



## **REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Thursday, November 20, 2025 at 5:30 PM**

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

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

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

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

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

- [1.](#) Approval of the October 13, 2025 work session minutes
- [2.](#) Approval of the October 16, 2025 regular meeting minutes

### **IV. CONSENT AGENDA**

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

### **V. UNFINISHED BUSINESS**

### **VI. NEW BUSINESS**

- [1.](#) 3938 E. Stone Dr. County Rezoning (REZONE25-0276) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County A-1 to County B-4 zone. (Cooper)

- [2.](#) 3938 E. Stone Drive Rezoning (REZONE25-0267). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from A-1 to B-3. (McMurray)
- [3.](#) Preston Ridge Subdivision Preliminary Plat (RESDEV25-0241) The Commission is requested to grant preliminary plat approval for the Preston Ridge Subdivision. (Cooper)
- [4.](#) Resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances. (MINSUB25-0274) The Commission is requested to consider granting final subdivision approval and two lot frontage variances for Arch Street. (Pyatte)
- [5.](#) 2025 By-laws Amendment (PLNCOM25-0282). The Commission is requested to approve the amended by-laws. (Weems)

Item # 6: Work  
Session Only

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

## **VII. OTHER BUSINESS**

- [1.](#) Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, October 13, 2025 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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

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

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

Members Absent: Chip Millican, Anne Greenfield, Jason Snapp, Tim Lorimer, Gary Mayes

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

Visitors: none

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

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

1. Approval of the September 15, 2025 work session minutes
2. Approval of the September 18, 2025 regular meeting minutes.

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

### **IV. CONSENT AGENDA**

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

### **V. UNFINISHED BUSINESS**

### **VI. NEW BUSINESS**

1. 479 New Summerville Rd. County Rezoning (REZONE25-0253). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-2 zone. Staff identified the location of the request, along New Summerville Road. Staff noted that the requested R-2 zone accommodates the County's land use plan designation for the area. Staff also drew attention to two other areas of existing R-2 zone in the area. Staff stated that three phone calls had been received about the rezoning. Staff stated that all calls were against the rezoning due to the callers not wanting a single wide trailer in the neighborhood. No official action was taken.
2. 1515 Bloomingdale Rd. County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-3A zone. Staff identified the vicinity of the request along Bloomingdale Road. Staff stated that the requested R-3A zone was supported by the County's land use plan designation for the area. Staff identified city sewer near the rear of the parcel and stated that the owner has an easement to access city sewer to support future development. No official action was taken.
3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit (ILOC) for Fieldcrest Acres Phase 1. Staff noted that more work has been completed on phase 1 and that the developer has requested a reduction of guarantee. Staff stated that the new bond estimate from Engineering totals \$11,448.00. Staff noted that the new amount reflects the remaining stormwater items for the phase. Staff stated that the new performance date for the ILOC is July 16, 2026 with an expiration date of Oct 16, 2026. No official action was taken.
4. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit (ILOC) for Fieldcrest Acres Phase 1. Staff stated that after successful acceptance of the reduced ILOC that the current one needs to be released. Staff stated that this current ILOC was for an amount of \$40,068.00 and was due to expire on August 21, 2026. No official action was taken.
5. Landfill Access Annexation (ANNEX25-0224). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Landfill Access Annexation to the Board of Mayor and Aldermen. Staff identified the city-owned site along the Landfill Access Road. Staff noted that the size of the annexation is approximately 23.1 acres. Staff stated that the proposed zone for the site is M-2 and that the annexation area would be utilized in the future to support City operations. Staff noted that both water and sewer are not to be extended as part of this annexation. The City will extend both water and



sewer closer to the time that the future city structures are built in the annexation area. No official action was taken.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

## **IX. ADJOURN**



## REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, October 16, 2025 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

### I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Chip Millican, Anne Greenfield, Jason Snapp

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

Visitors: Ray Fletcher, Kelly Glass, Brenda Johnson

### II. APPROVAL OF THE AGENDA

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

### III. APPROVAL OF MINUTES

1. Approval of the September 15, 2025 work session minutes.
2. Approval of the September 18, 2025 regular meeting minutes.

The Commission reviewed the minutes. With no corrections identified, a motion was made by Tim Lorimer, seconded by Curtis Montgomery, to approve the minutes of the September 15, 2025 work session and September 18, 2025 regular meeting. 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.

#### **V. UNFINISHED BUSINESS**

#### **VI. NEW BUSINESS**

1. 479 New Summerville Rd. County Rezoning (REZONE25-0253). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-2 zone. Staff identified the location of the request, along New Summerville Road. Staff noted that the requested R-2 zone accommodates the County's land use plan designation for the area. Staff also drew attention to two other areas of existing R-2 zone in the area. Staff stated that three phone calls had been received about the rezoning. Staff stated that all calls were against the rezoning due to the callers not wanting a single wide trailer in the neighborhood. The Chairman opened the item to the audience for public comment. Kelly Glass stated that he was available for any questions. With no one else wishing to speak, the Chairman asked for a motion or further questions of staff. A motion was made by Gary Mayes, seconded by BJ Walsh, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning. The motion passed unanimously, 6-0.
2. 1515 Bloomingdale Rd. County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-3A zone. Staff identified the vicinity of the request along Bloomingdale Road. Staff stated that the requested R-3A zone was supported by the County's land use plan designation for the area. Staff identified city sewer near the rear of the parcel and stated that the owner has an easement to access city sewer to support future development. The Chairman opened public comment for the item. Ray Fletcher stated that he owns the rezoning site and asked if the Commission had any questions. With no one else wishing to speak, the Chairman asked for a motion or further questions of staff. A motion was made by Tim Lorimer, seconded by Candice Hilton, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning. The motion passed unanimously, 6-0.

3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit (ILOC) for Fieldcrest Acres Phase 1. Staff noted that more work has been completed on phase 1 and that the developer has requested a reduction of guarantee. Staff stated that the new bond estimate from Engineering totals \$11,448.00. Staff noted that the new amount reflects the remaining stormwater items for the phase. Staff stated that the new performance date for the ILOC is July 16, 2026 with an expiration date of Oct 16, 2026. A motion was made by Tim Lorimer, seconded by Candice Hilton to accept the reduced Irrevocable Letter of Credit. The motion passed unanimously, 6-0.
4. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit (ILOC) for Fieldcrest Acres Phase 1. Staff stated that after successful acceptance of the reduced ILOC that the current one needs to be released. Staff stated that this current ILOC was for an amount of \$40,068.00 and was due to expire on August 21, 2026. A motion was made by Tim Lorimer, seconded by Candice Hilton to release the Irrevocable Letter of Credit. The motion passed unanimously, 6-0.
5. Landfill Access Annexation (ANNEX25-0224). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Landfill Access Annexation to the Board of Mayor and Aldermen. Staff identified the city-owned site along the Landfill Access Road. Staff noted that the size of the annexation is approximately 23.1 acres. Staff stated that the proposed zone for the site is M-2 and that the annexation area would be utilized in the future to support City operations. Staff noted that both water and sewer are not to be extended as part of this annexation. The City will extend both water and sewer closer to the time that the future city structures are built in the annexation area. A motion was made by Candice Hilton, seconded by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the annexation, zoning, and plan of services for the annexation. The motion passed unanimously, 6-0.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **VIII. PUBLIC COMMENT**

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

No public comment was received.

## **IX. ADJOURN**

With no further business, the meeting adjourned at 5:47 p.m.

|   |  |   |            |
|---|--|---|------------|
| <b>Property Information</b>   | <b>3938 East Stone Dr. County Rezoning</b> |   |            |
| <b>Address</b>  | 3938 East Stone Dr. Kingsport, TN          |   |            |
| <b>Tax Map, Group, Parcel</b>   | Tax Map 032 Parcel 112.30                  |   |            |
| <b>Civil District</b>   | 10 <sup>th</sup> Civil District            |   |            |
| <b>Overlay District</b>   | Floodplain                                 |   |            |
| <b>Land Use Designation</b>   | Retail/Commercial                          |   |            |
| <b>Acres</b>  | +/- 1.59                                   |   |            |
| <b>Existing Use</b>   | Vacant                                     | <b>Existing Zoning</b>  | County A-1 |
| <b>Proposed Use</b>   | Parking Automotive                         | <b>Proposed Zoning</b>  | County B-4 |
| <b>Owner/ Applicant Information</b>   |  |   |            |
| <b>Name:</b> Ronald Mitchem<br><b>Address:</b> 408 Fairway Estates Drive<br><b>City:</b> Blountville<br><b>State:</b> TN <b>Zip Code:</b> 37617<br><b>Phone:</b> 980-333-2557   |  | <b>Intent:</b> <i>To rezone from County A-1 to County B-4 for the purposes of automotive parking.</i> |            |
| <b>Planning Department Recommendation</b>   |  |   |            |
| <p><b>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• The zoning change is compatible with the adjacent County PBD/SC zoning.</li> <li>• The zoning change will appropriately match the areas existing use.</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• The proposed zoning will complement the abutting commercial land use designation as shown on Sullivan County's future land use map below. Additionally, the proposed zone will complement the City's future land use designation of retail/commercial.</li> <li>• The proposed zoning designation will operate as an appropriate transition zone as determined by the Sullivan County Planning Department and will protect the surrounding agricultural and residential zones.</li> <li>• Sullivan County did receive a call in opposition to the rezoning, a summary of the complaint is below.</li> </ul> <p>Staff recommends sending a <b>POSITIVE</b> recommendation to the Sullivan County Commission to rezone 3938 East Stone Drive from County A-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.</p> |  |   |            |
| <b>Planner:</b> Samuel Cooper   |  | <b>Date:</b> 11/20/25   |            |
| <b>Planning Commission Action</b>   |  | <b>Meeting Date</b>   | 11/20/25   |
| <b>Approval:</b>  |  |   |            |
| <b>Denial:</b>  | <b>Reason for Denial:</b>                  |   |            |
| <b>Deferred:</b>  | <b>Reason for Deferral:</b>                |   |            |

## Sullivan County Zoning Code

3. **A-1, General Agricultural/Estate Residential District** - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.
3. **B-4, Arterial Business Service District** - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.
2. **PBD/SC, Planned Business and/or Shopping Center District** - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however, the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.



### 3938 East Stone Dr. Site Map



10/30/2025, 2:05:51 PM

Sullivan County Parcels Jan 2023

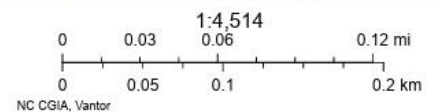
- Parcels
- Urban Growth Boundary

Streets

- Major Arterial
- Minor Arterial
- Local Street

Municipal Boundary

- KINGSFORT
- Kpt 911 Address

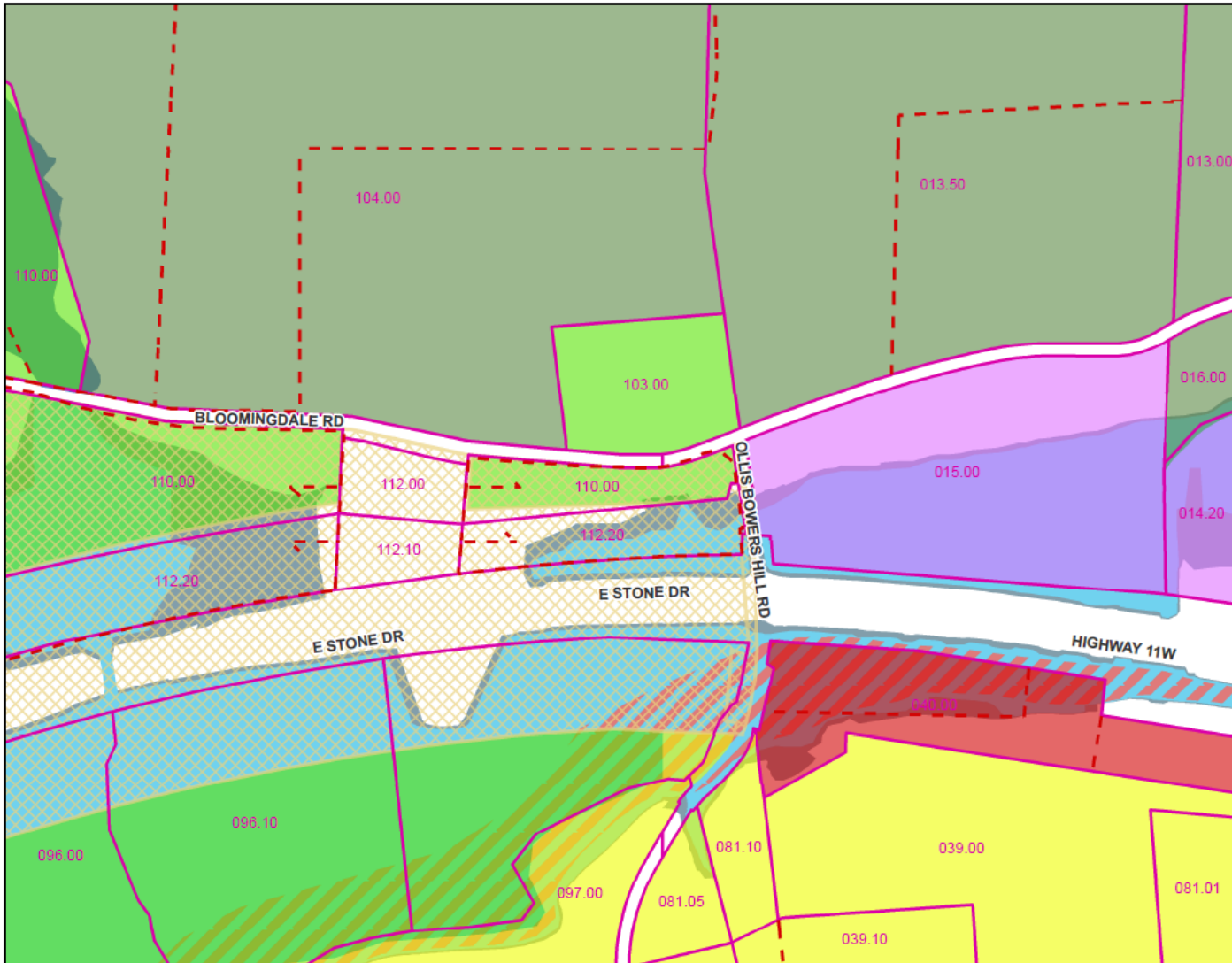


Web AppBuilder for ArcGIS





Sullivan County Future Land Use Map



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

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

- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026**
  - Ag / Single Fam Res
  - Ag / Open Space
  - General
  - Commercial
  - Plan Corridor
  - Comm
  - Low Density Res



Sullivan County, TN  
Planning and Codes Dept.

**Flood Insurance Rate Map (FIRM) 2024**  
Flood Insurance Rate Map (FIRM) 2024  
Zone A - No Base Flood Elevation Determined  
Zone AE - Base Flood Elevation Determined  
0.2 PCT Annual Chance Flood Hazard  
Floodway Areas in Zone AE

Feet  
0 325



Retail/Commercial

Major Arterial

Web AppBuilder for ArcGIS



Northern Property View



Southern Property View





Eastern Property View



**Sullivan County Opposition Received**

**11W/Ollis Bowers Rezoning – Opposition**

Sullivan County received a complaint from a Dr. Wesley Hilton (423.292.1871) in regards to the property along Bloomingdale/Ollis Bowers Hill Rd. He was upset with the person who stripped all the topsoil, has brought in "ten coal trucks", and is bringing in and parking trucks "in the mudhole" via Ollis Bowers Hill Rd. He has concerns in regards to all the work being done on the property both poorly in his opinion and before getting the proper zoning to do so, as well as the heavy truck traffic along Ollis Bowers since that is currently being used as the access point into the property.

**Standards of Review**

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

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

**Proposed use:** County B-4, Arterial Business Service District

**The Future Land Use Plan recommends:** County: Agriculture/Single-Family City: Retail/Commercial

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?**  
The proposed zone designation is proposed in order to improve this corridor and be in code compliance with Sullivan County as well as create a proper transition zone suited for the agriculture and residential zones located on the backside of the property.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?**  
The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed B-4 zone will exist in harmony with other transition zones adjacent to the property.

**Recommendation**

Based upon the Standards of Review and conformance to both the County and City future land use plans, staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 3938 East Stone Drive from County A-1 to County B-4.

## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE25-0267

## 3938 E. Stone Drive Rezoning

|   |                  |   |                          |
|---|------------------|---|--------------------------|
| <b>Property Information</b>   |                  |   |                          |
| <b>Address</b>  |                  | 3938 E. Stone Drive   |                          |
| <b>Tax Map, Group, Parcel</b>   |                  | Tax Map 032 Group D Portion of Parcel 112.20  |                          |
| <b>Civil District</b>   |                  | 10  |                          |
| <b>Overlay District</b>   |                  | N/A   |                          |
| <b>Land Use Designation</b>   |                  | Retail/Commercial   |                          |
| <b>Acres</b>  |                  | Rezone Site 2.61 acres +/-  |                          |
| <b>Existing Use</b>   | Vacant           | <b>Existing Zoning</b>  | A-1                      |
| <b>Proposed Use</b>   | Parking          | <b>Proposed Zoning</b>  | B-3                      |
| <b>Owner /Applicant Information</b>   |                  |   |                          |
| <b>Name:</b> Jayson Mitchem<br><b>Address:</b> 408 Fairway Estates Dr.<br><b>City:</b> Blountville<br><b>State:</b> TN <b>Zip Code:</b> 37617<br><b>Phone Number:</b> (980)333-2557   |                  | <b>Intent:</b> <i>To rezone from A-1 (Agricultural District) to B-3 (Highway-Oriented Business District) to facilitate construction of a parking lot.</i> |                          |
| <b>Planning Department Recommendation</b>   |                  |   |                          |
| <p><b>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <i>The proposal conforms to the Future Land Use Plan as a commercial use.</i></li> <li>• <i>The zoning change to B-3 is compatible with abutting city and county commercial zones along E. Stone Drive.</i></li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <ul style="list-style-type: none"> <li>• <i>The rezoning site is currently vacant.</i></li> <li>• <i>Applicant owns the neighboring commercial business and intends to use this site for parking heavy equipment.</i></li> <li>• <i>Water (Bloomingdale Utility) and sewer available to the rezoning site.</i></li> <li>• <i>The development review team is supportive of the rezoning request.</i></li> </ul> |                  |   |                          |
| <b>Planner:</b>   | Jessica McMurray | <b>Date:</b>  | October 28, 2025         |
| <b>Planning Commission Action</b>   |                  | <b>Meeting Date:</b>  | <b>November 20, 2025</b> |
| <b>Approval:</b>  |                  |   |                          |
| <b>Denial:</b>  |                  | <b>Reason for Denial:</b>   |                          |
| <b>Deferred:</b>  |                  | <b>Reason for Deferral:</b>   |                          |

**Kingsport Regional Planning Commission**

**Rezoning Report** **File Number REZONE25-0267**

**PROPERTY INFORMATION**

|                         |  |
|-------------------------|--|
| <b>ADDRESS</b>          | A Portion of Parcel 112.20               |
| <b>DISTRICT</b>         | 10                                       |
| <b>OVERLAY DISTRICT</b> | N/A                                      |
| <b>EXISTING ZONING</b>  | A-1 (Agricultural District)              |
| <b>PROPOSED ZONING</b>  | B-3 (Highway-Oriented Business District) |
| <b>ACRES</b>            | Rezone Site 2.61 acres +/-               |
| <b>EXISTING USE</b>     | Vacant                                   |
| <b>PROPOSED USE</b>     | Parking                                  |

**PETITIONER**

**ADDRESS** **408 Fairway Estates Drive, Blountville, TN 37617**

**REPRESENTATIVE**

**PHONE** **(980)333-2557**

**INTENT**

*To rezone from A-1 (Agricultural District) to B-3 (Highway-Oriented Business District) to facilitate construction of a parking lot.*



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0267

Vicinity Map



Kingsport Regional Planning Commission

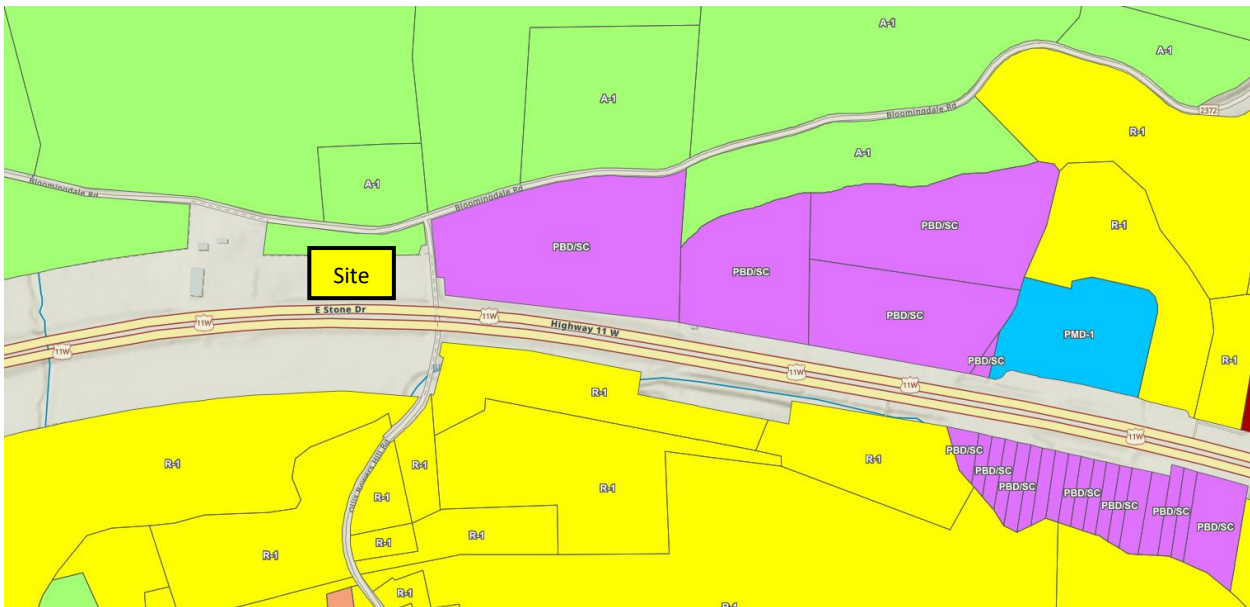
Rezoning Report

File Number REZONE25-0267

### Surrounding City Zoning Map



### Surrounding County Zoning Map



**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE25-0267**  
**Future Land Use Plan 2030**





**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE25-0267**

**Aerial**



**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE25-0267**

**View from Old Ollis Bowers Hill Rd Facing Site & E. Stone Dr (West)**





**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE25-0267**

**View of Site Facing Bloomingdale Rd (North)**





**Kingsport Regional Planning Commission**  
**Rezoning Report** **File Number REZONE25-0267**

**View from Site Facing Old Ollis Bowers Hill Rd (East)**





**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE25-0267**

**View from Site Facing E. Stone Dr & Old Ollis Bowers Hill Rd Intersection (South)**





**Kingsport Regional Planning Commission**

**Rezoning Report**

**File Number REZONE25-0267**

**View from Site Facing Old Ollis Bowers Hill Rd & Bloomingdale Rd Intersection (North)**



EXISTING USES LOCATION MAP



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE25-0267

## Existing Zoning/ Land Use Table

| Location  | Parcel / Zoning<br>Petition | Zoning / Name                                 | History<br>Zoning Action<br>Variance Action |
|-----------|-----------------------------|---|---|
| North     | 1                           | <u>Zone: County A-1</u><br>Use: single-family |   |
| Northeast | 2                           | <u>Zone: County PBD/SC</u><br>Use: commercial |   |
| Southeast | 3                           | <u>Zone: County R-1</u><br>Use: vacant        |   |
| South     | 4                           | <u>Zone: City A-1</u><br>Use: vacant          |   |
| Southwest | 5                           | <u>Zone: City B-4P</u><br>Use: commercial     |   |
| Northwest | 6                           | <u>Zone: County A-1</u><br>Use: vacant        |   |



## Kingsport Regional Planning Commission

## Rezoning Report

File Number REZONE25-0267

## Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed B-3 zoning and parking use are appropriate given the surrounding commercial and highway-oriented development. The site adjoins existing commercial properties within both city and county jurisdictions, making the rezoning a logical extension of the established development pattern.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed parking lot will serve the adjoining commercial business and is compatible with surrounding uses.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property has limited agricultural use under its current A-1 zoning, its location along a commercial corridor makes such use less practical. Rezoning to B-3 provides a more reasonable and economically viable use consistent with surrounding development.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The 2030 Future Land Use Plan designates the property for retail/commercial use. The proposed B-3 zoning aligns with this designation and supports the Plan's intent to focus commercial development along major transportation corridors.

**Proposed use:** Parking

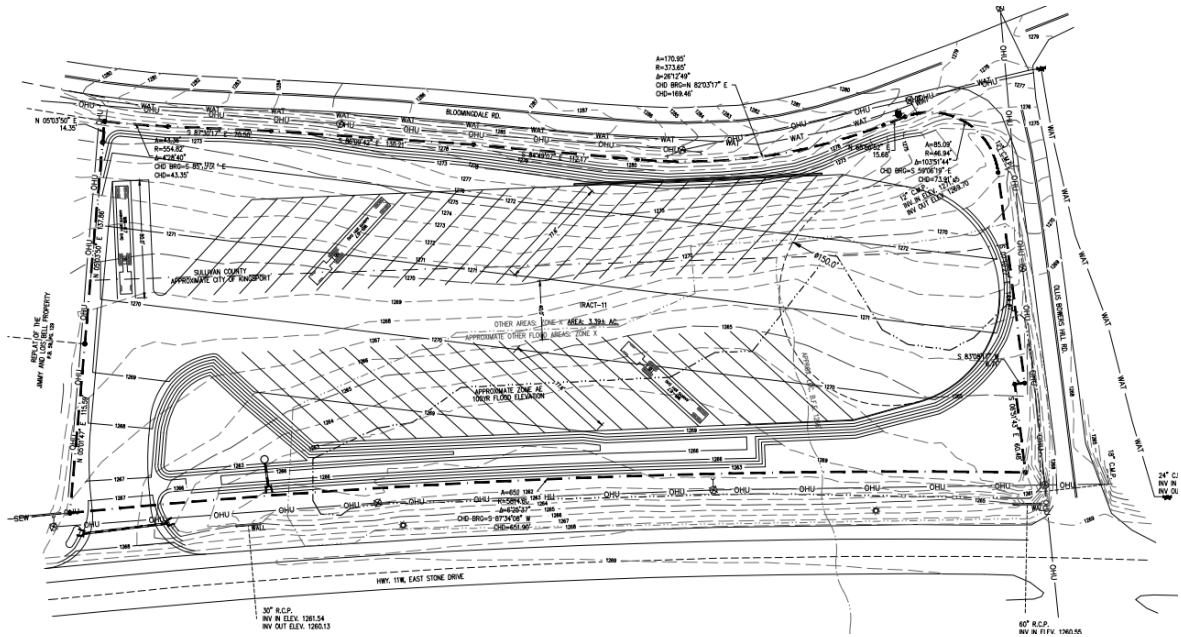
**The Future Land Use Plan Map recommends** retail/commercial.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. Adjacent city and county commercial zoning, along with the applicant's existing business, support the proposed rezoning and reflect the area's ongoing development pattern.

# Rezoning Report

**File Number REZONE25-0267**

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



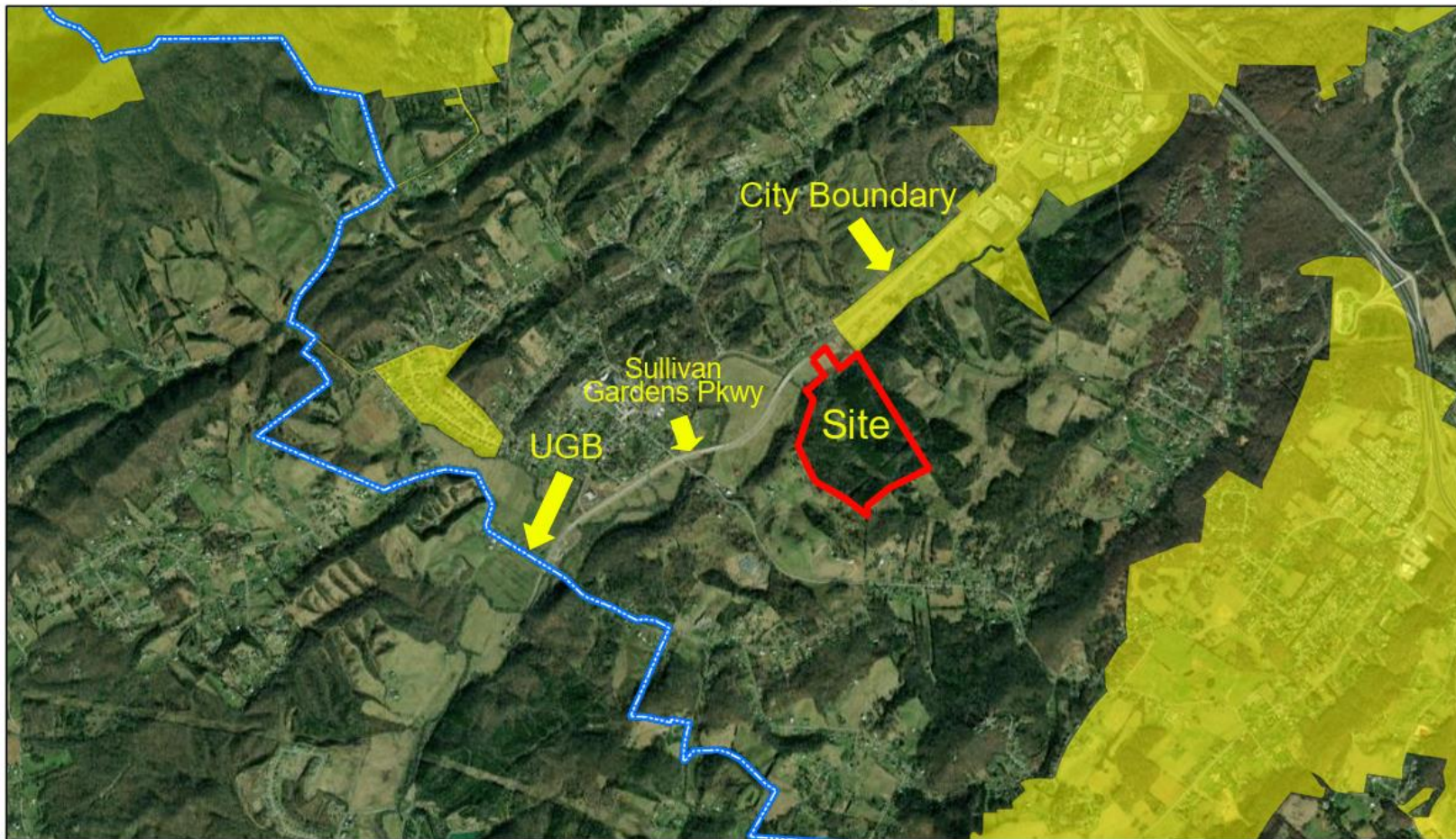
## CONCLUSION

Staff recommends sending a positive recommendation to rezone from the A-1 zone to the B-3 zone based upon conformance with the future land use plan.

|  |   |   |             |
|--|---|---|-------------|
| <b>Property Information</b>  | <b>Preston Ridge Subdivision</b>          |   |             |
| <b>Address</b>   | 3725 Sullivan Gardens Pkwy. Kingsport, TN |   |             |
| <b>Tax Map, Group, Parcel</b>  | Tax Map 090, Parcel 059.00                |   |             |
| <b>Civil District</b>  | 13 <sup>th</sup> Civil District           |   |             |
| <b>Overlay District</b>  | Floodplain                                |   |             |
| <b>Land Use Designation</b>  | Single-family                             |   |             |
| <b>Acres</b>   | +/- 88.871                                |   |             |
| <b>Major or Minor / #lots</b>  | Major                                     | <b>Concept Plan</b>                     |             |
| <b>Two-lot sub</b>   |   | <b>Prelim/Final</b>                     | Preliminary |
| <b>Owner/ Applicant Information</b>  |   | <b>Surveyor Information</b>             |             |
| <b>Name:</b> T1V Properties Inc.   |   | <b>Name:</b> Alley & Associates         |             |
| <b>Address:</b> 1300 Jan Way   |   | <b>Address:</b> 422 E. Market Street    |             |
| <b>City:</b> Kingsport   |   | <b>City:</b> Kingsport                  |             |
| <b>State:</b> TN <b>Zip Code:</b> 37660  |   | <b>State:</b> TN <b>Zip Code:</b> 37660 |             |
| <b>Phone:</b> (423)-246-7281   |   | <b>Phone:</b> (423)-392-8896            |             |
| <b>Planning Department Recommendation</b>  |   |   |             |
| <p><b>The Kingsport Planning Division recommends contingent Preliminary Approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>Concept Plan approval was given on March 20, 2025 by the Commission.</b></li> <li>• <b>The plat meets the City's minimum regulations for subdivisions.</b></li> <li>• <b>The plat shows the designated open space for the entire property.</b></li> <li>• <b>Construction Plans are still being reviewed and updated.</b></li> </ul>   |   |   |             |
| <p><b>Staff Field Notes and General Comments:</b></p> <p>The applicant is requesting preliminary plat approval for the subdivision property located in the 13<sup>th</sup> civil district and more fully described as Tax Map 090 Parcel 059.00.</p> <p>The property is zoned County PMD-1, Planned Light Manufacturing District, and A-1, General Agricultural/Estate Residential District. The property is located within Kingsport's Urban Growth Boundary and thus a Preliminary Plan must be submitted and approved by the Planning Commission as required by the Subdivision Regulations.</p> <p>The development is proposing 43 lots located off of Sullivan Gardens Parkway. The development is proposing a residential street and residential lane cross-section that conforms to the minimum design standards found in the Subdivision Regulations. The maximum distance the subdivision regulations permit a permanent dead end street to be is 1250', Preston Ridge Drive measures 2461'. Therefore, the surveyor has submitted an accompanying variance letter to the Planning Commission seeking approval for an additional 1211' for Preston Ridge Drive. This additional road footage is being requested due to the physical surroundings of the property.</p> <p>Construction plans have been submitted and revisions are currently being reviewed by both City and County officials.</p> <p>Staff recommends granting preliminary plan approval for the Preston Ridge Subdivision and approving the variance for an additional 1211' for Preston Ridge Drive, contingent upon the construction plans being approved.</p> |   |   |             |
| <b>Planner:</b> Samuel Cooper  |   | <b>Date:</b> 11/20/25                   |             |
| <b>Planning Commission Action</b>  |   | <b>Meeting Date</b>                     | 11/20/25    |
| <b>Approval:</b>   |   |   |             |
| <b>Denial:</b>   | <b>Reason for Denial:</b>                 |   |             |

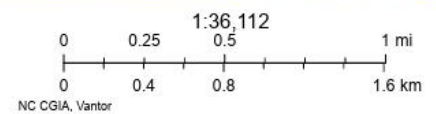
|           |  |                      |
|-----------|--|----------------------|
| Deferred: |  | Reason for Deferral: |
|-----------|--|----------------------|

## Preston Ridge Vicinity Map



10/29/2025, 2:17:33 PM

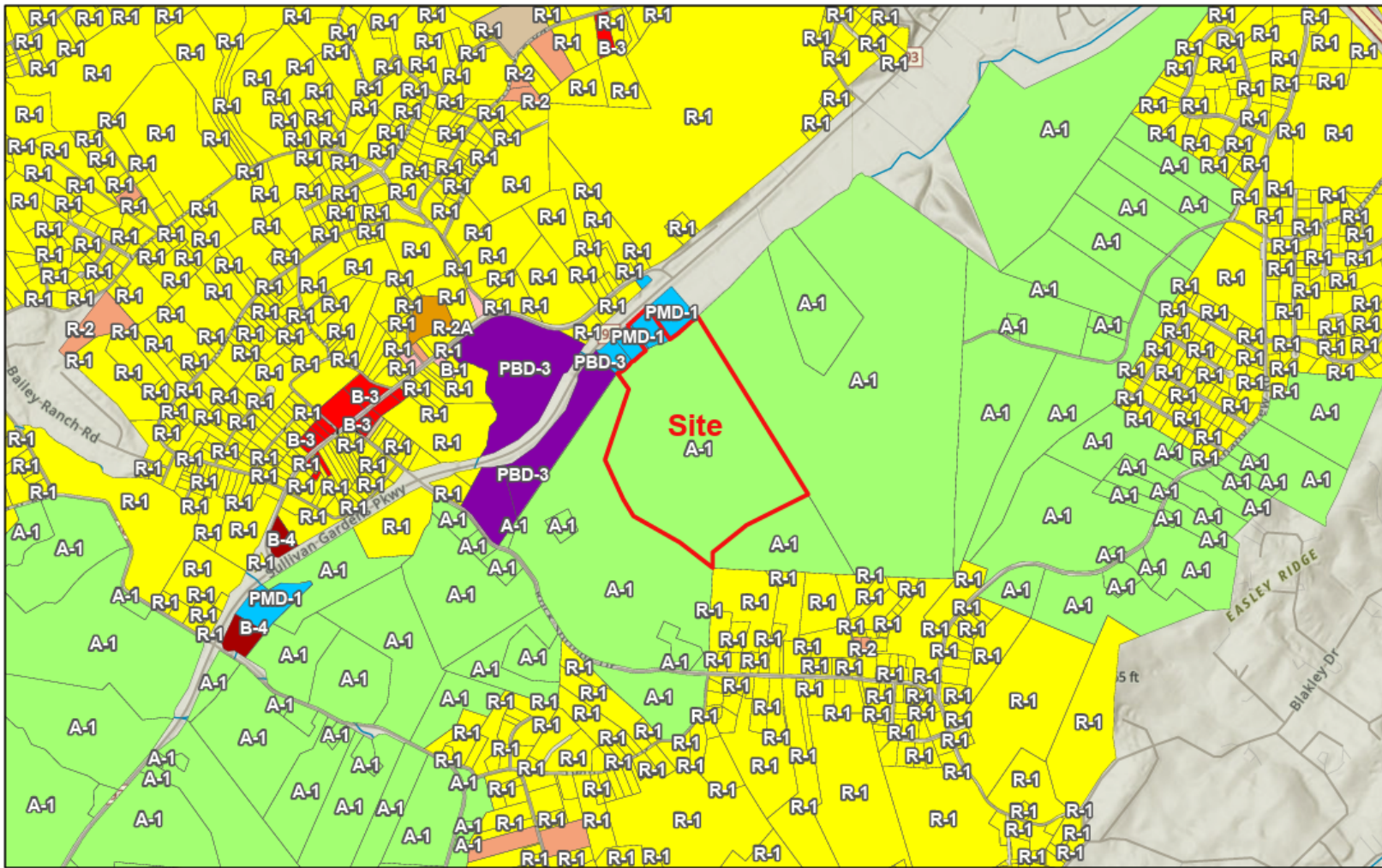
-  Urban Growth Boundary
-  Municipal Boundary
-  KINGSPORT



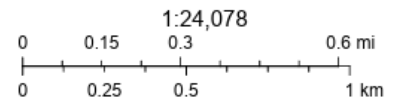
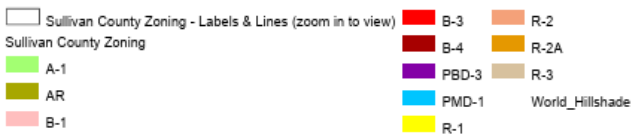
Web AppBuilder for ArcGIS



## Preston Ridge County Zoning Map



10/29/2025



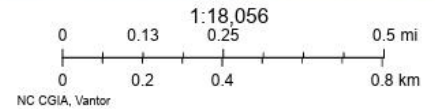
Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and



## Preston Ridge Future Land Use Map



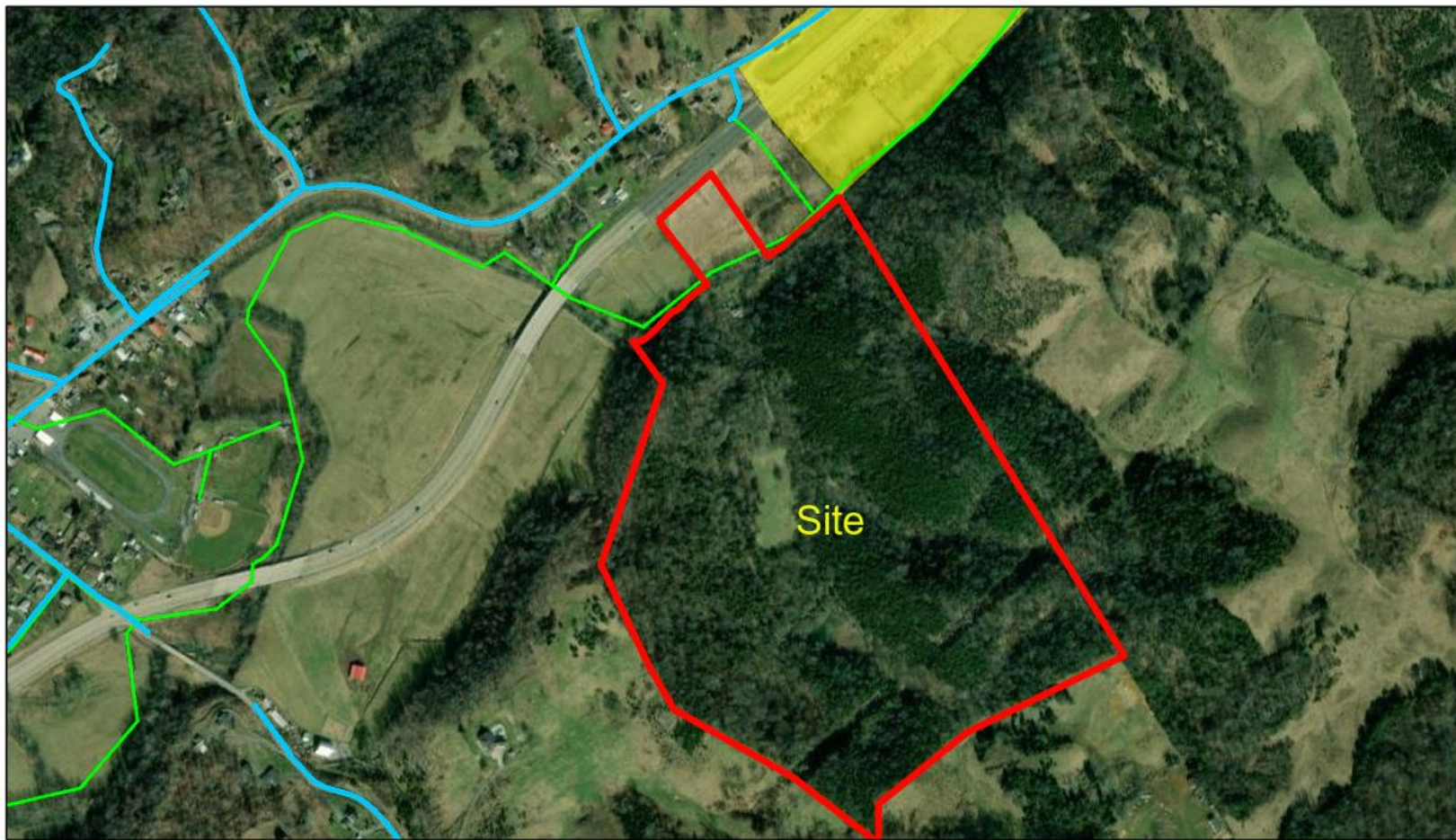
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Web AppBuilder for ArcGIS



Preston Ridge Utility Map

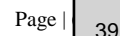


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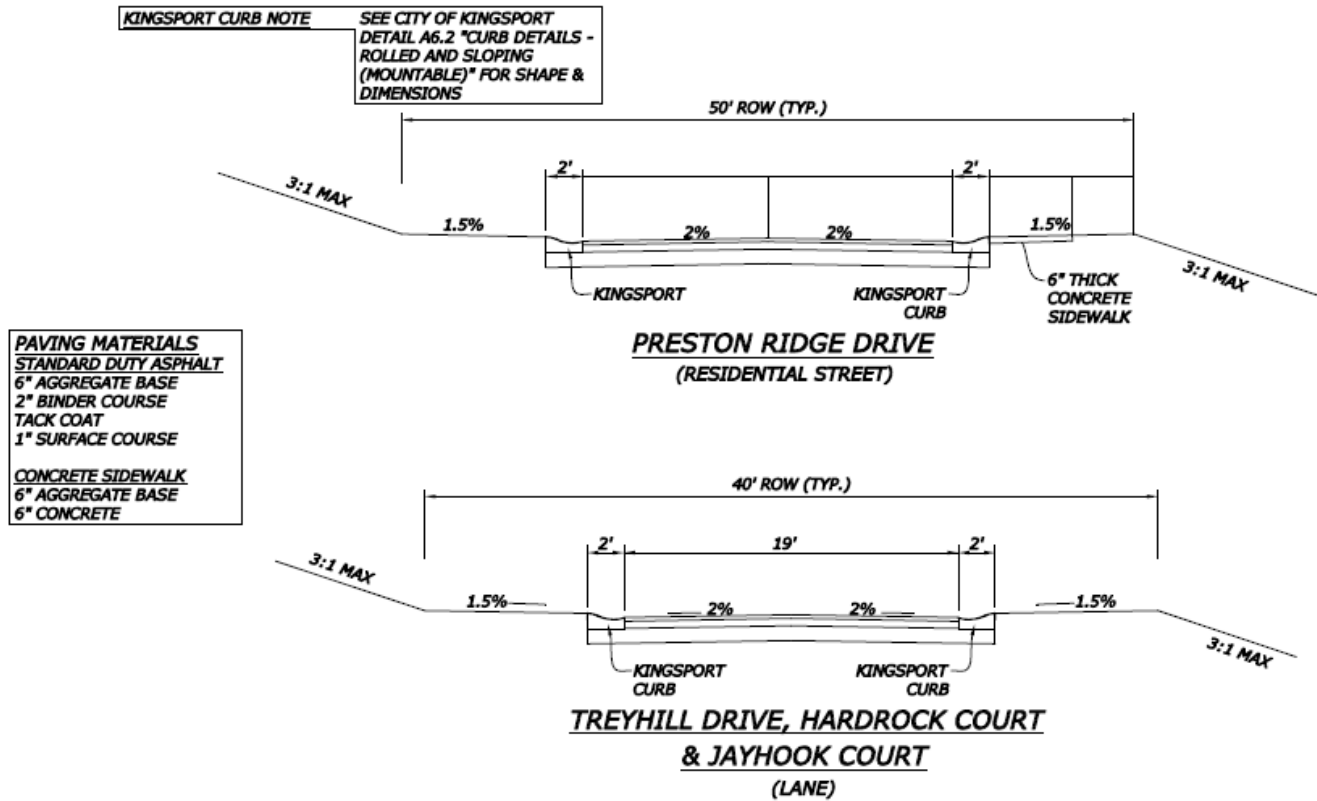
— Sewer Mains — Water Lines — Municipal Boundary  
KINGSPORT

1:9,028  
0 0.05 0.1 0.2 mi  
0 0.1 0.2 0.4 km  
NC CGIA, Vantor

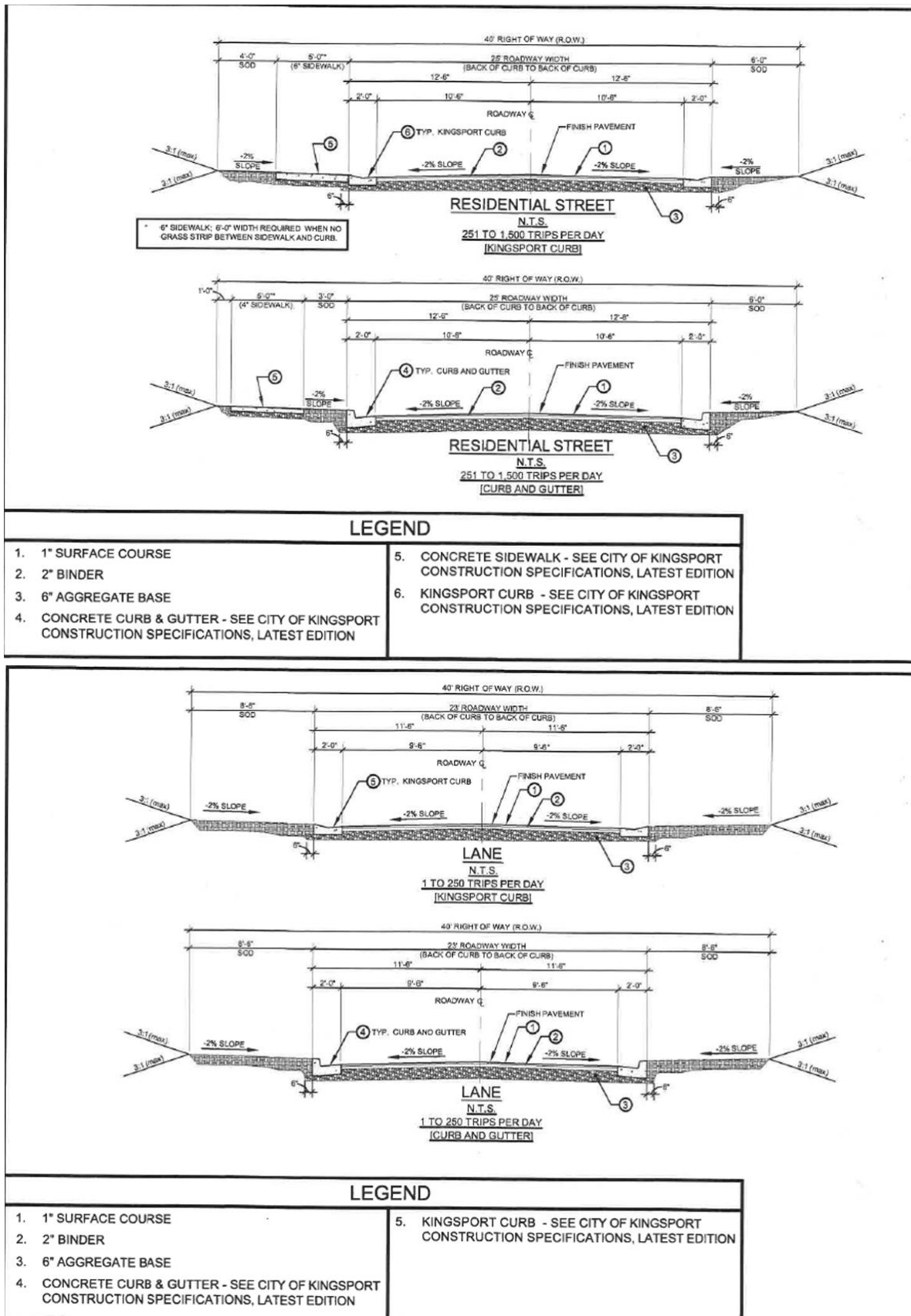
Web AppBuilder for ArcGIS



### Proposed Cross-Sections





**Subdivision Regulation Cross-Sections**

**View Toward Subdivision Site (From Sullivan Gardens Parkway)**



**View Toward Opposite Side of Sullivan Gardens Parkway**



**View of House with Garage on the Property (Proposed subdivision area in Background)**







**ALLEY & ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • MANAGERS

422 EAST MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 392-8896

**October 20, 2025**

**Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660**

**REF: PRESTON RIDGE**

**To Whom it May Concern:**

The developer of Preston Ridge Subdivision respectfully requests a variance to Article VI, paragraph 6 – 3, to allow an additional 1211 feet to Preston Ridge Drive due to physical surroundings and it will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**Thank you,**

A handwritten signature in blue ink, appearing to read 'Tim Lingerfelt', is written over the typed name.

**Tim Lingerfelt, PLS**



**Recommendation**

Staff recommends granting preliminary plan approval for the Preston Ridge Subdivision and approving the variance for an additional 1211' for Preston Ridge Drive, contingent upon the construction plans being approved.

|  |   |   |                                      |
|--|---|---|--------------------------------------|
| <b>Property Information</b>  | Resubdivision of lots 4, 5 & Part of 3, Block 38 as well as approval of two road frontage variances |   |                                      |
| <b>Address</b>   | Arch Street   |   |                                      |
| <b>Tax Map, Group, Parcel</b>  | TM 046 Parcel 17 and TM 046 Parcel 18   |   |                                      |
| <b>Civil District</b>  | 11 <sup>th</sup> Civil District   |   |                                      |
| <b>Overlay District</b>  | N/A   |   |                                      |
| <b>Land Use Designation</b>  | Single Family Residential   |   |                                      |
| <b>Acres</b>   | +/- 0.448   |   |                                      |
| <b>Major or Minor / #lots</b>  | Minor   | <b>Concept Plan</b>   |                                      |
| <b>Two-lot sub</b>   |   | <b>Prelim/Final</b>   | Final                                |
| <b>Owner /Applicant Information</b>  |   | <b>Surveyor Information</b>   |                                      |
| <b>Name:</b> 2TNCANES GP<br><b>Address:</b> 832 Ridgefields Road<br><b>City:</b> Kingsport<br><b>State:</b> TN <b>Zip Code:</b> 37660<br><b>Email:</b><br><b>Phone Number:</b>   |   | <b>Name:</b> Alley & Associates, INC. (Tim Lingerfelt)<br><b>Address:</b> 422 E. Market Street<br><b>City:</b> Kingsport<br><b>State:</b> TN <b>Zip Code:</b> 37660<br><b>Email:</b><br><b>Phone Number:</b> (423)-392-8896 |                                      |
| <b>Planning Department Recommendation</b>  |   |   |                                      |
| <p><b>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>A variance has been requested regarding road frontage.</li> <li>With the approval of this variance, the proposed plat will comply with the Minimum Subdivision Regulations.</li> </ul> <p>The submitted plat proposes a two lot parcel totaling approximately 0.448 acres into three lots. The properties are zoned R-4, Medium Density Apartment District.</p> <p>The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature and amounts to 0.47 feet for both lots 4R and 5R. The standard for lots in the R-4 zone is 40 feet of frontage. The proposed frontage for both lots 4R and 5R is 39.53 feet.</p> <p>Staff recommends final plat approval for the resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the requested two road frontage variances. Staff finds the variance request to be so minor in nature that it will not impact the essential character of the neighborhood.</p> |   |   |                                      |
| <b>Planning Technician:</b>  | Lori Pyatte   | <b>Date:</b>  | November 3 <sup>rd</sup> 2025        |
| <b>Planning Commission Action</b>  |   | <b>Meeting Date:</b>  | <b>November 20<sup>th</sup> 2025</b> |
| <b>Approval:</b>   |   |   |                                      |
| <b>Denial:</b>   |   | <b>Reason for Denial:</b>   |                                      |

|                             |   |
|-----------------------------|---|
| <b>PROPERTY INFORMATION</b> | <b>Resubdivision of lots 4, 5 &amp; Part of 3, Block 38</b> |
| <b>ADDRESS</b>              | <b>Arch Street</b>  |
| <b>DISTRICT</b>             | <b>11<sup>th</sup> Civil District</b>                       |
| <b>OVERLAY DISTRICT</b>     | <b>Not Applicable</b>                                       |
| <b>EXISTING ZONING</b>      | <b>R-4 (Medium Density Apartment District)</b>              |
| <b>PROPOSED ZONING</b>      | <b>No Change</b>  |
| <b>ACRES +/- 0.448</b>      |   |
| <b>EXISTING USE</b>         | <b>R-4 (Medium Density Apartment District)</b>              |
| <b>PROPOSED USE</b>         | <b>No change</b>  |

**PETITIONER: 2TNCANES GP****ADDRESS: 832 Ridgefields Road****REPRESENTATIVE: Alley & Associates, INC. (Tim Lingerfelt)****PHONE: (423)-392-8896**

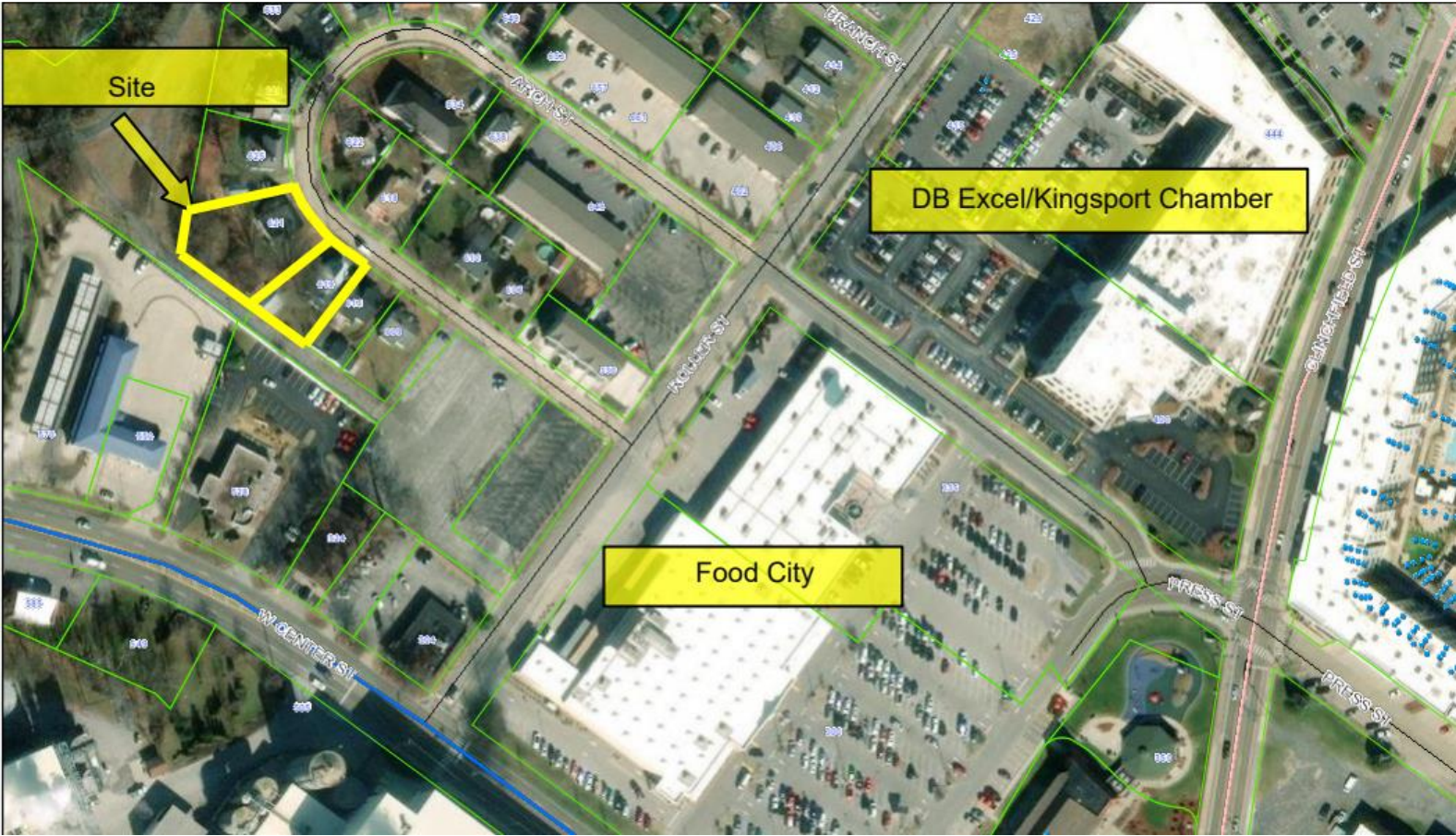
### INTENT

The submitted plat proposes a two lot parcel totaling approximately 0.448 acres into three lots. The properties are zoned R-4, Medium Density Apartment District.

The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature and amounts to 0.47 feet for both lots 4R and 5R. The standard for lots in the R-4 zone is 40 feet of frontage. The proposed frontage for both lots 4R and 5R is 39.53 feet.

Staff recommends final plat approval for the resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the requested two road frontage variances. Staff finds the variance request to be so minor in nature that it will not impact the essential character of the neighborhood.

Site Map





Zoning



Future Lane Use





Utilities







**Variance Letter:**



**ALLEY & ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • MANAGERS

422 EAST MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 392-8896

October 28, 2025

Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660

REF: ARCH STREET

To Whom it May Concern:

The developer of the Resubdivision of Lots 4, 5 and part of Lot 3, Block 38, Kingsport Corporation respectfully requests a variance to Article VI, paragraph 6 – 3, to allow lot frontages on Lots 4R and 5R to be slightly less than 40 feet (39.53 feet) due to original lots lacking one foot of frontage and due to unique conditions to the property for which the variance is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property and it will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Thank you,

A handwritten signature in blue ink, appearing to read 'Tim Lingerfelt', is written over the printed name. The signature is fluid and cursive.

Tim Lingerfelt, PLS

Site Photos:



**Site Photos:**



**Conclusion**

Staff recommends final plat approval for the resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances.

# 2025 KRPC BY-LAWS Update

|  |           |   |            |
|--|-----------|---|------------|
| Property Information   | City-wide |   |            |
| Address  |           |   |            |
| Tax Map, Group, Parcel   |           |   |            |
| Civil District   |           |   |            |
| Overlay District   |           |   |            |
| Land Use Designation   |           |   |            |
| Acres  |           |   |            |
| Existing Use   |           | Existing Zoning   |            |
| Proposed Use   |           | Proposed Zoning   |            |
| Owner /Applicant Information   |           |   |            |
| Name: City staff initiated<br>Address:<br>City:<br>State: Zip Code:<br>Email:<br>Phone Number: |           | Intent: To amend the Commission's by-laws to state that public comment will not be received during work sessions. |            |
| Planning Department Recommendation   |           |   |            |
| (Approve, Deny, or Defer)<br><br>The Kingsport Planning Division recommends APPROVAL           |           |   |            |
| Planner:   | Ken Weems | Date:   | 11/11/2025 |
| Planning Commission Action   |           | Meeting Date:   | 11/20/2025 |
| Approval:  |           |   |            |
| Denial:  |           | Reason for Denial:  |            |
| Deferred:  |           | Reason for Deferral:  |            |

## INTENT

To amend the Commission's by-laws to state that public comment will not be received during work sessions.



Proposed added text is highlighted in yellow. The full by-laws are supplied as well for full context:

Proposed added text in yellow:

### ARTICLE III

#### Meetings

Section 1. Regular meetings shall be held on the third Thursday of each month. Work sessions shall be held on the Monday prior to the regular meeting. Public comment will not be received during any of the work session meetings.

The full set of by-laws with the proposed added text highlighted in yellow is found on the following pages. Staff recommends approving the amended by-laws.

## BY-LAWS KINGSPORT REGIONAL PLANNING COMMISSION

### ARTICLE I

#### Objective

The objectives, powers, duties, and membership of the Kingsport Regional Planning Commission shall be as set forth in Sections 13-3-102 thru 13-3-104 and 13-4-101 thru 13-4-103 of the Tennessee Code Annotated, and amendments and supplements thereto.

The Planning Commission shall act in accordance with the above mentioned laws and such other laws as are applicable.

### ARTICLE II

#### Officers

Section 1. The officers of the Planning Commission shall be Chairman, Vice Chairman, and Secretary. The Chairman and Vice-Chairman shall be appointive members of the Commission. The Development Services Director or his/her designee shall serve as a non-voting Secretary of the Commission.

Section 2. The Chairman shall preside at all meetings and hearings and shall have the duties common to parliamentary usage of that office. The Chairman may vote on and enter the discussion on all matters before the Commission.

Section 3. The Vice Chairman shall act for the Chairman in his/her absence.

Section 4. The Secretary shall validate the minutes and records of the Commission and perform other duties common to this office. Should the Secretary be unavailable, the Chairman shall perform all duties of the Secretary.

Section 5. Officers shall be elected by majority vote at the annual organization meeting in July of each year. Nominations may be made by a committee of three Planning Commission members appointed by the Chairman in June of each year, or nominations may be made from the floor.

Section 6. The Chairman and Vice Chairman shall be elected for one year terms and may succeed themselves up to five (5) consecutive terms. Vacancies in office shall be filled immediately for the unexpired term by regular election procedure. A Chairman vacancy may be filled by a previous Chairman for an interim period of up to one (1) year.

### ARTICLE III

By-Laws  
Kingsport Regional Planning Commission

Meetings

Section 1. Regular meetings shall be held on the third Thursday of each month. Work sessions shall be held on the Monday prior to the regular meeting. Public comment will not be received during any of the work session meetings.

Section 2. Five members of the Planning Commission shall constitute a quorum. A quorum must be present for any business to be transacted.

Section 3. All meetings and hearings shall be open to the public.

Section 4. Robert's Rules of Order shall govern meetings. However, the Commission shall establish procedures of the Planning Commission which shall delineate how the business of the Commission shall be conducted, other than Robert's Rules of Order.

Section 5. Special meetings may be called by the Chairman. In addition, the Chairman will call a special meeting when requested to do so in writing by a majority (5) of the Planning Commission members. The staff shall attempt to notify all members at least five (5) days in advance of the proposed meeting. The notice shall specify the purpose(s) of the meeting and no other business will be considered except by unanimous consent of the members in attendance.

ARTICLE IV

Amendments

These BY-LAWS may be amended by the affirmative vote of 2/3 of the entire Planning Commission membership.

## PROCEDURES OF THE PLANNING COMMISSION

### I. Special Meetings

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

Meetings will normally be called only in these circumstances:

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

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

### II. Order of Business

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

### III. Establishment of Agenda

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

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



Procedures  
Kingsport Regional Planning Commission

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

Subdivision considerations shall be placed on the Tentative Agenda subsequent to all the necessary documentation/information being submitted to the Planning division prior to the first of the month in which the item is to be considered.

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

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

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

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

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

- Receive staff presentation, written and oral, with inquiries or clarification from the Commission.
- Receive presentations from those in favor of the request, with questions from the Commission at this point.
- Receive presentations from those opposed to the request, with questions from the Commission.
- Establish and note the clear delineation that all the facts have been

Procedures  
Kingsport Regional Planning Commission

presented, then the Chairman closes the discussion and input and the Commission deliberates, give due consideration, and makes a decision.

IV. Suspension of the Rules

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

V. Rules

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



November 20<sup>th</sup>, 2025

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

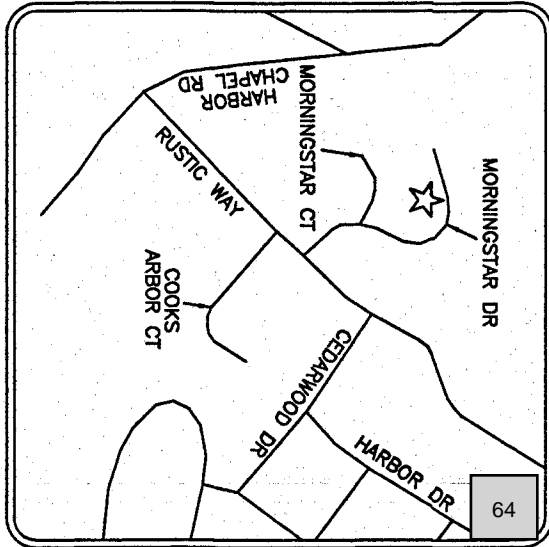
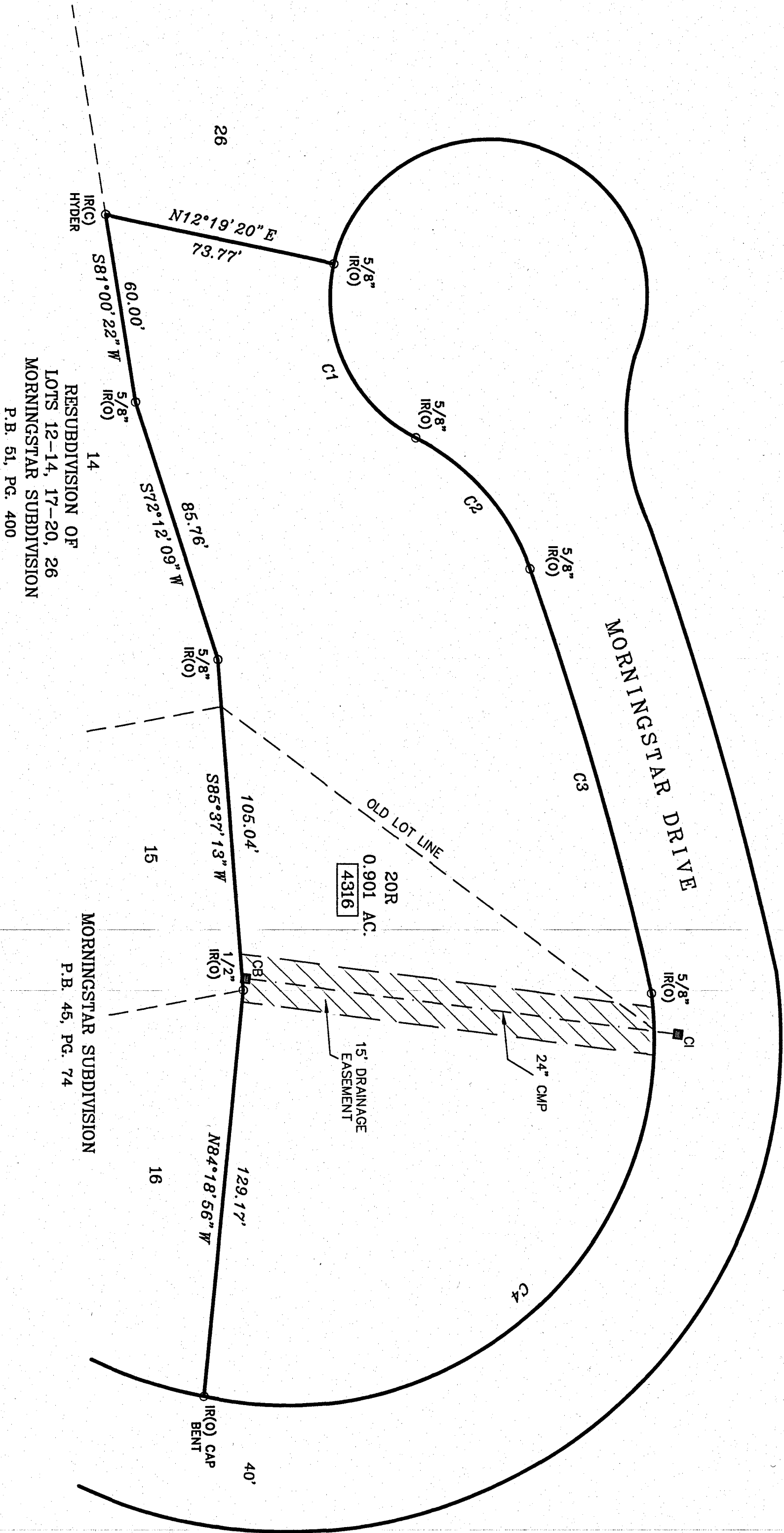
Chairman Duncan:

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

1. Morningstar Drive
2. 164 Brooklawn Drive
3. 346 Golf Ridge Road
4. St. Andrews Garth Re-plat
5. Caymus Court
6. 3220 & 3228 Kenridge Street
7. 148 Lone Oak Drive

Sincerely,

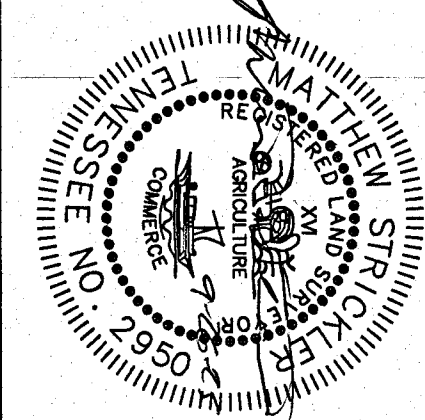
Ken Weems, AICP  
Planning Manager  
C: Kingsport Regional Planning Commission



- LEGEND
- IRON ROD, OLD IR(C)
  - IRON ROD, CAP IR(C)
  - CORRUGATED METAL PIPE CB
  - CATCH BASIN CI
  - CURB INLET P.B.
  - PLAT BOOK PG.
  - NOT TO SCALE AC.
  - 723 911 ADDRESS

| CURVE | RADIUS   | LENGTH  | CHORD               |
|-------|----------|---------|---------------------|
| C1    | 50.00'   | 65.56'  | N64°52'29"E 60.96'  |
| C2    | 75.00'   | 56.46'  | N48°53'00"E 55.14'  |
| C3    | 1124.24' | 139.80' | N74°00'43"E 139.71' |
| C4    | 116.27'  | 223.58' | S41°55'41"E 190.69' |

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



Slide A-1845  
Shelby County, Tennessee  
Book #: 362238  
Page #: 15  
Date: 10/1/2025 at 12:27 PM  
Status: 0.00  
Other: 2.00  
Total: 17.00  
PGS 170-170

- NOTES:
- NORTH BASED ON N84°18'56"W PER REFERENCED PLAT.
  - PROPERTY IS ZONED R-1B SETBACKS: FRONT 30', REAR 30', SIDE 8'
  - THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C008D0 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - JOB NO. 23-13954
  - ACAD FILE 23-13954 WALKUP.DWG
  - FIELD INFORMATION ELECTRONICALLY COLLECTED
  - TAX MAP 082-TE, PARCELS 008.54 & 008.56
  - DEED REFERENCE: DEED BOOK 3653, PAGE 1938.
  - PRIOR PLAT REFERENCE: PLAT BOOK 51, PAGE 400.
  - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
  - I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY, GPS POSITIONAL DATA OBSERVED ON 08/22/2023, UTILIZING SPECTRA GEOSPATIAL SP100 RECORDING EQUIPMENT.
  - THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
  - THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
  - UTILITY AND DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES; 12' ALONG FRONT OF ALL LOTS.

COMBINATION OF LOTS 18 & 20 OF THE RESUBDIVISION OF LOTS 12-14, 17-20, 26

MORNINGSTAR SUBDIVISION

KINGSPORT REGIONAL PLANNING COMMISSION

|                |                          |                |          |
|----------------|--------------------------|----------------|----------|
| TOTAL ACRES    | 0.901                    | TOTAL LOTS     | 1        |
| ACRES NEW ROAD | 0                        | MILES NEW ROAD | 0        |
| OWNER          | WALKUP                   | CIVIL DISTRICT | 11TH     |
| SURVEYOR       | ALLEY & ASSOCIATES, INC. | CLOSURE ERROR  | 1:10,000 |
| SCALE 1"=30'   | 30                       | 15             | 0        |

|   |  |   |
|---|--|---|
| CERTIFICATE OF OWNERSHIP AND DEDICATION   | CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM  | CERTIFICATE OF ACCURACY   |
| I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I AGREE TO HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY OWN FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. | I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLETES WITH THE CITY OF KINGSPORT'S POLICIES ON ROADWAY LIGHTING WITHIN THE MINIMUM BUILDING RESTRICTION LINES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET. | I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND ACCURATE REPRESENTATION OF THE ACTUARY REQUIRED BY THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE REQUIREMENTS HAVE BEEN PLACED AS SHOWN HEREIN. |
| DWNER<br><i>Matthew Strickland</i><br>DATE<br>29 SEP 25   | TRAFFIC ENGINEERING MANAGER<br>_____<br>DATE<br>20   | REGISTERED SURVEYOR<br><i>Matthew Strickland</i><br>20 25   |
| CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT   | CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS  | CERTIFICATE OF APPROVAL OF STREETS  |
| I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.   | I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED OR PROPOSED FOR THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.                         | I HEREBY CERTIFY, CO THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.                  |
| CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING<br><i>Gregory L. Gandy</i><br>20 25  | KINGSPORT AUTHORIZING AGENT<br><i>Gregory L. Gandy</i><br>20 25  | CITY ENGINEER<br>_____<br>20  |



VICINITY MAP  
N.T.S.

Bloomingdale

Brooklawn Dr

Brookside Dr

Philon Dr

Site

## CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE

9-30

20 25

*Jan 1 2025*  
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

## FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA.

FIRM MAP#: 47163C0035D

SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS

EFFECTIVE DATE: 9/29/2006

## CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

Item VII.1.

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.

DATE

9-30

20 25

*Carli P...*  
AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE

## 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 CITY OF KINGSFORT TN, AND IS HEREBY APPROVED AS SHOWN.

DATE

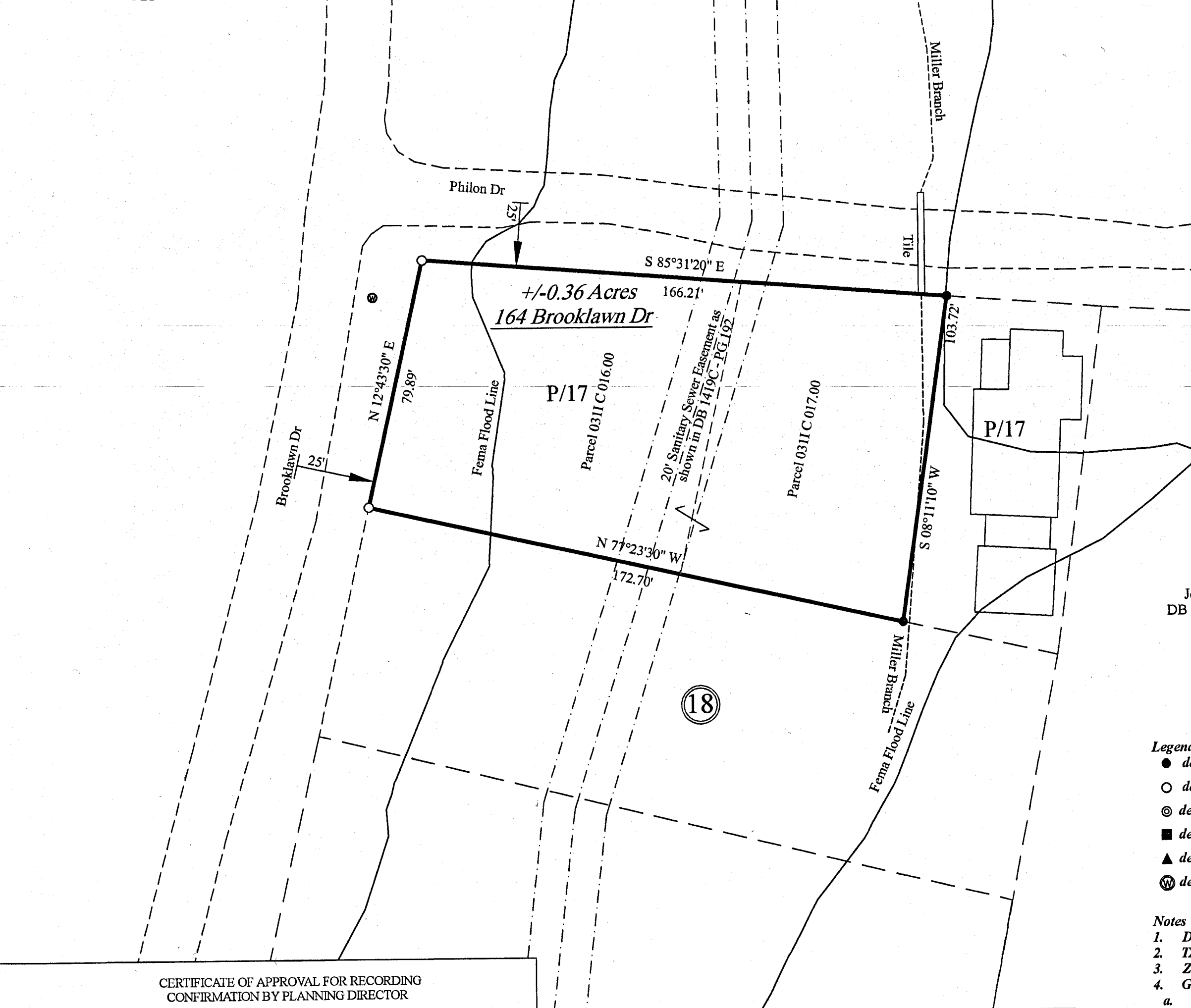
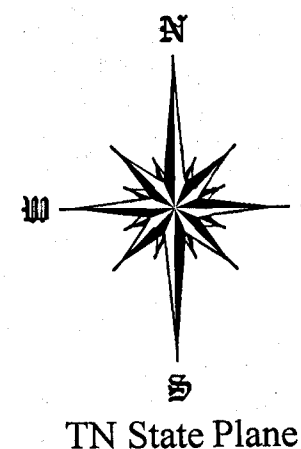
10-2

20 25

*Sam Ch*  
AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE

Slide A-1845

Sheena Tinsley, Register  
Sullivan County  
Rec #: 383021 Instrument #: 25018615  
Rec'd: 15.00 Recorded  
State: 0.00 10/2/2025 at 12:55 PM  
Clerk: 0.00 in Plat  
Other: 2.00 P60  
Total: 17.00 PGS 171-171



Joseph Kilby  
DB 391A - PG 254

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

- Notes
1. Deed Reference: DB 000 - PG 000
  2. TAX MAP: 0311 C 016.00, 0311 C 017.00, 0311 C 017.10
  3. Zoned R-1
  4. GNSS NOTE:
    - a. GNSS Survey: RTK
    - b. GNSS Base/Rover: Carlson BRX7
    - c. RTK Correction Used: Carlson GNSS
    - d. Date of Survey: 07-28-25
    - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
    - f. Geoid Model: Continental US NGS 2018
    - g. Fixed Control Stations: TN 11, TN 18, TN 1B
    - h. Combined Grid Factor: 1.000000 TN State Plane



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Combination Plat of Lots 16 and Part of 17  
of Brooklawn Subdivision

|   |                                      |                        |
|---|--------------------------------------|------------------------|
| Date<br>08-06-2025  | File:brummitt-b.DWG<br>Drawn By: SWS | Scale:<br>1" = 30'     |
| Eleventh (11th) Civil District Sullivan County, Tn                            |                                      |                        |
| Culbertson Surveying<br>P.O. Box 190, Nickelsville VA 24271<br>(276) 479-3093 |                                      | Drawing Number<br>8897 |

CERTIFICATE OF APPROVAL FOR RECORDING  
CONFIRMATION BY PLANNING DIRECTOR

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

CONFIRMED BY SECRETARY, CITY KINGFORT PLANNING DIRECTOR  
DATE

SULLIVAN COUNTY PLANNING COMMISSION

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER

DATE

OWNER

DATE

OWNER

DATE

## CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE

9-30-25

20 25

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

## CERTIFICATE OF ACCURACY

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

August 19th

20 25

DATE

*Larry M. Culbertson*  
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000

August 19th

883

SURVEYOR

TN. REG. NO

DATE



# PEAK GEOMATICS

LAND SURVEYORS

P.O. Box 891, Johnson City, TN 37605  
423.202.7093  
www.peakg.com  
anthony@peakg.com

## GPS NOTE

- \* COORDINATE SYSTEM NAD 83(2011) GEOID 18
- \* ALL COORDINATES ARE SPC (4100 TN) GRID COORDINATES
- \* COMBINED SCALE FACTOR GROUND TO GRID: 0.99994845
- \* CARLSON BRX7 GPS EQUIPMENT WAS USED IN THE ORIENTATION AND LOCATION OF THE SURVEY UTILIZING TDOF RTK NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. LOCATIONS GENERATED USING RTK RIMS OF NO MORE THAN 0.04' HORIZONTAL.

## SURVEYOR NOTES

- \* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- \* THE PROPERTY MAY BE SUBJECT TO OTHER 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.
- \* UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY AND NO CERTIFICATION IS MADE THEREOF.
- \* THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 47163C0006D EFFECTIVE DATE SEPTEMBER 29, 2006.
- \* ADDITIONAL OWNERS AND DEED REFERENCES AS SHOWN ARE BASED ON COUNTY TAX RECORDS AND ARE SUBJECT TO THE ACCURACY THEREOF.
- \* THE SUBJECT PROPERTY IS SUBJECT TO ZONING REGULATIONS, BUILDING SETBACKS, AND OTHER REGULATIONS AS SET FORTH BY LOCAL PLANNING AND OTHER AGENCIES. CONSULT WITH LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- \* DEED LINES SHOWN ARE NOT SURVEYED UNLESS ANNOTATED.
- \* DATA COLLECTED UTILIZING GPS AND TRADITIONAL SURVEY METHODS. UAV FLIGHT USED FOR INTERIOR PLANIMETRICS.

## CITY OF KINGSFORD NOTES:

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

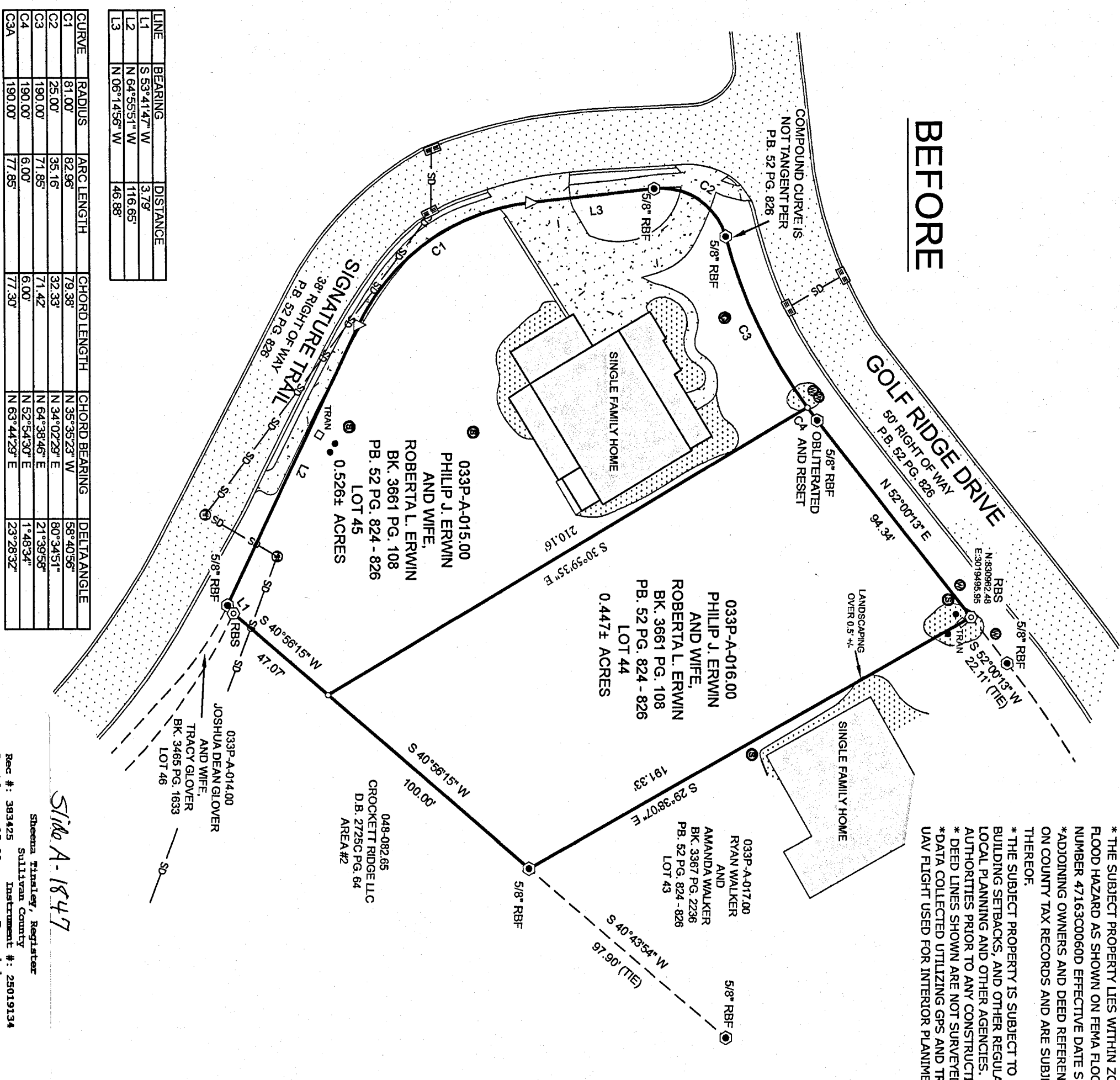
- PER P.B. 52 PG. 824  
PROPERTY IS ZONED R1-B RESIDENTIAL  
SETBACKS:  
FRONT 30'  
REAR 8'  
SIDE 8'  
(NOT GRAPHICALLY DEPICTED HEREON)

- UTILITY PROVIDES  
WATER: CITY OF KINGSFORD  
SEWER: CITY OF KINGSFORD

- UTILITY EASEMENT  
IS UTILITY EASEMENT ALONG FRONT LOT LINES  
(NOT GRAPHICALLY DEPICTED HEREON)



## BEFORE



| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | S 53°41'47\" | 3.79'    |
| L2   | N 64°55'51\" | 116.65'  |
| L3   | N 06°14'56\" | 46.88'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 81.00'  | 82.98'     | 79.38'       | N 35°36'23\"  | 58°40'56\"  |
| C2    | 25.00'  | 35.16'     | 32.33'       | N 34°02'29\"  | 80°34'51\"  |
| C3    | 190.00' | 71.85'     | 71.42'       | N 64°38'46\"  | 21°39'59\"  |
| C4    | 190.00' | 6.00'      | 6.00'        | N 52°54'30\"  | 1°45'34\"   |
| C5A   | 190.00' | 77.85'     | 77.30'       | N 63°44'29\"  | 23°28'32\"  |

LOT 45A: 346 GOLF RIDGE DR, KINGSFORD, TN  
911 ADDRESS

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE AND VOLUNTARY CONSENT AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT. I (WE) HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT A PART OF ANY OTHER SUBDIVISION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

OWNER: PHILIP J. ERWIN  
DATE: 10/5/25  
10.05.25

## CERTIFICATE OF APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

DATE: 10-7-25  
20.25

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

## CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TENSSESEE SURVEYING ACT AND THE TENSSESEE CONSTITUTION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 8-26-25  
8-26-25

## CERTIFICATE 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 KINGSFORD WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.

DATE: 7 OCT 20 25  
7 OCT 20 25

KINGSFORD AUTHORIZING AGENT

## CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

I HEREBY CERTIFY THAT THE STREET LIGHT SYSTEM DESIGNED FOR THIS SUBDIVISION COMPLIES WITH THE CITY OF KINGSFORD'S POLICES ON CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE: 20  
20

## CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE KINGSFORD REGIONAL PLANNING COMMISSION. ANY REQUIRED SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.

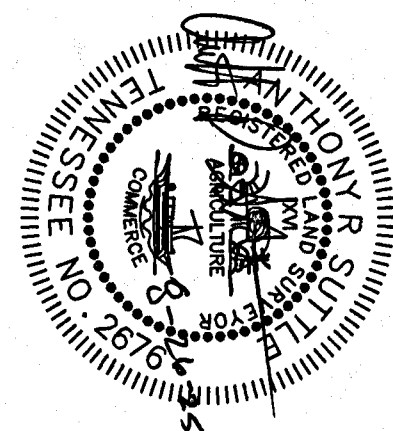
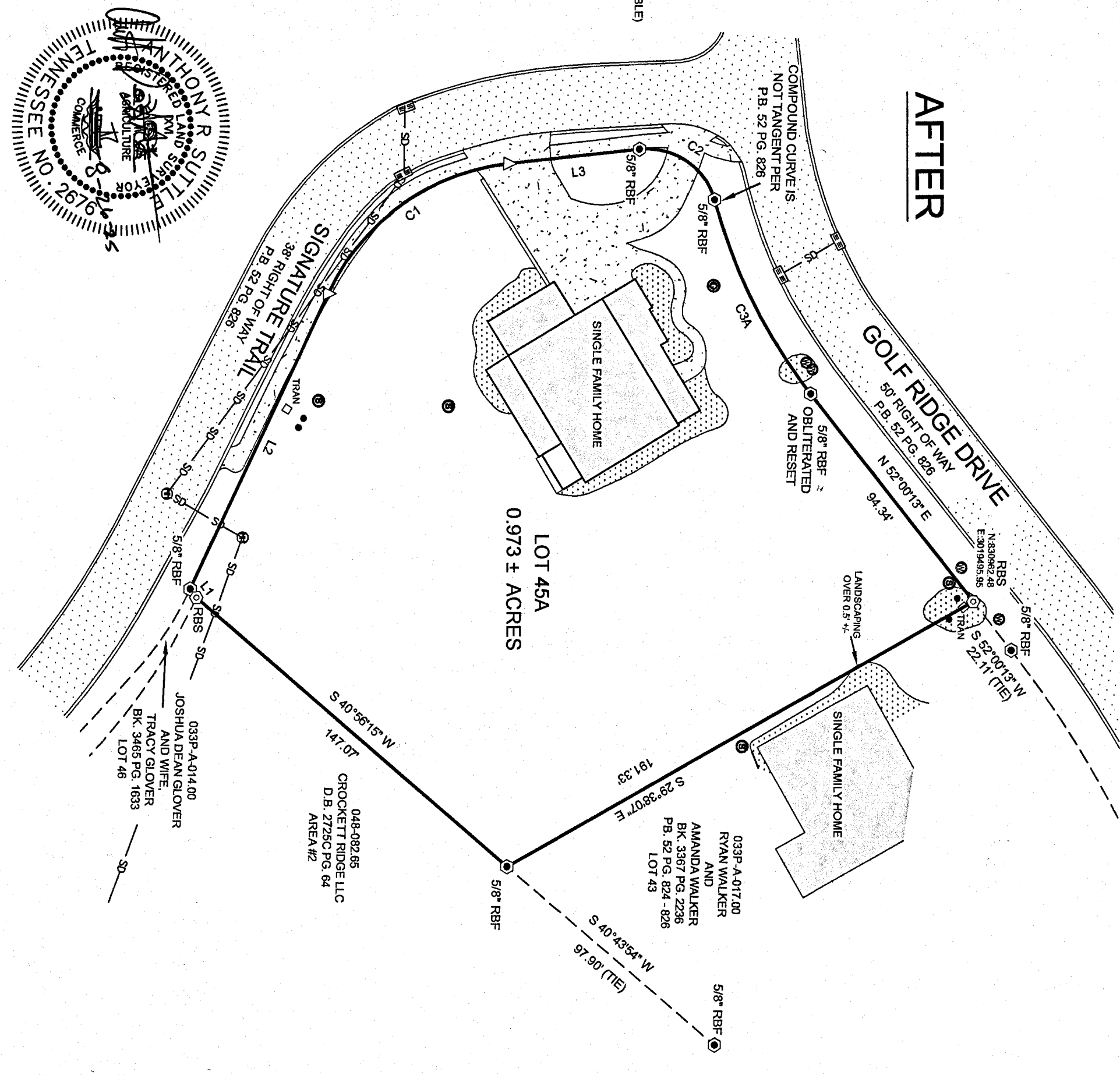
DATE: 20  
20

COMMISSIONER OF HIGHWAYS

## Legend

- Unmarked Point
- Utility Pedestal
- Rebar Found (RBF)
- 5/8\"
- Storm Drain
- Storm Water Manhole
- Propane Tank
- Water Meter
- Manhole / Structure (IMACCESSIBLE)
- Drill Hole in Concrete
- Deed Line (not surveyed)
- Boundary Line
- P.B. Page Book
- PG. Page
- TRAN. Transformer
- Pavement
- Concrete

## AFTER



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000 AND WAS DONE IN COMPLIANCE WITH THE TENSSESEE MINIMUM STANDARDS OF PRACTICE  
Anthony R. Suttle RLS No. 2676 8-26-2025

## RECOMBINATION SURVEY FOR ERWIN

FIELDWORK DATE: 8/21/25 - 8/25/25 DRAWN BY: ARS  
PROJECT # 25073 CHECKED BY: MDL

## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORD, TENSSESEE, WITH THE EXCEPTION OF SUCH VARIANCES AS ARE NOTED IN THE MINUTES OF THE RECORDING COMMISSION. I HEREBY CERTIFY THAT THE PLAN IS CORRECT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$10,000 SHALL BE REQUIRED IN THE OFFICE OF THE SULLIVAN COUNTY CLERK. IF REQUIRED, THE SURETY BOND SHALL BE IN THE NAME OF THE SULLIVAN COUNTY CLERK.

DATE: Oct 8 20 25  
Oct 8 20 25

SECRETARY, KINGSFORD REGIONAL PLANNING COMMISSION

## RECOMBINATION OF THE ISLANDS AT OLD ISLAND

LOT 45 AND LOT 44

## KINGSFORD REGIONAL PLANNING COMMISSION

|                |                   |                |          |
|----------------|-------------------|----------------|----------|
| TOTAL ACRES    | 0.973             | TOTAL LOTS     | 1        |
| ACRES NEW ROAD | 0                 | MILES NEW ROAD | 0        |
| OWNER          | PHILIP J. ERWIN   | CIVIL DISTRICT | 7th      |
| SURVEYOR       | ANTHONY R. SUTTLE | CLOSURE ERROR  | 1:10,000 |

SCALE 1"=40'

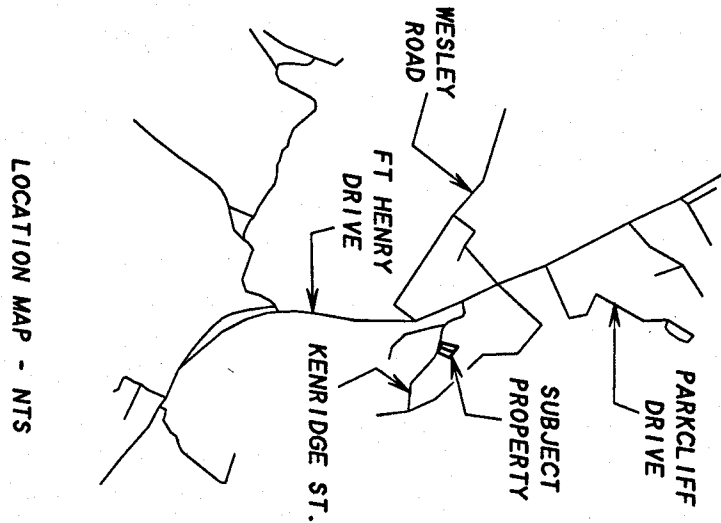












BUILDING SETBACK : ZONE : R-1B

FRONT - 30'  
REAR - 30'  
SIDE - 8'

HEIGHT - 2 STORIES

MAXIMUM LOT COVERAGE - 30 PERCENT, INCLUDING ACCESSORY BUILDINGS



"I HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" - 17,200' AS SHOWN HEREON AND IS DONE IN COMPLIANCE WITH THE "TENNESSEE MINIMUM STANDARDS OF PRACTICE."

rick a. davies  
TENN. REG. NO. 1573

DAVIES LAND SURVEYING  
P.O. BOX 152  
BLUFF CITY, TN 37618  
423-538-8855

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, MARKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.  
OWNER: Stella A. Williams  
DATE: 10/23 2025

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LAND AND THAT THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.  
DATE: 10/23 2025  
REGISTERED SURVEYOR

CERTIFICATE OF THE APPROVAL OF 911-ADDRESSING ASSIGNMENT

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM

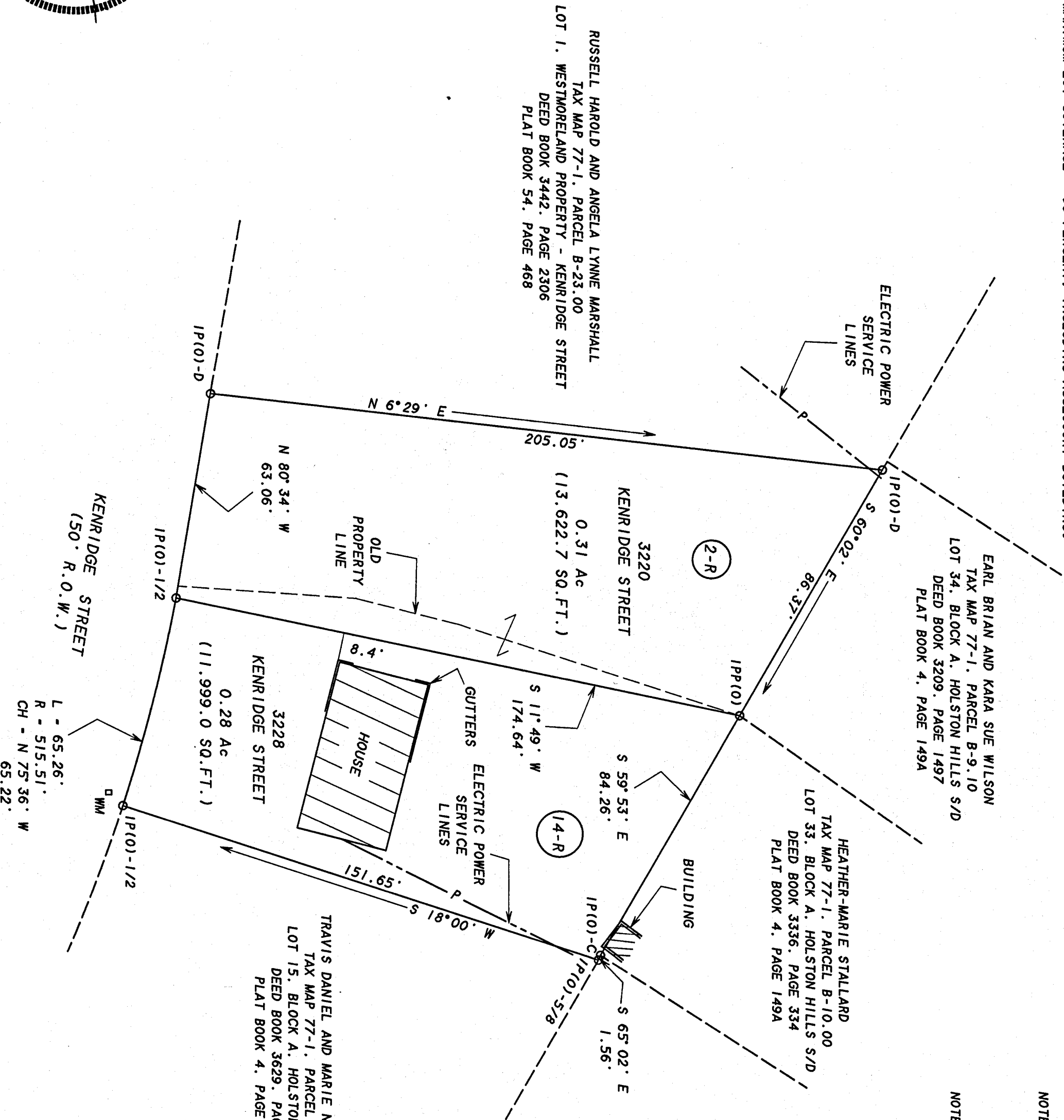
CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM

CERTIFICATE OF APPROVAL OF STREET LIGHTING

CERTIFICATE OF APPROVAL FOR RECORDING

- LEGEND
- IP(0)-D - 1/2 INCH REBAR (OLD) - CAP - "DAVIES SURVEYING"
  - IP(0) - 1/2 OR 5/8 INCH REBAR (OLD)
  - IP(0) - 1 INCH IRON PIPE (OLD)
  - IP(0)-C - 1/2 INCH REBAR (OLD) - CAP - "1599"
  - WM - WATER METER

Stella A. Williams  
Sullivan County, Tennessee  
Recorder #: 384324  
Instrument #: 25020361  
Date: 10/29/2025 at 8:00 AM  
In Plate  
P60  
EGS 192-192



NOTE #1 : THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT INCLUDE ALL EASEMENTS, SERVITUDES AND COVENANTS THAT SUCH A REPORT MIGHT REVEAL.

NOTE #2 : THE LOTS AS SHOWN ARE NOT SUBJECT TO A SPECIAL FLOOD HAZARD ZONE. REFERENCE ZONE "X" ON FLOOD INSURANCE RATE MAP 47163C0045D - EFFECTIVE DATE SEPTEMBER 29, 2006.

NOTE #3 : ALL FUTURE CONSTRUCTION MUST CONFORM TO THE STANDARDS OF THE APPROPRIATE ZONING ORDINANCE IN EFFECT AT THE TIME OF SAID CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, TYPES OF DEVELOPMENT AND BUILDING SETBACKS.

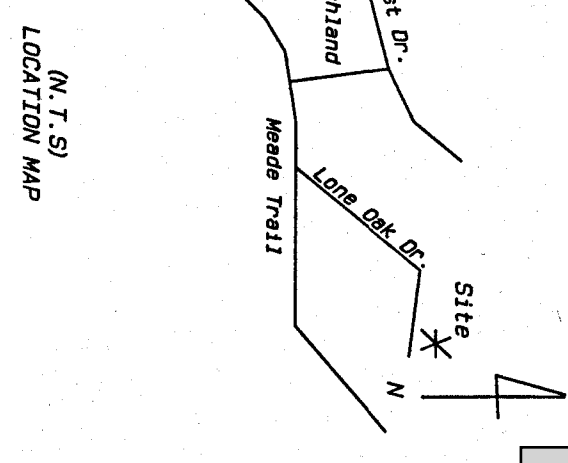
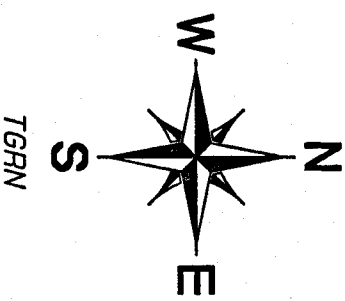
NOTE #4 : THE HOUSE ON LOT 14-R AS SHOWN HEREON IS ALREADY SERVICED BY PUBLIC UTILITIES INCLUDING ELECTRIC, WATER AND SEWER.

OWNERS : NORMAN M. WILLIAMS AND CHARLOTTE WILLIAMS AND CHRISTOPHER WILLIAMS

2-R - TAX MAP 77-1, PARCEL B-22.50 AND PART OF PARCEL B-22.00 LOT 2 AND PART OF LOT 14  
RE-PLAT OF LOT 2, WESTMORELAND PROPERTY - KENRIDGE STREET AND LOT 14, BLOCK A, HOLSTON HILLS SUBDIVISION  
PLAT BOOK 54, PAGE 519  
DEED BOOK 3671, PAGE 2167 - PARCEL 2  
ZONE : R-1B

WORKNAME : TM120PAR3.70 C-2422 / 125648  
RE-PLAT OF LOT 2, WESTMORELAND PROPERTY - KENRIDGE STREET AND LOT 14, BLOCK A, HOLSTON HILLS SUBDIVISION - RECOMBINATION

KINGSPORT REGIONAL PLANNING COMMISSION  
TOTAL ACRES 0.59 TOTAL LOTS 2  
ACRES NEW ROAD 0 MILES NEW ROAD 0  
OWNER SEE ABOVE CIVIL DISTRICT 11  
SURVEYOR RICK A. DAVIES CLOSURE ERROR: 1/7,200"  
SCALE 1" = 30' 30' 0' 30' 60'



REGISTER OF DEEDS

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify that lot (s) 17R contains a separate property functioning septic system and that the septic tank, field lines and distribution lines are located as shown on the plat within each lot.

DATE 10-29-2025

OWNER Jonathon Wayne Willis  
PRINT NAME Kevin Barboun

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) CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USES AS NOTED ALONG WITH ALL LINES, EASEMENTS AND ENCUMBRANCES SHOWN AND ASSESSED TO THE CHANNEL CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

- OWNER 2025
- OWNER 2025
- OWNER 2025
- OWNER 2025
- OWNER 2025

CERTIFICATE OF THE APPROVAL FOR 911- ADDRESSING

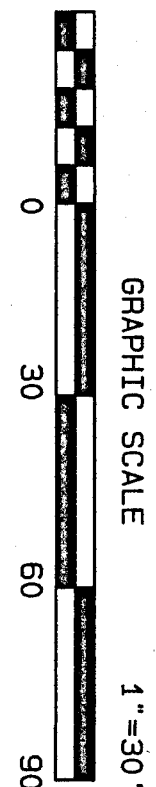
I HEREBY CERTIFY THAT THE ADDRESSES AS SHOWN ON THIS PLAT ARE APPROVED AS ASSIGNED

DATE 10-28-25  
BY [Signature]  
KINGSPOUT REGIONAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING

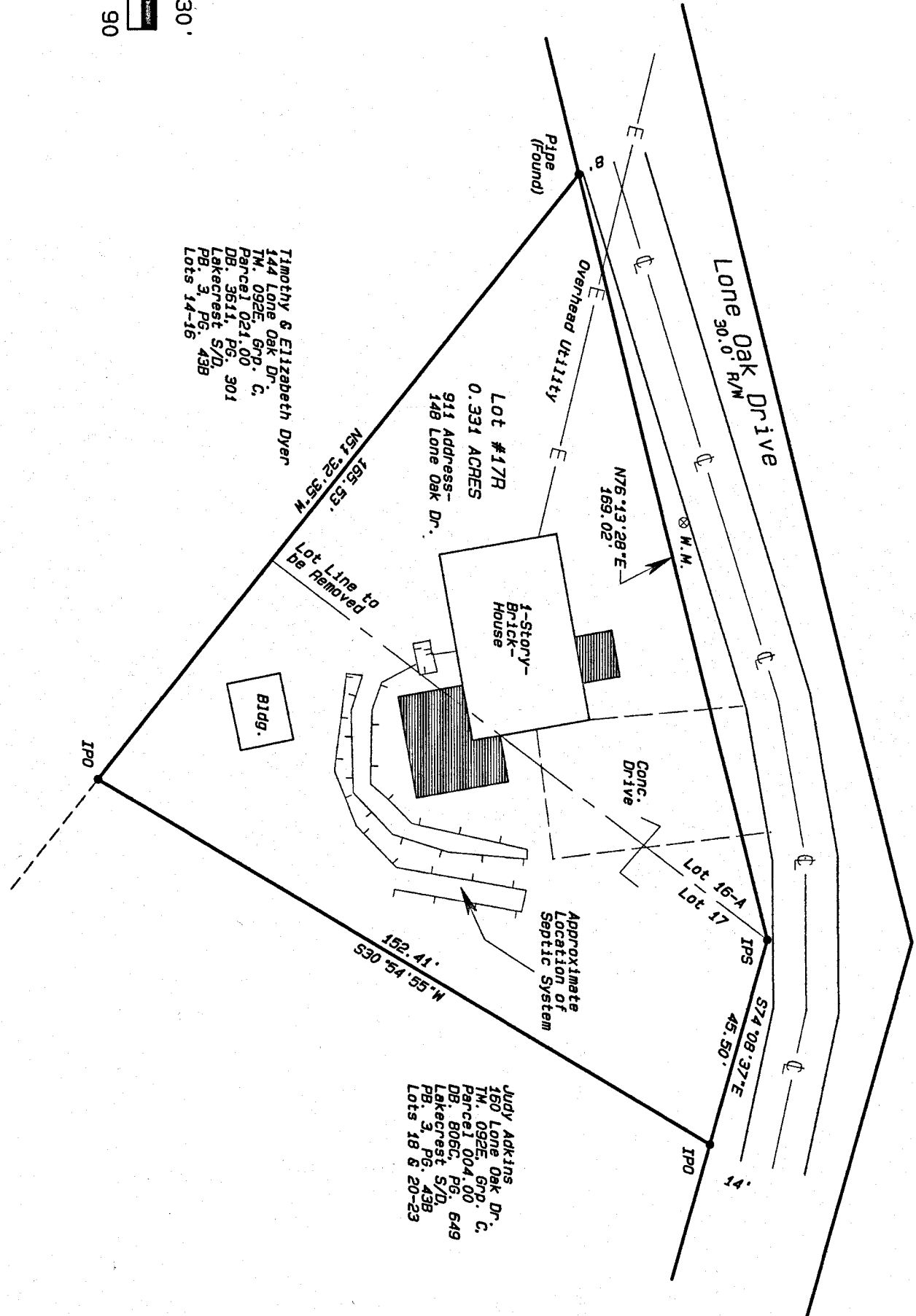
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION, REGISTRATION, FOR KINGSPOUT CITY, TENNESSEE, EXCEPT THE PLANNING COMMISSION AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR. IF REQUIRED, A SURVEY BOUND IN THE ANNUAL REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10/29/25  
SECRETARY PLANNING COMMISSION



NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the date of this survey.
2. No title information was furnished to this surveyor.
3. This survey is subject to an actual title search.
4. This boundary survey is subject to all Right-of-Ways and easements whether of record or implied. No attempt was made to locate Right-of-Ways or easements.
5. This survey is based upon the minimum building line of 7.5' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of standard easement area is in addition to any other structural or non-structural stormwater easements as may be delineated and shown on the plat.
6. Current zoning - (County) R-1
7. All Bldg. setbacks shall conform to the applicable zoning requirements.
8. In effect at such time of construction.
9. Deducted from the total area of the property is 3.00 Acres, 3. PG. 438
10. Precision of the undisturbed survey is 1" in 10,000' as shown hereon.
11. Property does not lie in a flood zone as per Flood Insurance Rate Map 47163002550 Effective Date Sept. 29, 2006
12. Property Owners are to contact the County Highway Dept. and/or State Highway Dept. before installing drains and driveways



CERTIFICATE OF APPROVAL OF THE WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS SHOWN ON THIS PLAT MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

DATE 10/29/25  
AUTHORIZED SIGNATURE TITLE

CERTIFICATE OF APPROVAL OF STREETS

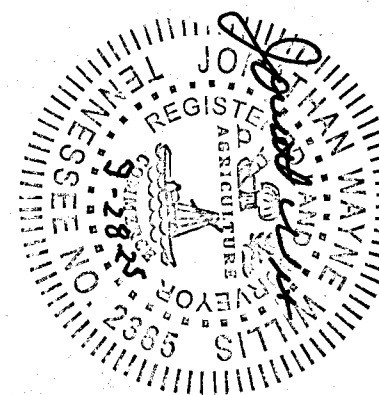
I HEREBY CERTIFY THAT THE STREETS HAVE BEEN FOUND TO COMPLY WITH THE SUBDIVISION, REGISTRATION, FOR KINGSPOUT CITY, TENNESSEE, EXCEPT THE PLANNING COMMISSION AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTRAR. IF REQUIRED, A SURVEY BOUND IN THE ANNUAL REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10/29/25  
AUTHORIZED SIGNATURE TITLE

Consolidation of Lot 16A & 17, Block H, Lakecrest

|   |                    |
|---|--------------------|
| KINGSPOUT, TENNESSEE REGIONAL PLANNING COMMISSION |                    |
| TOTAL ACRES                                       | 0.331              |
| TOTAL LOTS  | 1                  |
| ACRES NEW ROAD                                    | 0                  |
| MILES NEW ROAD                                    | 0                  |
| OWNER   | Barboun & Denton   |
| SURVEYOR  | JONATHAN W. WILLIS |
| CLOSURE ERROR 1: 10,000'                          |                    |
| SCALE: 1" = 30'                                   |                    |
| DRAWN BY  | J.W.               |

Side A-1851  
Sueann Tinsley, Registrar  
Sullivan County  
Rec #: 384459  
Inst: 25020513  
Recorded: 10/30/2025 at 8:00 AM  
Clerk: 0.00  
Other: 2.00  
Total: 17.00  
PGS 194-194



LEGEND  
IPO- Iron Pin Old  
IPN- Iron Pin New 1/2" Rebar #2385  
PP- Power Pole  
E- Overhead Utility  
W.M.- Water Meter  
PT.- Calculated Point  
This survey was done in compliance with the current Tennessee Minimum Standard of Practice