



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, December 18, 2025 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- [1.](#) Approval of the November 17, 2025 work session minutes
- [2.](#) Approval of the November 20, 2025 regular meeting minutes

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Cooks Valley Road Rezoning (REZONE25-0285). 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.](#) Sullivan County Moratorium (PLNCOM25-0295). The Commission is requested to send a positive recommendation for the proposed county moratorium resolution to the Sullivan County Commission. (Cooper)

- [3.](#) Cryptocurrency Mining and Data Center Text Amendment (ZTA25-0283). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. (Weems)
- [4.](#) Residential Foundation Requirements Text Amendment (ZTA25-0301). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. (Weems)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, November 17, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Chip Millican

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the October 13, 2025 work session minutes
2. Approval of the October 16, 2025 regular meeting minutes

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

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3938 E. Stone Dr. County Rezoning (REZONE25-0276) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request of the 1.59 acres from County A-1 to the County B-4 zone. Staff identified the vicinity of the request, along Ollis Bowers Road and E. Stone Drive. Staff noted that the applicant recently purchased the property and desires to park trucks at the rezoning site. Staff noted that the commercial zone request for the site is consistent with both County and City future land use plans. Staff stated that a city rezoning that addresses the parcel directly south of this rezoning site follows in the agenda. No official action was taken.
2. 3938 E. Stone Drive Rezoning (REZONE25-0267). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the 1.86-acre rezoning request from A-1 to B-3. Staff identified the location of the site as abutting the county rezoning that was presented as the first item on the agenda. Staff stated that the owner's plan to is park trucks on the property. Staff noted that the proposed B-3 zone is supported by the City's future land use plan. No official action was taken.
3. Preston Ridge Subdivision Preliminary Plat (RESDEV25-0241) The Commission is requested to grant preliminary plat approval for the Preston Ridge Subdivision. Staff identified the location of this subdivision site. Staff stated that the preliminary approval includes a variance to the length of a dead end street. Staff stated that the proposal will begin preliminary approval of 43 single family homes on the property. Staff noted that the construction plans are still being reviewed and noted that the preliminary approval is based upon approval of the construction plans. No official action was taken.
4. Resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances. (MINSUB25-0274) The Commission is requested to consider granting final subdivision approval and two lot frontage variances for Arch Street. Staff noted the location of the lots along Arch Street. Staff stated that two of the proposed lots misses the minimum 40' public street frontage by 6 inches each. No official action was taken.
5. 2025 By-laws Amendment (PLNCOM25-0282). The Commission is requested to approve the amended by-laws. Staff stated that the amendment will place a time limit on public comment. No official action was taken.
6. Cryptocurrency Mining and Data Center Text Amendment (ZTA25-0283). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that this text amendment is for work session

review only as staff needed more time to finalize the report. Staff reviewed the report with the Commission. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN

With no further items to review, the Chairman adjourned the meeting at 12:55p.m.



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, November 20, 2025 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: none

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

Visitors: Michael Surgenor, Mary Alice Kinsler, Vic Davis, Jorgelina Manna-Rea, Jason Mitchem

II. APPROVAL OF THE AGENDA

A motion was made by Anne Greenfield, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 9-0.

III. APPROVAL OF MINUTES

1. Approval of the October 13, 2025 work session minutes
2. Approval of the October 16, 2025 regular meeting minutes

The Commission reviewed the minutes. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to approve the minutes of the October 13, 2025 work session and the October 16, 2025 regular meeting minutes. The motion passed unanimously, 9-0.

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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3938 E. Stone Dr. County Rezoning (REZONE25-0276) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request of the 1.59 acres from County A-1 to the County B-4 zone. Staff identified the vicinity of the request, along Ollis Bowers Road and E. Stone Drive. Staff noted that the applicant recently purchased the property and desires to park trucks at the rezoning site. Staff noted that the commercial zone request for the site is consistent with both County and City future land use plans. Staff stated that a city rezoning that addresses the parcel directly south of this rezoning site follows in the agenda. The Chairman opened public comment for the item. Michael Surgenor stated that the driveway to the property should be along E Stone Drive instead of Ollis Bowers Road or Bloomingdale Road. Mary Alice Kinsler also stated that the driveway to the property should be along E Stone Drive. The property owner stated that he intends to have access to the rezoning site be from E Stone Drive. A motion was made by Curtis Montgomery, seconded by BJ Walsh, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning request. The motion passed unanimously, 9-0.
2. 3938 E. Stone Drive Rezoning (REZONE25-0267). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the 1.86-acre rezoning request from A-1 to B-3. Staff identified the location of the site as abutting the county rezoning that was presented as the first item on the agenda. Staff stated that the owner's plan to is park trucks on the property. Staff noted that the proposed B-3 zone is supported by the City's future land use plan. Staff noted that this city rezoning abuts the Sullivan County rezoning request that was just reviewed by the Commission. Staff noted that the B-3 zone will give the owner of the property the approval to park trucks on the site. The owner owns an adjacent maintenance facility and is in need of extra parking that this site will provide with a successful rezoning. A motion was made by Gary Mayes, seconded by Curtis Montgomery, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning request. The motion passed unanimously, 9-0.

3. Preston Ridge Subdivision Preliminary Plat (RESDEV25-0241) The Commission is requested to grant preliminary plat approval for the Preston Ridge Subdivision. Staff identified the location of this subdivision site. Staff stated that the preliminary approval includes a variance to the length of a dead end street. Staff stated that the proposal will begin preliminary approval of 43 single family homes on the property. Staff noted that the construction plans are still being reviewed and noted that the preliminary approval is based upon approval of the construction plans. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to grant preliminary approval contingent upon the construction plans being approved. The motion passed unanimously, 9-0.
4. Resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances. (MINSUB25-0274) The Commission is requested to consider granting final subdivision approval and two lot frontage variances for Arch Street. Staff noted the location of the lots along Arch Street. Staff stated that two of the proposed lots misses the minimum 40' public street frontage by 6 inches each. A motion was made by Anne Greenfield, seconded by Chip Millican, grant approval of the two 6" street frontage variances along with final plat approval. The motion passed unanimously, 9-0.
5. 2025 By-laws Amendment (PLNCOM25-0282). The Commission is requested to approve the amended by-laws. Staff stated that the amendment will place a time limit on public comment. The Commission reviewed the time limit for public comment per item. The Commission decided to amend the by-laws by limiting public comment per agenda item to one hour, with speakers being limited to 3 minutes each. A motion was made by Chip Millican, seconded by BJ Walsh, to approve the by-law amendment. The motion passed unanimously, 9-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN

With no further business, Chairman Duncan adjourned the meeting at 6:34p.m.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

Cooks Valley Road Rezoning

Property Information			
Address	Cooks Valley Road		
Tax Map, Group, Parcel	Tax Map 062, a portion of Parcel 003.00		
Civil District	07		
Overlay District	n/a		
Land Use Designation	Single-Family		
Acres	Rezone Site 9.11 acres +/-		
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	Multi-family (townhome)	Proposed Zoning	R-3
Owner /Applicant Information			
Name: Daniel Stacy Address: 271 Old Cooks Valley Road City: Kingsport State: TN Zip Code: 37664		Intent: <i>To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate future townhome development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:</p> <ul style="list-style-type: none"> • <i>The zoning change is compatible with neighboring residential districts.</i> • <i>The zoning change will appropriately match the proposed use.</i> • <i>The zoning change is consistent with the future land use plan.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>This proposal represents a substantial revision to the plan previously reviewed by the Commission in April 2025. It retains the existing R-1B single-family zoning along Cooks Point, Cooks Valley Road, Lakota Place, and behind the existing homes on Skyland Drive, while rezoning only the central portion of the site to R-3 to accommodate multifamily development.</i> • <i>The proposed development consists of 39 townhome units.</i> • <i>The proposed R-3 zone permits single-family and multifamily as principal uses.</i> • <i>Public water and sewer services are available, with sewer infrastructure to be extended by the developer.</i> • <i>Staff supports the proposed rezoning from R-1B to R-3 for the central portion of the property, as it allows for multifamily residential use in a manner that promotes compatibility and cohesive integration with the surrounding residential neighborhoods.</i> 			
Planner:	Jessica McMurray	Date:	December 8, 2025
Planning Commission Action		Meeting Date:	December 18, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

PROPERTY INFORMATION

ADDRESS	Tax Map 062 Parcel 003.00
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	R-3 (Low Density Apartment District)
ACRES	Rezone Site 9.11 acres +/-
EXISTING USE	vacant land
PROPOSED USE	Multi-family (townhome)

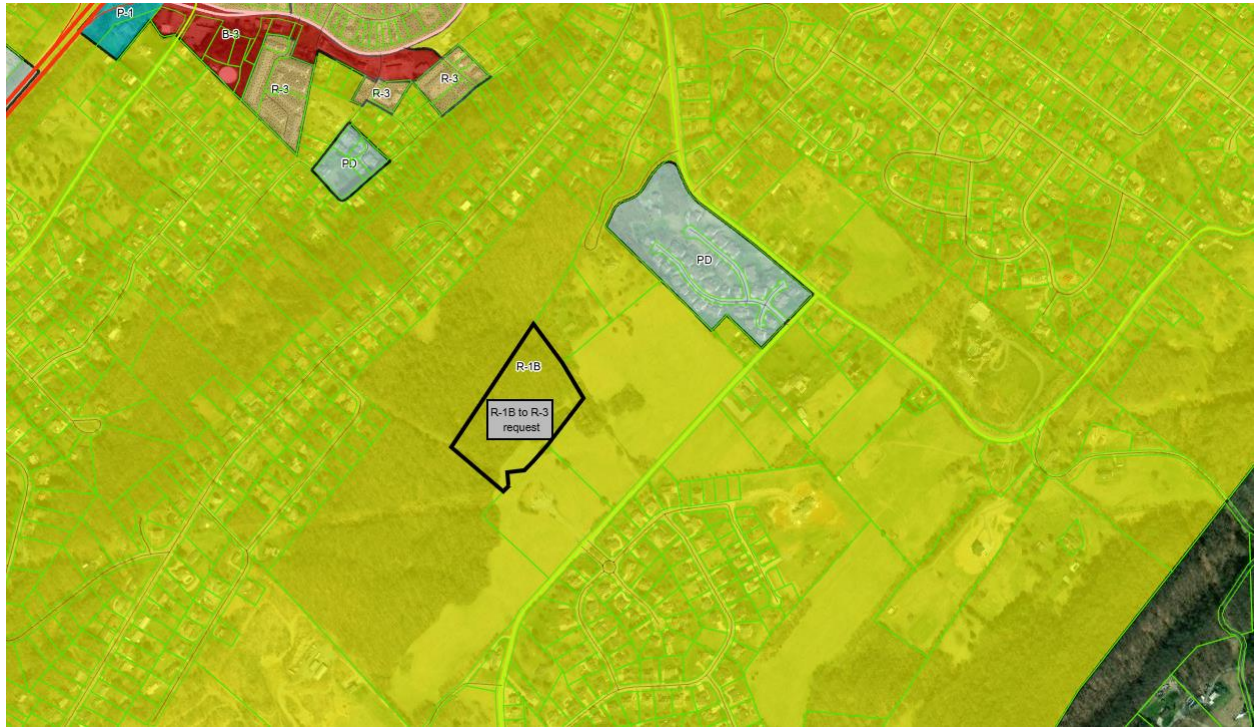
PETITIONER**ADDRESS** 271 Old Cooks Valley Road, Kingsport, TN 37660**INTENT**

To rezone from R-1B (Residential District) to R-3 (Low Density Apartment District) to accommodate future townhome development.

Vicinity Map



Surrounding City Zoning Map



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0285**
Future Land Use Plan 2030



Aerial



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0285**

View from Cooks Valley Road Facing North (right side of substation)



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0285**

View from Cooks Valley Road Facing West (right side of substation)



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

View from Cooks Valley Road Facing South (right side of substation) Toward Cooks Crossing



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City R-1B</u> Use: single family	
Northeast	2	<u>Zone: City R-3</u> Use: apartments	
East	3	<u>Zone: City PD</u> Use: single family/duplexes	
South	4	<u>Zone: City R-1B</u> Use: single family	
West	5	<u>Zone: City R-1B</u> Use: single family	
Northwest	6	<u>Zone: City R-3</u> Use: apartments	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

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 zoning permits a use that is compatible with the surrounding residential districts. Single-family residential use remains a principal permitted use within the R-3 zone, ensuring consistency with the existing character of the area.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning is not expected to negatively impact nearby properties. The development will remain residential in nature and compatible with surrounding uses.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has a reasonable economic use under its current R-1B zoning; however, it also has a viable economic use under the proposed R-3 zoning, which would allow for a broader range of residential housing options.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposal is generally consistent with the residential intent of the 2030 Land Use Plan. Although the Future Land Use Map recommends single-family development, single-family residential use is a principal permitted use within the R-3 zoning district. Therefore, the proposed zoning maintains the property's suitability for residential development and remains compatible with the land use plan's overall intent.

Proposed use: multi-family development

The Future Land Use Plan Map recommends single-family.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. Current conditions support approval. The parcel is located within an established residential area and are compatible with adjacent zoning districts. The site's size and location make it well-suited for a multi-family development that meets R-3 standards and provides an appropriate transition within the surrounding neighborhood.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0285

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

**CONCLUSION**

Staff recommends sending a positive recommendation to rezone from R-1B to R-3, based on the site's compatibility with surrounding residential zoning districts and its consistency with the Future Land Use Plan.

Property Information	<h1 style="margin: 0;">Sullivan County Moratorium</h1>		
Address	3425 HWY 126 Blountville, TN		
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner/ Applicant Information			
Name:		Intent: <i>To seek a recommendation from the Kingsport Regional Planning Commission for the proposed moratorium amendment.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The Sullivan County Planning Department is seeking to amend its' zoning code to adequately plan for any future data center(s) within their jurisdiction. This moratorium request is Sullivan County's first step towards that goal. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> This moratorium request is coming before the Commission because the moratorium is an amendment to Sullivan County's Zoning Resolution and thus must come before all planning commissions that have regional planning authority for a recommendation per Sullivan County's Zoning Ordinance 12-106.3(1). <p>Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the moratorium resolution.</p>			
Planner: Samuel Cooper		Date: 12/18/2025	
Planning Commission Action		Meeting Date	12/18/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Sullivan County Zoning Code**12-106 AMENDMENTS TO THE ZONING PLAN (TEXT AND/OR DISTRICT BOUNDARY)**

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

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

12-106.3 Application for Amendment

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

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

*Sullivan County
Board of County Commissioners
245th Annual Session*

Item
Resolution No.

To the Honorable Richard S. Venable, Sullivan County Mayor and the Board of Sullivan County Commissioners meeting in Regular Session this ____ day of December, 2025.

A RESOLUTION OF THE SULLIVAN COUNTY BOARD OF COMMISSIONERS TO AMEND THE SULLIVAN COUNTY ZONING RESOLUTION AND SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS TO IMPOSE A FOUR (4) MONTH MORATORIUM, TO BEGIN UPON PASSAGE OF THIS RESOLUTION, ON THE LOCATION, CONSTRUCTION, OPERATION, PERMITTING, VESTING, ETC., OF DATA MINING CENTERS AND CRYPTO MINING CENTERS WITHIN SULLIVAN COUNTY AND TO DIRECT THE STAFF OF THE SULLIVAN COUNTY PLANNING AND CODES DEPARTMENT AND THE SULLIVAN COUNTY PLANNING COMMISSION TO STUDY SUCH LAND USES AND PROVIDE RECOMMENDATIONS FOR ZONING TEXT AMENDMENTS AND/OR CHANGES TO THE SULLIVAN COUNTY PLANNING COMMISSION RULES AND REGULATIONS AND ANY OTHER APPROPRIATE REGULATIONS.

WHEREAS, data mining and cryptocurrency-mining facilities and operations require extraordinary levels of electrical power, often equivalent to the consumption of thousands of homes, placing strain on local utilities and potentially increasing costs to residential ratepayers; and

WHEREAS, such facilities generate significant continuous noise from industrial-grade cooling systems, fans, and compressors, which can negatively impact property values, public health, and the peaceful enjoyment of nearby communities; and

WHEREAS, data-mining facilities provide limited job creation, minimal economic impact compared to the infrastructure burden they impose, and do not align with the long-term economic development goals of Sullivan County; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have restricted or prohibited data-mining operations due to concerns over electrical grid strain, noise nuisances, fire hazards, and the lack of community benefit; and

WHEREAS, the Sullivan County Board of Commissioners has a responsibility to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities; and

WHEREAS, Sullivan County has received increasing interest from private entities seeking to establish data-mining or crypto-mining operations, making it necessary and appropriate to adopt proactive protections before such facilities attempt to locate within the County.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SULLIVAN COUNTY, TENNESSEE:

SECTION 1.

The Sullivan County Zoning Resolution and Sullivan County Planning Commission rules and regulations are hereby amended to impose a four (4) month moratorium, to begin upon passage of this Resolution, forbidding the location, construction, operation, permitting, vesting, etc., of data mining centers and crypto mining centers within Sullivan County; and

SECTION 2.

The staff of the Sullivan County Planning and Codes Department is hereby directed, and the Sullivan County Planning Commission is hereby requested to study such land uses and provide recommendations for zoning text amendments and/or changes to the Sullivan County Planning Commission rules and regulations and any other appropriate regulations; and

SECTION 3.

Data-mining centers and cryptocurrency-mining operations, blockchain-computing centers, etc., are hereby prohibited during such moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Sullivan County during said moratorium; and

SECTION 4.

During such moratorium, no county permits, zoning approvals, building approvals, utility extensions, building permits, and/or development agreements, etc., shall be issued for the purpose of establishing a data-mining center or crypto mining center within Sullivan County; and

SECTION 5.

This prohibition shall not apply to standard commercial or industrial businesses that use data processing equipment for internal business operations; it applies only to high-intensity, third-party, revenue-generating data-mining or crypto-mining facilities; and

SECTION 6.

This moratorium may be extended by vote of this body beyond the initial four months; and

SECTION 6.

If any portion of this Resolution is found invalid by a court of competent jurisdiction, the remaining sections shall remain in full force and effect.

This resolution shall take effect from and after its passage. All resolutions in conflict herewith shall be and the same are hereby rescinded insofar as such conflict exists.

Duly adopted this _____ day of _____ 2025.

Reviewed by Chairman: _____
John T. Gardner, Chairman, Sullivan County Commission

ATTEST: _____
Teresa Jacobs, County Clerk

Delivered to the Sullivan County Mayor or his secretary this the _____ day of _____ 20____ at or about the following time _____ by the following method: _____.

Teresa Jacobs, County

ACTION BY MAYOR

Reviewed and ACCEPTED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Reviewed and VETOED by Mayor, Sullivan County: _____
Mayor, Sullivan County

Delivered to the Chairman of the Sullivan County Commission or his designee this the _____ day of _____ 20____ following at or about the following time _____ by the following method: _____.

Teresa Jacobs, Count

Mayor, Sullivan County

Sponsor: Commissioner Jessica Means
Cosponsors: Commissioner Joe McMurray; Commissioner David Hayes; Commissioner Travis Ward; Commissioner Hunter Locke; Commissioner Michael Cole; Commissioner Gary Stidham; Commissioner Daniel Horne; Commissioner Mark Ireson; Commissioner Davd Adkard; Commissioner Zane Vanover; Commissioner Cheryl Harvey; Commissioner Joe Carr; Commissioner Darlene Calton.

Recommendation

Staff recommends sending a positive recommendation to the Sullivan County Commission for the adoption of the moratorium resolution.

Cryptocurrency Mining and Data Center Text Amendment

Property Information	City M-2, General Manufacturing Districts		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: City staff initiated Address: City: State: Zip Code: Email: Phone Number:		Intent: To amend Chapter 114, Zoning, as it pertains to cryptocurrency mining and data centers.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	11/1/2025
Planning Commission Action		Meeting Date:	12/18/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Chapter 114, Zoning, as it pertains to cryptocurrency mining and data centers.

Introduction:

Staff seeks to update the City's zoning code to properly address the possibility of future cryptocurrency mining and data center development within the City. The City's industrial district zoning code text was created without the anticipation of mass digitization. Staff expects to see new digital data-based industries looking for locations to develop. This text amendment allows for the City to appropriately locate and permit these uses.

Presentation:

To accommodate possible development of cryptocurrency mining and data center development, staff proposes to define *Data Center* and *Cryptocurrency Mining* within Chapter 114- Zoning. Additionally, staff proposed an update Sec. 114-199(d), M-2 General Manufacturing District, to add *Data Centers* as a special exception to only be allowed with approval of the Kingsport Board of Zoning Appeals, if additional criteria are met. These criteria include specific requirements for setbacks, vibration, and sound mitigation. Permitting these operations as special exceptions in the City's M-2, General Manufacturing District will allow for facilities housing digital data operations to develop, while minimizing the possible adverse impacts on surrounding land uses. To prevent confusion with code interpretation, the existing zoning uses of *computer or data processing centers* in the P-1, Professional Offices District, and *computers, data processing* in the MX, Mixed-Use District are proposed to be omitted from the code. Last, data centers without a cryptocurrency mining element as accessory uses are addressed for the City's commercial zones.

Text Amendment:**1. Added definitions to Sec 114-1. - Definitions:**

Data Center means a facility consisting of buildings or structures specifically designed or modified for storage, management, processing, and/or transmission of digital data. This includes *Cryptocurrency Mining*. Such facilities may include high-density computer and/or network equipment, systems, servers, appliances, air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations. Administrative areas and offices for the purpose of supporting the primary activity may be located within the buildings.

Cryptocurrency Mining means the process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of crypto are released, through the use of data centers. This definition does not include use of not more than five computers from which cryptocurrency is mined in an enclosed structure, provided the cryptocurrency is not mined for commercial purposes.

2. Omission of existing data processing related uses in the P-1, Professional Offices and MX, Mixed Use Zoning districts:

Sec. 114-191. - P-1, Professional Offices District.

(a) *Principal uses.* Principal uses permitted in the P-1, Professional Offices District are as follows:

- (1) Offices for business, professional, governmental, civic, insurance or other groups.
- (2) Credit agencies, brokers, travel agencies, ~~computer or data processing centers~~, real estate offices, finance, photography studios, law offices.

DIVISION 8. - MIXED-USE DISTRICT (MX)

Sec. 114-352. - Intent.

The intent of the MX, Mixed-Use District is to allow flexibility in the development of compatible mixed-use areas of light manufacturing, professional office and limited commercial uses and to do so by developing a self-contained, campus-like atmosphere which protects the adjacent land uses.

(Code 1981, app. A, art. X, § 1; Code 1998, § 114-426)

Sec. 114-353. - Permitted uses.

Uses permitted in the MX, Mixed-Use District are as follows:

- (1) Offices for brokers, businesses, ~~computers, data processing~~, credit agencies, finance, government, law, medical, photography, real estate and travel agencies.

3. Deletion of an outdated section #2 item and replacement with special exception and related criteria for cryptocurrency mining and data center operations:

Sec. 114-199. - M-2, General Manufacturing District.

(d) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the M-2 district as follows:

(1) Any use, except as set forth in subsection (c) of this section, in the opinion of the board of zoning appeals.

~~(2) The same as for subsection (a)(2) of this section.~~

(2) Cryptocurrency Mining and Data Centers, provided that upon findings of fact that all of the following criteria are met:

a. A perimeter minimum yard of 100 feet;

b. All digital data operations use shall be conducted in a completely enclosed building;

c. All facilities shall not be located within 500 feet of any residential use or district. This includes any zoning district that permits single-family residences or dwellings. The measurement shall be made from the nearest property line or zoning line of the residential use or district, whichever is closer, to the nearest property line of the property that contains the data center use;

d. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a data center shall be limited to a maximum decibel level of 60 (dBA) as measured from the property line of the use. Such sound study shall be conducted using generally accepted methodology. A sound study shall be conducted at the following phases:

1. A preliminary study shall be conducted and supplied as part of the special exception application process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit.

2. An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the data center uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.

3. An as-built sound study shall be conducted six months after issuance of the certificate of occupancy. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this ordinance.

e. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the data center or associated equipment will be perceptible to the human sense of feeling beyond the property line.

4. Addition of a minimum parking requirement for data centers

Sec. 114-564. – Minimum required parking spaces

(5) *Manufacturing, industry and related uses.* Manufacturing, industry and related uses shall be as follows:

a. Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto: one space per 1.5 employees on major shift, plus one space per company vehicle and piece of mobile equipment.

b. Scientific research and development establishment: one space per 500 square feet of gross floor area.

c. Warehousing, heavy equipment storage yard, lumberyard and building material yard, motor freight terminal or junkyard: one space per 1.5 employees on major shift plus one per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one space per 1,000 square feet of gross floor area.

d. Manufacturing, industry, and related uses: Within these districts the board of zoning appeals may waive the requirements for on-site or contiguous parking and loading providing it finds that sufficient space is provided in the immediate area, under public or private ownership, or other compelling reasons exist.

e. Data Center: one parking space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees, or one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is lesser.

5. Addition via special exception of accessory data center use in commercial zones of B-2, B-2E, B-3, B-4P, BC, TA/C, P-1, and MX.

Sec. 114-194. - B-2, Central Business District

(c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the B-2 district as follows: communication facilities and facilities with drive-throughs with a weekday peak hour volume of 30 vehicles or greater per 1000 square feet (per the 8th edition ITE Traffic Generation Manual), as measured for the entire site; data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

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Sec. 114-203. - B-2E, Central Business Edge District.

(c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the B-2E district as follows: communication facilities and facilities with drive-throughs with a weekday peak hour volume of 30 vehicles or greater per 1000 square feet (per the 8th edition ITE Traffic Generation Manual), as measured for the entire site; data centers no larger than a

total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

Sec. 114-195. - B-3, Highway Oriented Business District.

(c)Special exceptions. Special exceptions are permitted only with approval of board of zoning appeals and are as follows:

(1)Automobile storage; automobile impoundment yards.

(2)Lumberyards.

(3). Data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

DIVISION 3. - PLANNED BUSINESS DISTRICT (B-4P)

Sec. 114-227. - Special exceptions.

Permitted only with approval of board of zoning appeals: Helistops; institution for human care; open-air businesses such as plant sales, lawn furniture, playground equipment, and garden supplies; minor automobile repair centers; and parking lots and structures; data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

DIVISION 9. - BUSINESS CONFERENCE CENTER DISTRICT (BC)

Sec. 114-382. - Special exceptions.

Certain uses may be permitted in the Business Conference Center District upon the granting of a special exception by the board of zoning appeals:

(1)Elderly and child day care, nursery schools and kindergartens, elderly day care.

(2)Helistops and pay parking lots, when not objectionable due to noise, odor, dust, smoke, vibration or other reasons.

(3)Recreational facilities, health clubs, golf courses, golf driving ranges, stadiums and civic fairs.

(4) Telecommunication facilities such as cell towers.

(5) Outside storage yards; storage yards for vehicles exceeding a gross vehicle weight rating of 15,000 pounds and construction equipment are prohibited.

(6) Hospital and health care centers.

(7) Parking structures.

(8) data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

Sec. 114-192. - TA/C Tourist Accommodation/Commerce District.

(d) *Special Exceptions*. Special exceptions are permitted only with the approval of the board of zoning appeals and are as follows:

(1) Franchised Auto dealership.

(2) data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

Sec. 114-191. - P-1, Professional Offices District.

(c) *Special exceptions*. Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the P-1 district as follows:

(1) Offices of veterinarians, animal hospitals.

(2) Hospitals, rest or convalescent homes.

(3) Group homes.

(4) Communication facilities.

(5) Golf courses.

(6) Medical or dental offices, clinics provided that upon findings of fact that all of the following criteria are met:

a. The use will not be located within 1,000 feet of a public or private school, day care facility, park, any area devoted to public recreation activity or a residential dwelling. Measurements shall be made in a

straight line on the city zoning map from the nearest property line of the lot on which the facility is situated to the nearest property line of any of the uses set forth in this subsection;

b.The use will be designed, located, and proposed to be operated so that the health, safety and welfare will be protected;

c.The use will not be detrimental to and will not injure, damage or adversely affect the use, value or enjoyment of the properties in the surrounding neighborhood;

d.The use will not have an adverse impact on land use compatibility;

e.The use will not materially or adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use;

f.Adequate public facilities are available to accommodate the use;

g.The traffic generated by the use will be safely accommodated along major streets without traversing minor streets;

h.he use will maintain appropriate traffic patterns and parking as to not strain existing facilities with substantial increases in traffic and projected trip generations;

i.The use will conform to all applicable provisions of the district and will not require any variances.

7. data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

DIVISION 8. - MIXED-USE DISTRICT (MX)

Sec. 114-355. – Special Exceptions

Data centers no larger than a total accumulative allotment of 2,000 sq. ft. net floor area in size as an accessory use strictly operated in support of the primary business on the same property. When data centers as accessory uses are considered, cryptocurrency mining must not be an element of the accessory data center proposal.

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

Residential Foundation Requirements Text Amendment

Property Information	City residential dwellings		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: City staff initiated Address: City: State: Zip Code: Email: Phone Number:		Intent: To amend Chapter 114, Zoning, as it pertains to residential foundation requirements.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	12/1/2025
Planning Commission Action		Meeting Date:	12/18/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

To amend Chapter 114, Zoning, as it pertains to residential foundation requirements.

Introduction:

Staff, working together with our City's Building Official, seeks to update the City's zoning code to align residential dwelling foundation requirements with the City Building Department's best practices and historic approvals. Specifically, the change is proposed to City Code Sec 114-131. – Uniform Regulations, Part 7.

Presentation:

This text amendment replaces “four-inch thick solid underpinning/screening” with “six-inch width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure” as it applies to residential dwellings in the city. This proposed change will clarify the requirements for a permanent masonry perimeter enclosure that will provide the same foundation appearance as that of a site built home.

Text Amendment:

Existing version (with part proposed to be changed highlighted):

(7)

Foundation requirements for residential dwellings. All residential dwellings, including manufactured homes, shall be located in appropriately zoned districts and shall meet minimum setback and landscaping requirements of the district in which the property is located. All residential dwellings, including manufactured homes, shall have a minimum of **four-inch-thick solid underpinning/screening** of the foundation system. All manufactured homes shall have the chassis tongue and hitch permanently removed.

Proposed version (with proposed new replacement language highlighted):

(7)

Foundation requirements for residential dwellings. All residential dwellings, including manufactured homes, shall be located in appropriately zoned districts and shall meet minimum setback and landscaping requirements of the district in which the property is located. All residential dwellings, including manufactured homes, shall have a minimum of **six inch-width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure** of the foundation system. All manufactured homes shall have the chassis tongue and hitch permanently removed.

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



December 18th, 2025

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

Chairman Duncan:

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

1. 465 Catawba Lane
2. 421 Gaines Street
3. 1112 Windsor Falls Private
4. 619, 621, 623 Arch Street
5. 1113 Bloomingdale Pike

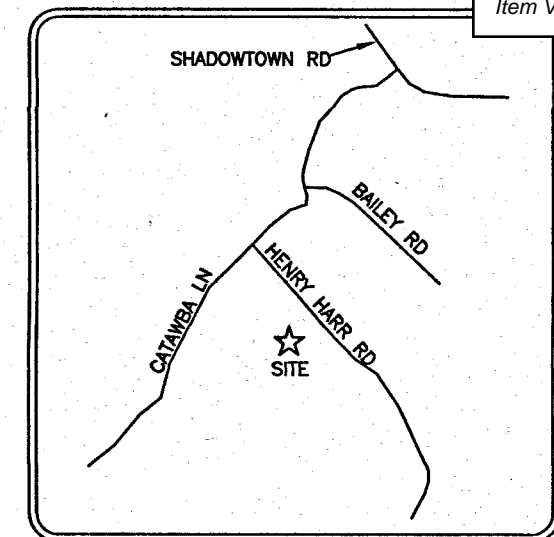
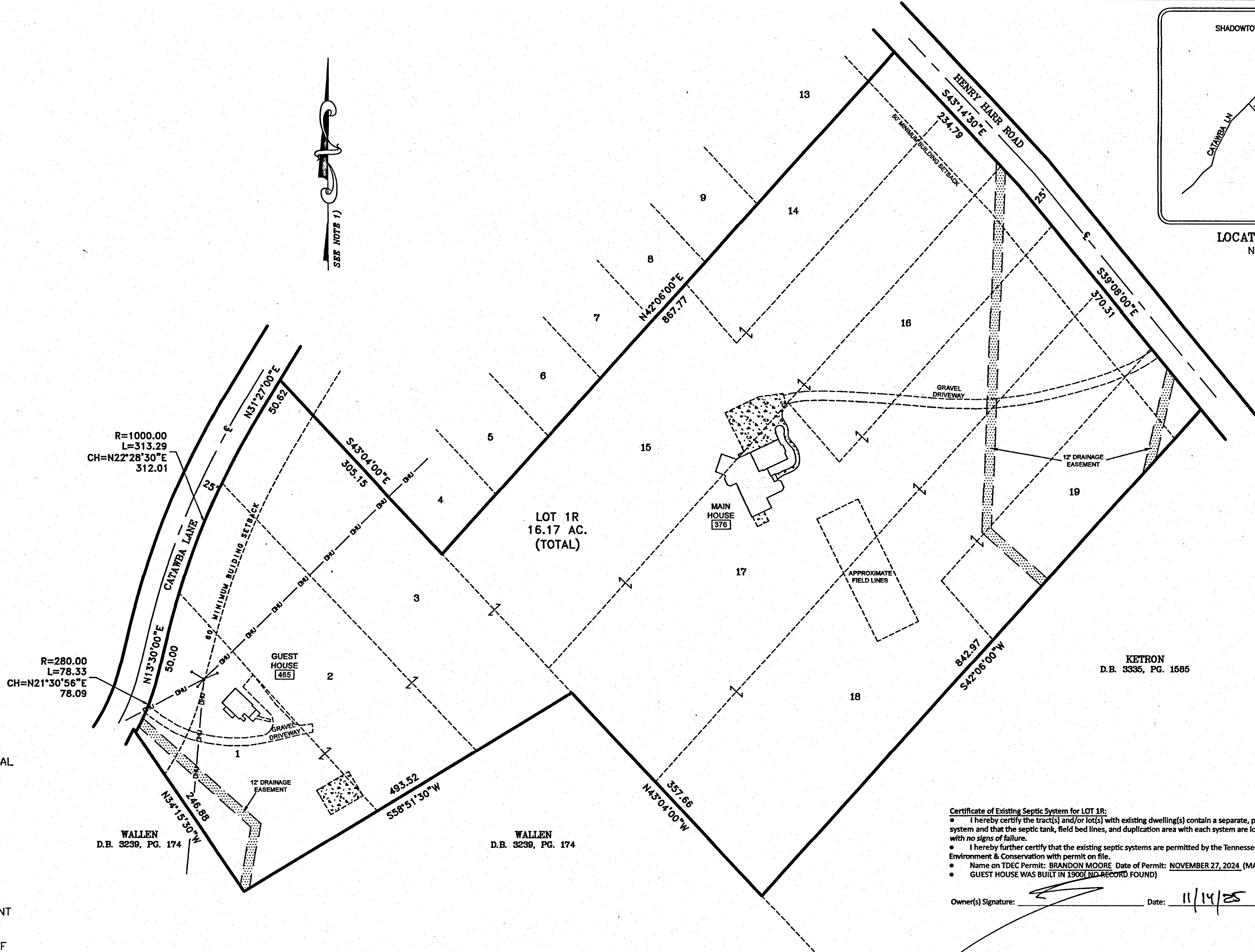
Sincerely,

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

LEGEND
P.V.M.T. PAVEMENT
CONC CONC
D.B. DEED BOOK
P.B. PLAT BOOK
N.T.S. NOT TO SCALE
P.C. PAGE
AC. ACRES
911 911 ADDRESS
W.M. WATER METER
R= RADIUS
L= LENGTH
CH= CHORD
APPR. APPROXIMATE
C CENTERLINE

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
- 3) SETBACKS TO CONFORM TO CURRENT ZONING REGULATIONS. THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0070D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 23-13102
- 5) ACAD FILE 23-13102 TODD STEVENS HENRY HARR.DWG
- 6) TAX MAP 064, PARCELS 018.00
- 7) REFERENCES: P.B. 16, PG 15
- 8) THE PURPOSE OF THIS PLAT IS TO ELIMINATE ALL INTERIOR LOT LINES. THIS SURVEY IS BASED ON PRIOR REFERENCED PLAT AND DOES NOT REPRESENT A CURRENT SURVEY.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) THIS PLAT DOES NOT ELIMINATE OR CHANGE THE DIMENSIONS OF EXISTING EASEMENTS OR THE LOCATION OF EXISTING THAT ARE ASSOCIATED WITH ANY UNDISCOVERED UNDERGROUND UTILITY.

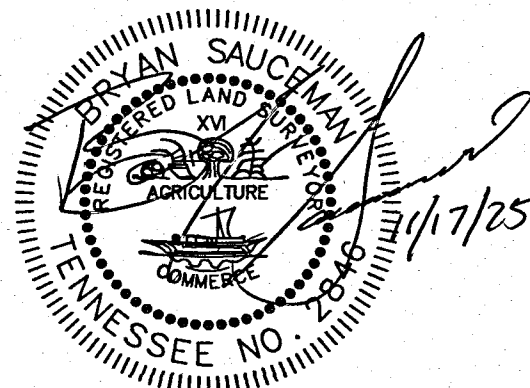


LOCATION MAP
N.T.S.

KETRON
D.B. 3335, PG. 1585

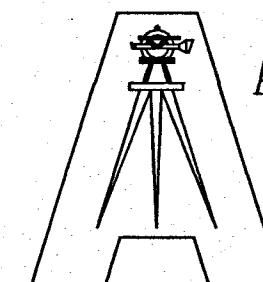
Certificate of Existing Septic System for LOT 1R:
• I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.
• I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
• Name on TDEC Permit: BRANDON MOORE Date of Permit: NOVEMBER 27, 2024 (MAIN HOUSE)
• GUEST HOUSE WAS BUILT IN 1900 (NO RECORD FOUND)

Owner(s) Signature: _____ Date: 11/14/25



Slide A-1855

Sheena Tinsley, Register
Sullivan County
Rec #: 385534 Instrument #: 25021889
Rec'd: 15.00 Recorded: 11/19/2025 at 12:36 PM
State: 0.00 in Plat
Clerk: 0.00 P60
Other: 2.00 PGS 209-209
Total: 17.00



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

GUEST HOUSE AND MAIN HOUSE ARE BOTH SERVED BY A PRIVATE WELL.

COMBINATION PLAT OF LOTS 1-3, 14-19

CERTIFICATE OF ACCURACY	
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.	
DATE 11-17 20 25 REGISTERED SURVEYOR	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	
DATE 10/13 20 25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING	

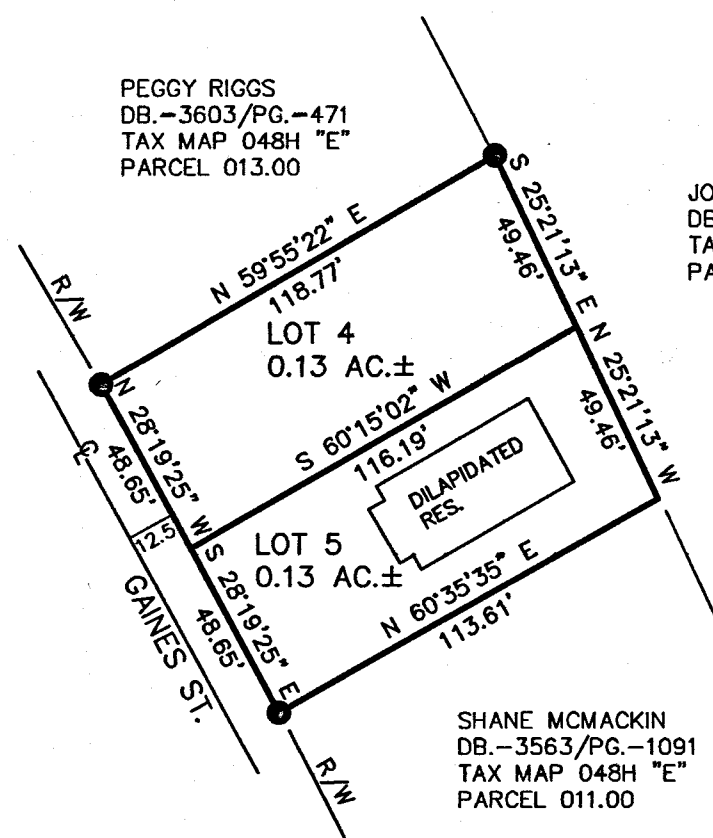
CERTIFICATION OF THE APPROVAL OF STREETS	
I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.	
DATE 11-19 20 25 COMMISSIONER OF HIGHWAYS OR 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.	
OWNER DATE 11/14/25	

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM	
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	
DATE 20 KINGSPORT UTILITY DISTRICT	

CERTIFICATE OF APPROVAL FOR RECORDING	
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	
DATE 11/19 20 25 KINGSPORT REGIONAL PLANNING COMMISSION	

OF THE NAT & JOSIE LIGHT ESTATE			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	16.17	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	MOORE	CIVIL DISTRICT	7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE 1"=100			



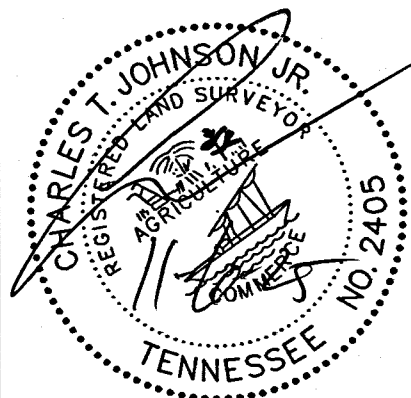
JOYCE SMITH
DB.-3305/PG.-1077
TAX MAP 048A "F"
PARCEL 010.10

SHANE MCMACKIN
DB.-3563/PG.-1091
TAX MAP 048H "E"
PARCEL 011.00

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.

BEFORE REPLAT

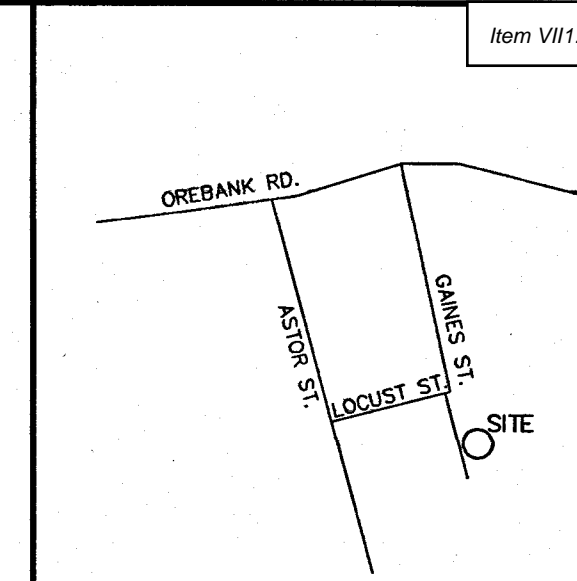
SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25285
DATE: 10-25-2025



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



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- ⊕ WATER METER
- UTILITY POLE

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.

Side A-1857

Sheena Tinsley, Register
Sullivan County
Rec'd: 385989 Instrument #: 25022502
State: 15.00 Recorded
Date: 12/1/2025 at 12:36 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 218-218

PROPERTY REFERENCE:
421 GAINES ST.
MELINDA THACKER
PB.-2/PG.-64A/LOT-4&5
DB.-1603C/PG.-75
TAX MAP 048H "E"
PARCEL 012.00

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: 11/10/25

QTY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMS

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

DATED: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: 11-10-2025

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: Melinda Thacker DATED: 11/10/25

OWNER: _____ DATED: _____

OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

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

DATED: 11-6-25

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 KINGSPORT WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

DATED: 11/26/25

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.

SECRETARY: _____

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT LOTS 4 & 5 GARFIELD SWINEY SUB. PB.-2/PG.-64A

TOTAL ACRES 0.26 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT

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

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

NOTES:

- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 CITY OF KINGSFORT ZONING: R-1B (SINGLE FAMILY RESIDENTIAL) SETBACKS: FRONT YARD- 30' SIDE YARD- 8' REAR YARD- 30' 1.5 X SIDEYARD WIDTH FOR CORNER LOTS
- 5 FIELD SURVEY CONDUCTED ON DATE: 11-20-25
- 6 CAD FILE: 25115-R
- 7 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS NOT IN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD, ACCORDING TO FEMA FIRM NUMBER 47163C0065D WITH EFFECTIVE DATE OF 09-29-2006
- 8 A PORTION OF THIS FIELD SURVEY WAS CONDUCTED BY RTK GNSS METHOD USING HEMISPHERE S631 BASE AND ROVER RECEIVERS. GRID COORDINATES OF THE BASE STATION WERE DERIVED USING A RTN NETWORK OF CORS REFERENCED TO NAD 83 (2011) GEOID 12B. ALL OBSERVATIONS ARE FIXED WITH POSITIONAL ACCURACY OF THE GNSS VECTORS NOT EXCEEDING: H 0.04' V 0.08'
- 9 SURVEY REQUESTED BY: GAIL ROLLER

LOCATION MAP
NOT TO SCALE

LEGEND

- FOUND (OLD) PROPERTY CORNER MONUMENT
- ⊗ UNMARKED POINT
- ⊙ WATER METER
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEAN-OUT
- ⊙ ELECTRIC PEDESTAL
- ⊙ FIBER OPTIC PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ③① LOT NUMBER FROM PLAT REFERENCE 52-179 WINDSOR FALLS AT COOKS CROSSING, PHASE 1
- x--- FENCE LINE
- s--- SEWER LINE
- --- ADJOINING PROPERTY BOUNDARY LINE, (APPROXIMATE)

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

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

DATE 12/1 20 25

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
OR
KINGSFORT AUTHORIZING AGENT

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.

Michael Hubbard 12-1-25
OWNER DATE

OWNER DATE

CERTIFICATE OF APPROVAL OF STREETS

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

CITY ENGINEER OR
COUNTY ROAD COMMISSIONER

20
DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

December 2 20 25

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

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

12/1 20 25

Chel E. Ant
LOCAL UTILITY DISTRICT PROVIDER OR
HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

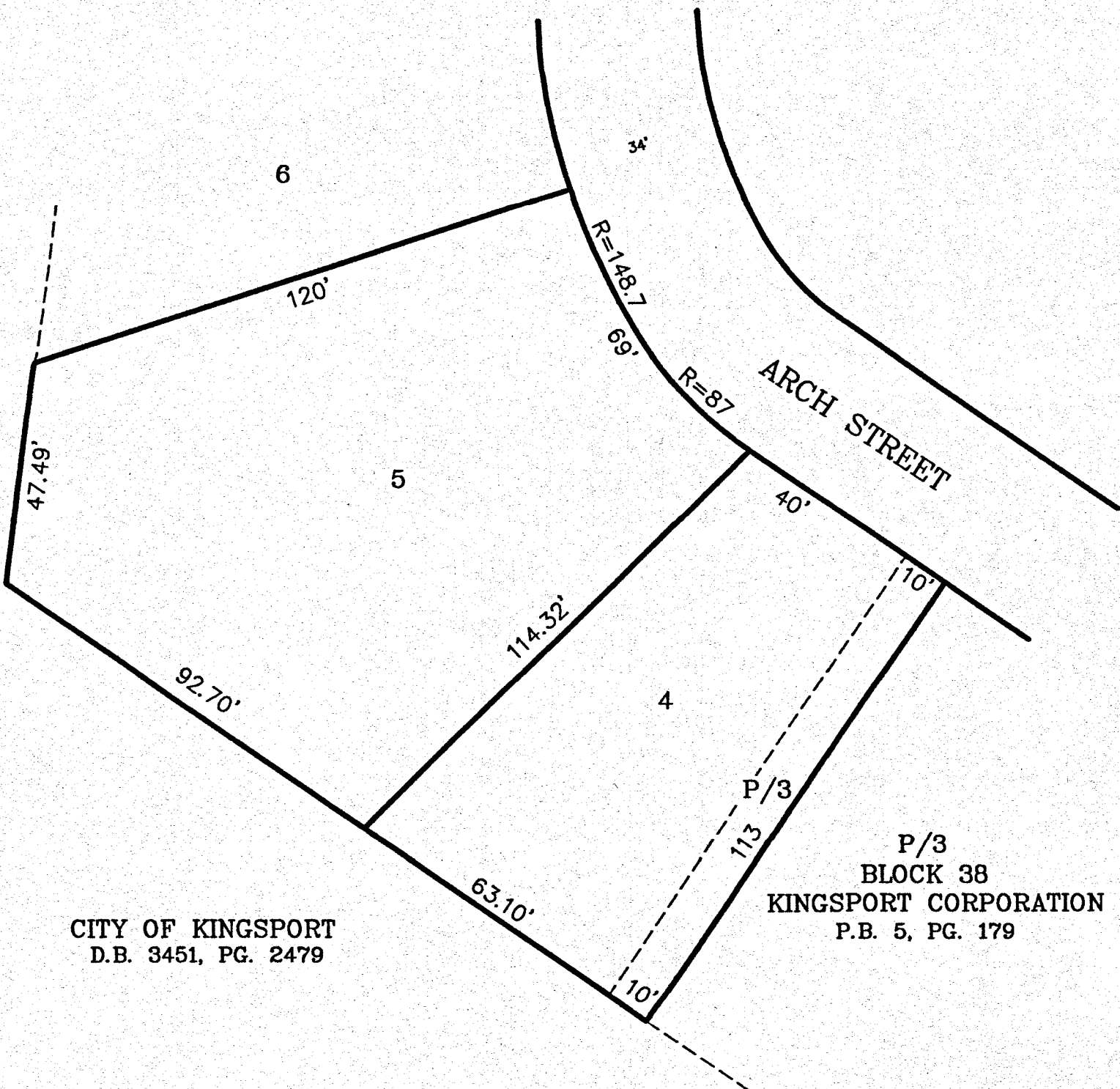
12/2 20 25

SECRETARY OF THE CITY OF KINGSFORT PLANNING COMMISSION

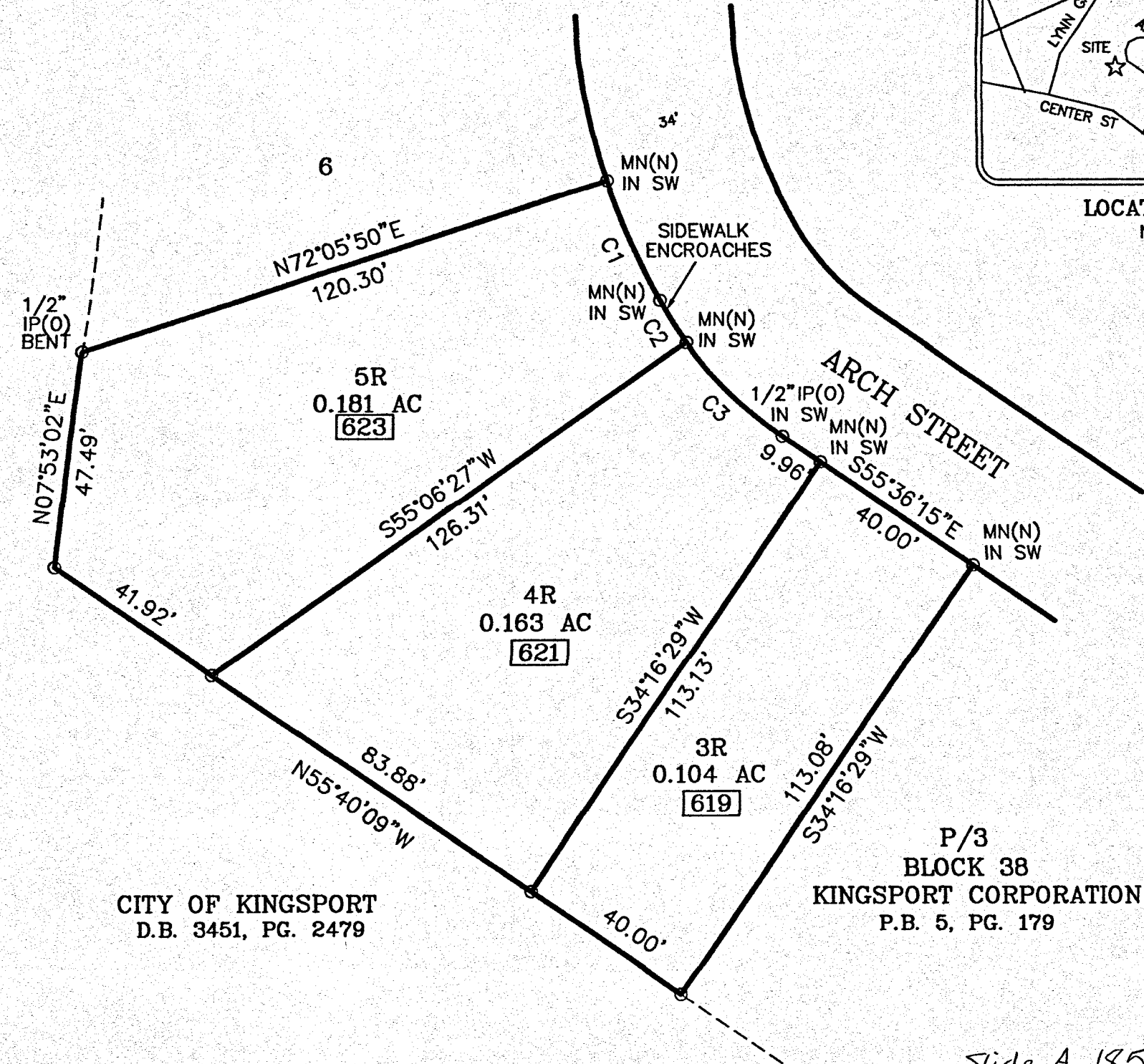
LOTS 30 AND 31, PHASE 1
WINDSOR FALLS AT COOKS
CROSSING, RECOMBINATION

KINGSFORT REGIONAL PLANNING COMMISSION

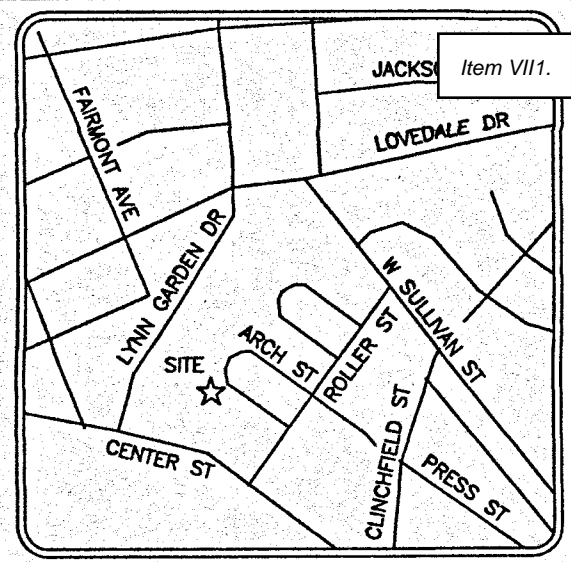
TOTAL ACRES 0.539 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNERS MICHAEL AND LAURIE HUBBARD CIVIL DISTRICT 7TH
SURVEYOR RYAN HORN CLOSURE ERROR 1:7,500
SCALE 1"=20'



BEFORE



AFTER



LOCATION MAP
N.T.S.

LEGEND

- IP(O) IRON PIPE, OLD
- P.B. PLAT BOOK
- PG. PAGE
- N.T.S. NOT TO SCALE
- AC. ACRES
- D.B. DEED BOOK
- SW SIDEWALK
- [723] 911 ADDRESS

Slide A-1859

Rec #:	386350	Instrument #:	25022946
Rec'd:	15.00	Recorded	
State:	0.00	12/8/2025 at 12:42 PM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 226-226	

- NOTES:
- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100. DATA WAS OBSERVED ON 10/3/2025. UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. G10018
 - 2) PROPERTY IS ZONED R-4
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 25-13971
 - 5) ACAD FILE 25-13971 PHILLIPS.DWG
 - 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
 - 7) TAX MAP 046H "J", PARCELS 017.00 & 018.00
 - 8) DEED REFERENCE: DEED BOOK 3660, PAGE 569, DEED BOOK 3660, PAGE 523.
 - 9) PRIOR PLAT REFERENCE: PLAT BOOK 5, PAGE 179.
 - 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
 - 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
 - 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 - 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 14) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

RESUBDIVISION OF
LOTS 4, 5 & PART OF 3, BLOCK 38

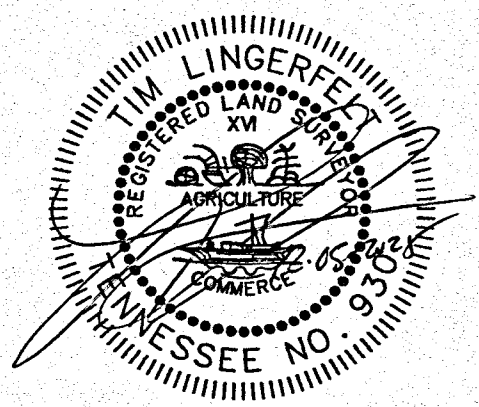
KINGSPORT CORPORATION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.448	TOTAL LOTS	3
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	2TNCANES GP	CIVIL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE	1"=30'		

CURVE	RADIUS	LENGTH	CHORD
C1	148.70'	28.58'	S23°24'16"E 28.54'
C2	87.00'	10.95'	S32°37'22"E 10.94'
C3	87.00'	29.57'	S45°57'55"E 29.43'

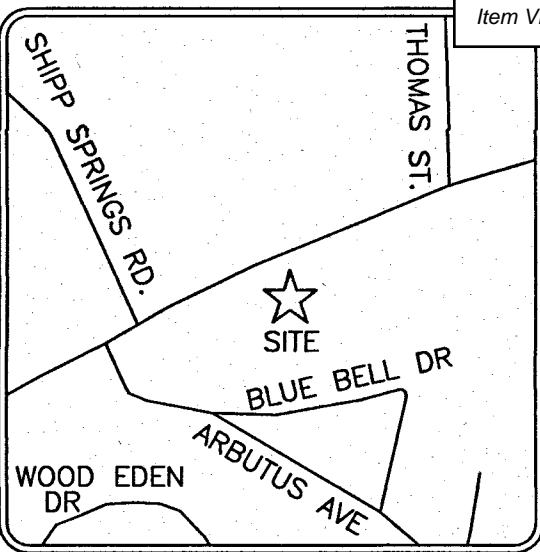
ALLEY & ASSOCIATES, INC.
• SURVEYORS •
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tlingerfelt@alleyassociates.com



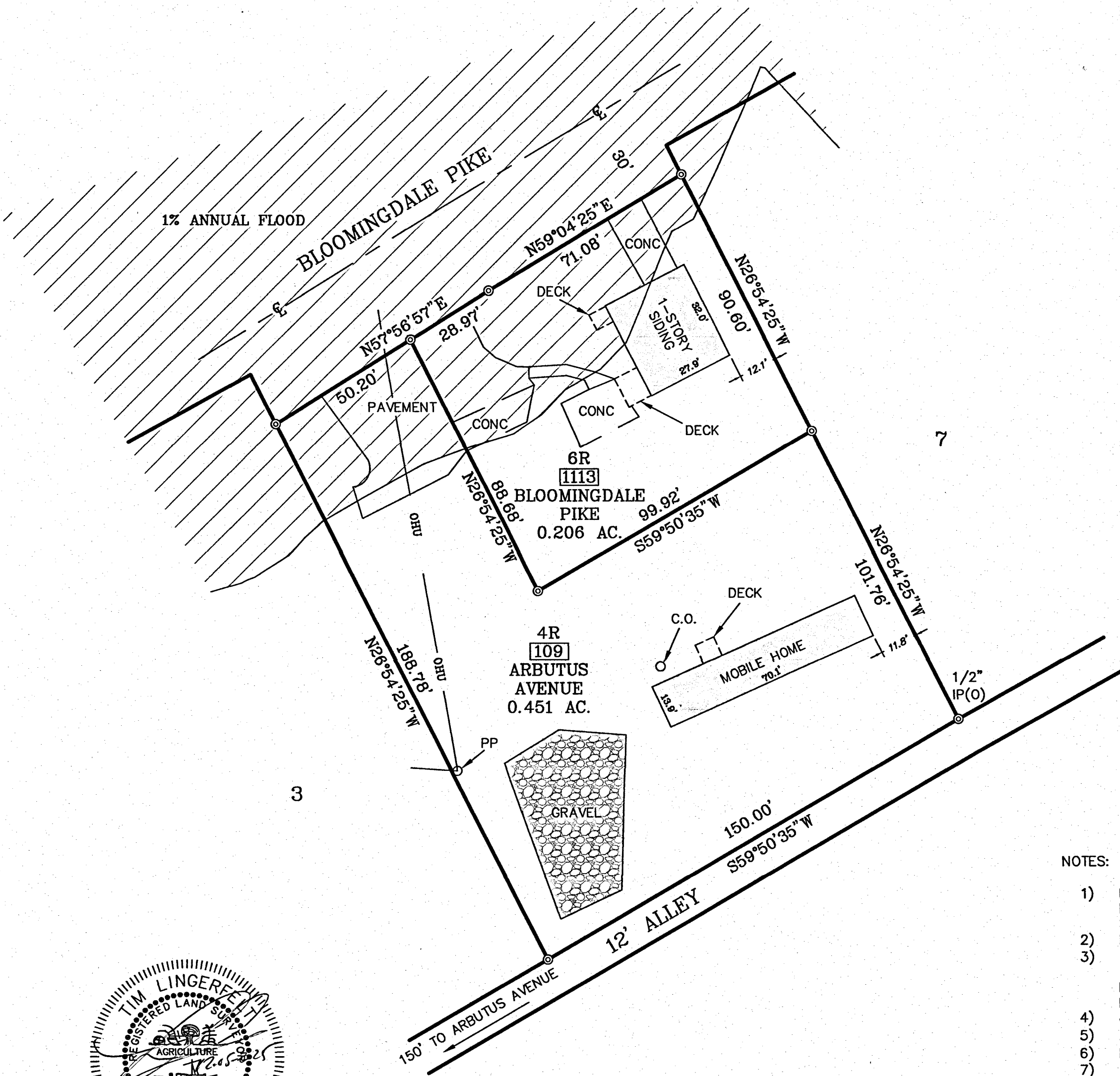
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 12/5/25 DATE	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSFORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. 20 TRAFFIC ENGINEERING MANAGER	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN. 12-05 2025 REGISTERED SURVEYOR
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. December 8, 2025 CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 2 DEC 2025 KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. 20 CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. 2 DEC 2025 KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$5,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 2025 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION
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SEE NOTE 1)



LOCATION MAP
N.T.S.



LEGEND

- IP(0) IRON PIPE, OLD
- N.T.S. NOT TO SCALE
- CONC CONCRETE
- ℄ CENTERLINE
- OHU OVERHEAD UTILITY
- PP POWER POLE
- C.O. CLEAN OUT
- AC. ACRES
- 723 911 ADDRESS

NOTES:

- 1) NORTH BASED ON STATE PLANE COORDINATES TN4100.GPS POSITIONAL DATA WAS OBSERVED ON 10/3/2025. UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18
- 2) PROPERTY IS ZONED R-2; SETBACKS CONFORM TO CURRENT ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 25-13985
- 5) ACAD FILE 25-13985 EVANRIDGE.DWG
- 6) FIELD INFORMATION ELECTRONICALLY COLLECTED
- 7) TAX MAP 0300 "B", PARCELS 007.00 & 008.00
- 8) DEED REFERENCE: DEED BOOK 3490, PAGE 928.
- 9) PRIOR PLAT REFERENCE: PLAT BOOK 1, PAGE 226.
- 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 13) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 14) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 15) THERE IS A BLANKET PRIVATE SEWER LATERAL EASEMENT ACROSS LOT 6R FOR LOT 4R.

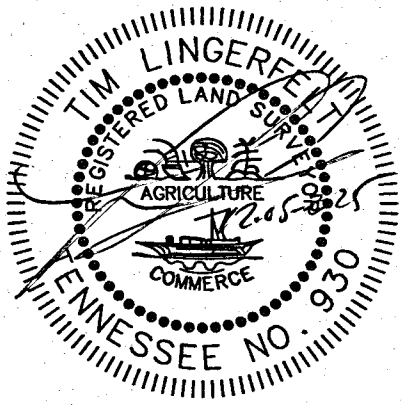
RESUBDIVISION OF
PARTS OF LOTS 4, 5 & 6 OF BLOCK 1

BLOOMINGDALE HEIGHTS

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	0.657	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	EVANRIDGE PROPERTIES LLC	CIVL DISTRICT	11TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10,000
SCALE	1"=30'		

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



Slide A-1860
Sheena Tinsley, Register
Sullivan County
Rec #: 396433 Instrument #: 25023051
Rec'd: 15.00 Recorded
State: 0.00 12/9/2025 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 228-228

CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. <i>David D. Riley</i> 12-8-25 OWNER DATE		CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. TRAFFIC ENGINEERING MANAGER 20		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN. 12-8-25 REGISTERED SURVEYOR	
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