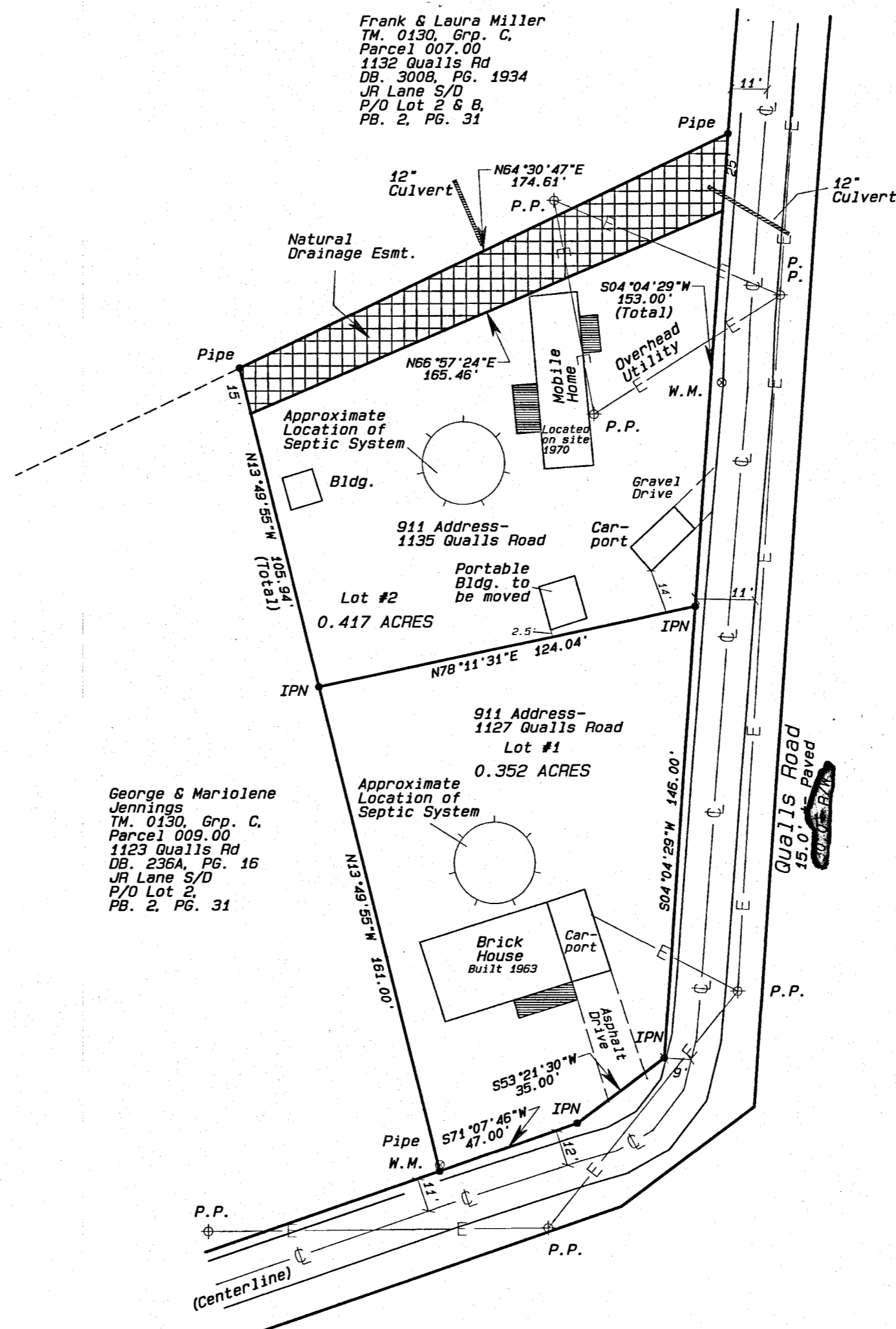
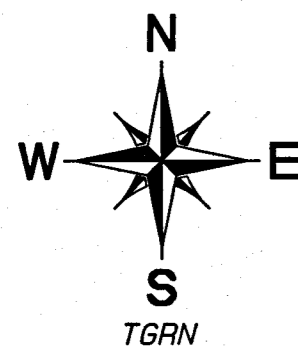
PREPARED BY  
 BARGE DESIGN SOLUTIONS, INC.  
 FOUR SHERIDAN SQUARE SUITE 100  
 KINGSFORT, TENNESSEE 37660

PREPARED FOR:  
 TOMMY L. & TINA MARIE ARNOLD  
 596 PACKING HOUSE RD.  
 KINGSFORT, TENNESSEE 37660

Slide A-1902

Sheena Tinsley, Register  
 Sullivan County  
 Rec #: 393868 Instrument #: 26008149  
 Rec'd: 15.00 Recorded  
 State: 0.00 4/24/2026 at 11:43 AM  
 Clerk: 0.00 in Plat  
 Other: 2.00 P60  
 Total: 17.00 PGS 397-397

<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>4-24 DATE 2026</p> <p><i>[Signature]</i></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 MONUMENT HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE 20</p> <p>April 16 DATE 2026</p> <p><i>David Brian Hill</i> SURVEYOR TN, REG. NO.</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>APRIL 23 DATE 2026</p> <p><i>Chelia Pippin</i> AUTHORIZING AGENT</p>	<p>CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>4/22 DATE 2026</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT &amp; CONSERVATION OR <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 REGISTER.</p> <p>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>4/22 DATE 2026</p> <p>SECRETARY: <i>[Signature]</i> KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION</p>	<p>RE-PLAT OF TOMMY L. AND TINA MARIE ARNOLD PROPERTY</p> <p>KINGSFORT REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES 0.701 TOTAL LOTS 1</p> <p>ACRES NEW ROAD/ALLEYS 0 MILES NEW ROAD 0</p> <p>OWNER TOMMY &amp; TINA ARNOLD CIVIL DISTRICT 10th</p> <p>SURVEYOR BRIAN HILL CLOSURE ERROR 1:10,000</p> <p>SCALE: 1" = 50'</p>
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**Slide A-1902**

Sheena Tinsley, Register  
Sullivan County

Rec'd:	15.00	Instrument #:	26008153
State:	0.00	Recorded:	4/24/2026 at 11:48 AM
Clerk:	0.00	In Plat:	P60
Other:	2.00		
<b>Total:</b>	<b>17.00</b>		<b>PGS 398-398</b>

REGISTER OF DEEDS

Lot #1 contains a structure utilizing an existing septic system. No evaluations, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to whether there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of a private well or other features of the property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lot #1 state that to the best of our knowledge, the existing septic system is functioning properly

*Edna Whitehurst Sharon Reed*

Lot #2 contains a structure utilizing an existing septic system. No evaluations, testing or verification of the functionality of the system or adequate area for duplication should that system fail has been completed. Should the existing system fail, no guarantee is made as to whether there are adequate soils for a new septic system or a duplication area. Any purchaser of the lot is encouraged to verify continued viability of sewage disposal for the property prior to purchase. Water features, the use of a private well or other features of the property may further limit the available areas for utilization of a septic system.

I/We the current owner(s) of Lot #2 state that to the best of our knowledge, the existing septic system is functioning properly

*Edna Whitehurst Sharon Reed*

**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 RAMP, INLET AND OUTLET DITCHES OR CHANNELS CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

*Edna Whitehurst* 2026  
OWNER  
*Sharon Reed* 2026  
OWNER  
OWNER 2026  
OWNER 2026  
OWNER 2026

IPN- Iron Pin New 1/2" Rebar  
RLS #2385  
IPO- Iron Pin Old  
P.P. - Power Pole  
M.H. - Sewer Manhole  
W.M. - Water Meter

**NOTES**

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0035D Effective Date Sept. 23, 2006
7. 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.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner- Edna Sue Qualls Whitehurst & Sharon Ruth Qualls Reed
10. Tax Map 0130, Grp. C, Parcel 008.00

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

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

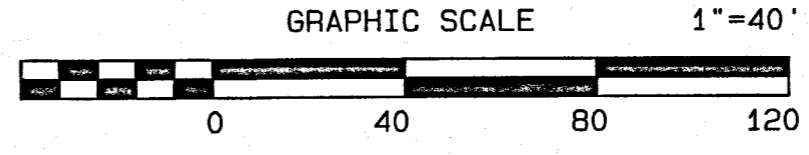
DATE: *4-21-26*

*Jonathan Willis*

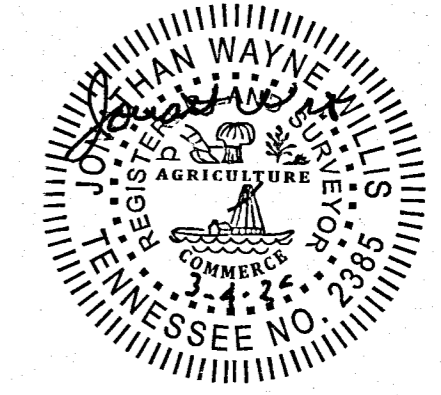
CITY CLERK, DIVISION OF SULLIVAN COUNTY DEPARTMENT OF RECORDING ON HIS OR HERS AUTHORIZED REPRESENTATIVE

VARIANCE FOR LOTS SIZES APPROVED BY THE SULLIVAN COUNTY BOARD OF ZONING & APPEALS, DATED ON 4-15-2026

Currently Zoned County R-1



Power provided by Appalachian Power  
Water provided by Bloomingdale Utility



Jonathan Wayne Willis  
(Land Surveyor #2385)  
170 Lakeview Lane,  
Gray, TN. 37615  
(423) 202-8667

**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 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 THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$... BEING POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 4/22/2026

DATE: *4/22/2026*

*Jonathan Willis*

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 KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

DATE: *3-4* 2026

*Jonathan Willis* 2385  
JONATHAN WILLIS R.L.S. LICENSE NUMBER

**CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS**

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

DATE: *4-23*

*Carlin Pinner*  
AUTHORIZED SIGNATURE TITLE

**CERTIFICATE OF APPROVAL OF STREETS**

LOT 1 & 2 HAVE NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR AN SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THESE LOTS OR THE EXISTING SYSTEM

RECORD ON FILE AT TDEC OFFICE

FILE: Lot #1- 10-1-1974 By A.E. Tolley,  
Lot #2- 10-1-1970 By Gilliam?

DATE: *4-22-26*

*Jonathan Willis*  
DATE AUTHORIZED SIGNATURE

**Division of the Qualls Estate**

Replat of a Portion of Lot #3-A of the Joseph R. Lane Property

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.7690 TOTAL LOTS -2-

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

OWNER Qualls CIVIL DISTRICT 11th

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

SCALE: 1" = 40' DRAWN BY J.W.

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM WATER SYSTEMS

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

DATE: \_\_\_\_\_ 20\_\_

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

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 \_\_\_\_\_ WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.

DATE: 5/6 2026

AUTHORIZING AGENT: \_\_\_\_\_  
 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: 5/5 2026

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: 5/5/2026

OWNER: Sunny Hills Development Co. by \_\_\_\_\_ President

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE: 5/7 2026

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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, 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 KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 5/7 2026

KINGSFORT MUNICIPAL REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

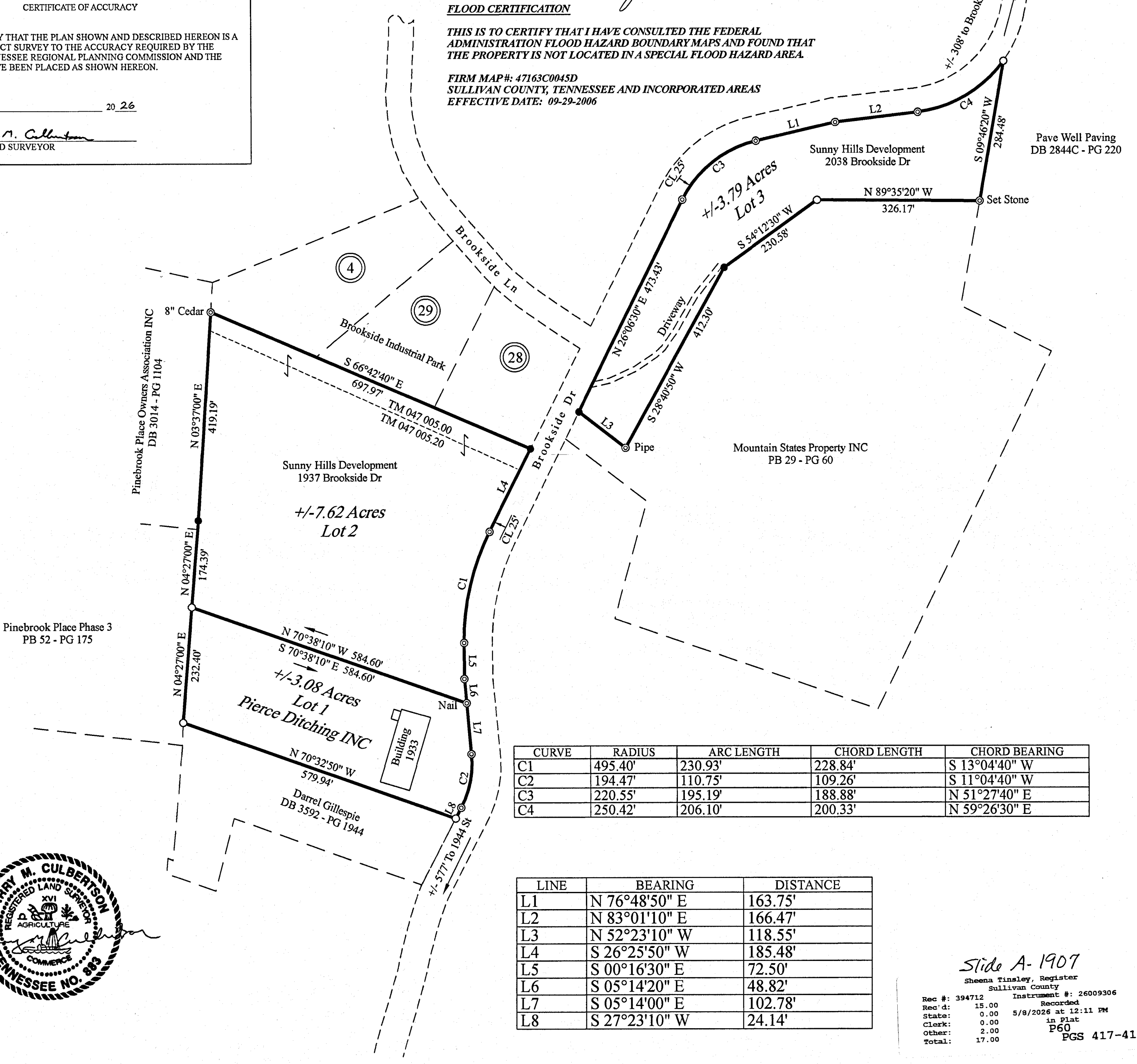
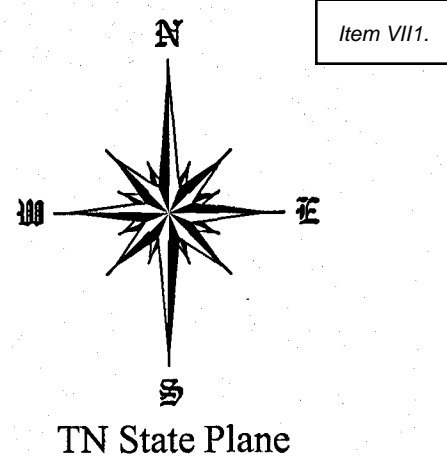
DATE: April 9th 2026

REGISTERED LAND SURVEYOR: Larry M. Culbertson

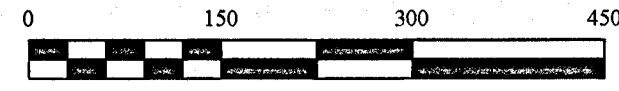
FLOOD CERTIFICATION

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 #: 47163C0045D  
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS  
 EFFECTIVE DATE: 09-29-2006



Slide A-1907  
 Sheena Tinsley, Register  
 Sullivan County  
 Instrument #: 26009306  
 Rec'd: 15.00  
 State: 0.00  
 Clerk: 0.00  
 other: 2.00  
 Total: 17.00  
 Recorded 5/8/2026 at 12:11 PM  
 in Plat P60  
 PGS 417-417



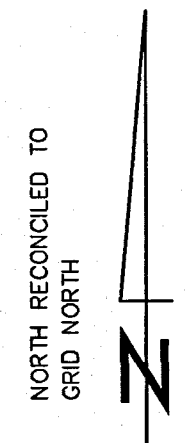
- Legend
- denotes Rebar Found
  - denotes Rebar Set
  - ⊙ denotes Calculated Point Unless otherwise Noted
  - denotes Highway Marker
  - △ denotes Railroad Spike
  - ⊕ denotes Water Meter

- Notes
1. Deed Reference: Portion of DB 1105C - PG 575, DB 3582 - PG 481, DB 312A - PG 570
  2. TAX MAP: 047H A 001.10, 047 005.20, 047 005.00
  3. GNSS NOTE:
    - a. GNSS Survey: RTK
    - b. GNSS Base/Rover: Carlson BRX7
    - c. RTK Correction Used: Carlson Skynet
    - d. Date of Survey: 12-09-2025
    - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
    - f. Geoid Model: Continental US NGS 2018
    - g. Fixed Control Stations: Carlson Skynet Base 1938
    - h. Combined Grid Factor: 1.000000 TN State Plane

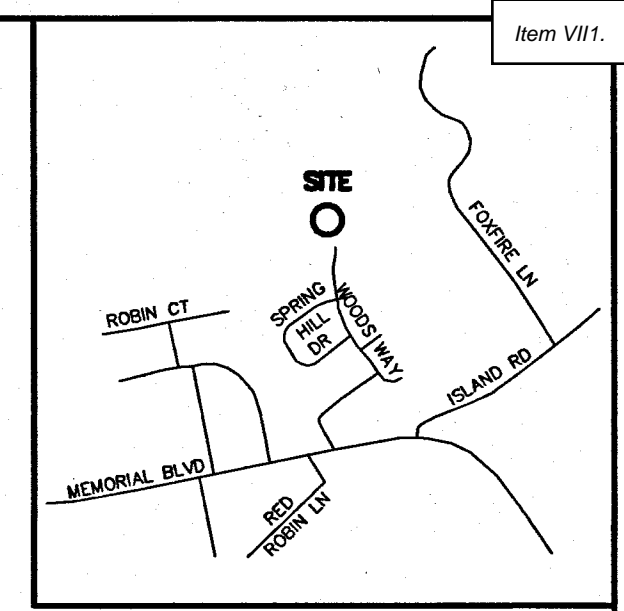
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SURVEY FOR: **Sunny Hills Development**

Date 02-17-2026	File:sun-hills.DWG Drawn By: SWS	Scale: 1" = 150'
Eleventh (11th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9075



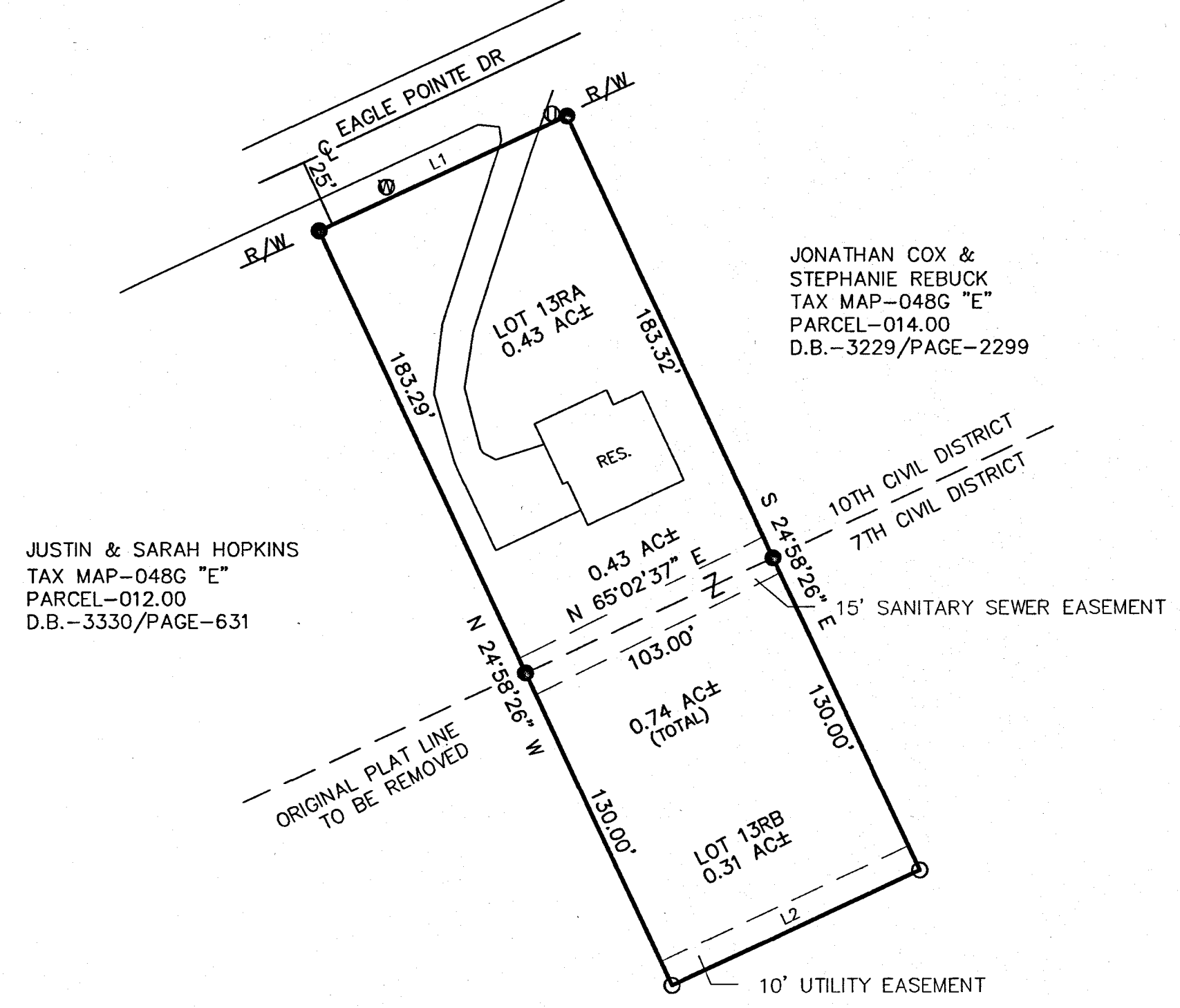
LINE	BEARING	DISTANCE
L1	N 65°01'34" E	103.00'
L2	S 65°02'37" W	103.00'



LOCATION MAP NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP
- ⊕ WATER METER
- ⊕ UTILITY BOX AREA
- ⊕ SANITARY SEWER



JUSTIN & SARAH HOPKINS  
TAX MAP-048G "E"  
PARCEL-012.00  
D.B.-3330/PAGE-631

JONATHAN COX &  
STEPHANIE REBUCK  
TAX MAP-048G "E"  
PARCEL-014.00  
D.B.-3229/PAGE-2299

JENNIFER DARNELL  
TAX MAP-048  
PARCEL-095.00  
D.B.-3509/PAGE-652

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0065D, which bears an effective date of 09/29/2006, and is not in a Special Flood Hazard Area.

REMAINDER GREATER THAN 5.00 AC± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

MISCELLANEOUS NOTES:

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

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

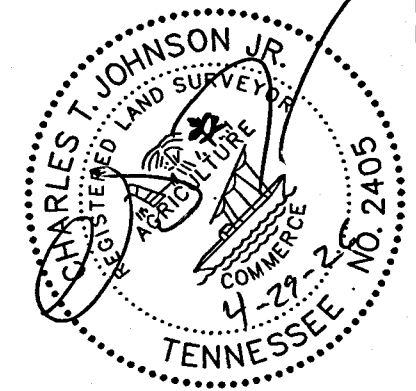
THIS SITE RECIEVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

Slide A-1907

Sheena Tinsley, Register Sullivan County	
Rec #: 394711	Instrument #: 26009305
Rec'd: 15.00	Recorded
State: 0.00	5/8/2026 at 12:06 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 416-416

JENNIFER DARNELL  
4937 EAGLE POINTE DRIVE  
KINGSPORT, TN 37664  
TAX MAP-048G "E"  
PARCEL-013.00  
D.B.-3268/PAGE-1174  
EAGLE POINT SUB PH II  
PLAT BOOK 51 PAGE 755  
LOT 13

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



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT: 23134  
DATE: 07/17/2024

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".

**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: 5-8-26

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: 8 May 2026

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: 5-7-2024

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER: Jennifer Darnell DATED: 5-2-2026  
OWNER: [Signature] DATED: 5-4-26  
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: 4-29-26

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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

DATED: 5/6/2026

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 SURTY 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.

5/7/2026

SECRETARY

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

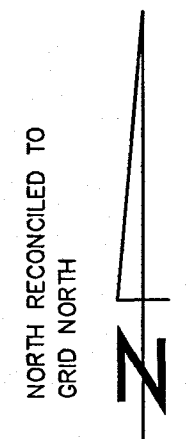
**KINGSPORT REGIONAL PLANNING COMMISSION**

REPLAT OF EAGLE POINT SUB PHASE II LOT 13

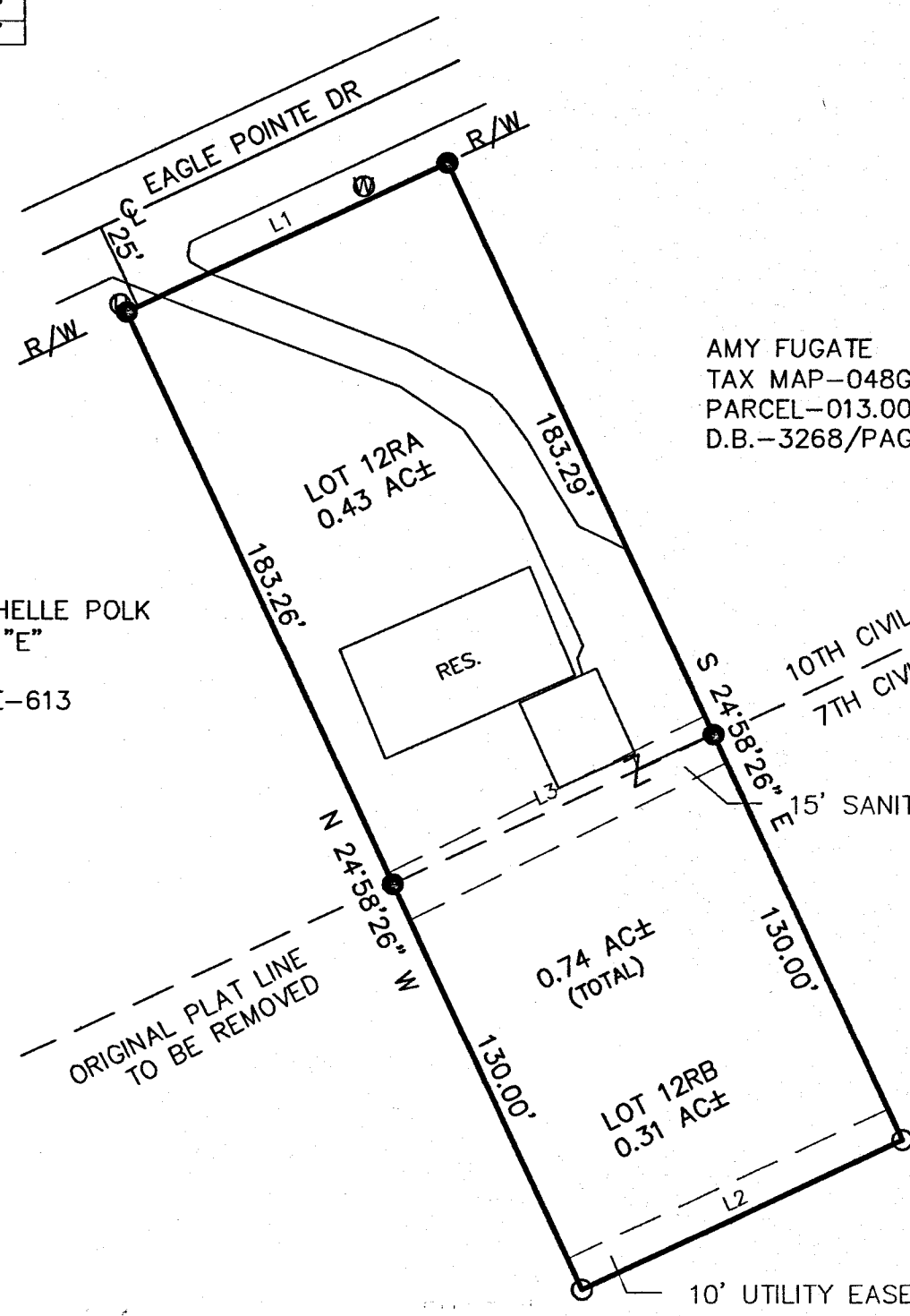
TOTAL ACRES 0.74 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 7TH & 10TH  
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

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



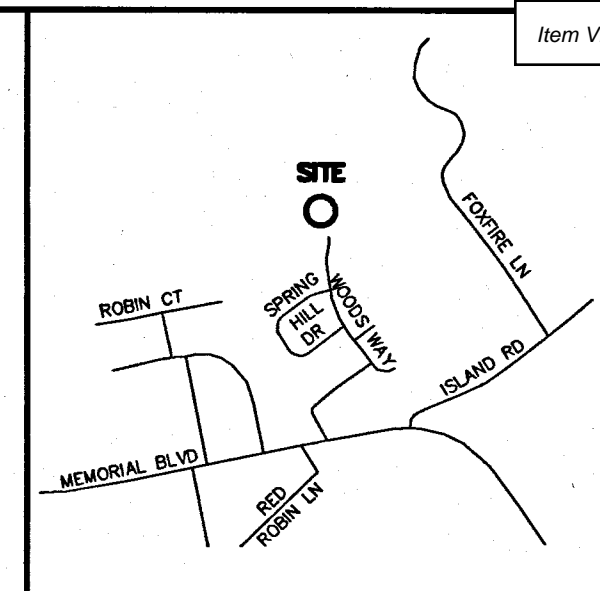
LINE	BEARING	DISTANCE
L1	N 65°01'34" E	103.00'
L2	S 65°02'37" W	103.00'
L3	N 65°02'37" E	103.00'



MICHAEL & NEHELLE POLK  
TAX MAP-048G "E"  
PARCEL-011.00  
D.B.-3553/PAGE-613

AMY FUGATE  
TAX MAP-048G "E"  
PARCEL-013.00  
D.B.-3268/PAGE-1174

JENNIFER DARNELL  
TAX MAP-048  
PARCEL-095.00  
D.B.-3509/PAGE-652



LOCATION MAP  
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP
- ⊕ WATER METER
- ⊕ UTILITY BOX AREA
- ⊕ SANITARY SEWER

MISCELLANEOUS NOTES:

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

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

THIS SITE RECIEVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

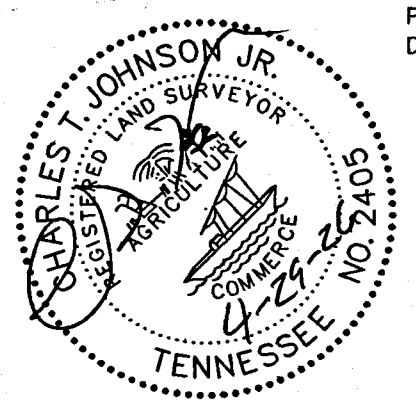
**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0065D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

REMAINDER GREATER THAN 5.00 AC± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

Slide A-1907

Sheena Tinsley, Register	
Sullivan County	
Rec #: 394714	Instrument #: 26009308
Rec'd: 15.00	Recorded
State: 0.00	5/8/2026 at 12:16 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 419-419

JUSTIN & SARAH HOPKINS  
4933 EAGLE POINTE DRIVE  
KINGSPORT, TN 37664  
TAX MAP-048G "E"  
KINGSPORT, TN 37664  
TAX MAP 048  
PARCEL 095.00  
DEED BOOK 3509  
PAGE 652



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT: 23134  
DATE: 07/17/2024

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".

**TPSI** TN. PROFESSIONAL SURVEYING INC.

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

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: 5-8-2026

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 AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.  
DATED: 8 MAY 2026

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: 5-7-2026

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: Jennifer Darnell DATED: 5-2-2026  
OWNER: Sarah Hopkins DATED: 5-4-2026  
OWNER: Sarah Hopkins DATED: 5/4/26

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: 4-29-26

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: \_\_\_\_\_

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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.  
DATED: 5/9/2026

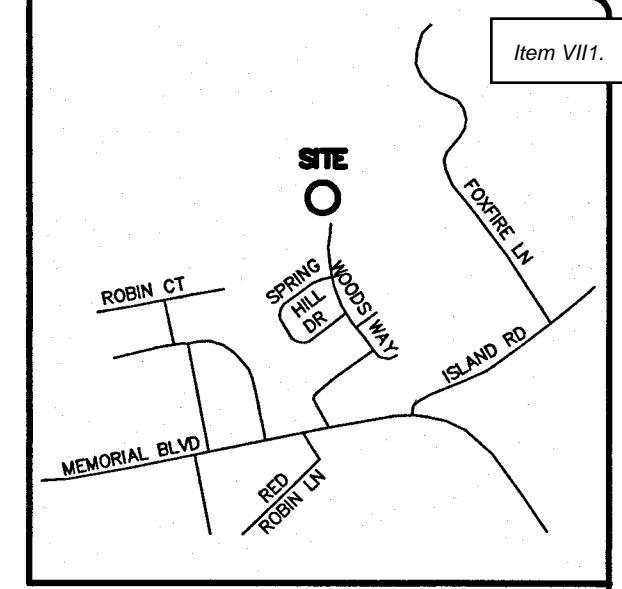
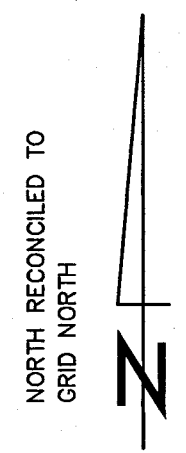
CERTIFICATE OF APPROVAL FOR RECORDING

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DATED: 5-7-2026

KINGSPORT REGIONAL PLANNING COMMISSION

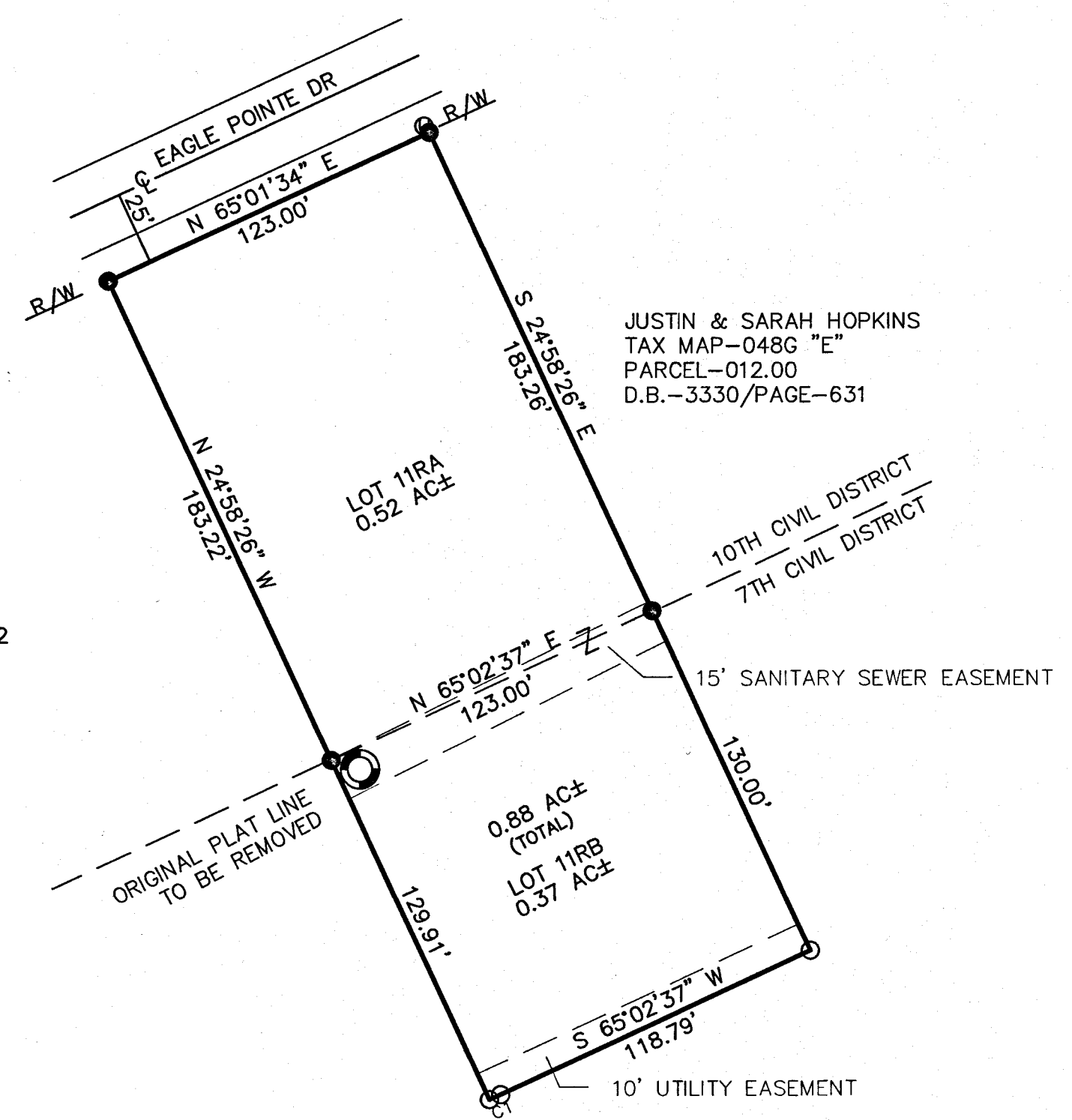
REPLAT OF EAGLE POINTE SUB PHASE II LOT 12  
TOTAL ACRES 0.74 TOTAL LOTS 1  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
COUNTY SULLIVAN CIVIL DISTRICT 7TH & 10TH  
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000  
SCALE 1" = 50' 50' 0' 50' 100'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	4.21'	4.21'	S 66°15'01" W	2°24'47"



JACOB MITCHELL  
TAX MAP-048G "E"  
PARCEL-010.00  
D.B.-3369/PAGE-442

JUSTIN & SARAH HOPKINS  
TAX MAP-048G "E"  
PARCEL-012.00  
D.B.-3330/PAGE-631



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- Z INDICATES MUTUAL OWNERSHIP
- W WATER METER
- ⊕ UTILITY BOX AREA
- ⊙ SANITARY SEWER

MISCELLANEOUS NOTES:

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

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THIS SITE RECIEVES WATER FROM \_\_\_\_\_ UTILITY DISTRICT.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 47163C0065D, which bears an effective date of 09/29/2006 and is not in a Special Flood Hazard Area.

REMAINDER GREATER THAN 5.00 AC.± AND MEETS THE MINIMUM ROAD FRONTAGE PER ZONING.

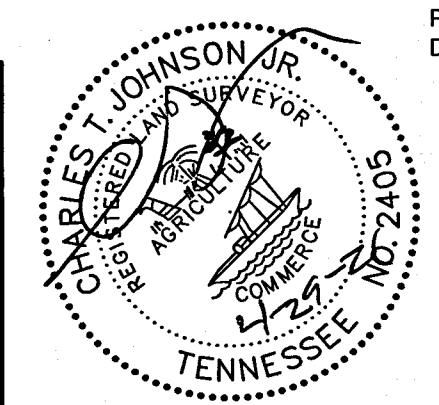
JENNIFER DARNELL  
TAX MAP-048  
PARCEL-095.00  
D.B.-3509/PAGE-652

Slide A-1907

Sheena Tinsley, Register	
Sullivan County	
Rec #: 394713	Instrument #: 26009307
Rec'd: 15.00	Recorded
State: 0.00	5/8/2026 at 12:14 PM
Clerk: 0.00	in Plat
Other: 2.00	P60
Total: 17.00	PGS 418-418

JENNIFER DARNELL  
4929 EAGLE POINT DRIVE  
KINGSPORT, TN 37664  
TAX MAP-048G "E"  
PARCEL-011.00  
D.B.-3670/PAGE-1790  
EAGLE POINT SUB PH II  
PLAT BOOK 57 PAGE 42  
LOT 11R

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



SURVEY BY: CHARLES T. JOHNSON JR  
NUMBER: 2405  
PROJECT: 23134  
DATE: 07/17/2024

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".

**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: 5-28-26

*[Signature]*

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 MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATED: 5/9/2026

*[Signature]*

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: 5-7-2024

*[Signature]*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

**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: *[Signature]* DATED: 2 May 26

OWNER: *[Signature]* DATED: 2 May 24

OWNER: *[Signature]* DATED: 5-2-2026

**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: 4-29-26

*[Signature]*

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 THE REQUIREMENTS OF THE WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

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 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

DATED: 5/6/2026

*[Signature]*

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.

DATED: 5/7/2026

*[Signature]*

SECRETARY  
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

**KINGSPORT REGIONAL PLANNING COMMISSION**

REPLAT OF EAGLE POINTE SUB PHASE II LOT 11R

TOTAL ACRES 0.88 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 7TH & 10TH

SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

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