REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, November 19, 2026 at 5:30 PM
City Hall, 415 Broad Street, Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the October 15, 2026 work session minutes

2. Approval of the October 15, 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. 245 Riverwatch Circle (MINSUB26-0294). The Commission is requested to grant final subdivision approval for 245 Riverwatch Circle along with the accompanying street frontage variance. (Cooper)

2. Right-of-Way off Chickasaw Road Abandonment (VACATE26-0223). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a public right-of-way coming off Chickasaw Road. (Cooper)

3. Nelms Lane Preliminary Street Dedication Plat (MINSUB26-0272). The Commission is requested to grant preliminary street dedication plat approval for the extension of Nelms Lane. (Cooper)

4. 1640 Fairhaven Avenue (MINSUB26-0302). The Commission is requested to grant final subdivision approval for 1640 Fairhaven Avenue along with the accompanying street frontage variance. (Cooper)

5. Beechcliff Drive Surplus (SURPLS25-0206). The Commission has been requested to declare Tax Map 047E Group A Parcel 012.00 & 013.00 as surplus property. (Cooper)

6. Minimum Subdivision Regulations Amendment (PLNCOM26-0237). The Commission is requested to approve amendments to the Kingsport Minimum Regulations for Subdivision Regulation. (Cooper)

VII. OTHER BUSINESS

1. Approved Subdivisions.

VIII. PUBLIC COMMENT

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

IX. ADJOURN

REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Thursday, October 15, 2026 at 4:30 PM
City Hall, 415 Broad Street, Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Candice Hilton, Curtis Montgomery, BJ Walsh, Tim Dean

Members Absent: Chip Millican, Jason Snapp, James Phillips

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, JoAnn Williams, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the September 14, 2026 work session minutes
2. Approval of the September 17, 2026 regular meeting minutes
3. Approval of the October 1, 2026 called meeting minutes

The Commission reviewed the minutes. A typo was corrected in the work session minutes attendance section. 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. The Arbor Phase 2 (PD26-0109). The Commission is requested to release the current Subdivision Bond for The Arbor Phase 2. Staff stated that this release was due to omitting sidewalks for the Arbor Ph2 development. Staff reiterated that the sidewalks were not required by code due to the residential lane streets that serve the development. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Plainview Street Rezoning (REZONE26-0262). 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-2. Staff identified the vicinity of the request. Staff noted that the property is vacant with the exception of an accessory structure left over from the previous church owner of the property. Staff identified the R-3 multifamily district across the street and the multifamily structures in place there. Staff stated that the request is consistent with the surrounding residential uses. Staff noted that the Comprehensive Plan placetype is suburban living, which only accounts for single family detached homes. Staff characterized the request as a transition zone between the existing R-1B zone and the adjacent R-3, low density apartment district. No official action was taken.

2. Brickyard Village Amended Preliminary (PD26-0252) The Commission is requested to grant approval for an amendment to the Brickyard Village Preliminary Plat. Staff noted several changes to the Brickyard preliminary approval. Staff stated that the open space for the development amounts to 49.81 percent and the density of the development is up to 9.16 units per acre. Staff noted several street configuration changes, all of which still maintained the appropriate cross section for the amount of trips they are proposed to accommodate. Staff stated that the 25 foot periphery yard is maintained. Staff noted a minor uptick in total residential units to a total of 490 once completed as proposed. 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.

No public comment was received.

IX. ADJOURN

The meeting adjourned at 4:55p.m.

REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, October 15, 2026 at 5:30 PM
City Hall, 415 Broad Street, Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Candice Hilton, Curtis Montgomery, BJ Walsh, Tim Dean

Members Absent: Chip Millican, Jason Snapp, James Phillips

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, JoAnn Williams, Garret Burton

Visitors: Gary Birch, Becky Harrell, Seth Jervis

II. APPROVAL OF THE AGENDA

A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the September 14, 2026 work session minutes

2. Approval of the September 17, 2026 regular meeting minutes

3. Approval of the October 1, 2026 called meeting minutes

The Commission reviewed the minutes with a minor correction. A motion was made by Candice Hilton, seconded by Tim Dean, to approve the minutes of the September 14, 2026 work session, the September 17, 2026 regular meeting minutes, and the October 1, 2026 called meeting minutes. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA

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

1. The Arbor Phase 2 (PD26-0109). The Commission is requested to release the current Subdivision Bond for The Arbor Phase 2. Staff stated that this release was due to omitting sidewalks for the Arbor Ph2 development. Staff reiterated that the sidewalks are not required by code due to the residential lane streets that serve the development. A motion was made by Tim Dean, seconded by Candice Hilton, to approve the consent agenda as presented. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Plainview Street Rezoning (REZONE26-0262). 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-2. Staff identified the vicinity of the request. Staff noted that the property is vacant with the exception of an accessory structure left over from the previous church owner of the property. Staff identified the R-3 multifamily district across the street and the multifamily structures in place there. Staff stated that the request is consistent with the surrounding residential uses. Staff noted that the Comprehensive Plan placetype is suburban living, which only accounts for single family detached homes. Staff characterized the request as a transition zone between the existing R-1B zone and the adjacent R-3, low density apartment district. The Chairman opened public comment. Mr. Seth Jervis stated that the residential units would not be subsidized housing. A motion was made by Curtis Montgomery, seconded by Candice Hilton, to send a positive recommendation to the Board in support of the rezoning effort. The motion passed unanimously, 6-0.

2. Brickyard Village Amended Preliminary (PD26-0252) The Commission is requested to grant approval for an amendment to the Brickyard Village Preliminary Plat. Staff noted several changes to the Brickyard preliminary approval. Staff stated that the open space for the development amounts to 49.81 percent and the density of the development is up to 9.16 units per acre. Staff noted several street configuration changes, all of which still maintained the appropriate cross section for the amount of trips they are proposed to accommodate. Staff stated that the 25 foot periphery yard is maintained. Staff noted a minor uptick in total residential units to a total of 490 once completed as proposed. A motion was made by Tim

Lorimer, seconded by Curtis Montgomery, to grant amended preliminary approval. The motion passed 5-0-1, with BJ Walsh abstaining from the vote.

VII. OTHER BUSINESS

1. Approved Subdivisions.

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes. The Chairman opened public comment. No public comment was received.

IX. ADJOURN

The meeting adjourned at 5:45 p.m.

Kingsport Regional Planning Commission **Subdivision**

File Number MINSUB26-0294

Property Information	245 Riverwatch Circle Minor Subdivision		
Address	245 Riverwatch Circle Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 023 Parcel 011.15		
Civil District	7th Civil District		
Overlay District			
Land Use Designation	Urban Living		
Acres	+/- .23		
Major or Minor / #lots		**Concept Plan**	
Two-lot sub	2 lot	**Prelim/Final**	Final

Owner/ Applicant Information	**Surveyor Information**
Name:	**Name:**
Address:	**Address:**
City:	**City:**
State: **Zip Code:**	**State:** **Zip Code:**
Phone:	**Phone:**

Planning Department Recommendation

The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:

- The plat conforms to the City's minimum subdivision regulations.
- City departments have given a positive recommendation for the proposed subdivision.

Staff Field Notes and General Comments:

- Pursuant to 4-3.3 of the Minimum Subdivision Regulations, All lots shall have a minimum of 50' of frontage, along a public street, road or permanent easement unless one of the following criteria are meet…"
- Due to the lot not meeting the minimum road frontage, the applicant on behalf of the property owner has written to the Planning Commission a variance request from section 4-3.3 of the minimum subdivision regulations.

Staff recommends approving the minor subdivision plat and accepting the variance request for 245 Riverwatch Circle based upon conformance with Kingsport's Minimum Subdivision Regulations.

Planner: Samuel Cooper		**Date:** 11/19/2026
Planning Commission Action		**Meeting Date:** 11/19/2026
Approval:		
Denial:		**Reason for Denial:**
Deferred:		**Reason for Deferral:**

Site Map



11/6/2026, 10:54:37 AM
Hawkins County Parcels 2023 Jan
Parcels
Streets
Minor Arterial
Local Street
Kpt 911 Address

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km
NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Zoning Map R-3 - Low Density Apartment District



11/6/2026, 10:57:04 AM

Hawkins County Parcels 2023 Jan

Parcels

Streets

Minor Arterial

Local Street

Kpt 911 Address

1:2,257

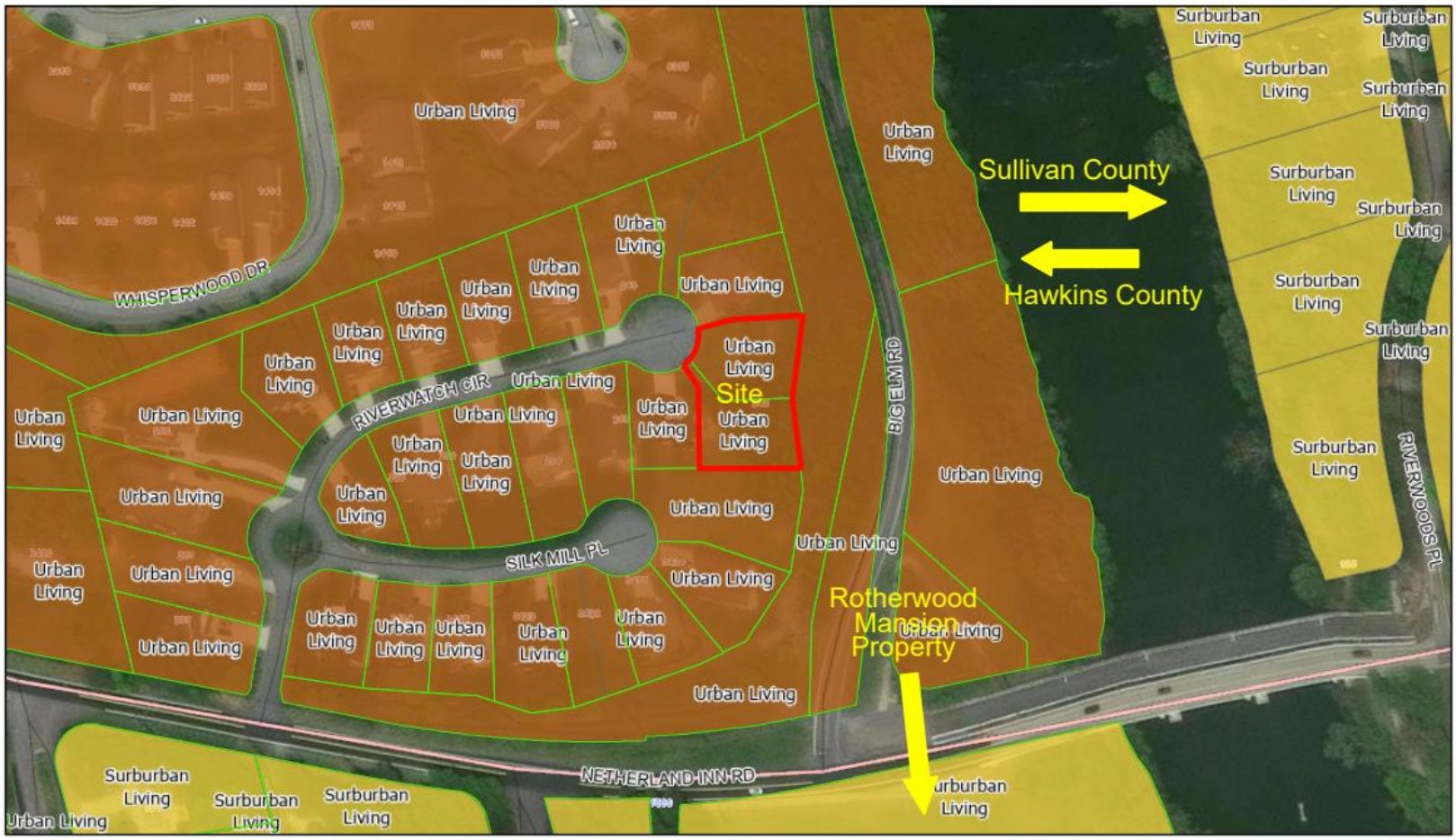
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0 0.02 0.04 0.09 km

NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Future Placetype Map - Urban Living



11/6/2026, 11:02:59 AM

Hawkins County Parcels 2023 Jan

Parcels

2025 Placetypes

Surburban Living

Urban Living

Streets

Minor Arterial

Local Street

Kpt 911 Address

1:2,257

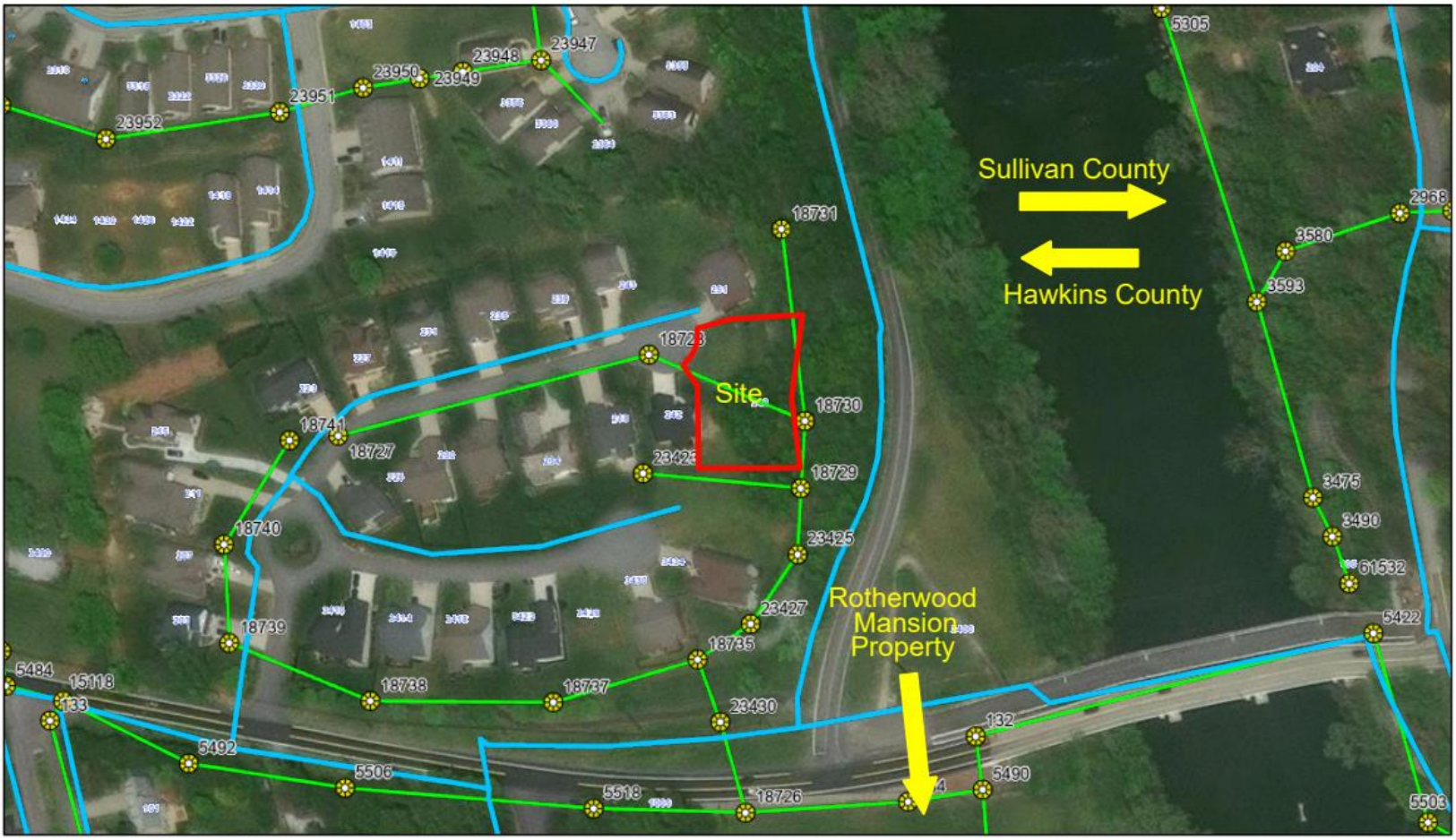
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0 0.02 0.04 0.09 km

NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Existing Utilities Map



11/6/2026, 11:06:23 AM

Sewer Manholes
Water Lines
Sewer Mains
Kpt 911 Address

1:2,257

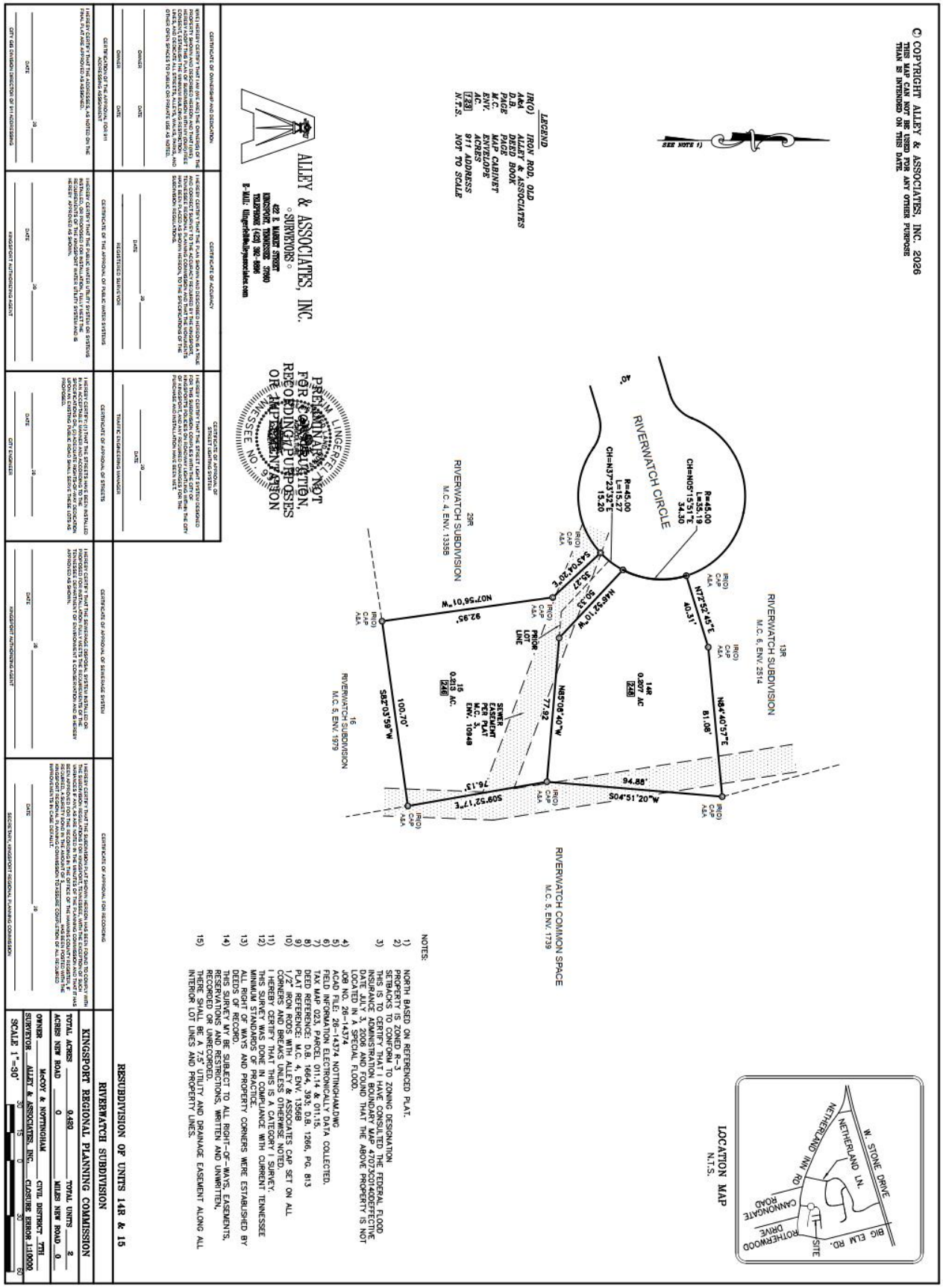
0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Minor Subdivision Plat



Variance Request

ALLEY & ASSOCIATES, INC.
SURVEYORS • PLANNERS • MANAGERS
[redacted]
KINGSPORT, TENNESSEE 37660
TELEPHONE: [redacted]

November 4, 2026

Kingsport Planning Department
415 Broad Street
Kingsport, TN 37660

REF: RESUBDIVISION OF UNIT 14R AND 15 RIVERWATCH SUBDIVISION

To Whom It May Concern:

The original approved development plan for Riverwatch Subdivision indicated the frontage for Unit 15 to be less than 35 feet. The current plat does not meet the 35' minimum frontage per 4-3.3 (b) of the subdivision regulations. Therefore, a variance is requested to that section to reduce the frontage for Unit 15 to 15.27' as shown on the attached plat. Please note adjoining Units 16 & 17 do not meet this requirement.

Thank You,

[redacted], PLS

Northern Property View



Eastern Property View



Western Property View



Recommendation

Staff recommends approving the minor subdivision plat and accepting the variance request for 245 Riverwatch Circle based upon conformance with Kingsport's Minimum Subdivision Regulations

Kingsport Regional Planning Commission **Easement Abandonment Report**

VACATE26-0223

Property Information	Right-of-way off Chickasaw Road Abandonment
Address	
Tax Map, Group, Parcel	Tax Map 047K, 062B; Group A, B; Parcel 020.00, 021.00, & 06.13
Civil District	11th Civil District
Overlay District	N/A
Land Use Designation	Suburban Living
Acres	+/- 0.110

Applicant 1 Information	**Intent**
Name: **Address:** **City:** **State:** **Zip Code:** **Phone Number:**	**Intent:** *To abandon the public right-of-way off of Chickasaw Rd abutting Tax Map 047K, Group A, Parcel 020.00; Tax Map 047K, Group A, Parcel 021.00; Tax Map 062B, Group B, Parcel 006.13.*

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends abandoning the public right-of-way off of Chickasaw Rd for the following reasons:

- Request has been reviewed by all city departments and all have sent a positive recommendation for the vacation.
- Non-city utilities have been informed of the vacating and feedback has been received.

Staff Field Notes and General Comments:

This request was originally placed before the Planning Commission in 1976 and that Commission sent a positive recommendation for the vacating of the unused right-of-way, ROW, to the Board of Mayor & Aldermen, BMA. The request was then taken to the BMA that same year but was deferred for some reason to a later date, but no record shows it was ever reconsidered by the BMA.

Therefore, given the length of time that has passed since the last PC approved the abandonment, this new request was put through our ROW vacating process to capture anything that may have changed. All city departments have given a positive recommendation for the request and non-city utilities have been informed of the vacating and provided feedback. Additionally, the only other property owner who abuts the unused ROW does not object to the abandonment of the right-of-way referenced.

Therefore, staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the abandonment of a public right-of-way coming off Chickasaw Road.

Planner:	Samuel Cooper	Date:	11/19/26
Planning Commission Action		**Meeting Date:**	11/19/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission **Easement Abandonment Report**
VACATE26-0223

PROPERTY INFORMATION **Right-of-Way off Chickasaw Road**

ADDRESS	
DISTRICT, LAND LOT	**Sullivan County**
	11th Civil District, Tax Map 047K, Group A, Parcel 020.00;
	Tax Map 047K, Group A, Parcel 021.00; Tax Map 062B,
	Group B, Parcel 006.13.
OVERLAY DISTRICT	**N/A**
CURRENT ZONING	**R-1A – Residential District**
PROPOSED ZONING	**R-1A – Residential District**
ACRES	**+/- 0.11**
EXISTING USE	**Vacant**
PROPOSED USE	**Vacant**

PETITIONER 1:

INTENT

To send a favorable recommendation to the Board of Mayor & Aldermen for the abandonment of a public right-of-way coming off Chickasaw Road.

Kingsport Regional Planning Commission **Easement Abandonment Report**
VACATE26-0223

Right-of-Way to be Abandoned



11/10/2026, 1:55:49 PM

Sullivan County Parcels Jan 2023 Streets

Parcels

Minor Arterial

Collector Street

Local Street

Kpt 911 Address

1:4,514

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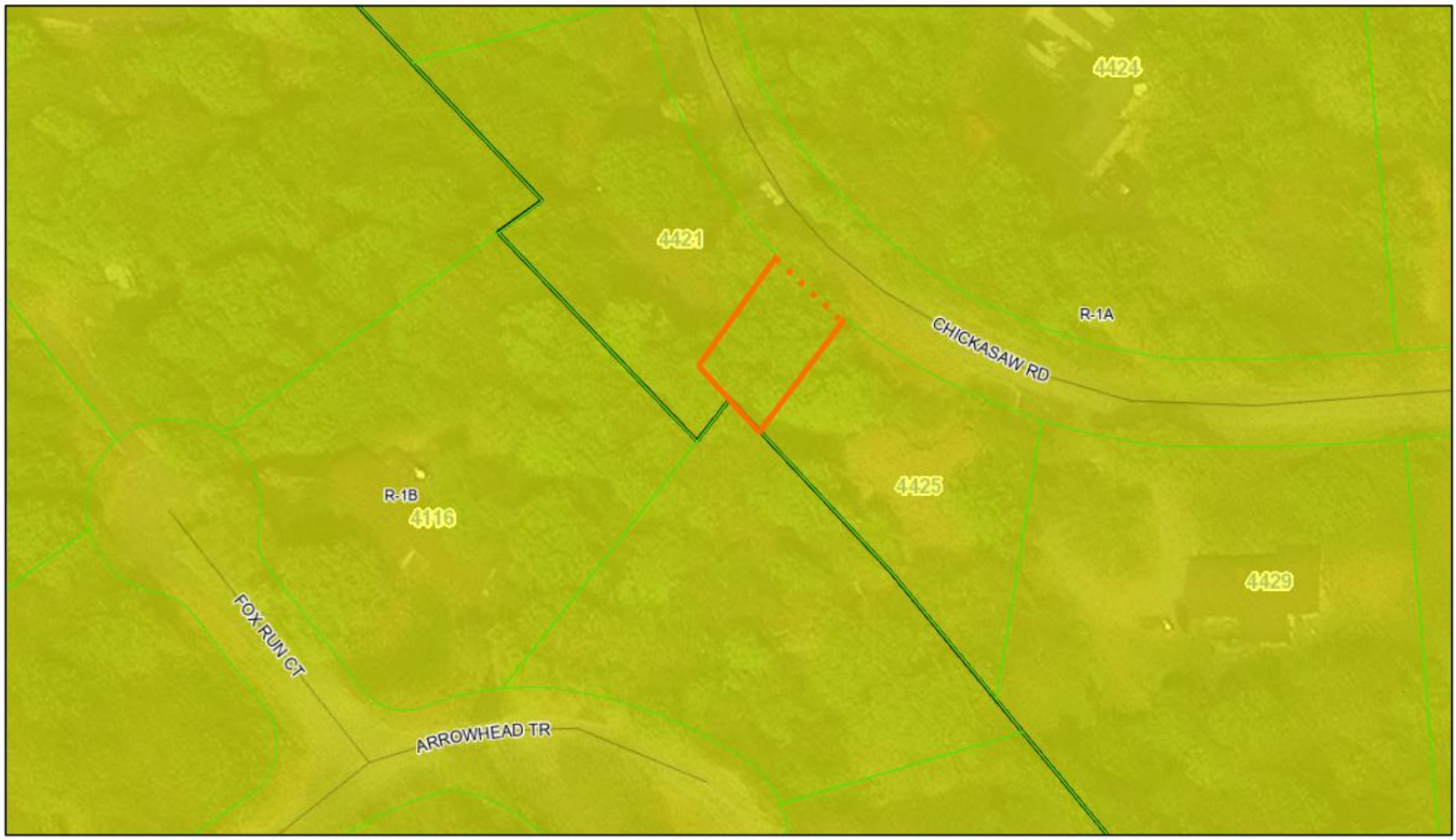
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NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

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

Zoning - R-1A, Residential District



11/10/2026, 1:59:11 PM

Sullivan County Parcels Jan 2023 City Zoning Streets

Parcels

R-1A

R-1B

Local Street

Kpt 911 Address

1:1,128

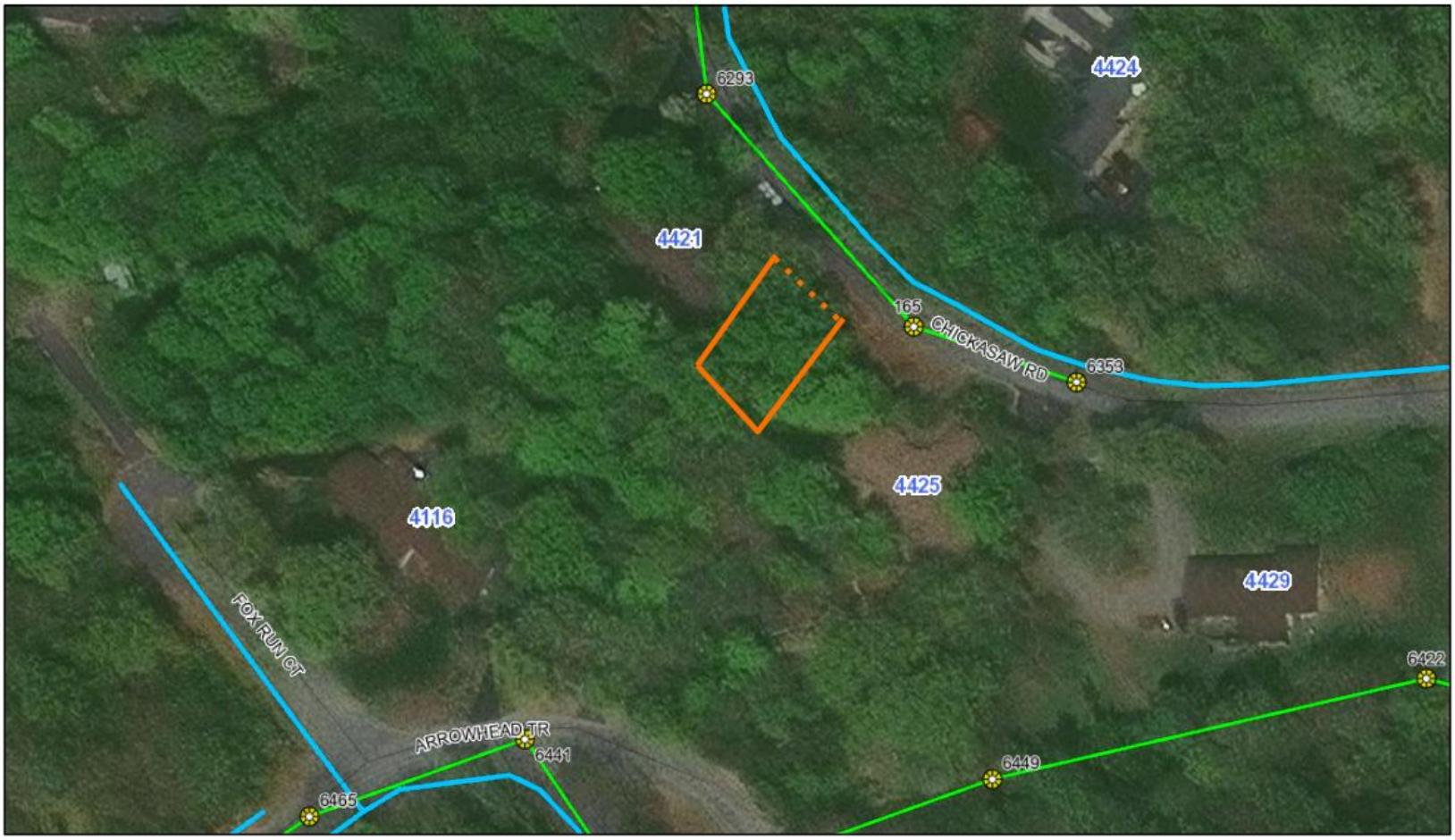
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0 0.01 0.02 0.04 km

NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Existing City Utilities



11/10/2026, 2:00:28 PM

Streets
Local Street
Sewer Manholes
Sewer Mains
Water Lines
Kpt 911 Address

1:1,128
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0 0.01 0.02 0.04 km
NC Collaboratory at UNCCH, Microsoft, Vantor

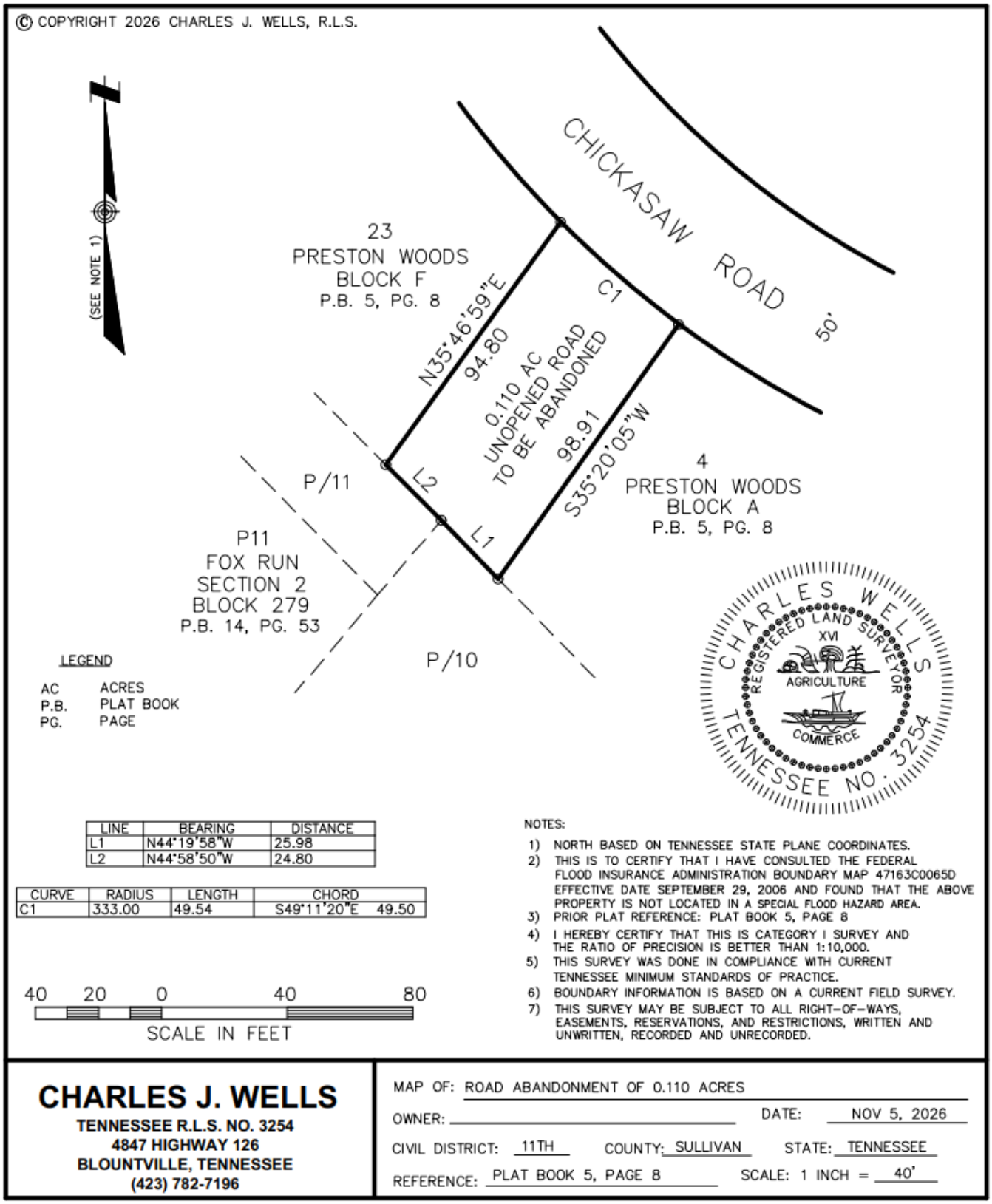
Web AppBuilder for ArcGIS

Metes & Bounds Description

LEGAL DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING LOCATED ON THE SOUTHWESTERLY SIDELINE OF CHICKASAW ROAD, THE SOUTHEASTERN CORNER OF LOT 23, BLOCK F, PRESTON WOODS (PLAT BOOK 5, PAGE 8) AND AN UNOPENED ROAD. THENCE ALONG THE SIDELINE OF CHICKASAW ROAD WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 49.54 FEET, AND A CHORD OF SOUTH 49°11'20" EAST, A DISTANCE OF 49.50 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERN CORNER OF LOT 4, BLOCK A, PRESTON FOREST. THENCE LEAVING SAID SIDELINE AND ALONG THE WESTERN BOUNDARY OF LOT 4, SOUTH 35°20'05" WEST, A DISTANCE OF 98.91 FEET TO A POINT, SAID POINT BEING ON THE NORTHEASTERN BOUNDARY OF LOT 10, BLOCK 279, FOX RUN, SECTION 2 (PLAT BOOK 14, PAGE 53). THENCE WITH THE NORTHEASTERN BOUNDARY OF LOT 10, NORTH 44°19'58" WEST, A DISTANCE OF 25.98 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 11. THENCE ALONG THE SOUTHEASTERN BOUNDARY OF LOT 11, NORTH 44°58'50" WEST, A DISTANCE OF 24.80 FEET TO A POINT, SAID POINT BEING THE SOUTHERLY CORNER OF LOT 23. THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF LOT 23, NORTH 35°46'59" EAST, A DISTANCE OF 94.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.110 ACRES MORE OR LESS.

Right-of-Way Exhibit



LINE	BEARING	DISTANCE
L1	N44°19'58"W	25.98
L2	N44°58'50"W	24.80

CURVE	RADIUS	LENGTH	CHORD
C1	333.00	49.54	S49°11'20"E 49.50

NOTES:

1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3) PRIOR PLAT REFERENCE: PLAT BOOK 5, PAGE 8
4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
6) BOUNDARY INFORMATION IS BASED ON A CURRENT FIELD SURVEY.
7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

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

MAP OF: ROAD ABANDONMENT OF 0.110 ACRES
OWNER: _____ DATE: NOV 5, 2026
CIVIL DISTRICT: 11TH COUNTY: SULLIVAN STATE: TENNESSEE
REFERENCE: PLAT BOOK 5, PAGE 8 SCALE: 1 INCH = 40'

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

RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the abandonment of a public right-of-way coming off Chickasaw Road.

Kingsport Regional Planning Commission **Subdivision**

File Number MINSUB26-0272

Property Information	Nelms Lane Extension Preliminary Plat		
Address	Nelms Lane Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 030H Group D Parcel 001.00		
Civil District	12th Civil District		
Overlay District	N/A		
Land Use Designation	Urban Living		
Acres	+/- 6.8		
Major or Minor / #lots	Street Dedication	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Preliminary

Owner/ Applicant Information	**Surveyor Information**
Name: **Address:** **City:** **State:** **Zip Code:** **Phone:**	**Name:** **Address:** **City:** **State:** **Zip Code:** **Phone:**

Planning Department Recommendation

The Kingsport Planning Division recommends Preliminary Street Dedication Approval for the following reasons:

- The plat conforms to the City's minimum standards of design for street construction as set forth in the Kingsport Minimum Subdivision Regulations.
- No variances requested

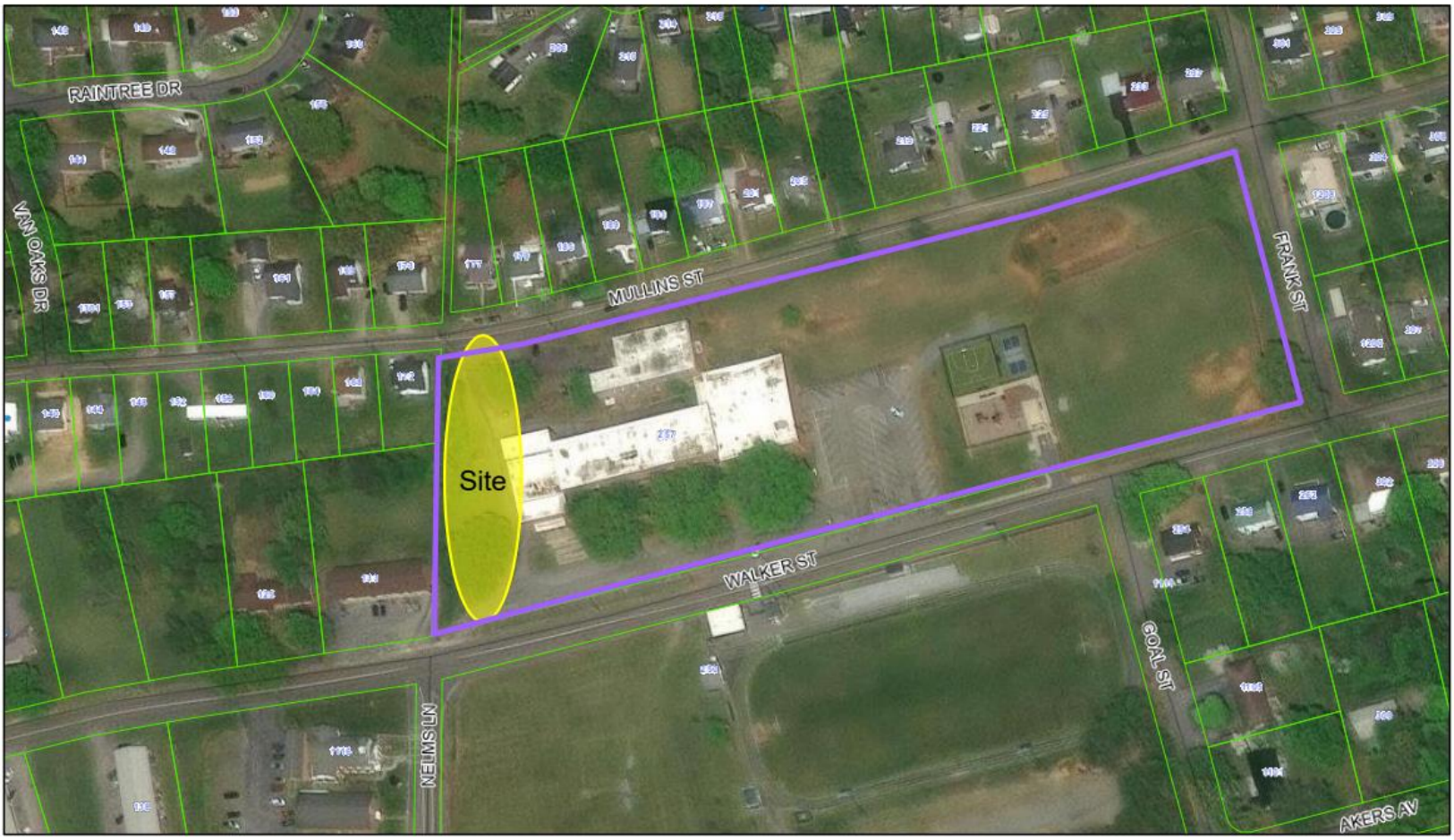
Staff Field Notes and General Comments:

- The preliminary street dedication plat shows the extension of Nelms Lane coming off Walker Street and connecting to Mullins Street. This one 50' local street will be +/- 0.27 miles long and will have a sidewalk on one side.
- The purpose of this street dedication plat is to help support the plans for the new school.

Staff recommends approving the preliminary street dedication plat based upon conformance with Kingsport's minimum design standards as set forth in Kingsport's Minimum Subdivision Regulations.

Planner: Samuel Cooper		**Date:** 11/19/2026
Planning Commission Action		**Meeting Date:** 11/19/2026
Approval:		
Denial:		**Reason for Denial:**
Deferred:		**Reason for Deferral:**

Site Map



11/2/2026, 2:46:21 PM

Sullivan County Parcels Jan 2023 Streets

Parcels

Local Street

Kpt 911 Address

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Zoning R-1B - Residential District



11/2/2026, 2:48:36 PM

Sullivan County Parcels Jan 2023 City Zoning Streets

Parcels

R-1B

R-3

Local Street

Kpt 911 Address

1:2,257

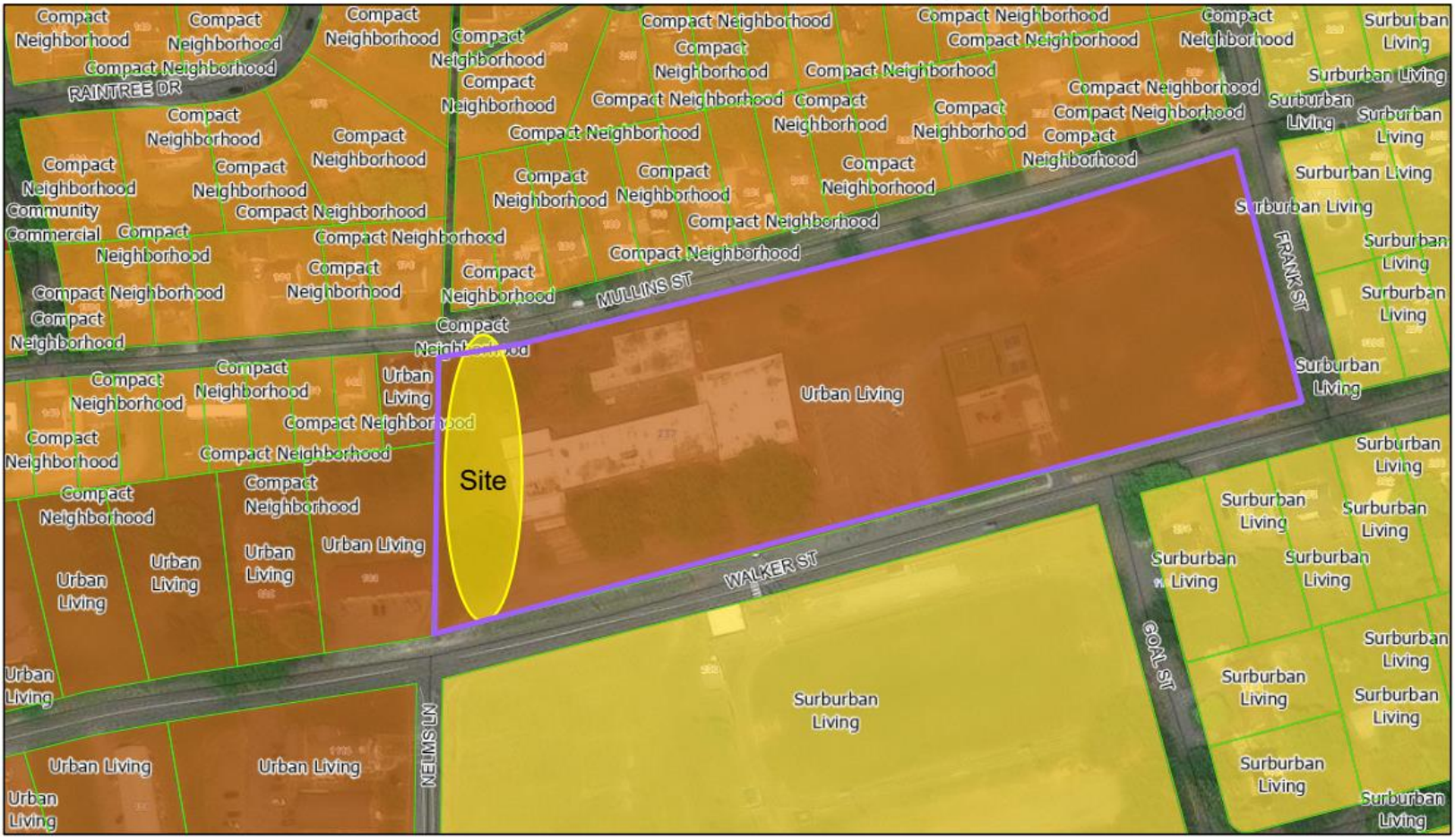
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0 0.02 0.04 0.09 km

NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Future Place Type - Urban Living



11/2/2026, 2:51:17 PM

Sullivan County Parcels Jan 2023

Parcels

2025 Placetypes

Community Commercial

Compact Neighborhood

Surburban Living

Urban Living

Streets

Local Street

Kpt 911 Address

1:2,257

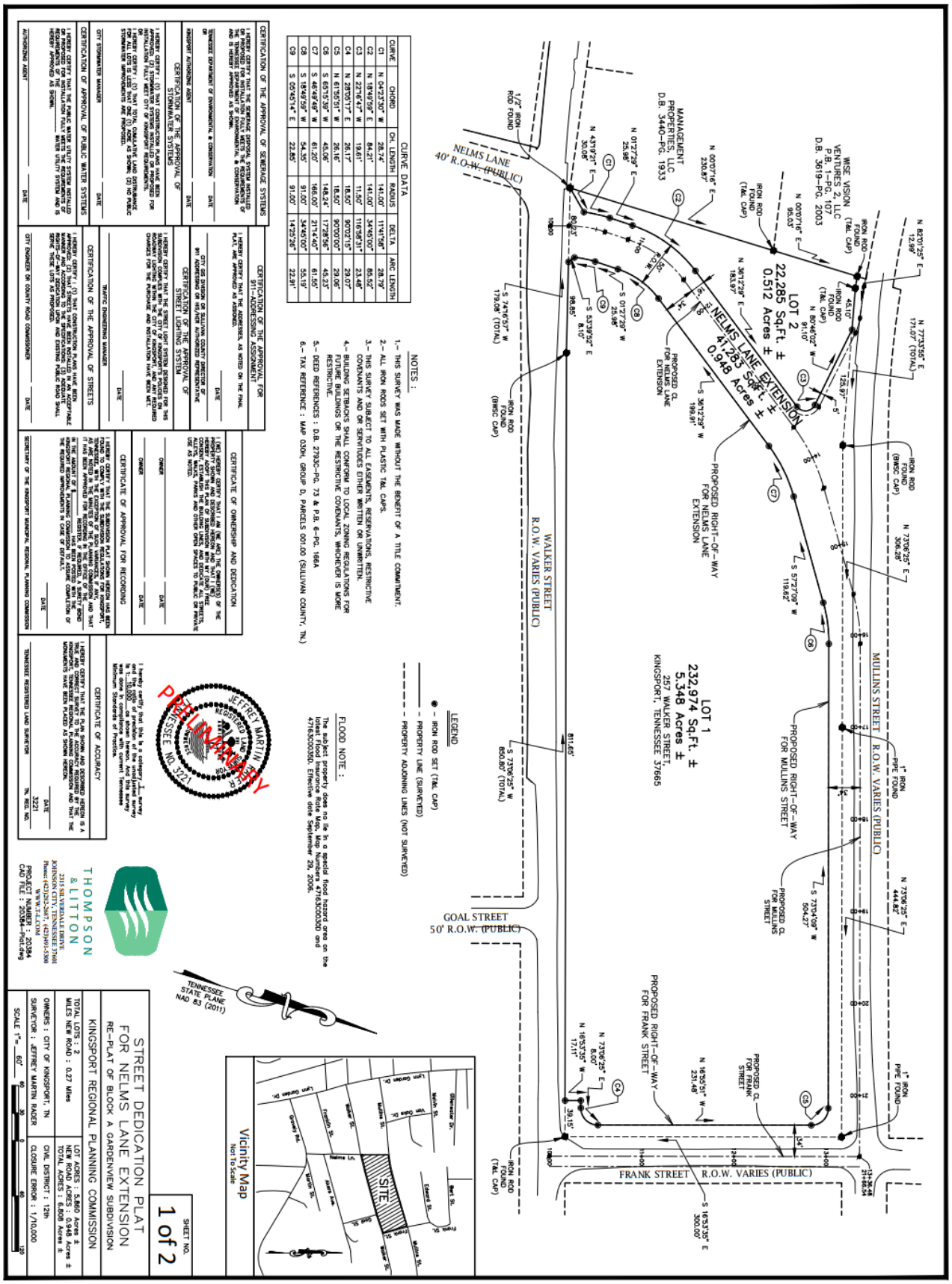
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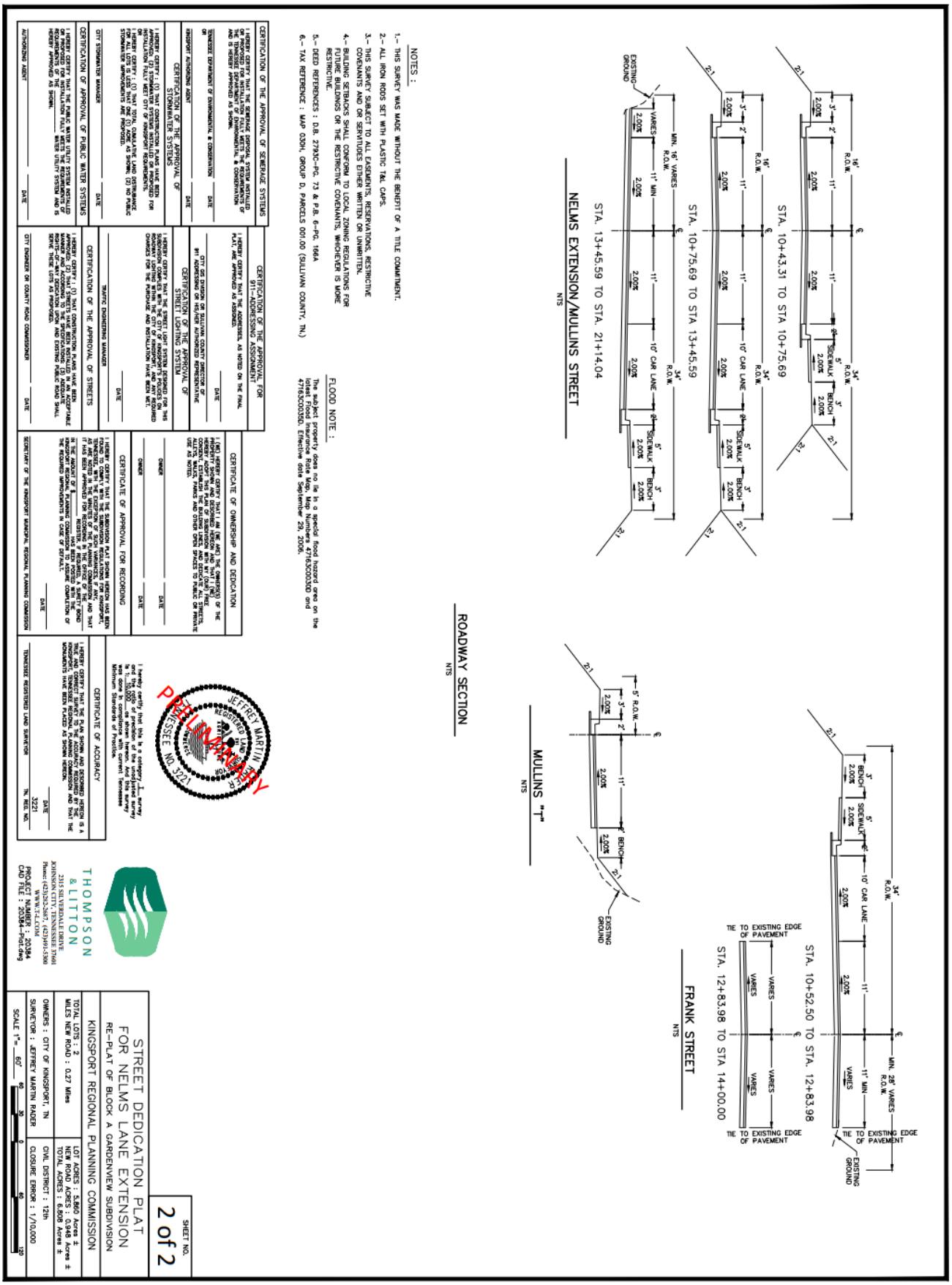
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NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Street Dedication Plat





NOTES :

1.– THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

2.– ALL IRON RODS SET WITH PLASTIC T&L CAPS.

3.– THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.

4.– BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

5.– DEED REFERENCES : D.B. 2793C–PG. 73 & P.B. 6–PG. 166A

6.– TAX REFERENCE : MAP 032N, GROUP D, PARCELS 001.00 (SULLIVAN COUNTY, TN.)

FLOOD NOTE :

The subject property does no lie in a special flood hazard area on the latest Flood Insurance Rate Map, Map Numbers 47163C0030D and 47163C0035D. Effective date September 29, 2006.

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

TENNESSEE DEPARTMENT OF ENVIRONMENTAL & CONSERVATION — DATE

OR

KINGSPORT WASTEWATER MANAGER — DATE

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

I HEREBY CERTIFY: (1) THAT THE STORMWATER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION HAS BEEN APPROVED; (2) STORMWATER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS; (3) THAT TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL PHASES OF THIS SUBDIVISION IS AS SHOWN; (4) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

CITY STORMWATER MANAGER — DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

AUTHORIZING AGENT — DATE

CERTIFICATION OF THE APPROVAL FOR 911–ADDRESSING, ASSIGNMENT

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

DATE

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

CERTIFICATION OF THE APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHANGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS SHOWN HEREON HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS (2) ADEQUATE DRAINAGE FACILITIES ARE PROVIDED FOR THE SUBDIVISION AND EXISTING PUBLIC ROAD SHALL SERVE THERE LOTS AS PROPOSED.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER — DATE

CERTIFICATION OF THE APPROVAL FOR PLAT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS IN THE AMOUNT OF $ _____ A PLANNING COMMISS HAS BEEN POSTED WITH THE REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SECRETARY OF THE KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION — DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) AM (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 AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER — DATE

OWNER — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED ACCEPTABLY OR GUARANTEED BY A PERFORMANCE BOND SUFFICIENT IN AMOUNT AND FORM FOR THE SATISFACTORY COMPLETION OF SAME.

SECRETARY OF THE KINGSPORT REGIONAL PLANNING COMMISSION — DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE, ACCURATE AND COMPLETE SURVEY TO THE SATISFACTION OF THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

TENNESSEE REGISTERED LAND SURVEYOR — DATE — TN. REG. NO.

I hereby certify that this is a category ___ survey and the ratio of precision of the unadjusted survey is done in compliance with current Tennessee Minimum Standards of Practice.

JEFFREY MARTIN RADER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 3221 — PRELIMINARY

THOMPSON & LITTON

2315 SILVERDALE DRIVE
JOHNSON CITY, TENNESSEE 37604
Phone: (423) 928-0181 (423) 610-5300
WWW.T-L.COM

PROJECT NUMBER : 20384
CAD FILE : 20384–Plat.dwg

STREET DEDICATION PLAT FOR NELMS LANE EXTENSION

RE–PLAT OF BLOCK A GARDENVIEW SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL LOTS : 2
MILES NEW ROAD : 0.27 Miles

LOT ACRES : 5.860 Acres ±
NEW ROAD ACRES : 0.948 Acres ±
TOTAL ACRES : 6.808 Acres ±

OWNERS : CITY OF KINGSPORT, TN

CIVIL DISTRICT : 12th

SURVEYOR : JEFFREY MARTIN RADER

CLOSURE ERROR : 1/10,000

SCALE 1"= 60'

SHEET NO. 2 of 2

Street view from Walker Street to Mullins Street



Street View from Mullins Street to Walker Street



Recommendation

Staff recommends approving the preliminary street dedication plat based upon conformance with Kingsport's minimum design standards as set forth in Kingsport's Minimum Subdivision Regulations.

Kingsport Regional Planning Commission **Subdivision**

File Number MINSUB26-0302

Property Information	1640 Fairhaven Avenue Minor Subdivision		
Address	1640 Fairhaven Avenue Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 062J Group D Parcel 001.00		
Civil District	11th Civil District		
Overlay District			
Land Use Designation	Suburban Living		
Acres	+/- 5.7		
Major or Minor / #lots	Minor 5 lot	**Concept Plan**	
Two-lot sub		**Prelim/Final**	Final

Owner/ Applicant Information	**Surveyor Information**
Name: **Address:** **City:** **State:** **Zip Code:** **Phone:**	**Name:** **Address:** **City:** **State:** **Zip Code:** **Phone:**

Planning Department Recommendation

The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:

- The plat conforms to the City's minimum subdivision regulations.
- City departments have given a positive recommendation for the proposed subdivision.

Staff Field Notes and General Comments:

- Pursuant to 4-3.3 of the Minimum Subdivision Regulations, All lots shall have a minimum of 50' of frontage, along a public street, road or permanent easement unless one of the following criteria are meet…"
- Due to the lot not meeting the minimum road frontage, the applicant on behalf of the property owner has written to the Planning Commission a variance request from section 4-3.3 of the minimum subdivision regulations.

Staff recommends approving the minor subdivision plat and accepting the variance request for 1640 Fairhaven Avenue based upon conformance with Kingsport's Minimum Subdivision Regulations.

Planner: Samuel Cooper		**Date:** 11/19/2026
Planning Commission Action		**Meeting Date:** 11/19/2026
Approval:		
Denial:		**Reason for Denial:**
Deferred:		**Reason for Deferral:**

1640 Fairhaven Avenue Site Map



11/12/2026, 9:25:04 AM

Sullivan County Parcels Jan 2023 Streets

Parcels

Expressway

Collector Street

Local Street

Kpt 911 Address

1:4,514

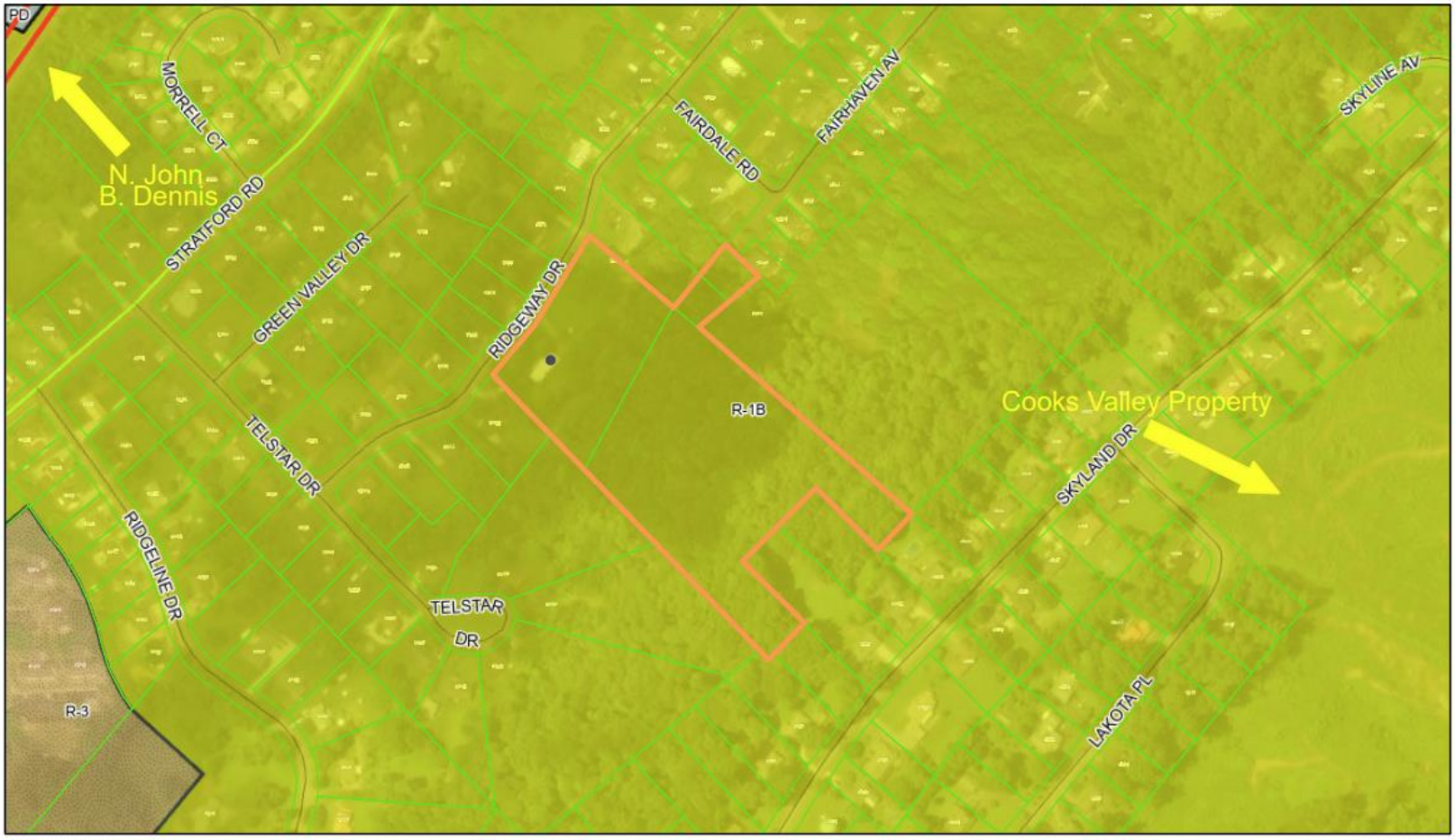
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

1640 Fairhaven Avenue Zoning - R-1B, Residential District



11/12/2026, 9:27:06 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

PD

R-1B

R-3

Streets

Expressway

Collector Street

Local Street

Kpt 911 Address

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

1640 Fairhaven Avenue Future Placetype - Suburban Living



11/12/2026, 9:34:32 AM

Sullivan County Parcels Jan 2023

Parcels

2025 Placetypes

Compact Neighborhood

Surburban Living

Urban Living

Streets

Expressway

Collector Street

Local Street

Kpt 911 Address

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

1640 Fairhaven Avenue Existing Utilities



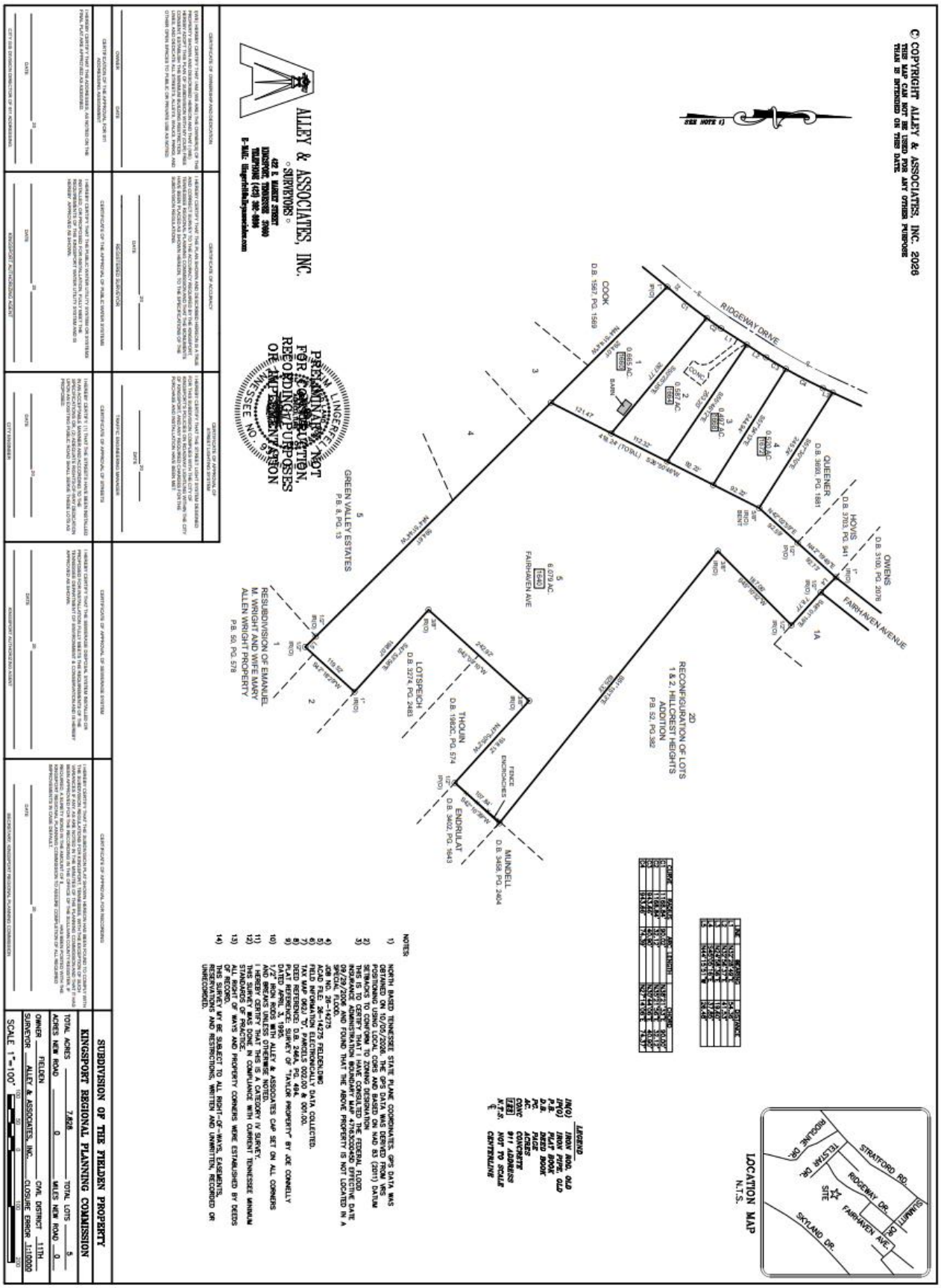
11/12/2026, 9:37:05 AM

Sewer Mains
Water Lines
Sewer Manholes
Kpt 911 Address

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

Minor Subdivision Plat



Variance Request

ALLEY & ASSOCIATES, INC.
SURVEYORS • PLANNERS • MANAGERS
422 EAST MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE: (423) 392-8896

November 9, 2026

Kingsport Planning Department
415 Broad Street
Kingsport, TN 37660

REF: SUBDIVISION OF THE FIELDEN PROPERTY

To Whom It May Concern:

The terminus of Fairhaven Avenue only has 37.85' of available frontage for Lot 5. This does not meet the minimum street frontage of 50' per Section 4-3.3 of the Subdivision Regulations. Therefore, a variance is requested to that section to reduce the frontage for Lot 5.

Thank You,

Tim Lingerfelt, PLS

View from Ridgeway Drive as seen on Google Maps 2013



View from Fairhaven Avenue as seen on Google Maps 2013



Recommendation

Staff recommends approving the minor subdivision plat and accepting the variance request for 1640 Fairhaven Avenue based upon conformance with Kingsport's Minimum Subdivision Regulations.

Kingsport Regional Planning Commission **Surplus P**

File Number SURPLS25-0206

Property Information	Beechcliff Drive Property Surplus
Address	Beechcliff Drive, Kingsport, TN
Tax Map, Group, Parcel	Tax Map 047E Group A Parcel 012.00; Tax Map 047E Group A Parcel 013.00
Civil District	10th Civil District
Overlay District	N/A
Placetype Designation	Suburban Living
Acres	+/- 1.83

Applicant #1 Information	**Intent**
Name: **Address:** **City:** **State:** **Zip Code:** **Phone Number:**	**Intent:** *To declare the parcels Tax Map 047E Group A Parcel 012.00 & Tax Map 047E Group A Parcel 013.00 as surplus property by the City of Kingsport.* Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.

Planning Department Recommendation

The Kingsport Planning Division recommends declaring Tax Map 046E Group A Parcel 012.00 and Tax Map 046E Group A Parcel 013.00 as surplus property.

- All city departments have reviewed the property and send a positive recommendation
- Local utility providers have been made aware of the surplus and feedback has been provided

Staff Field Notes and General Comments:

The City is requesting that the Planning Commission declare Tax Map 047E Group A Parcel 013.00 & Tax Map 047E Group A Parcel 012.00 as surplus property. The two parcels, located within city limits, are between Beechcliff Drive and Cleek Road and are zoned R-1B, Residential District.

All city departments and have reviewed the request and see no need to retain this property due to the City seeing no future use for the property.

Staff recommends that the Planning Commission declare Tax Map 047E Group A Parcel 012.00 & Parcel 013.00 as surplus property.

Planner: Samuel Cooper		**Date:** 11/19/26	
Planning Commission Action		**Meeting Date**	11/19/26
Approval:			
Denial:		**Reason for Denial:**	
Deferred:		**Reason for Deferral:**	

Kingsport Regional Planning Commission **Surplus P**

File Number SURPLS25-0206

PROPERTY INFORMATION:

ADDRESS: Beechcliff Drive, Kingsport, TN

DISTRICT, LAND LOT: Tax Map 047E Group A Parcel 013.00 & Tax Map 047E Group A Parcel 012.00

OVERLAY DISTRICT: N/A

CURRENT ZONING: R-1B, Residential District

PROPOSED ZONING: R-1B, Residential District

ACRES: +/- 1.83

EXISTING USE: Vacant

PETITIONER:
ADDRESS:

INTENT

To declare Tax Map 047E Group A Parcel 012.00 & Parcel 013.00 as surplus property by the City of Kingsport.

Site Map



9/28/2026, 2:47:41 PM

Sullivan County Parcels Jan 2023

Parcels

Streets

Minor Arterial

Local Street

Kpt 911 Address

1:4,514

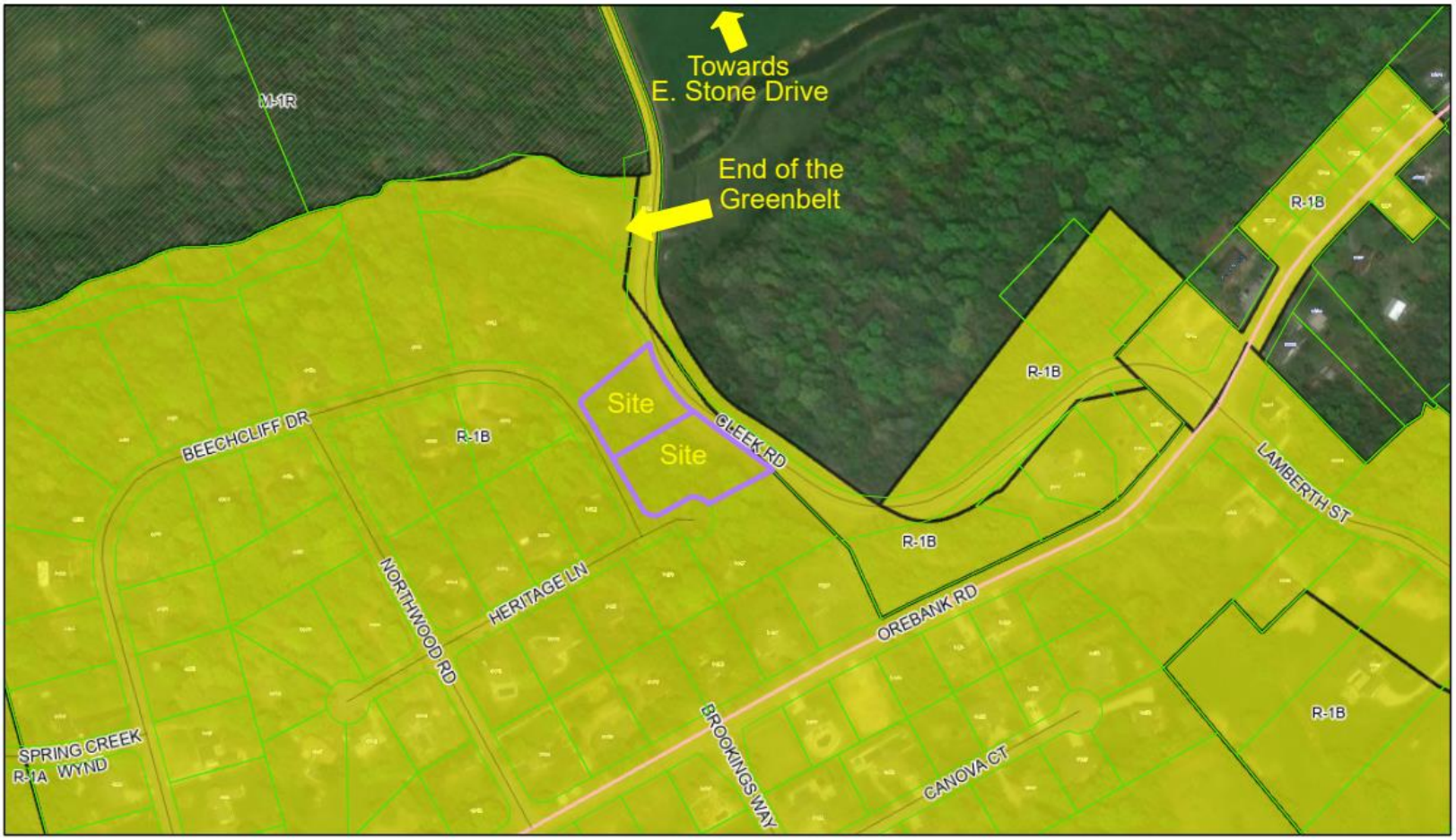
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

Zoning R-1B - Residential District



Existing Utilities Map



9/28/2026, 2:52:02 PM

Sewer Manholes
Water Lines
Sewer Mains
Kpt 911 Address

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km
NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Placetype Designation - Suburban Living


Surburban Living
Surburban Living
Surburban Living

View from Beechcliff Drive looking down at Cleek Road



View from Beechcliff Drive towards Heritage Lane



Conclusion

Staff recommends that the Planning Commission declare Tax Map 047E Group A Parcel 012.00 & Parcel 013.00 as surplus property.

Kingsport Regional Planning Commission **Subdivision**

File Number PLNCOM26-0237

Property Information	Subdivision Regulation Amendments		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Major or Minor / #lots		**Concept Plan**	
Two-lot sub		**Prelim/Final**	

Owner/ Applicant Information	**Surveyor Information**
Name: **Address:** **City:** **State:** **Zip Code:** **Phone:**	**Name:** **Address:** **City:** **State:** **Zip Code:** **Phone:**

Planning Department Recommendation

The Kingsport Planning Division recommends Approval for the following reasons:

- Amendments are developer friendly and will be more in line with current department practices.
- The Fire and Engineering department have given a positive recommendation for the revised fire apparatus cross-section.
- KGRN references removed and updated to suit City Surveying and Engineering practices.
- The Planning Technician made the document more legible and improved the formatting.

Staff Field Notes and General Comments:

- Pursuant to T.C.A Section 13-3-403(c)(1), Before adoption of its subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the regional planning commission, thirty (30) days' notice of time and place of which shall be given by one (1) publication in a newspaper of general circulation in each county lying wholly or partly in the region.
- The Notice of Public Hearing was published on October 16, 2026.

Staff recommends approving the amendments to the Kingsport minimum regulations for subdivision regulation.

Planner: Samuel Cooper		**Date:** 11/19/2026
Planning Commission Action		**Meeting Date:** 11/19/2026
Approval:		
Denial:		**Reason for Denial:**
Deferred:		**Reason for Deferral:**

Existing K-Values

(A) Street Table

STREET	SPEED	HORIZONTAL CURVE	VERTICAL CURVES		REQ. SIGHT DIST.
1. Freeways, Arterials & Expressways as specified by the TDOT.					
2. Collector	30 mph	333 ft. /250* ft.	Crest 19	Sag 37	330'
3. Non-residential Street	30 mph	333 ft. /250* ft.	Crest 19	Sag 37	330'
4. Local	25 mph	200 ft.	Crest 12	Sag 26	275'
5. Residential	20 mph	100 ft.	Crest 12	Sag 26	220'
6. Lanes	20 mph	100 ft.	Crest 7	Sag 17	220'

* Only allowed with a maximum of 4% urban super elevation.

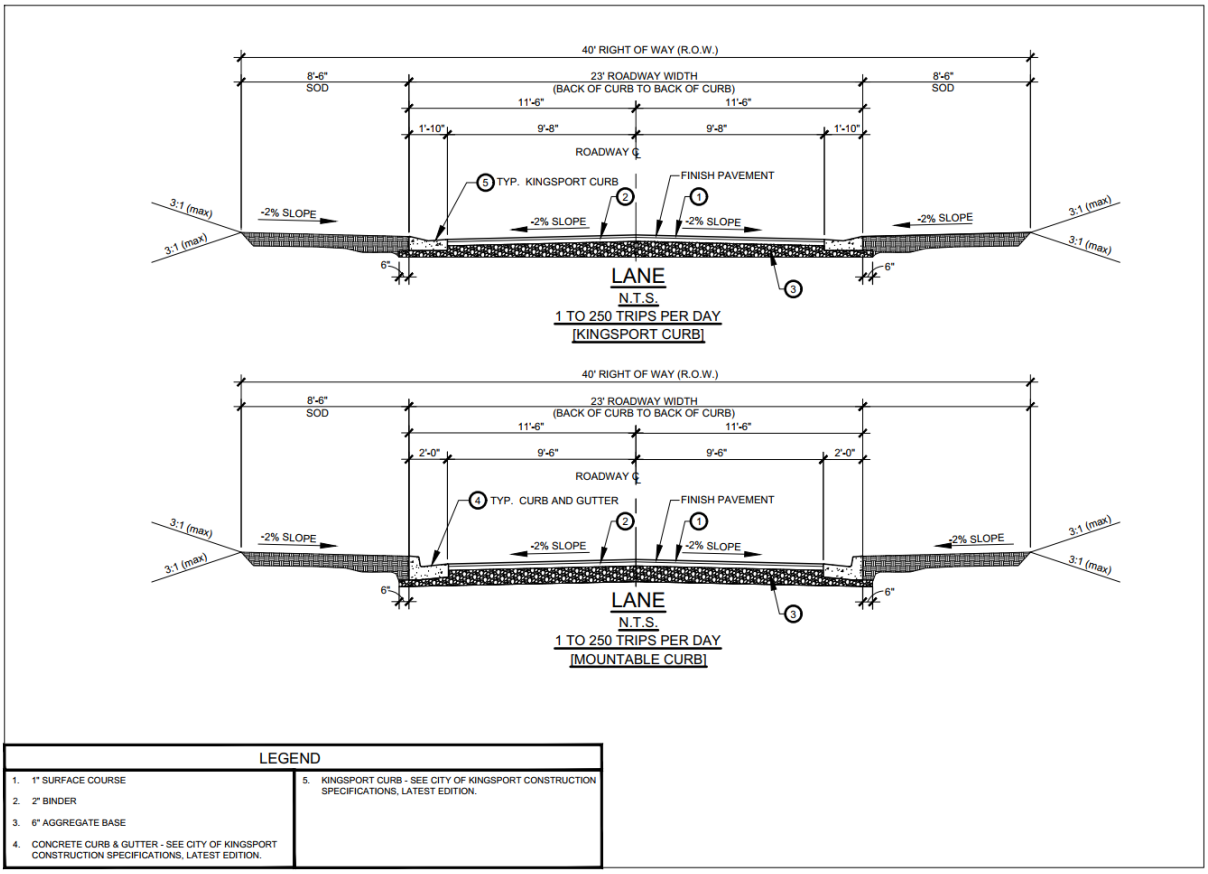
Amended K-Values

(A) Street Table

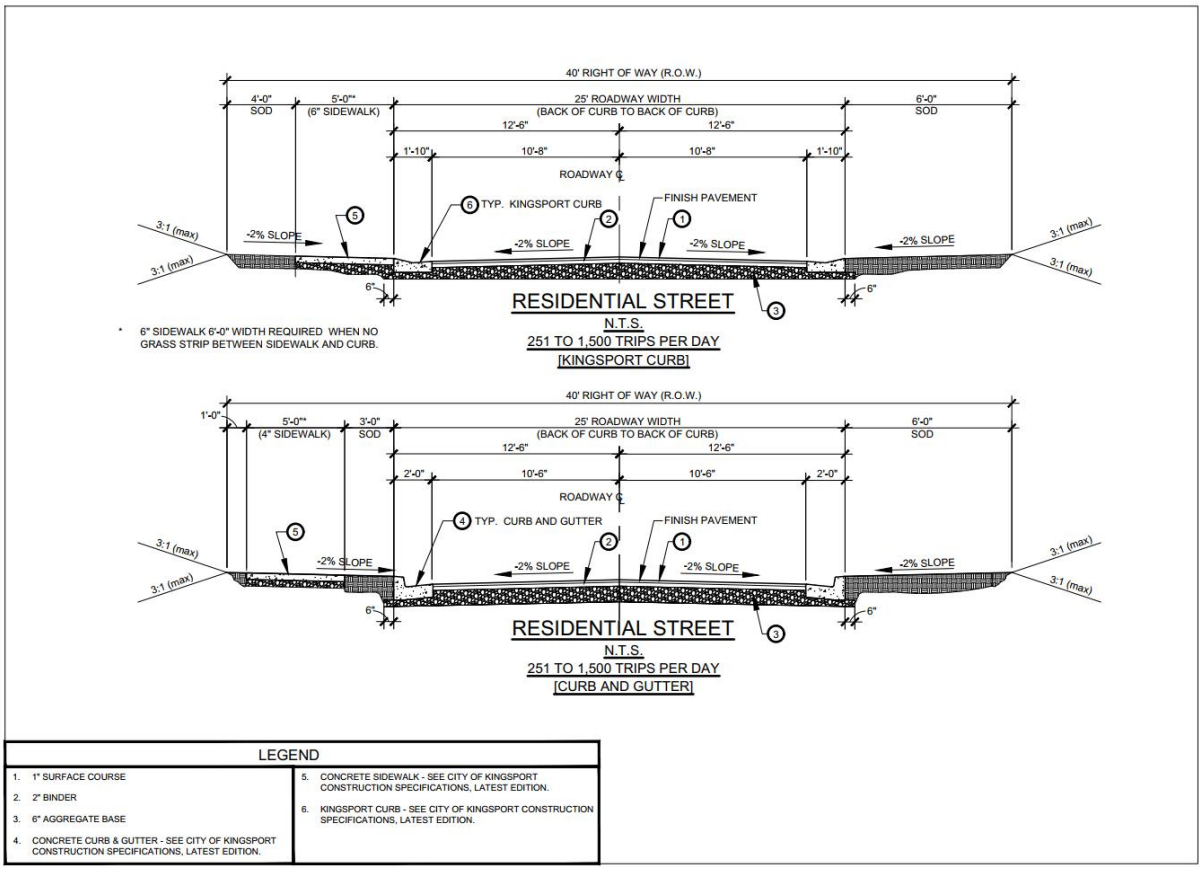
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4. Local	25 mph	200 ft.	Crest 12	Sag 26	275'
5. Residential	20 mph	100 ft.	Crest 12	Sag 26 **	220'
6. Lanes	20 mph	100 ft.	Crest 7	Sag 17	220'

* Only allowed with a maximum of 4% urban super elevation.
**Sag K-value of 17 allowed when approaching a stop-controlled intersection.

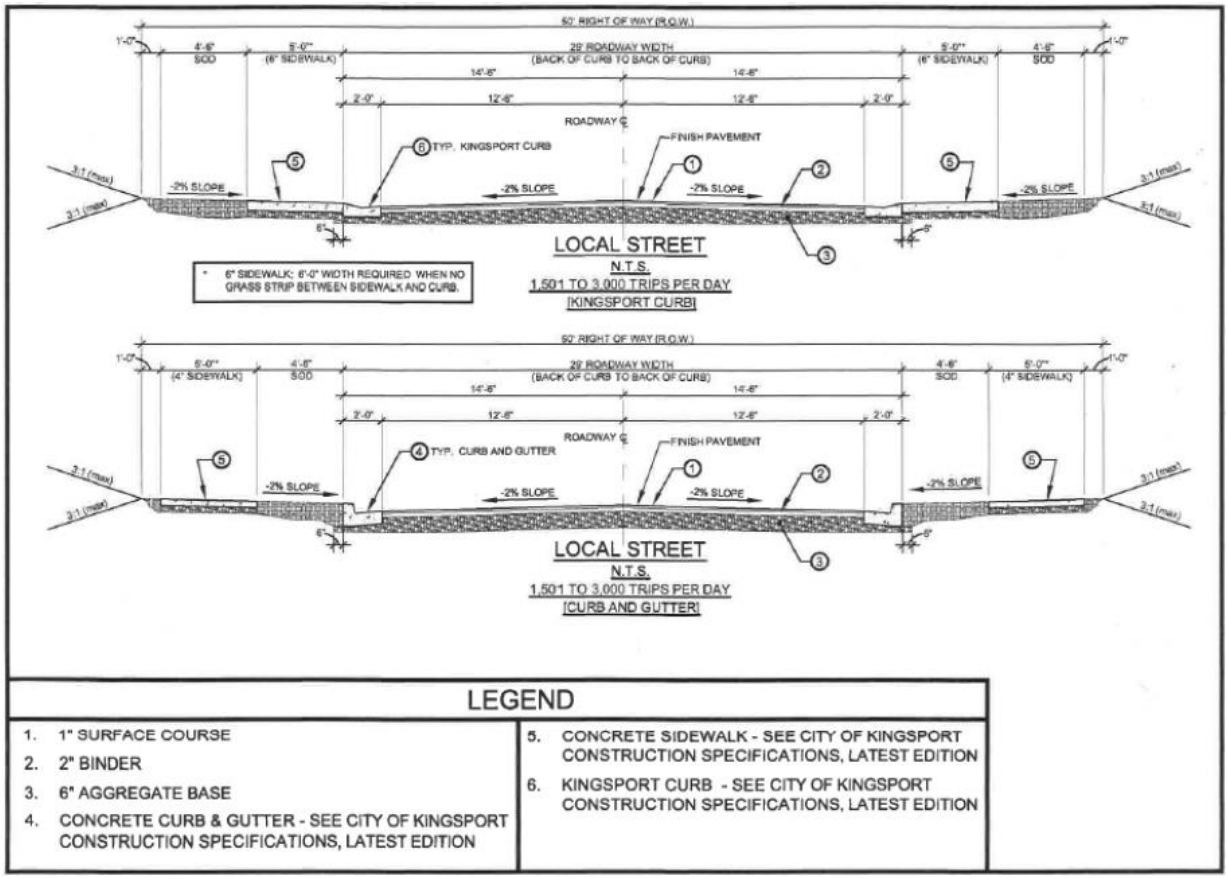
Existing Cross-Sections



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



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.	

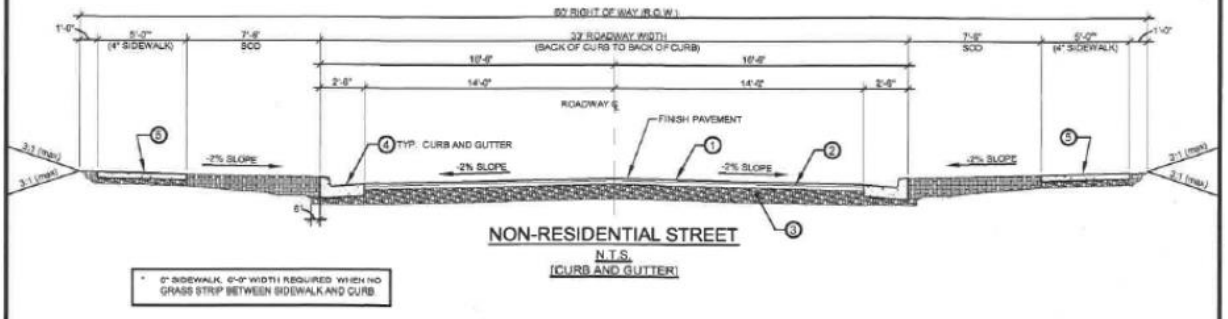


LOCAL STREET
N.T.S.
1,501 TO 3,000 TRIPS PER DAY
[KINGSPORT CURB]

LOCAL STREET
N.T.S.
1,501 TO 3,000 TRIPS PER DAY
[CURB AND GUTTER]

LEGEND

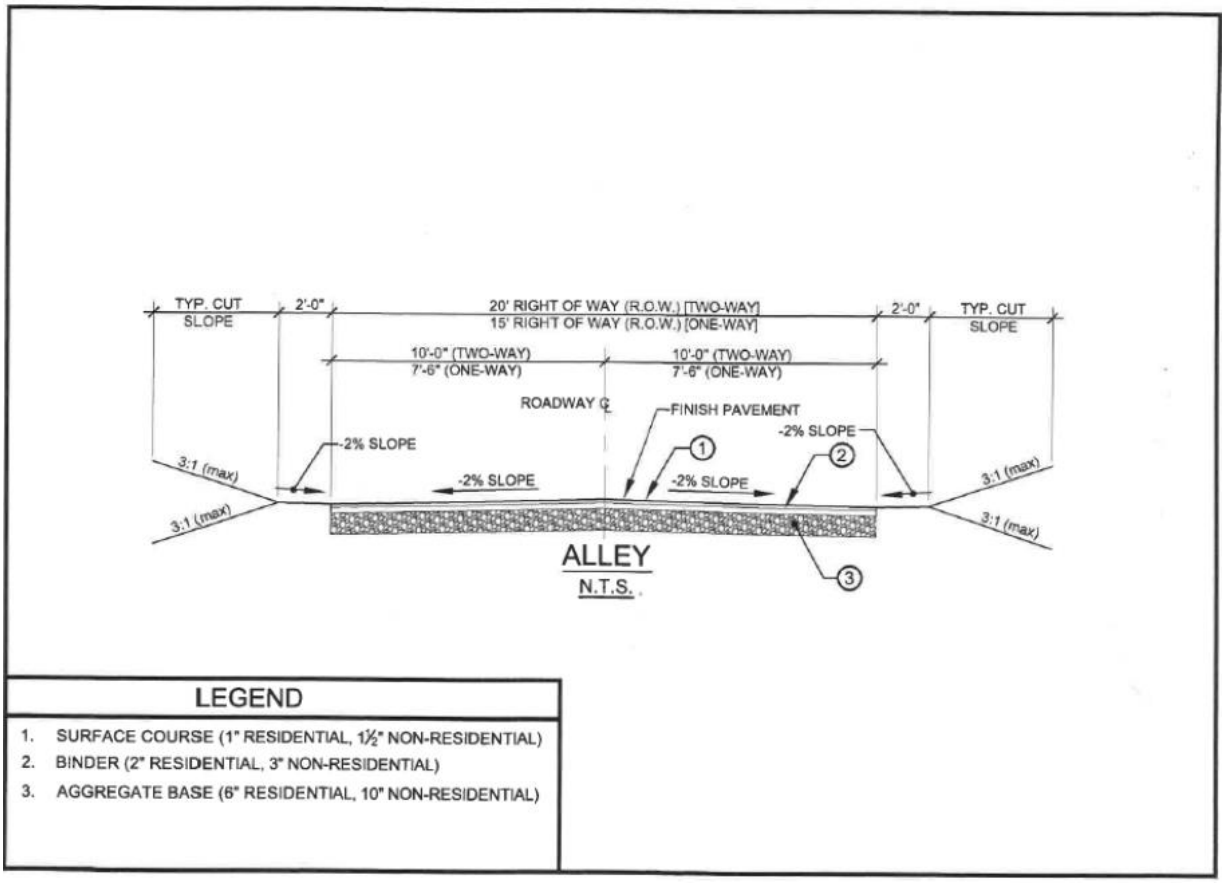
1. 1" SURFACE COURSE
2. 2" BINDER
3. 6" AGGREGATE BASE
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION
5. CONCRETE SIDEWALK - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION
6. KINGSPORT CURB - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS,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

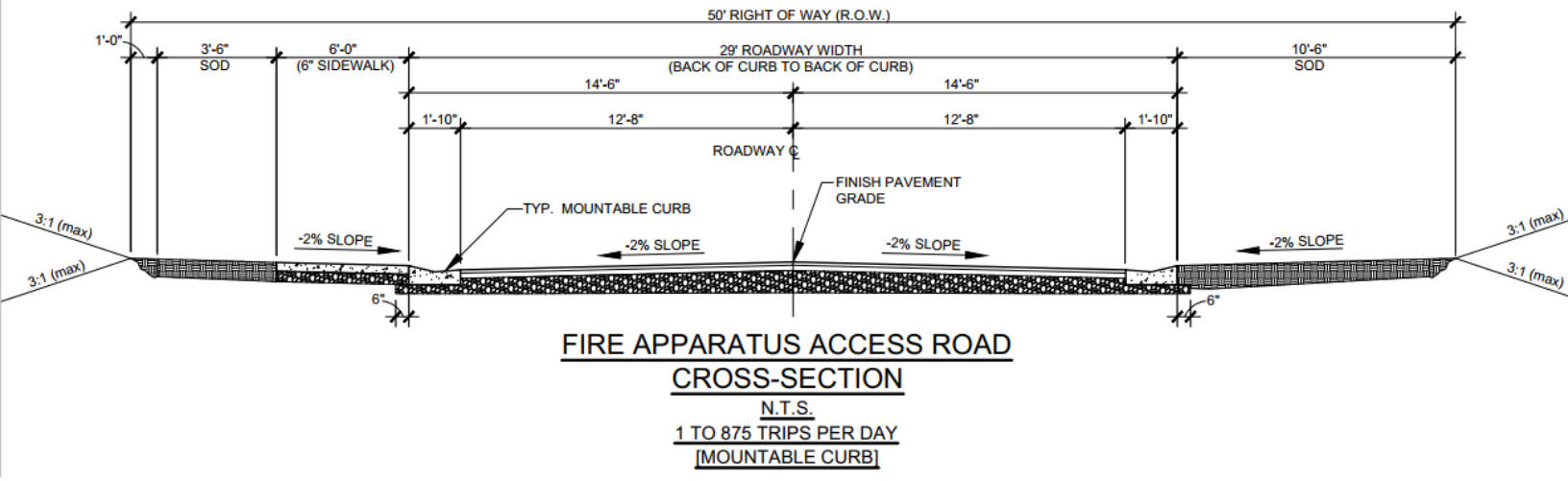


NON-RESIDENTIAL STREET
N.T.S.
[CURB AND GUTTER]

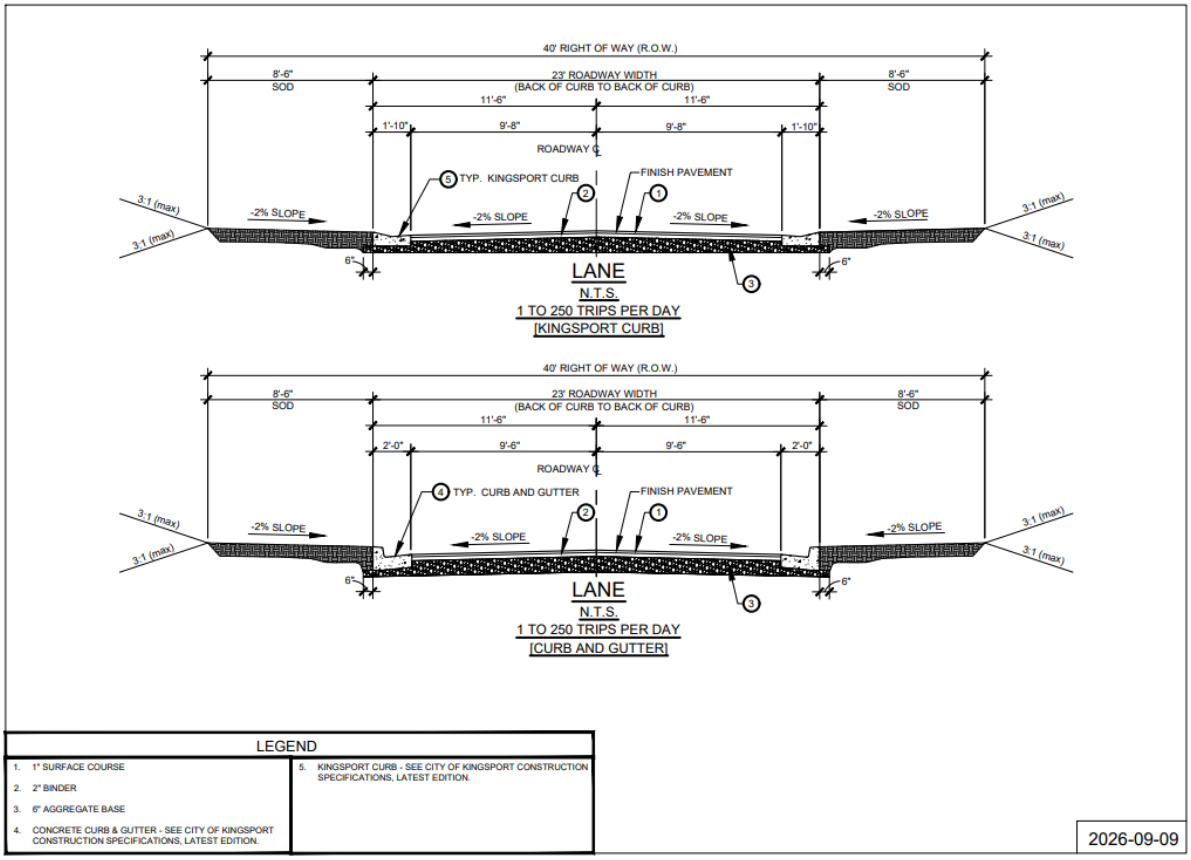
LEGEND

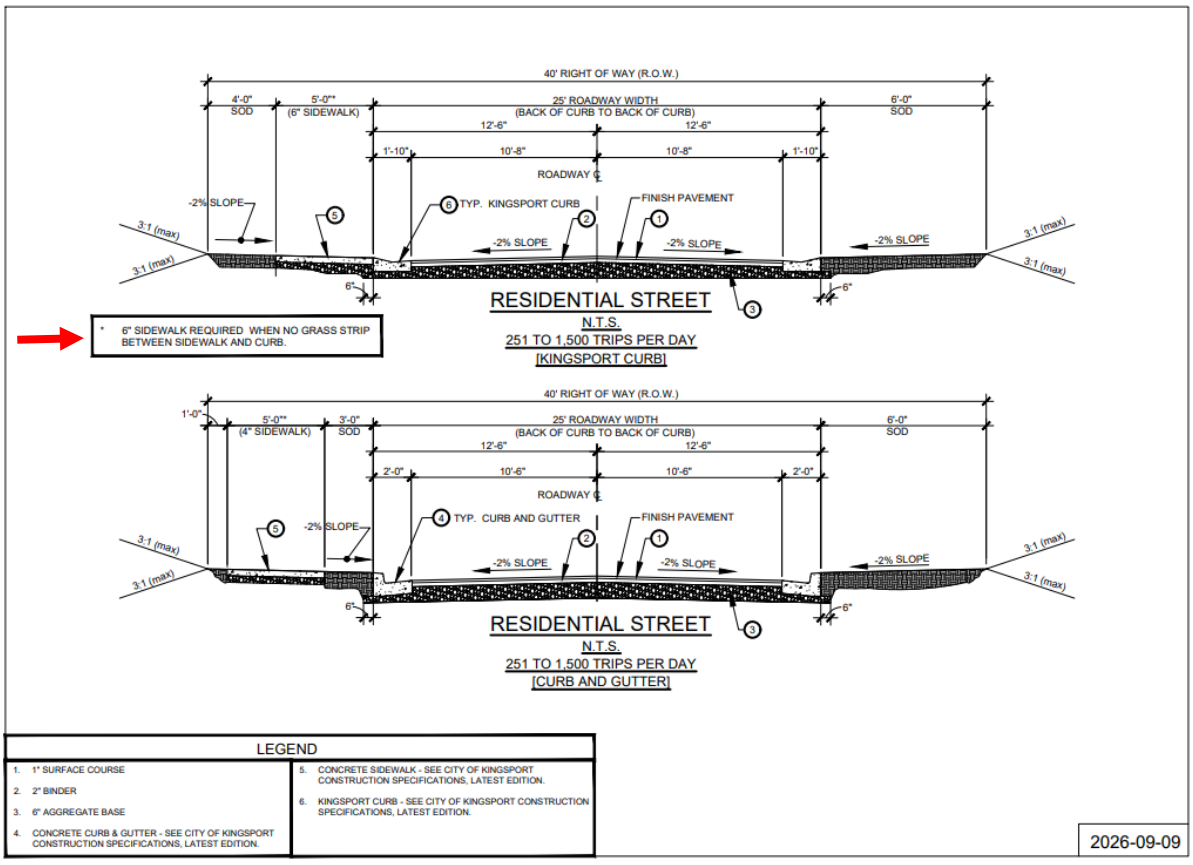
1. 1½" SURFACE COURSE
2. 3" BINDER
3. 10" AGGREGATE BASE
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION
5. CONCRETE SIDEWALK - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION

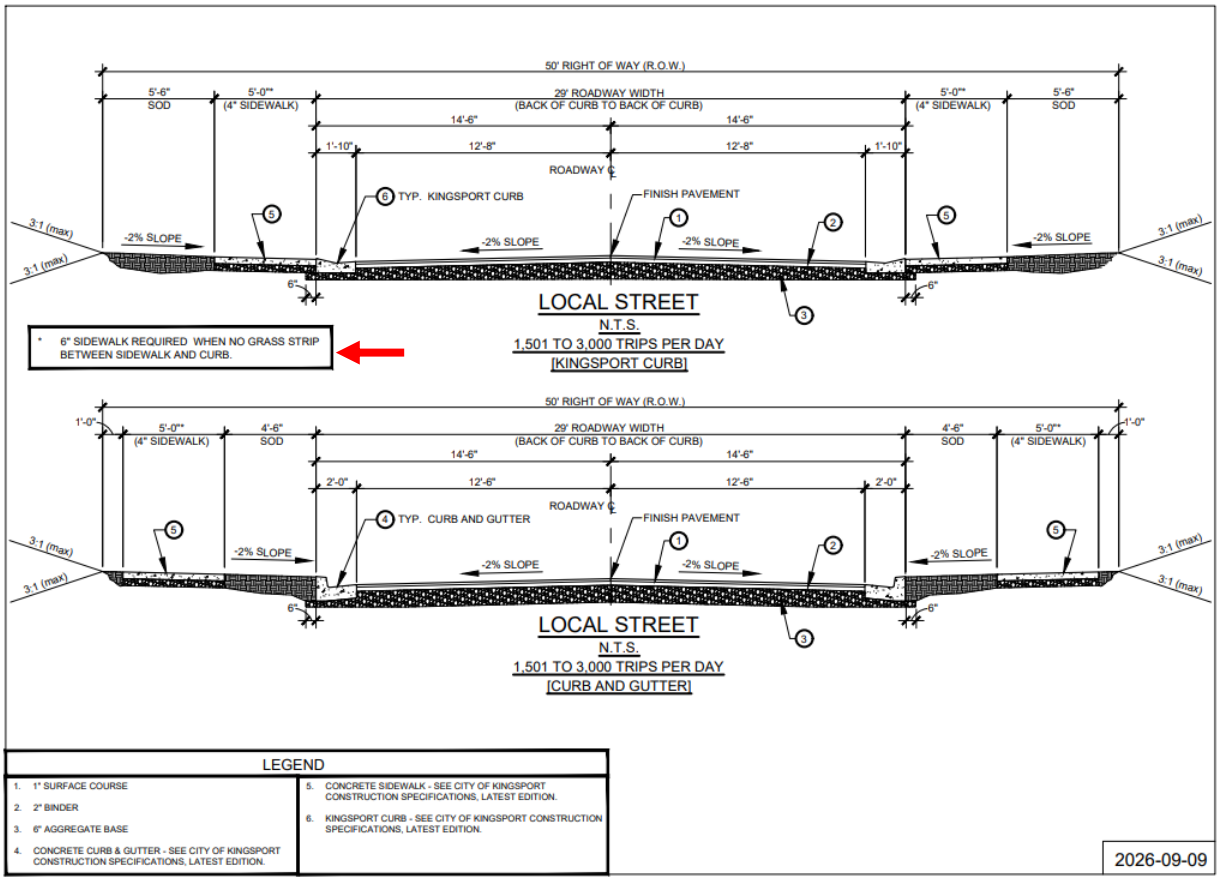

TYP. CUT SLOPE
2'-0"
20' RIGHT OF WAY (R.O.W.) [TWO-WAY]
15' RIGHT OF WAY (R.O.W.) [ONE-WAY]
2'-0"
TYP. CUT SLOPE
10'-0" (TWO-WAY)
7'-6" (ONE-WAY)
10'-0" (TWO-WAY)
7'-6" (ONE-WAY)
ROADWAY ℄
FINISH PAVEMENT
-2% SLOPE
-2% SLOPE
-2% SLOPE
-2% SLOPE
3:1 (max)
3:1 (max)
3:1 (max)
3:1 (max)
1
2
3
ALLEY
N.T.S.
LEGEND
1. SURFACE COURSE (1" RESIDENTIAL, 1½" NON-RESIDENTIAL)
2. BINDER (2" RESIDENTIAL, 3" NON-RESIDENTIAL)
3. AGGREGATE BASE (6" RESIDENTIAL, 10" NON-RESIDENTIAL)


50' RIGHT OF WAY (R.O.W.)
1'-0"
3'-6" SOD
6'-0" (6" SIDEWALK)
29' ROADWAY WIDTH (BACK OF CURB TO BACK OF CURB)
10'-6" SOD
14'-6"
14'-6"
1'-10"
12'-8"
12'-8"
1'-10"
ROADWAY ℄
FINISH PAVEMENT GRADE
TYP. MOUNTABLE CURB
-2% SLOPE
-2% SLOPE
-2% SLOPE
-2% SLOPE
3:1 (max)
3:1 (max)
3:1 (max)
3:1 (max)
6"
6"
FIRE APPARATUS ACCESS ROAD
CROSS-SECTION
N.T.S.
1 TO 875 TRIPS PER DAY
[MOUNTABLE CURB]

Amended Cross-Sections



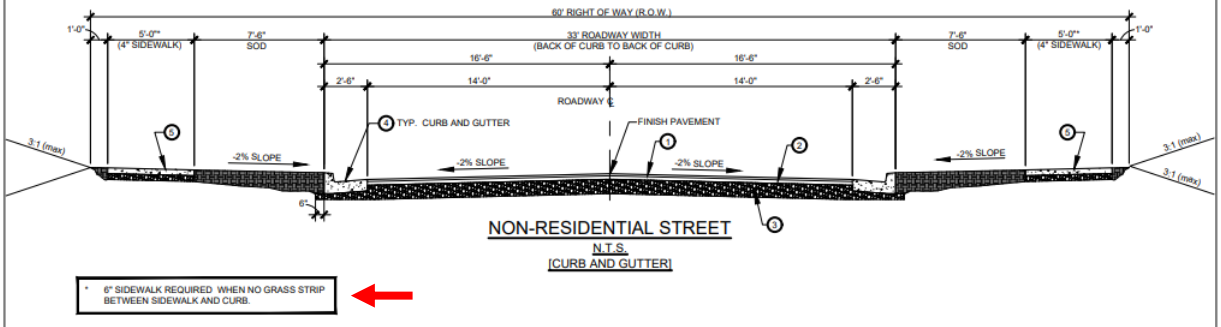




LEGEND

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.

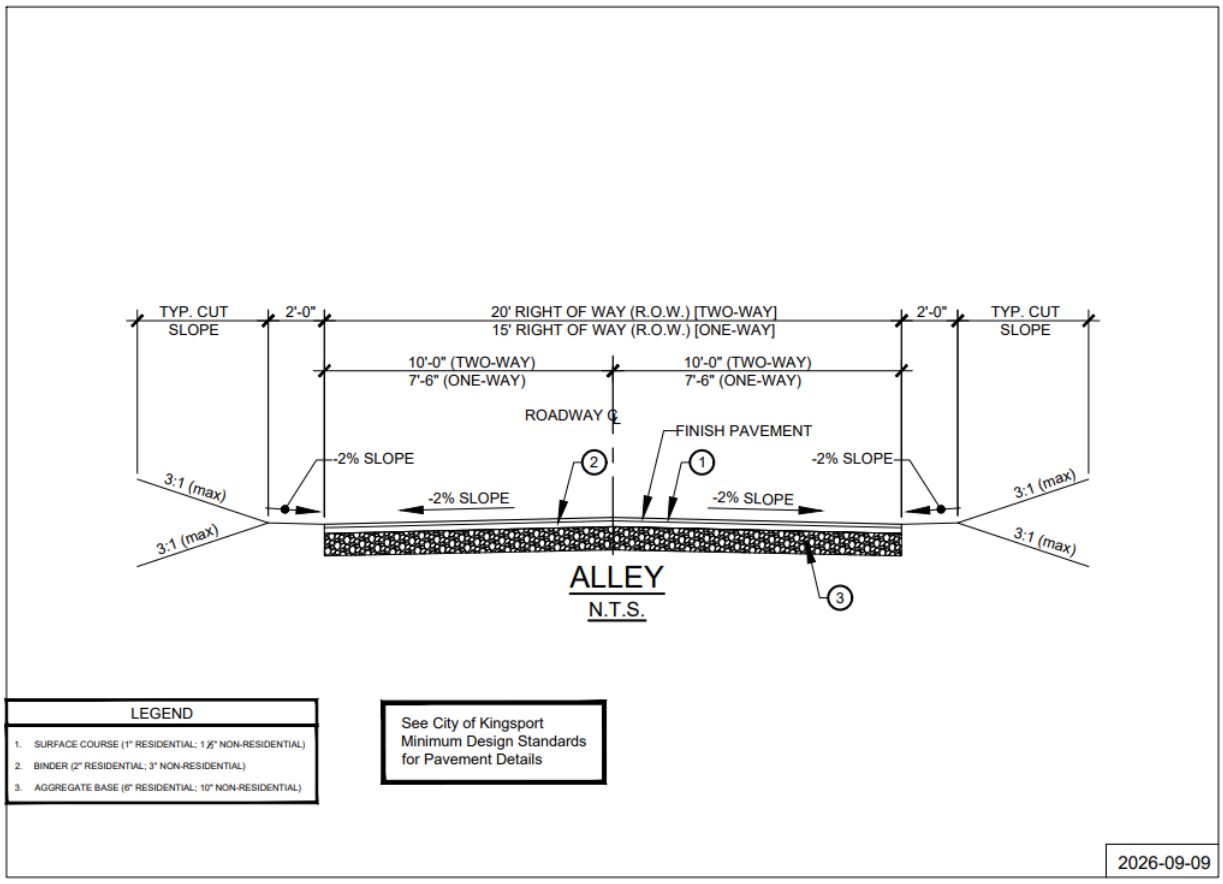
2026-09-09

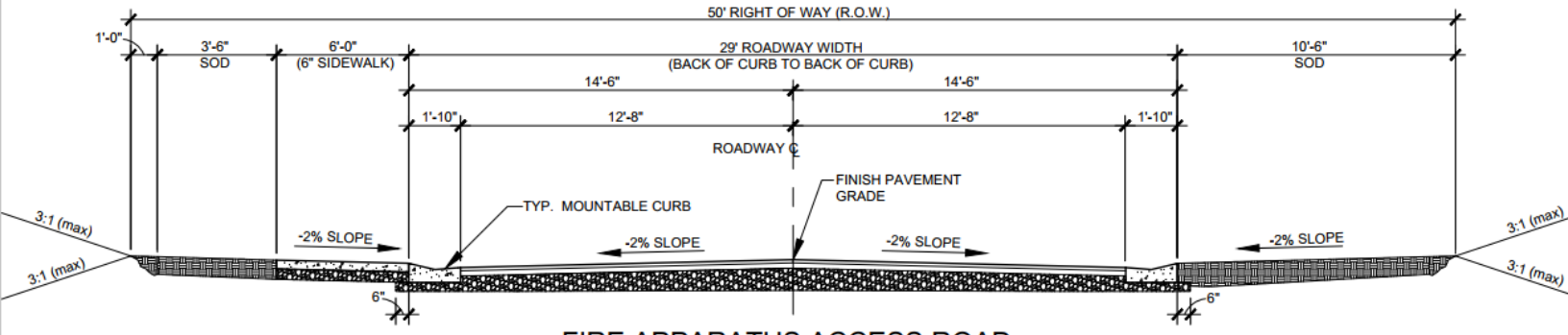


LEGEND

1. 1 ½" SURFACE COURSE
2. 3" BINDER
3. 10" 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.

2026-09-09





FIRE APPARATUS ACCESS ROAD
CROSS-SECTION
N.T.S.
~~1 TO 875 TRIPS PER DAY~~ 1 to 1,250 TRIPS PER DAY
[MOUNTABLE CURB]

KGRN Existing Language

(B) A graphic scale and/or numerical scale;

(C) Surveyors' stamp, name and registration number;

(D) Streets on adjacent land;

(E) Name and locations of adjoining properties;

(F) Boundary lines of tract distinguished from adjacent property and length of courses to the nearest hundredth of a foot. In all cases where the tract being subdivided, either in whole or in part thereof, consists of less than five acres, the entire boundary of the tract, including all exterior lot lines as well as new interior subdivision lines, shall be shown on the plat to the nearest hundredth of a foot.

(G) Location and KGRN station number of any reference monument whose use may be required by any provision contained herein;

(H) Street names, bearings, angles of intersection, and width;

(I) Arc-length, radii, chord bearing and distance;

(J) Locations, widths, name and purpose of all easements;

(K) All lot line distances expressed to the nearest one-hundredth of a foot and all lot line bearings expressed to the nearest minute of arc. There shall be an indication of the origin of the bearings used. For subdivisions that lie within two thousand (2,000) feet, as measured along the nearest public right-of-way, of an existing KGRN monument, there shall be a ground distance tie to that KGRN monument. The tie may be made using KGRN bearings or KGRN coordinates of two or more points within the subdivision. If KGRN bearings are used, there must be a statement as to whether or not the tie line has been reduced to sea level distances and if a scale factor has been applied. If KGRN coordinates are used, they must be reduced to sea level and have the proper scale factor applied with accompanying notation on the plat stating that these corrections have been made.

If the subdivision lies beyond two thousand (2000) feet, as measured along the nearest public right-of-way, of an existing KGRN monument, or if the developer so wishes, the City Engineering Department will establish KGRN coordinates on the reference monuments for the proposed subdivision using globalpositioning at a specified charge to the developer prior to Final Approval.

(L) Reservations and dedications indicated as to purpose on tract;

19

KGRN Language Amended

with a one half inch (1/2") border on all four (4) sides. Once the plat has been reviewed and is in final format, seven (7) paper copies with all required signatures will be required along with the associated fees.

7.1 Required Data

(A) Subdivision name, acreage of site, location map, north arrow and subdivider's name
(B) A graphic scale and/or a numerical scale
(C) Surveyor's stamp, name and registration number
(D) Streets on adjacent land
(E) Name and locations of adjoining properties
(F) Boundary lines of tract distinguished from adjacent property and length of courses to the nearest hundredth of a foot (0.01 ft.). In all cases where the tract being subdivided, either in whole or in part thereof, consists of less than five (5) acres, the entire boundary of the tract, including all exterior lot lines as well as new interior subdivision lines, shall be shown on the plat to the nearest hundredth of a foot (0.01 ft.).
(G) ~~Location and KGRN station number of any reference monument whose use may be required by any provision contained herein~~
(H) Street names, bearings, angles of intersection and width
(I) Arc-length, radii, chord bearing and distance
(J) Locations, widths, name and purpose of all easements
(K) All lot line distances expressed to the nearest one-hundredth of a foot (0.01 ft.) and all lot line bearings expressed to the nearest minute of arc. There shall be an indication of the origin of the bearings used. ~~For subdivisions that lie within two thousand feet (2,000'), as measured along the nearest public right-of-way of an existing KGRN monument, there shall be a ground distance tie to that KGRN monument. The tie may be made using KGRN bearings or KGRN coordinates of two or more points within the subdivision. If KGRN bearings are used, there must be a statement as to whether or not the tie line has been reduced to sea level distances and if a scale factor has been applied. If KGRN coordinates are used, they must be reduced to sea level and have the proper scale factor applied with accompanying notation on the plat stating that these corrections have been made. If the subdivision lies beyond two thousand feet (2,000'), as measured along the nearest public right-of-way of an existing KGRN monument, or if the developer so wishes, the City Engineering Department will establish KGRN coordinates on the reference monuments for the proposed subdivision using global positioning at a specified charge to the developer prior to final approval.~~
(L) Reservations and dedications indicated as to purpose on tract
(M) Lot numbers and block numbers, set-back lines with dimensions or notation that all lots conform to existing zoning ordinance
(N) Closure error of 1/10,000 or better
(O) One percent (1%) annual chance flood area and drawn floodway boundary as defined by FEMA, or note stating the property is not subject to flooding based on the FEMA information

Recommendation

Staff recommends approving the amendments to the Kingsport minimum regulations for subdivision regulation.

KINGSPORT
TENNESSEE
Planning Department

November 19th, 2026

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

Chairman Duncan:

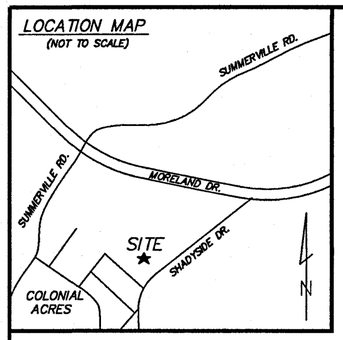
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. 817 Dolen Place
2. 3633 Montclair Road
3. 225 Lewis Lane
4. 594 Packing House Road
5. 2016 Netherland Inn Road
6. Cleek Road Re-plat

Sincerely,

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

HUNTS CROSSING PHASE 3
LOT 31
13TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
OCTOBER 1ST, 2026



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

15' SANITARY SEWER & PUBLIC UTILITY EASEMENT NOTE
(AS NOTED ON PREVIOUS PLATS FOR HUNTS CROSSING PHASE 2)
–NOTHING EXCEPT GRASS SHALL BE PLACED OR GROWN ON THE UTILITY EASEMENT ALONG THE REAR OF ALL LOTS WITHOUT THE WRITTEN CONSENT OF THE JOHNSON CITY POWER BOARD OR IT'S SUCCESSOR. THIS INCLUDES TREES, FENCING, OR ANY PERMANENT STRUCTURES THAT WOULD PREVENT THE POWER COMPANY FROM ACCESSING THIS RIGHT OF WAY TO MAINTAIN OR REPAIR THEIR EQUIPMENT–

Slide A-1950

Sheena Tinsley, Register
Sullivan County

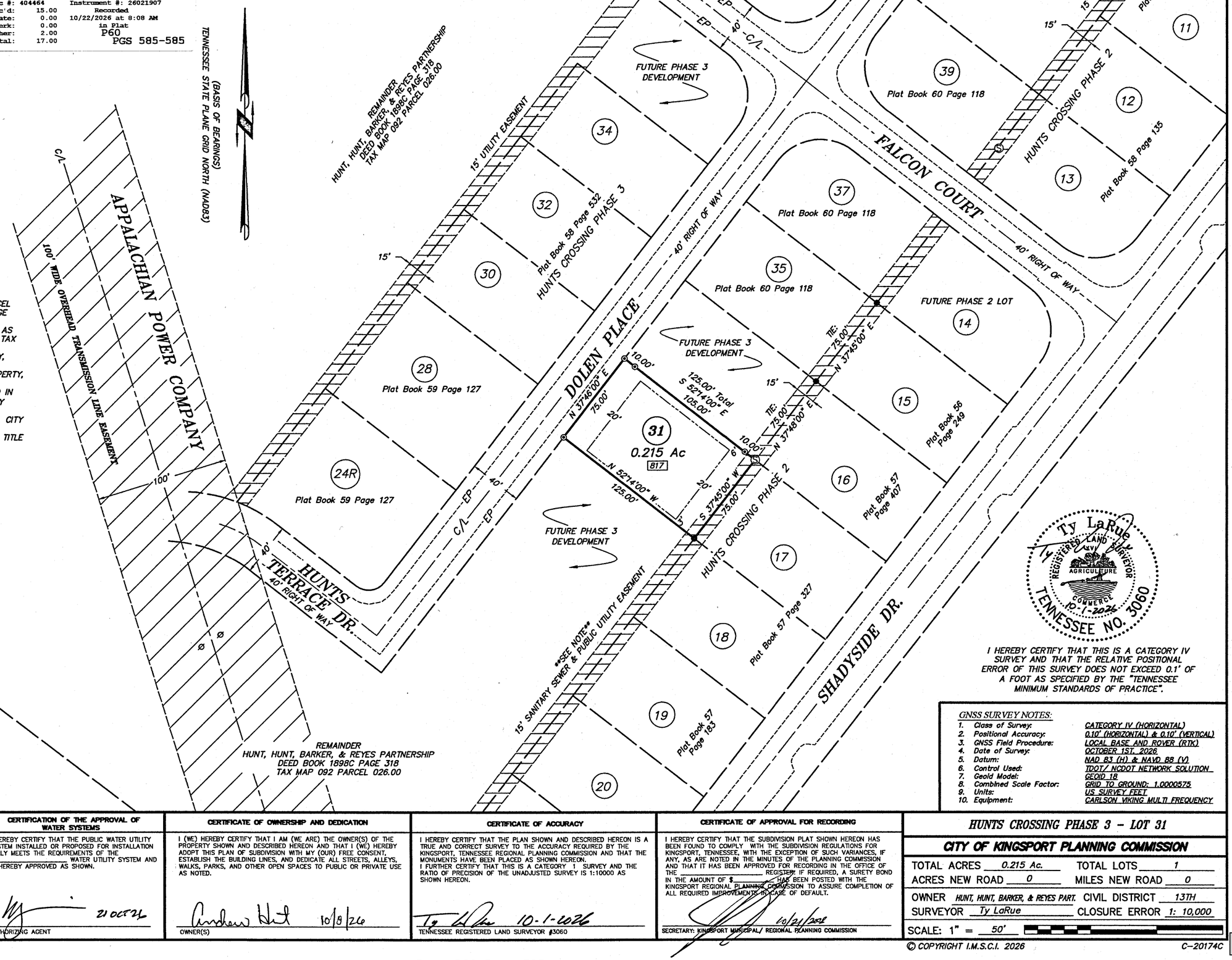
Rec #:	404464	Instrument #:	26021907
Rec'd:	15.00	Recorded	
State:	0.00	10/22/2026 at 8:08 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 585-585	

LEGEND

- ● OLD CORNER MONUMENT (FOUND OR SET) (1/2" REBAR UNLESS NOTED OTHERWISE)
- ⊙ NEW CORNER MONUMENT (SET) (1/2" REBAR CAPPED "LARUE TN#3060")
- Ø UTILITY POLE
- Ⓢ SEWER MANHOLE
- ——— CENTERLINE (C/L)
- – – – BUILDING SETBACK
- – – – EASEMENT MARGIN
- PAVED ROAD
- ——— BOUNDARY LINE (SURVEYED)
- — — ADJOINER LINE/ R.O.W. MARGIN (NOT SURVEYED UNLESS NOTED)
- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- (##) LOT NUMBER
- ### ADDRESS

SURVEY NOTES

1. TITLE REFERENCE: THIS PROPERTY IS A PORTION OF PARCEL NO. 1 OF THE LAND DESCRIBED IN DEED BOOK 1898C PAGE 318.
2. THIS PROPERTY IS A PORTION OF THE LAND REFERENCED AS TAX MAP 092 PARCEL 026.00 BY THE SULLIVAN COUNTY TAX OFFICE.
3. THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS–OF–WAY, RESTRICTIONS, RESERVATIONS, COVENANTS, AND OTHER MATTERS OF RECORD OR OTHERWISE AFFECTING THE PROPERTY, WHETHER OR NOT SHOWN HEREON.
4. DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE AND IN THE COUNTY REGISTER OF DEEDS OFFICE.
5. PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE RIGHT–OF–WAY.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. BUILDING SETBACKS: FRONT: 20' REAR: 20' SIDES: 3' AND 6' (SEE PLAT)



Ty LaRue REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 10-1-2026 TENNESSEE NO. 3060

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE RELATIVE POSITIONAL ERROR OF THIS SURVEY DOES NOT EXCEED 0.1' OF A FOOT AS SPECIFIED BY THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE".

GNSS SURVEY NOTES:

1.	Class of Survey:	CATEGORY IV (HORIZONTAL)
2.	Positional Accuracy:	0.10' (HORIZONTAL) & 0.10' (VERTICAL)
3.	GNSS Field Procedure:	LOCAL BASE AND ROVER (RTK)
4.	Date of Survey:	OCTOBER 1ST, 2026
5.	Datum:	NAD 83 (H) & NAVD 88 (V)
6.	Control Used:	TDOT/ NCDOT NETWORK SOLUTION
7.	Geoid Model:	GEOID 18
8.	Combined Scale Factor:	GRID TO GROUND: 1.0000575
9.	Units:	US SURVEY FEET
10.	Equipment:	CARLSON VIKING MULTI FREQUENCY

CERTIFICATE OF THE APPROVAL FOR 911–ADDRESSING ASSIGNMENT

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

Carolyne Campbell October 20, 2026

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

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF STREET LIGHTING SYSTEM

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

21 OCT 26

KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE 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.

21 OCT 26

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.

10/8/26

OWNER(S)

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.
I FURTHER CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON.

Ty LaRue 10-1-2026

TENNESSEE REGISTERED LAND SURVEYOR #3060

CERTIFICATE OF APPROVAL FOR RECORDING

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

10/21/2026

SECRETARY: KINGSPORT MUNICIPAL/ REGIONAL PLANNING COMMISSION

HUNTS CROSSING PHASE 3 – LOT 31

CITY OF KINGSPORT PLANNING COMMISSION

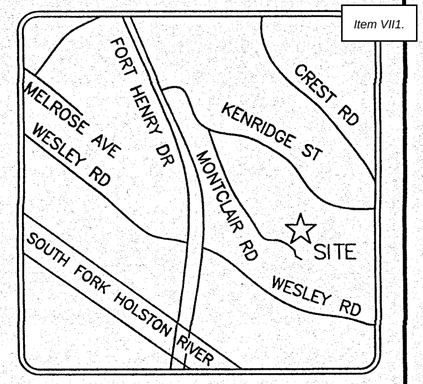
TOTAL ACRES 0.215 Ac. TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER HUNT, HUNT, BARKER, & REYES PART. CIVIL DISTRICT 13TH
SURVEYOR Ty LaRue CLOSURE ERROR 1: 10,000
SCALE: 1" = 50'

© COPYRIGHT I.M.S.C.I. 2026

C–20174C

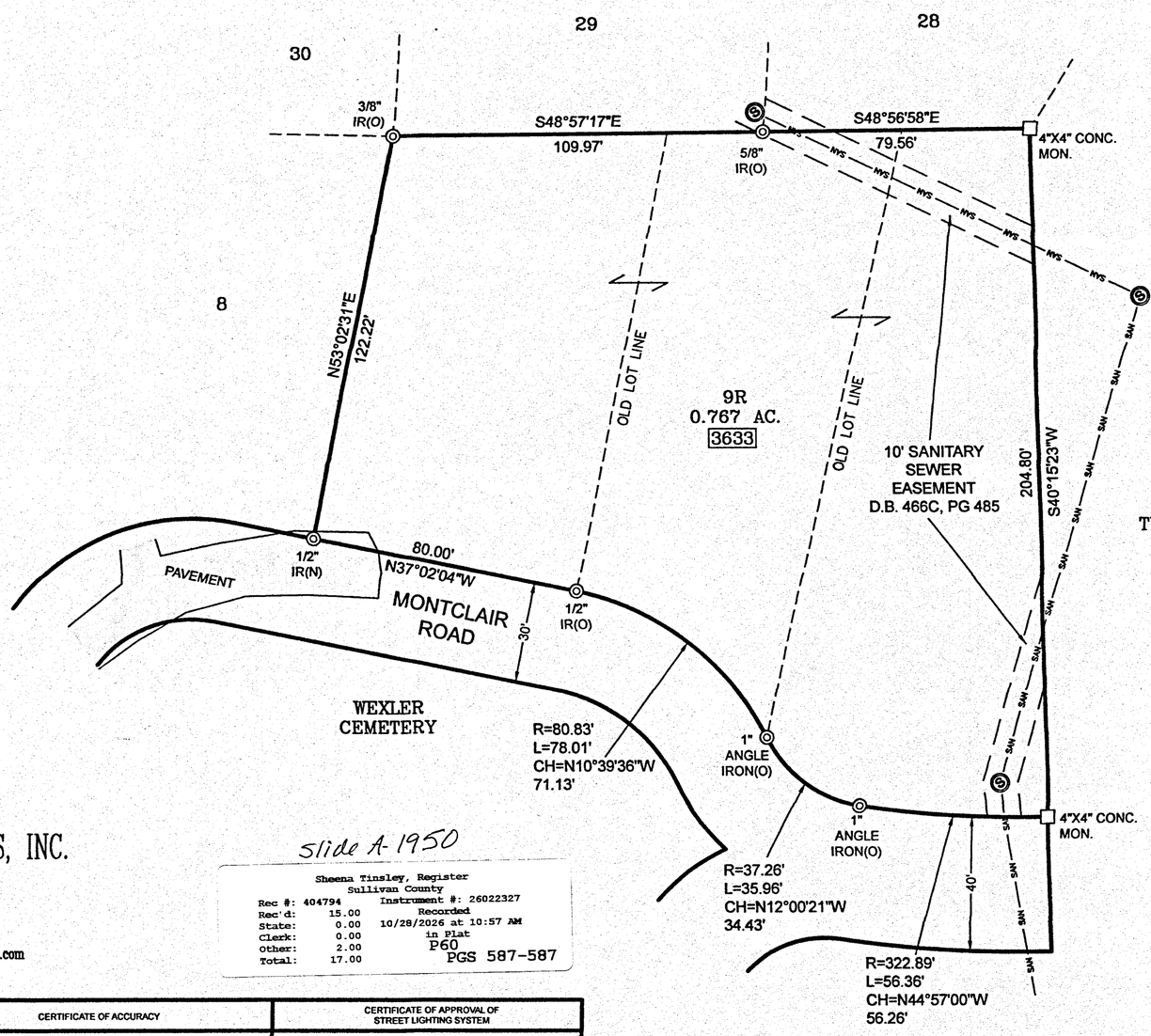
Plat P60 Page 585

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2026
THIS MAP CAN NOT BE USED FOR ANY OTHER PURPOSE
THAN IS INTENDED ON THIS DATE.



LOCATION MAP
N.T.S.

BLOCK B
HOLSTON HILLS SUBDIVISION
P.B. 4, PG. 149A



LEGEND

IR(N)	IRON ROD, NEW
IR(O)	IRON ROD, OLD
P.B.	PLAT BOOK
MON.	MONUMENT
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
123	911 ADDRESS
N.T.S.	NOT TO SCALE
-SAN-	SANITARY SEWER LINE
R=	RADIUS
L=	LENGTH
CH=	CHORD
	SANITARY SEWER MANHOLE

NOTES:

1) NORTH BASED TENNESSEE STATE PLANE COORDINATES. GPS DATA WAS OBTAINED ON JULY 9, 2026. THE GPS DATA WAS DERIVED FROM VRS POSITIONING USING LOCAL CORS AND BASED ON NAD 83 (2011) DATUM
2) PROPERTY IS ZONED R-1B
   SETBACKS:
   FRONT 30'
   REAR 30'
   SIDE 8'
   SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD.
4) JOB NO. 26-14224
5) ACAD FILE: 26-14224 DUNCAN.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP 077I "C", PARCEL 009.00.
8) DEED REFERENCE: D.B. 3613, PG. 573
9) PLAT REFERENCE: P.B. 4, PG. 149A
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
12) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
13) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.

TIM LINGERFELT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 930

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

Slide A-1950

Sheena Tinsley, Register
Sullivan County
Rec #: 404794 Instrument #: 26022327
Rec'd: 15.00 Recorded
State: 0.00 10/28/2026 at 10:57 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 587-587

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE 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.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTLING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
10/13 20 26 DATE	10.21 20 26 DATE	____ 20____ DATE
OWNER	REGISTERED SURVEYOR	TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS	CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE *REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS* HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE *SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION* UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE *TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY* APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN 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 THE 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 FAULT.
October 22 20 26 DATE	10/26 20 26 DATE	____ 20____ DATE	10/26 20 26 DATE	10/27 20 26 DATE
CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	KINGSPORT AUTHORIZING AGENT	CITY ENGINEER	KINGSPORT AUTHORIZING AGENT	SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

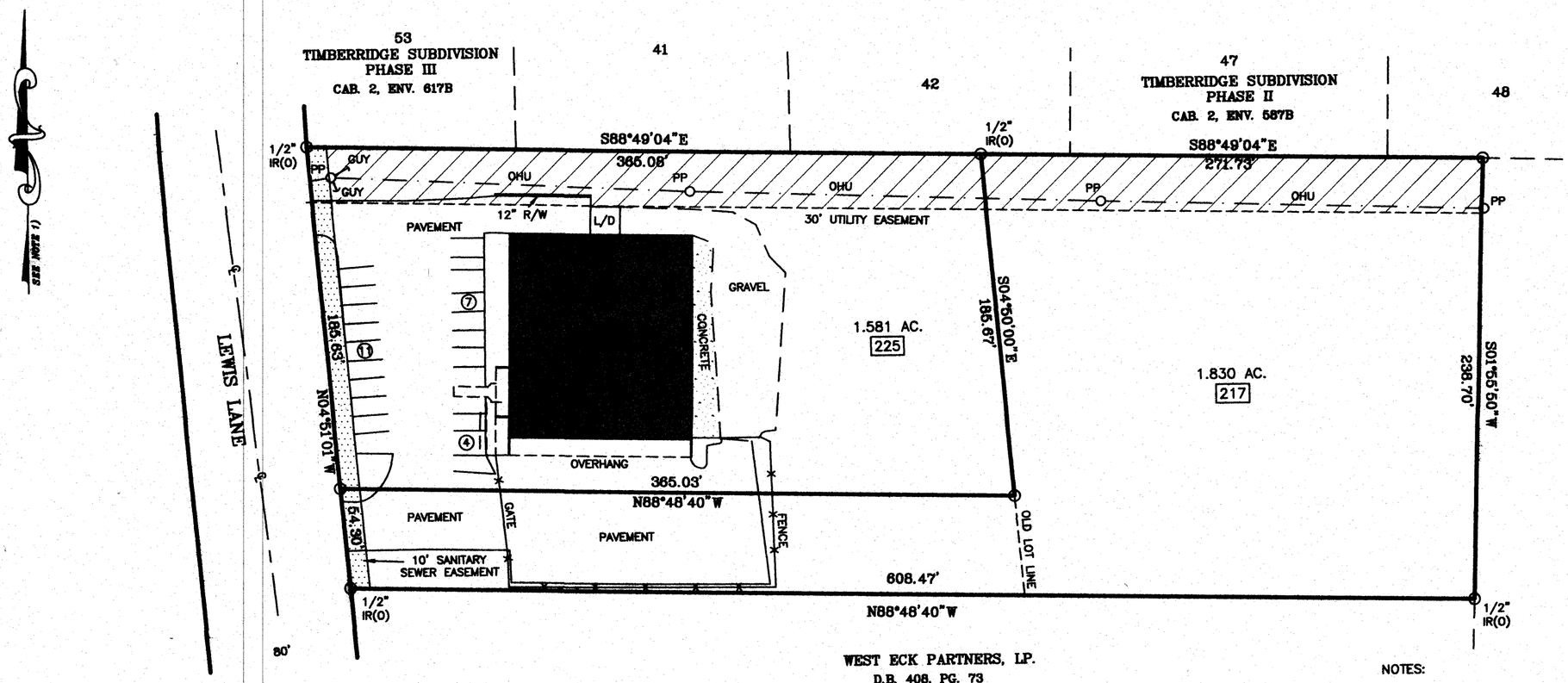
DESUBDIVISION OF LOTS 9-11

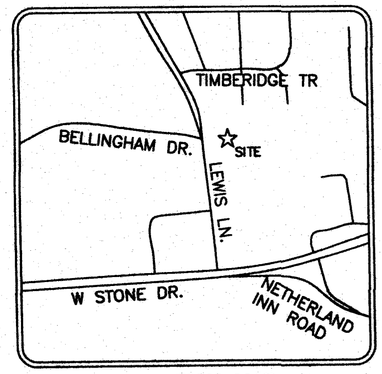
HOLSTON HILLS SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 0.767 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER JERRY DUNCAN CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000
SCALE 1"=30' 30 15 0 30 60

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2026
THIS MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.





LOCATION MAP
N.T.S.

KINGSPORT POWER COMPANY
D.B. 119, PG. 253

WEST ECK PARTNERS, LP.
D.B. 408, PG. 73

Map Cabinet 6
Envelope 2949

26007166
1 PGS:AL-SUB PLAT
JUDY BATCH: 196487
10/28/2026 - 12:21 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, HAWKINS COUNTY
JUDY KIRKPATRICK
REGISTER OF DEEDS

NOTES:

1) NORTH BASED S88°48'40"E PER REFERENCED DEED.
2) SETBACKS TO CONFORM TO ZONING DESIGNATION
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47073C0120D & 47073C0140 DEFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD.
4) JOB NO. 26-14253
5) ACAD FILE: 26-14253 FROHLICH.DWG
6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
7) TAX MAP 022, PARCELS 065.01 & 065.03.
8) DEED REFERENCE: D.B. 1393, PG. 25; D.B. 1227, PG. 468
9) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL CORNERS AND BREAKS UNLESS OTHERWISE NOTED.
10) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
11) GPS DATA WAS OBSERVED ON JULY 16, 2026. UTILIZING SPECTRA GEOSPATIAL SP100 RECEIVERS. GEOID18.
11) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
12) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY DEEDS OF RECORD.
13) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED OR UNRECORDED.

LEGEND

IR(O)	IRON ROD, OLD
D.B.	DEED BOOK
PC.	PAGE
CAB.	CABINET
ENV.	ENVELOPE
L/D	LOADING DOCK
PP	POWER POLE
OHU	OVERHEAD UTILITES
123	911 ADDRESS
N.T.S.	NOT TO SCALE
℄	CENTERLINE

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8806
E-MAIL: tlingerfelt@alleyassociates.com

TIM LINGERFELT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
10-24-26
TENNESSEE NO. 930

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER — DATE 10/14/26
OWNER — DATE 10/14/26

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

DATE 10-26 20 26
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 20
TRAFFIC ENGINEERING MANAGER

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 October 26 20 26
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.

DATE 10/26 20 26
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.

DATE 20
CITY ENGINEER

CERTIFICATE OF 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 10/26 20 26
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 10/27 20 26
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

SUBDIVISION OF
PART OF TRACT 3 ALLANDALE &
PARAMOUNT PROPERTIES GROUP PROPERTY
KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	3.411	TOTAL LOTS	2
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	PARAMOUNT PROPERTIES & FROHLICH	CIVIL DISTRICT	7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000

SCALE 1"=50' 50 25 0 50 100

NOTES

* This survey shows a subdivision of previously platted property. Old and new corners are as noted.
* This survey plat was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
* This survey may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded.
* The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
* This property is subject to zoning, setbacks, and regulations as set forth by local planning and other agencies. Consult local authorities for confirmation.
* No underground utilities were located. Always call 811 before digging.
* Adjoining owners and deed references as shown are based on county tax records and are subject to accuracy thereof.
* This survey made subject to a dedication for public right-of-way along Packing House Road. Dedicated right-of-way is 30' from road centerline, as shown, and in compliance with the required 60' right-of-way width per Sullivan County Subdivision Regulations and Kingsport Subdivision Regulations.
* This survey made subject to any buffer zones from Peaveler Branch as may be required.
* There is hereby established a drainage and utility easement 15'-wide along the inside of all exterior property line(s) and 7.5'-wide on both sides of all interior property line(s). Easements not shown hereon for purposes of legibility.
* Based on graphical location information from FEMA FIRMette, a portion of the subject property lies in Special Flood Hazard Area -Zone A (1% annual chance flood area) as shown on National Flood Insurance Program flood insurance rate map 47163C0055D effective date 9-29-2006. Graphic depiction shown per FEMA FIRMette.
* Approval for Grace Court condominium development, per Plat Book 52 Page 596, is to be voided by approval of this subdivision plat. No above-ground evidence of condominium construction observed on premises at time of survey. Approximate location of previously approved Grace Court units shown per scaled drawing of Plat Book 52 Page 596.

ZONING CLASSIFICATION

Per online zoning map, subject property is zoned:
Sullivan County: R-3A
Subject property permitted to utilize R-2/R-2A setbacks as applied to single-family detached dwellings, per zoning.

Per Sullivan County Zoning Resolution, the proposed properties are subject to the following building setback dimensions:
for multi-family or single-family attached (not shown)
Front- 30'
Side - 20'
Rear - 30'
for single-family detached (shown)
Front- 30'
Side - 10'
Rear - 20'
Consult local zoning authorities regarding final determination of zoning requirements, per usage. All lots shall conform to current zoning regulations.

CERTIFICATE OF APPROVAL FOR RECORDING

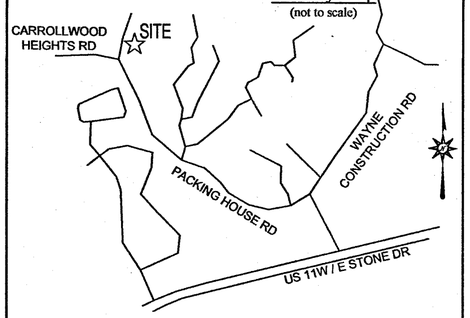
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Kingsport, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the _____ Register. If required, a surety bond in the amount of $_____ has been posted with the Kingsport Regional Planning Commission to assure completion of all required improvements in case of default.

11/2, 20 26
Date

Secretary:

Kingsport Municipal Regional Planning Commission

Vicinity Map
(not to scale)



592/594 PACKING HOUSE RD, KINGSPORT, TN 37660

BARON R. HAMBY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3580

Baron Hamby
10/18/2026

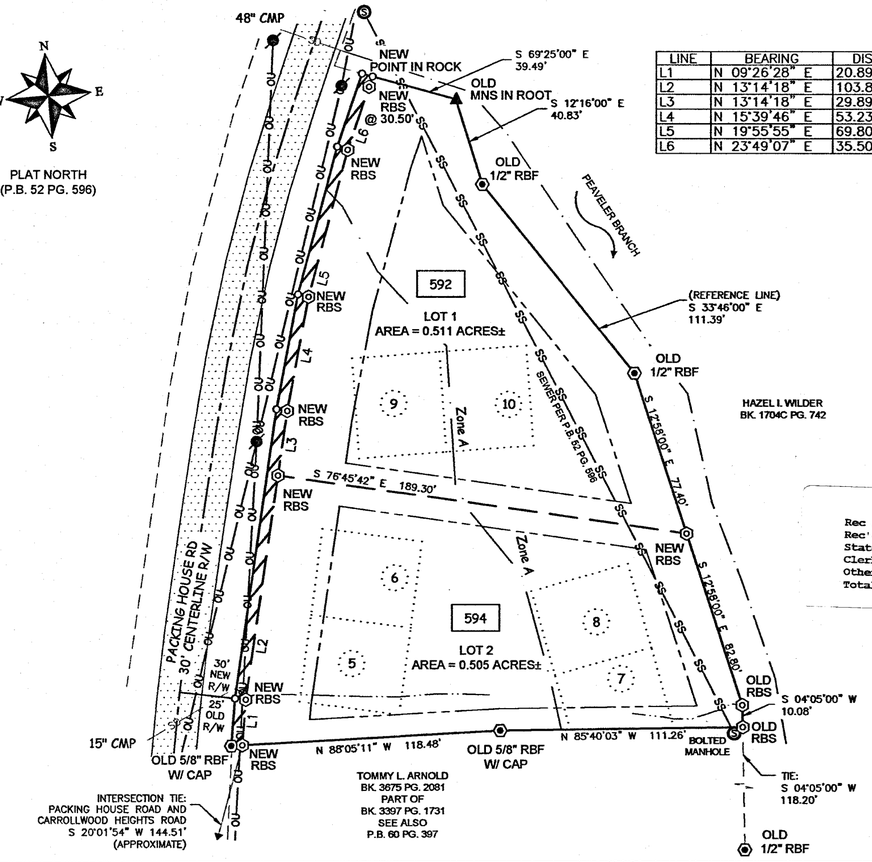
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY MEETS OR EXCEEDS 1:10,000 AND WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE

RLS # 3580 Baron Hamby 10/18/2026

Legend

- Calculated Boundary Point (Old, unless noted)
- Magnetic Nail Set (MNS)
- 1/2" Rebar w/Cap Set (RBS)
- Rebar Found (RBF)
- Sanitary Sewer Manhole
- Utility Pole
- Grace Court Unit (approximate)
- Old (Platted) Boundary
- New Boundary
- Deed Line (not surveyed)
- Building Setback
- Ditch
- Creek Centerline (approximate)
- Special Flood Hazard - Zone A (approximate)
- OU — Overhead Utility
- SS — Sanitary Sewer
- SD — Storm Drain
- Road Centerline
- R/W — Right-of-Way
- BK. — Deed Book
- PG. — Page
- P.B. — Plat Book
- CMP — Corrugated Metal Pipe
- Pavement
- Area to be Dedicated for Right-of-Way
- 000 — Address
- 0 — Grace Court Unit Number

N
W E
S
PLAT NORTH
(P.B. 52 PG. 596)



LINE	BEARING	DISTANCE
L1	N 09°26'28" E	20.89'
L2	N 13°14'18" E	103.89'
L3	N 13°14'18" E	29.89'
L4	N 15°39'46" E	53.23'
L5	N 19°55'55" E	69.80'
L6	N 23°49'07" E	35.50'

Slide A-1951
Sheena Tinsley, Register
Sullivan County
Instrument #: 26022776
Recorded
11/4/2026 at 12:04 PM
in Plat
P60
PGS 591-591

Rec #: 405151	
Rec'd:	15.00
State:	0.00
Clerk:	0.00
Other:	2.00
Total:	17.00

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.

11/2, 20 26
Date

Tennessee Department of Environment & Conservation

OR

Kingsport 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.

Oct 20, 20 26
Date

Owner

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM

I hereby certify that the public water utility system installed or proposed for installation fully meets the requirements of the BLOOMINGDALE water utility system and is hereby approved as shown.

Oct 20, 20 26
Date

Authorizing Agent

CERTIFICATION OF THE APPROVAL OF STREETS ~~AND STORMWATER SYSTEMS~~

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

10-27, 20 26
Date

City Engineer or County Road Commissioner

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.

_____, 20_____
Date

City Stormwater Manager

CERTIFICATION OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

10-21, 20 26
Date

City G.I.S. Division or Sullivan County Director of 911 Addressing or his/her authorized representative

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I hereby certify that the street light system designed for this subdivision complies with the City of Kingsport's policies on roadway lighting within the City of Kingsport, and any required charges for the purchase and installation have been met.

_____, 20_____
Date

Traffic Engineering Manager

CERTIFICATE OF ACCURACY

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

October 18, 20 26
Date

Baron Hamby 3580
Surveyor TN. Reg. No.

(or)

I hereby certify that this is a category_____ survey and the ratio of precision of the unadjusted survey is 1:_____ as shown hereon.

_____, 20_____
Date

_____
Surveyor TN. Reg. No.

SUBDIVISION OF
THE J. REED PORTION OF GRACE COURT

FIELDWORK DATE: OCTOBER 13, 2026

KINGSPORT REGIONAL PLANNING COMMISSION

DEED REFERENCE:
DEED BOOK 3709 PAGE 1752
PLAT BOOK 60 PAGE 397
PLAT BOOK 53 PAGE 165
PLAT BOOK 52 PAGE 596
TAX PARCEL ID:
MAP 031M GROUP A PARCEL 008.00

10TH AND/OR 11TH CIVIL DISTRICT, SULLIVAN COUNTY, TN

NAME OF OWNER(S): JOHNNY REED

TOTAL ACRES: 1.016± TOTAL LOTS: 2
ACRES NEW ROAD: 0.0 MILES NEW ROAD: 0

Baron Hamby, TN RLS #3580
217 Regency Dr
Kingsport, TN 37663
(423) 858-1218
BaronHamby.LandSurveys@gmail.com

0 50' 100' 150'

SCALE 1" = 50' US SURVEY

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2026
THIS MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE.

Slide A-1952

Sheena Tinsley, Register
Sullivan County

Rec #:	405417	Instrument #:	26023103
Rec'd:	15.00		Recorded
State:	0.00		11/10/2026 at 8:00 AM
Clerk:	0.00		in Plat
Other:	2.00		P60
Total:	17.00		PGS 594-594

SEE NOTE 1)

LEGEND

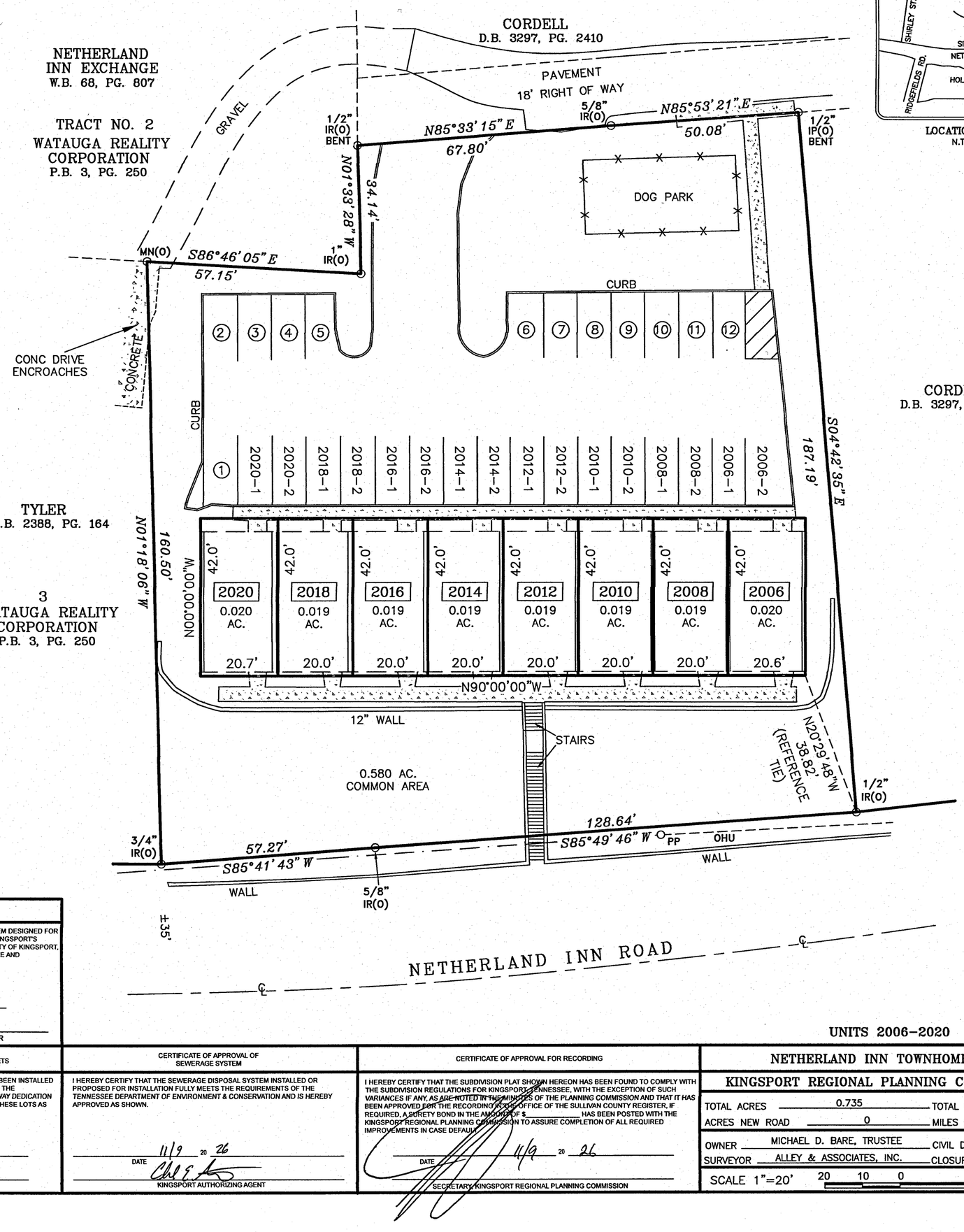
MN(O)	*MAC NAIL (OLD)*
IP(O)	*IRON PIPE (OLD)*
IR(O)	*IRON ROD (OLD)*
N.T.S.	*NOT TO SCALE*
911	*911 ADDRESS*
D.B.	*DEED BOOK*
P.B.	*PLAT BOOK*
W.B.	*WILL BOOK*
PG.	*PAGE*
PP	*POWER POLE*
OHU	*OVERHEAD UTILITIES*
	CONCRETE
℄	*CENTERLINE*

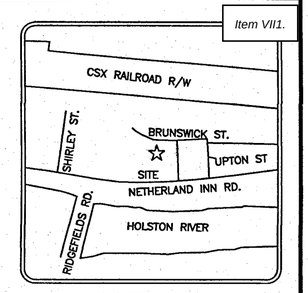
NOTES:

1) NORTH BASED ON RECORDED PLAT.
2) SETBACKS TO CONFORM TO CURRENT ZONING.
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. 24-13655
5) ACAD FILE 24-13655 BARE PUD.DWG
6) TAX MAP 045 "C" PARCEL 030.00
7) PLAT REFERENCE: P.B. 2, PG. 5A; P.B. 3, PG. 250
8) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
9) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED
10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY.
12) TOTAL PARKING SPOTS: 28

ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-6896
E-MAIL: tlingerfelt@alleyassociates.com

TIM LINGERFELT REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 930





LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM
I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE 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.	I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTLING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.
11-05-26 / 11-05-26	11-05 20 26	20
OWNER / DATE	DATE / REGISTERED SURVEYOR	DATE / TRAFFIC ENGINEERING MANAGER

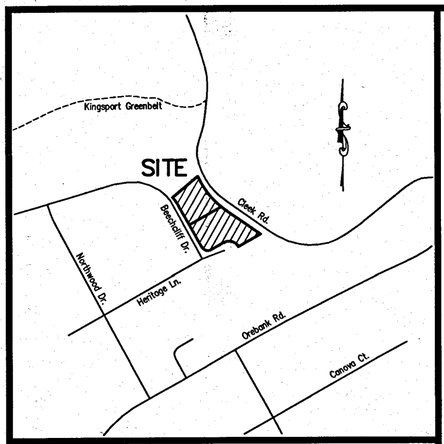
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS	CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.	I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN 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 THE 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 DEFAULT.
Nov 9 20 26	11/9 20 26	20	11/9 20 26	11/9 20 26
DATE / CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	DATE / KINGSPORT AUTHORIZING AGENT	DATE / CITY ENGINEER	DATE / KINGSPORT AUTHORIZING AGENT	DATE / SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION

NETHERLAND INN TOWNHOMES (PUDs)

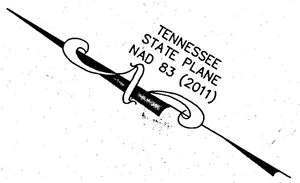
KINGSPORT REGIONAL PLANNING COMMISSION

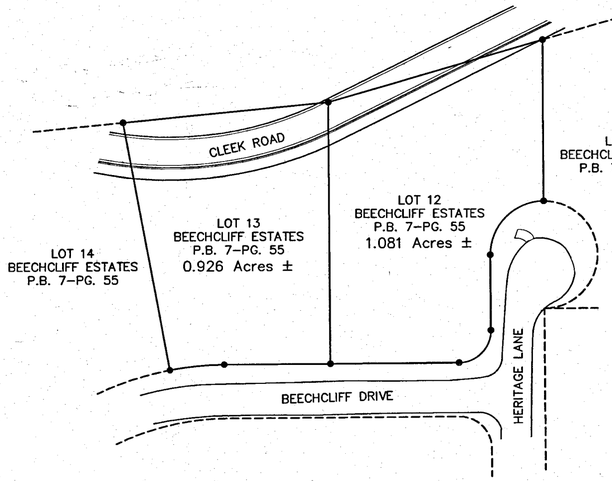
TOTAL ACRES	0.735	TOTAL UNITS	8
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	MICHAEL D. BARE, TRUSTEE	CIVIL DISTRICT	12TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000

SCALE 1"=20' 20 10 0 20 40



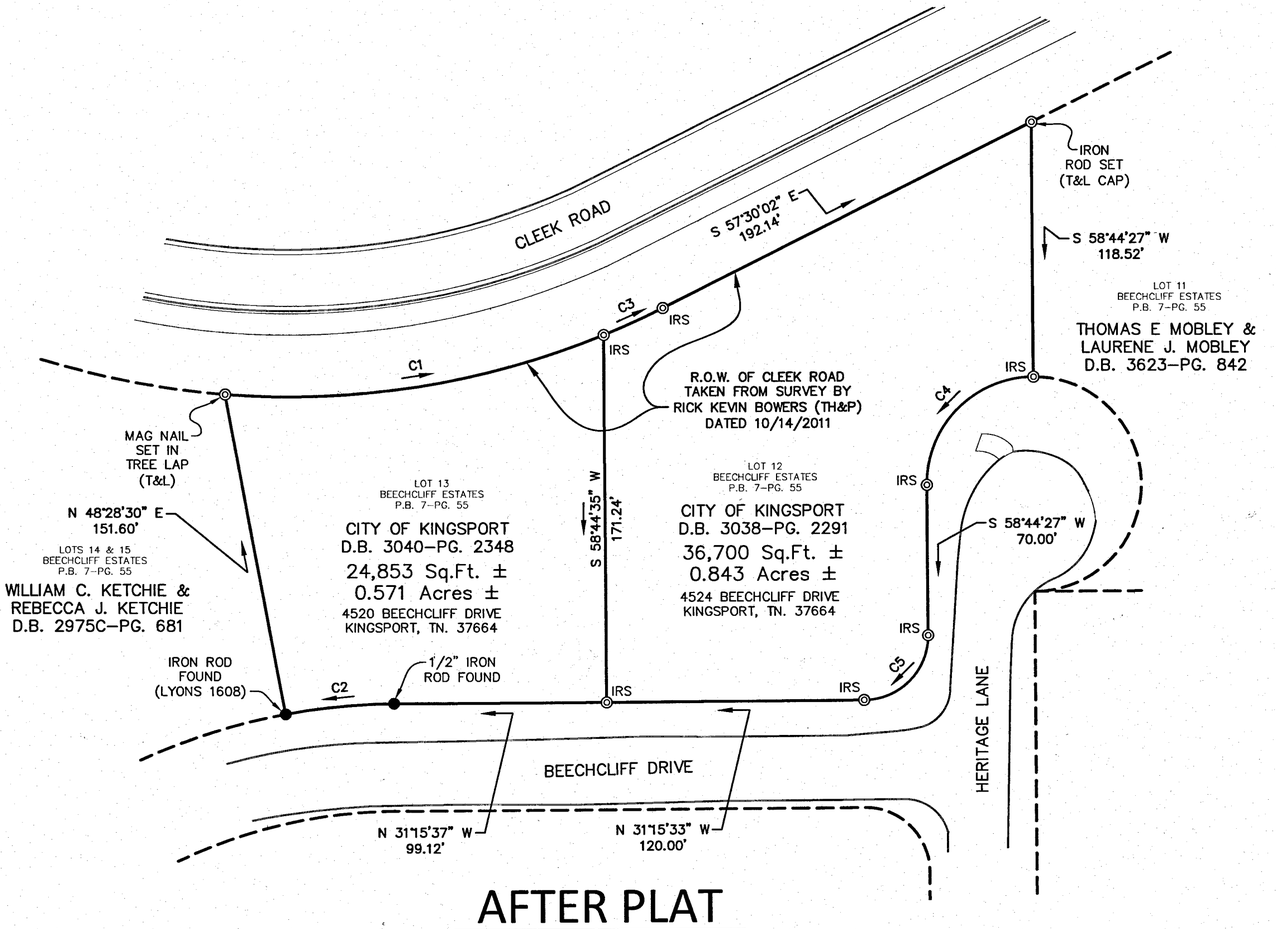
Vicinity Map
Not To Scale





BEFORE PLAT

SCALE : 1"=100'



AFTER PLAT

SCALE : 1"=50'

NUMBER	CHORD	CH. LENGTH	RADIUS	DELTA	LENGTH
C1	S 39°51'06" E	178.71'	391.03'	26°25'10"	180.31'
C2	N 36°30'09" W	50.78'	290.00'	10°02'42"	50.84'
C3	S 55°16'52" E	30.29'	391.03'	04°26'21"	30.30'
C4	N 76°15'20" W	70.72'	50.00'	90°00'26"	78.55'
C5	N 76°15'33" W	42.43'	30.00'	90°00'00"	47.12'

NOTES :

1.– THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

2.– ALL IRON RODS SET WITH PLASTIC T&L CAPS.

3.– THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN.

4.– BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE RESTRICTIVE.

5.– DEED REFERENCES : P.B. 7–PG. 55, D.B. 3038–PG. 2291 & D.B. 3040–PG. 2348.

6.– TAX REFERENCE : MAP 047E, GROUP A, PARCELS 012.00 & 013.00 (SULLIVAN COUNTY, TN.)

FLOOD NOTE :

The subject property does not lie in special flood hazard area as per the latest FIRM Map, Map number 47163C0065D, Maps revised September 29, 2006.

LEGEND

IRS ◎ – IRON ROD SET (T&L CAP)

——— – PROPERTY LINE (SURVEYED)

– – – – – PROPERTY ADJOINING LINES (NOT SURVEYED)

Slide A-1952

Sheena Tinsley, Register
Sullivan County
Rec #: 405419 Instrument #: 26023105
Rec'd: 15.00 Recorded
State: 0.00 11/10/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 595-595



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 this survey was done in compliance with current Tennessee Minimum Standards of Practice.

THOMPSON & LITTON
2315 SILVERDALE DRIVE
JOHNSON CITY, TENNESSEE 37601
Phone: (423)282-2687, (423)491-5300
WWW.T-L.COM

PROJECT NUMBER : 20186
CAD FILE : 20186–Plat.dwg

CERTIFICATION OF THE APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL FOR 911–ADDRESSING ASSIGNMENT

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

Nov. 3, 2026
DATE

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

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEMS

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

TENNESSEE DEPARTMENT OF ENVIRONMENTAL & CONSERVATION — DATE

OR

KINGSPORT AUTHORIZING AGENT — 11/9/26 DATE

CERTIFICATION OF THE APPROVAL OF STREETS

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

CITY ENGINEER OR COUNTY ROAD COMMISSIONER — DATE

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

~~I HEREBY CERTIFY : (1) THAT CONSTRUCTION PLANS HAVE BEEN APPROVED: (2) STORMWATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET CITY OF KINGSPORT REQUIREMENTS.~~

OR

I HEREBY CERTIFY : (1) THAT TOTAL CUMULATIVE LAND DISTRUBANCE FOR ALL LOTS IS LESS THAN ONE (1) ACRE AS SHOWN, (2) NO PUBLIC STORMWATER IMPROVEMENTS ARE PROPOSED.

11/9/26
CITY STORMWATER MANAGER — DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

11/9/26
AUTHORIZING AGENT — DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(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

11/9/26
OWNER — DATE

CERTIFICATE OF ACCURACY

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

10/08/26
DATE

TENNESSEE REGISTERED LAND SURVEYOR — 3221 TN. REG. NO.

CERTIFICATE OF APPROVAL FOR RECORDING

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

11/9/2026
DATE

SECRETARY OF THE KINGSPORT MUNICIPAL REGIONAL PLANNING COMMISSION

SHEET NO.
1 of 1

RE–PLAT OF LOTS 12 & 13 BEECHCLIFF ESTATES

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL LOTS : 2 TOTAL COMMON AREAS : 0 MILES NEW ROAD : 0	LOT ACRES : 1.414 Acres ± COMMON ACRES : 0 ACRES NEW ROAD : 0
OWNERS : CITY OF KINGSPORT, TN SURVEYOR : JEFFREY MARTIN RADER	CIVIL DISTRICT : 10th CLOSURE ERROR : 1/10,000

SCALE 1"= 50' 50 25 0 50 100 RKT