



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, August 20, 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 July 13, 2026 Work Session Minutes
2. Approval of the July 16, 2026 Regular Meeting Minutes

IV. CONSENT AGENDA

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

1. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to a completion of all required improvements. (Cooper)
2. 2020 Springfield Avenue Sewer Line Easement Abandonment (VACATE26-0213). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a sewer line easement for 2020 Springfield Avenue. (Cooper)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Airport Parkway Annexation (ANNEX26-0192). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Airport Parkway Annexation to the Board of Mayor and Aldermen. (Cooper)
- [2.](#) Miller Parke Plan Amendment (PD26-0143). The Commission is requested to approve an amendment to the Miller Parke development plan. (Cooper)
- [3.](#) 1309 E. Stone Drive (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 1309 E. Stone Drive along with the accompanying street frontage variance. (Cooper)
- [4.](#) 3616 Thornton Drive (MINSUB26-0153). The Commission is requested to grant final subdivision approval for an 8-lot subdivision in accordance with the Minimum Subdivision Regulations. (Cooper)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, July 13, 2026 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Candice Hilton, Jason Snapp, Curtis Montgomery, Tim Dean

Members Absent: Chip Millican, BJ Walsh

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

Visitors: None

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the June 15, 2026 Work Session Minutes
2. Approval of the June 18, 2026 Regular Meeting Minutes

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

IV. CONSENT AGENDA

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

1. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to completion of all

required improvements. Staff noted that all outstanding improvements for The Arbor Townhomes performance bond from AEMS Development, LLC DBA All Phase have been completed. No official action was taken.

2. The Arbor Phase 2 Subdivision Bond Reduction (PD26-0109). The Commission is requested to reduce the subdivision bond amount for The Arbor Phase 2 based upon partial completion of improvements. Staff noted that the bond reduction amounts to \$107,715.54 for all remaining items on the associated bond estimate. No official action was taken.
3. Brickyard Village Phase 1 Subdivision Bond Reduction and Extension (PD25-0170). The Commission is requested to reduce and extend the subdivision bond for Brickyard Village Phase 1. Staff noted that the revised estimate for the remaining improvements amounts to a total of \$85,651.47. Staff noted that the new performance date of the guarantee is April 16, 2027, with an expiration date of July 16, 2027. No official action was taken.
4. Bancroft Heights Amended Preliminary PD (RESDEV26-0053). The Commission is requested to approve a minor amendment to the Bancroft Heights Preliminary PD Approval. Staff noted a minor change to the final development plan. Staff stated that 3 more lots are being added to the plan, which causes an increase in density. Staff noted that only the Planning Commission has the approval authority to increase density in a PD zone. Staff noted that the developemtn was still well within the allowable density parameters for the site. Staff recommended positively for the amendment. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Kendrick Creek Road Rezoning (REZONE26-0166). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1C to R-3. Staff stated that the site is approximately 8 acres in size and backs up I-26. Staff noted that the owner wants to develop the 8 acres into a multifamily residential site. Staff stated that the site had recently been rezoned to R-1C from A-1 for the purpose of a new single family development. Staff commented that the positive recommendation for the item is due to the location of the site abutting the interstate. No official action was taken.
2. 10350 Airport Parkway MX Master Plan (COMDEV26-0162). The Commission is requested to grant master plan approval in the MX district along Airport Parkway. Staff stated that the MX zone requires master plan approval from the Planning Commission. Staff further stated that final development plans are approved by staff as long as they substantially conform to the

approved master plan. Staff reviewed the features of the 10350 Airport Parkway master plan with the Commission. Staff noted that ingress/egress points are all along Airport Parkway. Staff noted that both city water and sanitary sewer services are available to the site. Staff identified the zone-mandated 30-foot periphery yard along the border district. Staff noted that the driveways for the site address internal circulation. Staff stated that the proposed truck terminal and warehouse for the site are principal uses described in the MX zoning ordinance. Staff noted that the northern tip of the site is currently going through the process of being annexed into the City. No official action was taken.

3. 909 E Sevier Surplus Property Request (SURPLS26-0170). The Commission is requested to declare 909 E Sevier Ave as surplus property. Staff stated that the Parks Department for the City desires to close the park located at this site. Staff explained that closure of this particular park was approved by the City Parks Commission and part of their overall master plan. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2026 Planning Commission Officer Elections. After consultation with the Chairman, staff noted that elections this year would take the form of nomination from the floor. No official action was taken.

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, July 16, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: BJ Walsh

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

Visitors: John Moody, Joe Wilson, Jason Day, Lynne Condon, Robyn Middleton, Theresa Huff

II. APPROVAL OF THE AGENDA

A motion was made by Curtis Montgomery, seconded by Gary Mayes, to approve the agenda as presented. The motion passed unanimously, 8-0.

III. APPROVAL OF MINUTES

1. Approval of the June 15, 2026 Work Session Minutes
2. Approval of the June 18, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the minutes of the June 15, 2026 work session and the June 18, 2026 regular meeting. The motion passed unanimously, 8-0.

IV. CONSENT AGENDA

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

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

1. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to completion of all required improvements.
2. The Arbor Phase 2 Subdivision Bond Reduction (PD26-0109). The Commission is requested to reduce the subdivision bond amount for The Arbor Phase 2 based upon partial completion of improvements.
3. Brickyard Village Phase 1 Subdivision Bond Reduction and Extension (PD25-0170). The Commission is requested to reduce and extend the subdivision bond for Brickyard Village Phase 1. Staff noted that the revised estimate for the remaining improvements amounts to a total of \$85,651.47.
4. Bancroft Heights Amended Preliminary PD (RESDEV26-0053). The Commission is requested to approve a minor amendment to the Bancroft Heights Preliminary PD Approval.

Staff stated that a presentation is ready if the Commission needed one. No presentation was requested. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to approve the consent agenda. The motion passed unanimously, 8-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Kendrick Creek Road Rezoning (REZONE26-0166). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1C to R-3. Staff stated that the site is approximately 8 acres in size and backs up I-26. Staff noted that the owner wants to develop the 8 acres into a multifamily residential site. Staff stated that the site had recently been rezoned to R-1C from A-1 for the purpose of a new single family development. Staff commented that the positive recommendation for the item is due to the location of the site abutting the interstate. The Chairman opened public comment. Lynne Condon, Robyn Middleton, and Theresa Huff addressed the concerns of traffic and stormwater with the Commission. Staff stated that the developer is aware of the traffic impact study requirements of the City. A motion was made by Tim Lorimer, seconded

by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning effort. The motion passed unanimously, 8-0.

2. 10350 Airport Parkway MX Master Plan (COMDEV26-0162). The Commission is requested to grant master plan approval in the MX district along Airport Parkway. Staff stated that the MX zone requires master plan approval from the Planning Commission. Staff further stated that final development plans are approved at staff level as long as they substantially conform to the approved master plan. Staff reviewed the features of the 10350 Airport Parkway master plan with the Commission. Staff noted that ingress/egress points are all along Airport Parkway. Staff noted that both city water and sanitary sewer services are available to the site. Staff identified the zone-mandated 30-foot periphery yard along the border district. Staff stated that the proposed truck terminal and warehouse for the site are principal uses described in the MX zoning ordinance. Staff noted that the northern tip of the site is currently going through the process of being annexed into the City. Staff stated that the master plan proposal conforms to the requirements of the MX zone and recommended approval. A motion was made by Chip Millican, seconded by Tim Lorimer, to grant MX master plan approval for 10350 Airport Parkway. The motion passed 7-0-1, with Jason Snapp abstaining from the item.
3. 909 E Sevier Surplus Property Request (SURPLS26-0170). The Commission is requested to declare 909 E Sevier Ave as surplus property. Staff stated that the Parks Department for the City desires to close the park located at this site. Staff explained that closure of this particular park was approved by the City Parks Commission and part of their overall master plan. A motion was made by Gary Mayes, seconded by Candice Hilton, to declare 909 E Sevier Ave as surplus property. The motion passed unanimously, 8-0.

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2026 Planning Commission Officer Elections. A motion was made by Gary Mayes, seconded by Tim Lorimer, to elect Sharon Duncan as Chairman. The motion passed unanimously, 8-0. A motion was made by Gary Mayes, seconded by Candice Hilton, to elect Tim Lorimer as Vice Chairman. The motion passed unanimously, 8-0.

VIII. PUBLIC COMMENT

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

The Chairman opened public comment. No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:14p.m.

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAMUEL COOPER, PLANNER II

DATE: AUGUST 20, 2026

SUBJECT: SUBDIVISION BOND FOR THE ARBOR TOWNHOMES (RIVERBEND) RELEASE

FILE NUMBER: PD24-0280

The City Engineering Division has prepared an estimate to cover the cost of the required improvements necessary to meet the Minimum Subdivision Regulations for the Final Plat of The Arbor Townhomes (Riverbend). The Engineering Division has confirmed that all improvements for the DR Horton Subdivision Bond have been completed.

The current Subdivision Bond has a Performance Date of June 11, 2026, with an expiration date of September 11, 2026.

Staff recommends approval for release of DR Horton's Subdivision Bond in the amount of \$106,114.26.

SUBDIVISION BOND

Bond No. 9465135

KNOW ALL MEN BY THESE PRESENTS, that we DR Horton

6 Sheridan Square, Suite 200 Kingsport, TN 37660

as Principal, and Fidelity and Deposit Company of Maryland

authorized to do business in the State of TN, as Surety, are held and firmly bound unto

City Of Kingsport, TN

as Obligee, in the penal sum of One Hundred Six Thousand One Hundred Fourteen Dollars and Twenty Six Cents

(\$ 106,114.26) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, DR Horton

has agreed to construct in The Arbor (FKA Riverbend Townhomes)

the following improvements: The Arbor (FKA Riverbend Townhomes) - Sidewalks

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 13th day of November, 2024.

DR Horton

By: *Elizabeth Dore*

Principal

Fidelity and Deposit Company of Maryland

By: *Noah William Pierce*

Noah William Pierce

Attorney-in-Fact



Bond Number: 9465135

Obligee: City Of Kingsport, TN

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Noah William Pierce**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of October, A.D. 2023.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 10th day of October, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY MD
My Commission Expires JANUARY 27, 2025



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 13th day of November, 2024.



MJ Pethick

By: Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reports@claims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

VACATE26-0213

Property Information	2020 Springfield Avenue Sewer line Easement Abandonment		
Address	2020 Springfield Avenue Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 046F, Group C, Parcel 018.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Placetype Designation	Suburban Living		
Acres	+/- 0.51		
Applicant 1 Information		Intent	
Name: Address: City: State: Zip Code: Phone Number:		Intent: <i>To abandon the existing 15-foot-wide sewer line easement for the property located at Tax Map 046F, Group C, Parcel 018.00.</i>	
Planning Department Recommendation			
The Kingsport Planning Division recommends abandoning the sewer line easement located at 2020 Springfield Avenue. - Request reviewed by all city departments - Easement is no longer needed. Staff Field Notes and General Comments: The 15-foot-wide existing sewer line easement is located on eastern portion of the parcel, directly to the left of the new 15' wide sewer line easement containing the existing sewer line. If approved, this will allow the property owner to have more available room to place a house on. Additionally, if approved, the water services department will be taking this vacating request to the September Board of Mayor & Aldermen meeting. Therefore, staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment at 2020 Springfield Avenue.			
Planner:	Samuel Cooper	Date:	8/20/26
Planning Commission Action		Meeting Date:	8/20/26
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION**Sewer line Easement Abandonment**

ADDRESS	2020 Springfield Avenue
DISTRICT, LAND LOT	Sullivan County 11th Civil District, Tax Map 046F Group C Parcel 018.00
OVERLAY DISTRICT	N/A
CURRENT ZONING	R-1A – Residential District
PROPOSED ZONING	R-1A – Residential District
ACRES	N/A
EXISTING USE	Residential
PROPOSED USE	Residential

PETITIONER 1:**INTENT**

The owner of the parcel has asked the City of Kingsport to abandon the 15-ft wide sewer line easement.

City Departments, have taken a look at the request to abandon the utility easement. They have come to the conclusion that the sewer line easement is no longer needed and City staff no longer see any future use for this easement.

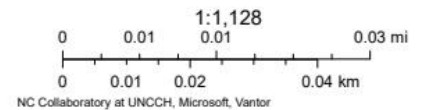
Sewer Line Easement Abandonment Site Map



8/7/2026, 2:23:58 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Local Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

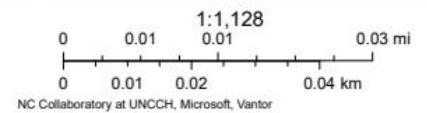
Sewer Line Easement Abandonment Zoning R-1A - Residential District



8/7/2026, 2:25:12 PM

Sullivan County Parcels Jan 2023 City Zoning Streets

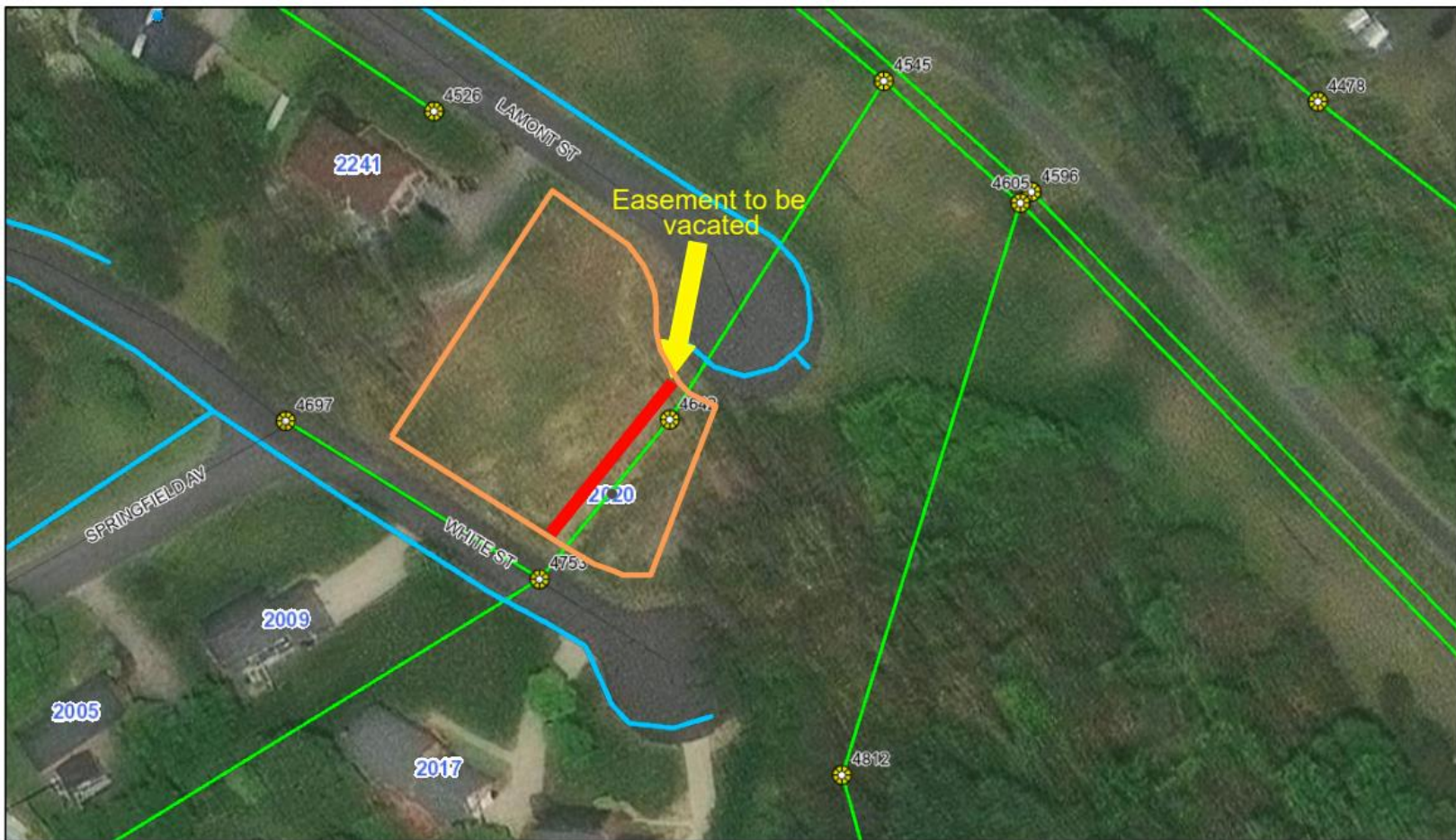
- Parcels
- B-3
- R-1A
- Local Street
- Kpt 911 Address



NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

Sewer Line Easement Abandonment Utilities



8/7/2026, 2:27:13 PM

Streets



Sewer Manholes

Sewer Mains

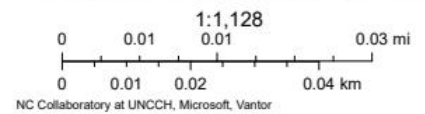
Local Street



Water Lines



Kpt 911 Address

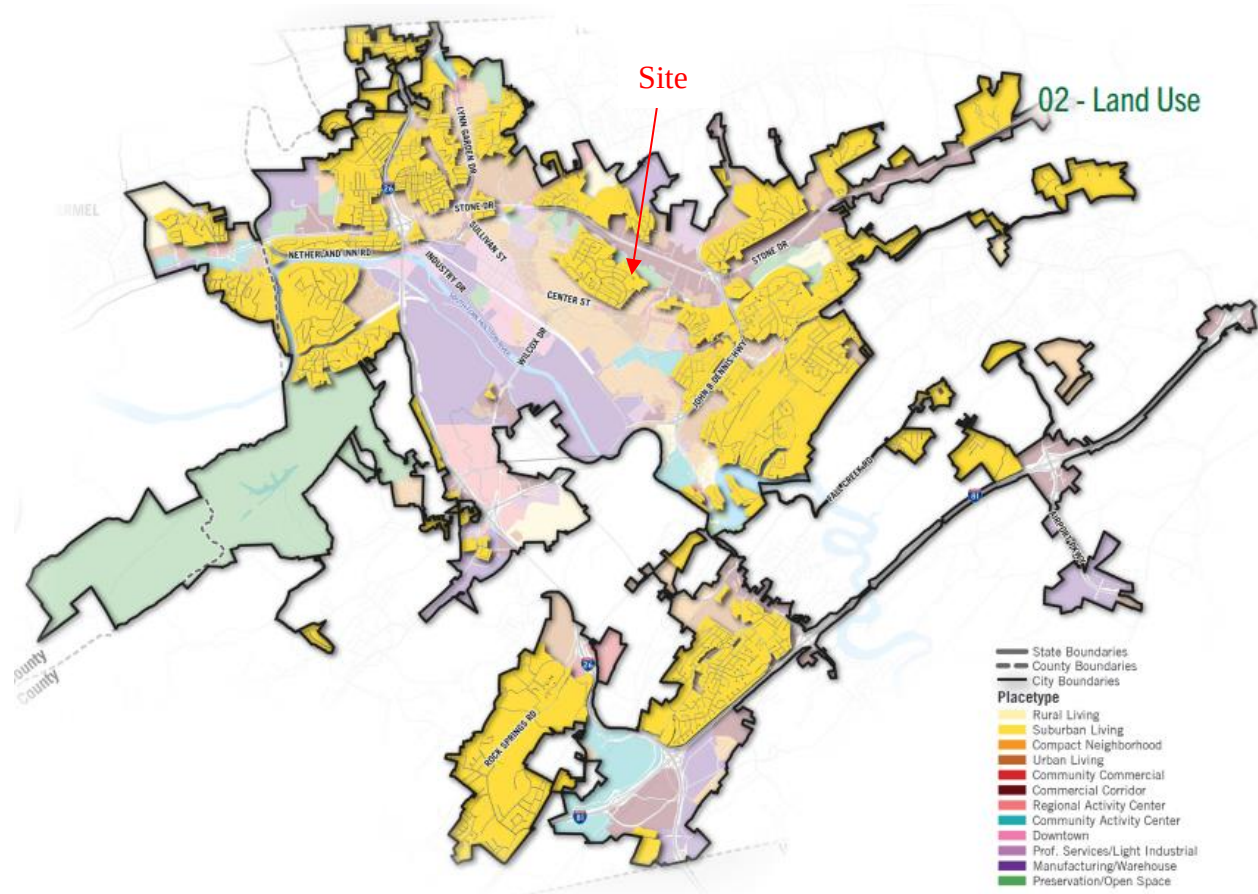


Web AppBuilder for ArcGIS

Suburban Living

CHARACTER AND INTENT

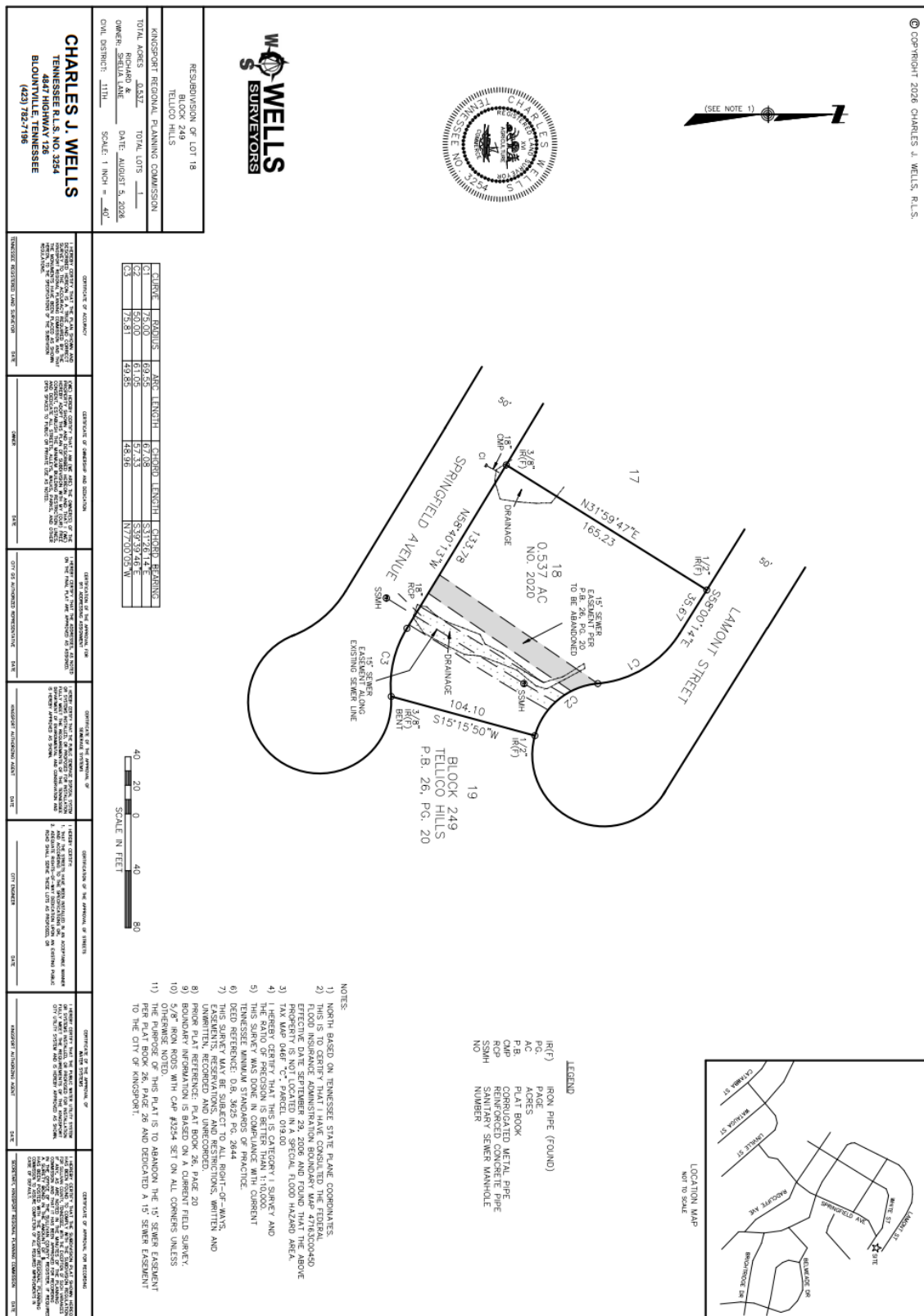
Predominately single-family housing on detached lots. Homes generally located in platted subdivisions with all utilities, residential streets, and sidewalks. This area is predominately outside of the historic core of the city and primarily developed post World War II.



LEGAL DESCRIPTION

COMMENCING AT A 3/8" IRON ROD FOUND, SAID ROD BEING LOCATED IN THE NORTHELY SIDELINE OF SPRINGFIELD AVENUE AND A CORNER TO LOT 17 AND 18, BLOCK 249, TELICO HILLS (PLAT BOOK 26, PAGE 20. THENCE ALONG THE SIDELINE OF SPRINGFIELD AVENUE, SOUTH 58°40' 13" EAST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. THENCE LEAVING THE SIDELINE OF SPRINGFIELD AVENUE AND THROUGH LOT 18, NORTH 34°25'10" EAST, A DISTANCE OF 134.30 FEET TO A POINT IN THE SOUTHERLY SIDELINE OF LAMONT STREET. THENCE WITH SAID SIDELINE OF LAMONT STREET WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 19.61 FEET, AND A CHORD OF SOUTH 15°55'08" EAST, A DISTANCE OF 19.48 FEET TO A POINT. THENCE LEAVING SAID SIDELINE, SOUTH 34°25'10" WEST, A DISTANCE OF 121.05 FEET TO A POINT IN THE NORTHERLY SIDELINE OF SPRINGFIELD AVENUE. THENCE WITH THE SAID SIDELINE NORTH 58°40'13" WEST, A DISTANCE OF 15.02 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.044 ACRES MORE OR LESS.

Easement Abandonment Plat



Northern Property View



Eastern Property View



Western Property View



Southern Property View

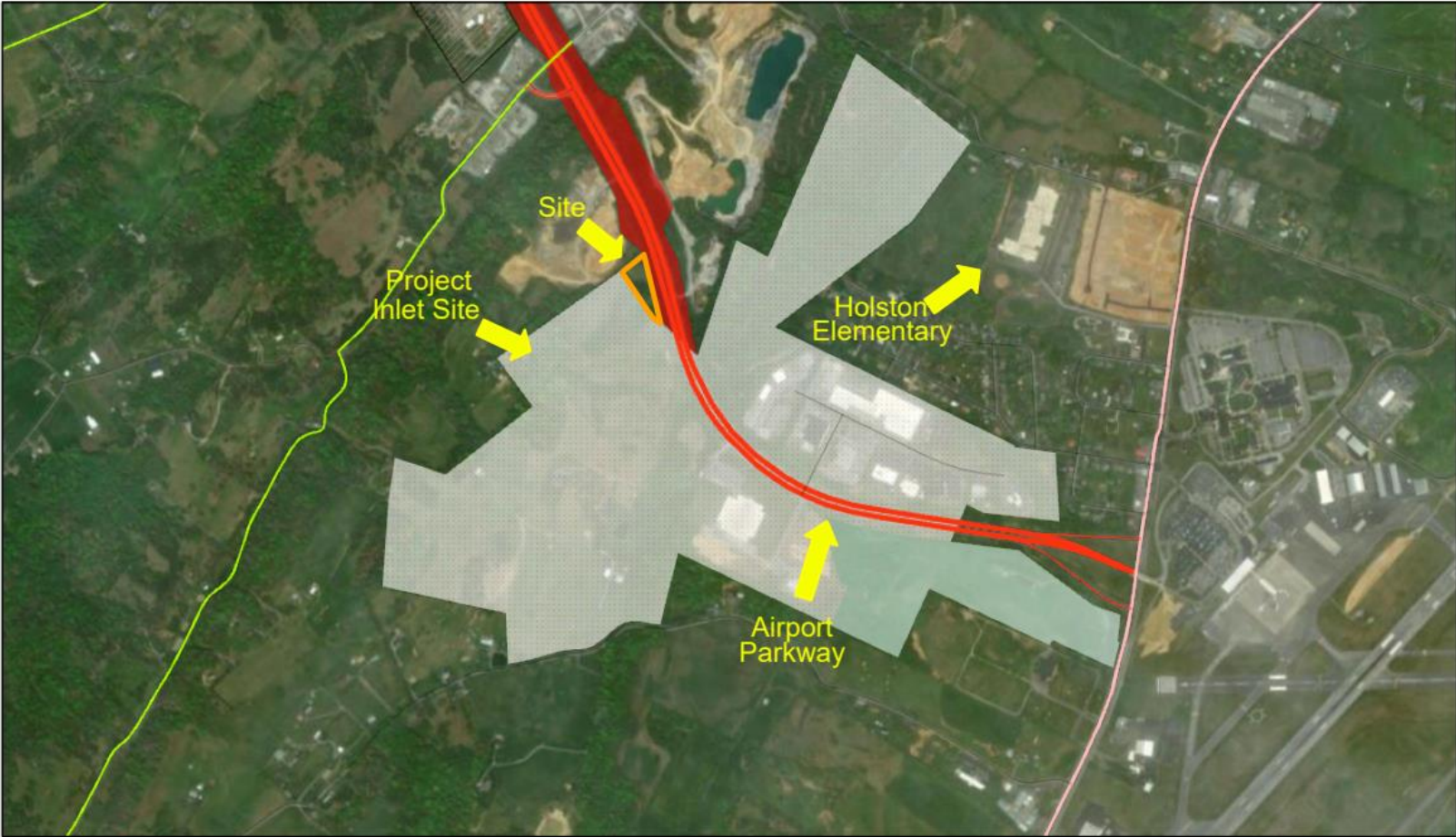


RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board of Mayor & Aldermen for the sewer line easement abandonment at 2020 Springfield Avenue.

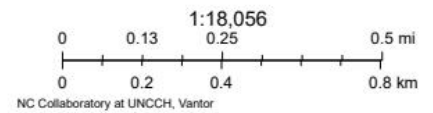
Property Information	Airport Parkway Annexation		
Address	943 Centenary Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 093 Parcel 084.00		
Civil District	18 th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 1.746		
Existing Use	Vacant	Existing Zoning	County M-1, Light Manufacturing District
Proposed Use	Project Inlet Ingress/Egress	Proposed Zoning	City M-X, Mixed-Use District
Owner/ Applicant Information		Intent	
Name: Address: City: State: Zip Code: Email: Phone Number:		Intent: <i>To annex Tax Map 093 Parcel 084.00 into the City of Kingsport's Municipal Boundary.</i>	
Planning Department Recommendation			
RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA. The Kingsport Planning Division recommends approval for the following reasons: - The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner. - Annexation of the proposed area will allow Project Inlet to proceed forward with their Master Plan approved at the July 16, 2026 Planning Commission meeting. - The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area. - It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. Staff Field Notes and General Comments: - This is a property owner requested annexation. - The annexation is being requested to bring approximately 1.7 acres into the city in order to combine it with the abutting +/- 41.41-acre site that will be used for Project Inlet. The proposed zone for the annexation site is M-X, Mixed-Use District. The annexation of this property is proposed in order to move forward with Project Inlet's Master Plan for the site. - Water & Sewer are already served to the existing 41.41-acre site, which the 1.7-acres will be added on to. Sewer will be serviced to the 41.41-acre site by a lift station.			
Planner: Samuel Cooper		Date: 8/20/26	
Planning Commission Action		Meeting Date	8/20/26
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Annexation Vicinity Map



7/20/2026, 9:57:37 AM

- | | | | |
|--------------------|----|----------------|------------------|
| City Zoning | MX | Streets | Collector Street |
| B-3 | PD | Expressway | Local Street |
| M-1 | | Minor Arterial | Ramp |



Web AppBuilder for ArcGIS

Proposed Zoning M-X - Mixed-Use District



7/20/2026, 10:03:28 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

M-1

MX

PD

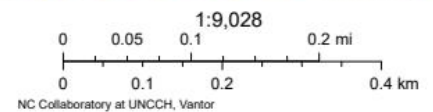
Streets

Expressway

Collector Street

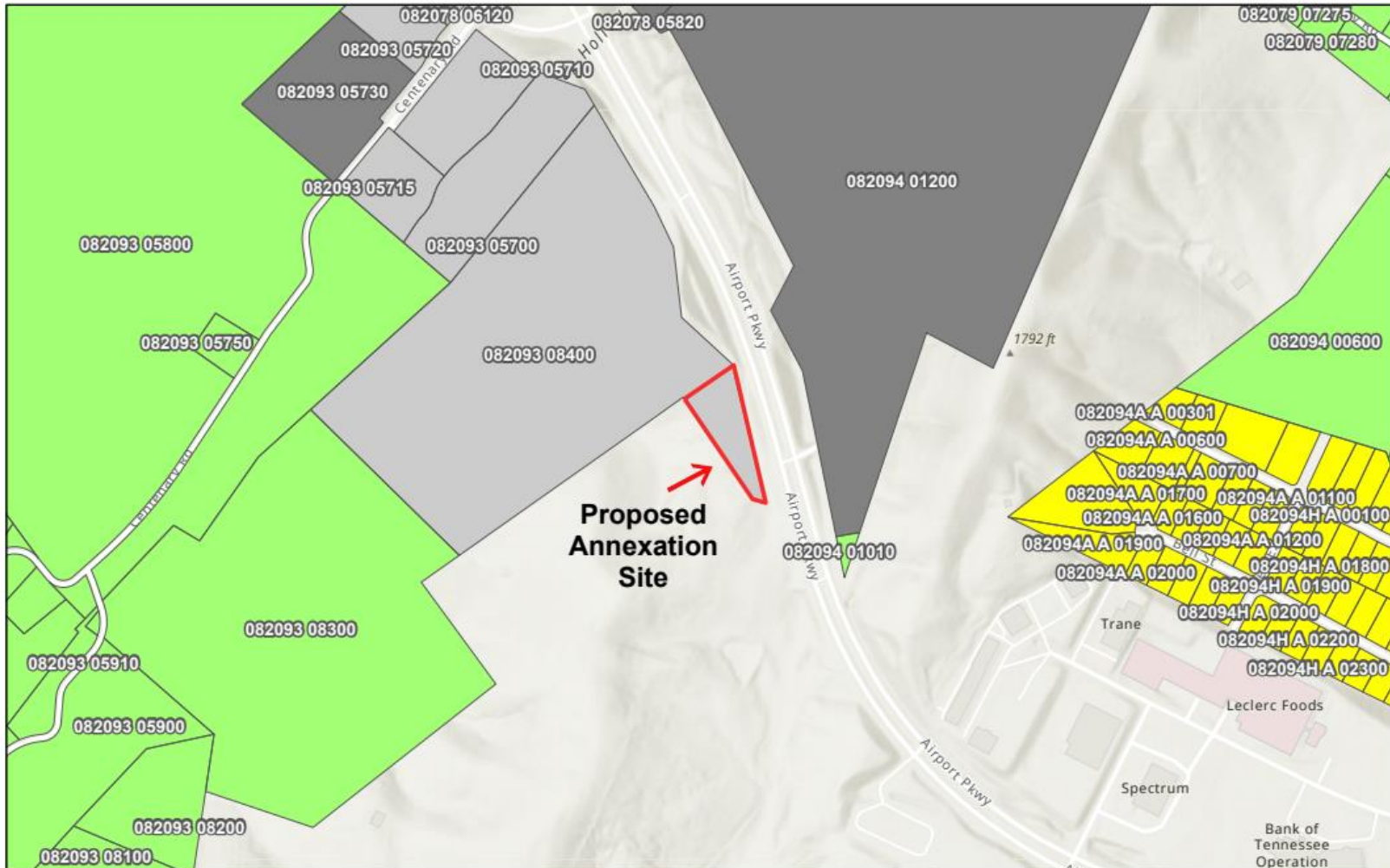
Local Street

Ramp



Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee



7/20/2026

Sullivan County Zoning - Labels & Lines (zoom in to view)

Sullivan County Zoning

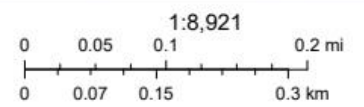
A-1

M-1

M-2

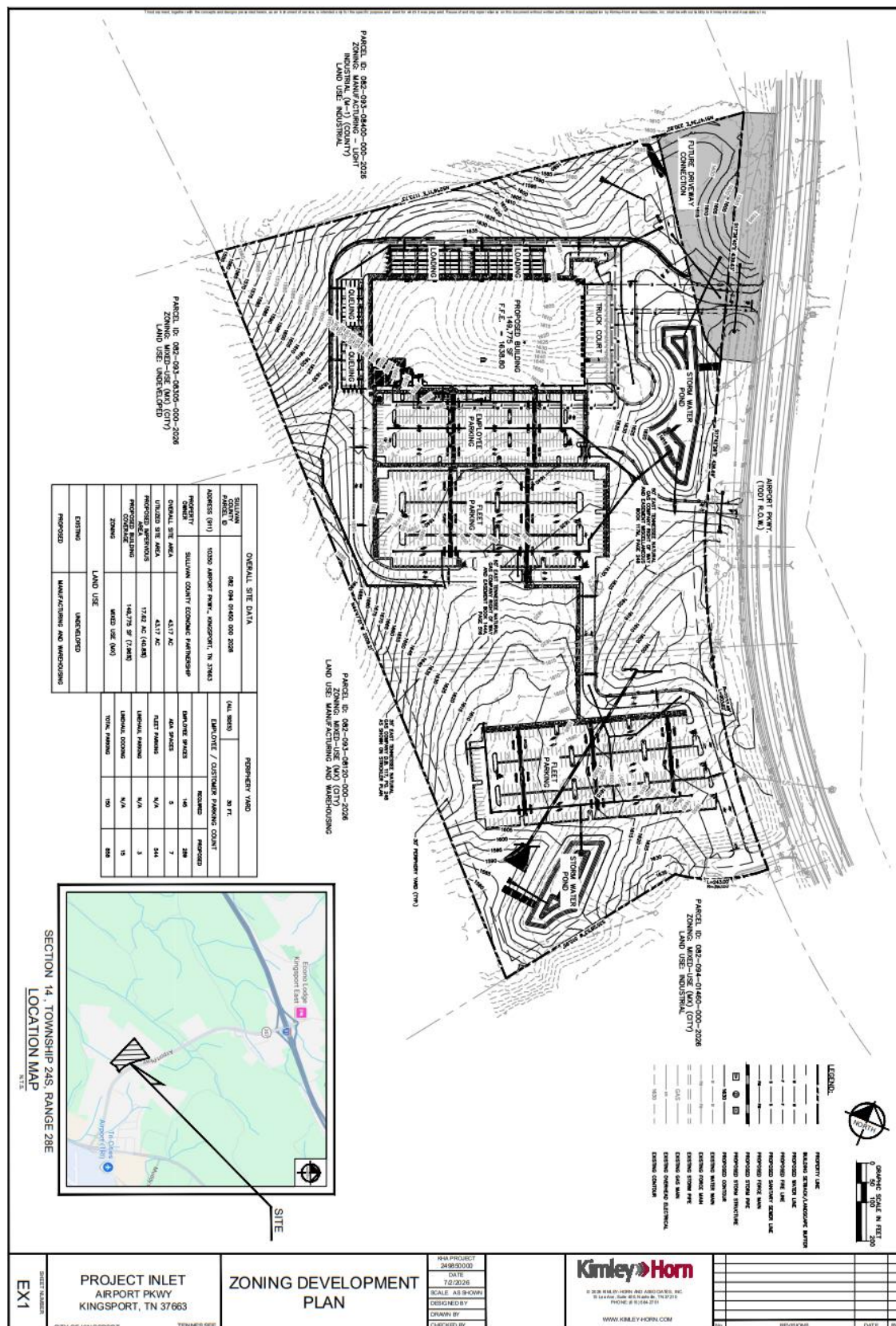
R-1

World_Hillshade



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

Project Inlet Master Plan as approved July 16, 2026



Property View



Notice of Annexation



Recommendation

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Airport Parkway Annexation for the following reasons:

- The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
- Annexation of the proposed area will allow Project Inlet to proceed forward with their Master Plan approved at the July 16, 2026 Planning Commission meeting.
- The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.
- It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Airport Parkway Annexation

Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 126 police officers and approximately 46 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 403 mandatory and 60 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo approximately 512 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo approximately 696 hours of field officer training where they will work and be trained by designated training officers.
- E. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs and drug education/awareness programs to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- F. The Kingsport Police Department currently maintains an approximate 2 minute and 24 second average response time to emergency calls and an approximate 4 minute and 59 second average response time to routine calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury.

3. Water

- A. If City of Kingsport water serves the annexation site water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. In the case that public water is served by some other entity, citizens will continue to receive water from that entity at their current rates.
- B. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency.
- C. The City of Kingsport operates and maintains a 28 MGD water treatment plant, 15 major pump stations, 22 water storage tanks and approximately 850 miles of water distribution lines to provide water service to our customers.

- D. The City of Kingsport Water Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.
- E. The water treatment plant is under the direction of State Certified Operations 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Water Treatment Plant is the recipient of multiple operations excellence awards
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 100 sewer lift stations and approximately 550 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.

- E. The wastewater treatment plant under the direction of State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and access to recycling centers will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that is available for residents use. The landfill is operated by employees that have TDEC certifications for Landfill Operations.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of any future streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation and once constructed and accepted by the City.
- B. Cleaning of streets of snow and ice clearing on future City streets will begin on the operative date of annexation and once constructed and accepted on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques.
- C. Future streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance on any future city streets will also be provided on the effective date of annexation and once constructed and accepted. Tasks include Mowing, Tree Maintenance

and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

- A. Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that the appropriate power provider install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned City of Kingsport M-X, Mixed-Use District.
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State

law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.

- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, mechanical, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A safety inspection of plumbing vents will be required and performed at the time sewer connections are made as part of the inspection fee to make sure that proper protection is available to prevent sewer gas from entering houses.

13. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

14. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

15. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

16. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

17. Flood Plain Management

Special Flood Hazardous Areas annexed will fall under the City Flood Plain Manager and requires FEMA approved submittals.

18. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.

PROPERTY INFORMATION:**Miller Park Open Space Adjustment**

ADDRESS:	Ridge Park Rd. & Valley Parke Rd. Kingsport, TN
DISTRICT, LAND LOT:	14 th Civil District
OVERLAY DISTRICT:	Gateway District
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	PD, Planned Development
ACRES:	+/- 39.969
EXISTING USE:	Residential
PROPOSED USE:	Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The Miller Parke residents & HOA are seeking to adjust the amount of open space currently present. Per the zoning code certain amendments to development plans, such as the adjustment of open space, must be made only by official action of the planning commission.

The development currently has a density of 2.37 units per acre and open space designation of 50.23%, or +/- 20.08 acres. With the adjustments to the open space, the new open space designation would be 16.96%, or +/- 6.780 acres. This new open space designation would still permit the current density of 2.37 units per acre.

Staff recommends approving the adjustment of open space to the Miller Parke development plan.

Miller Parke Vicinity Map



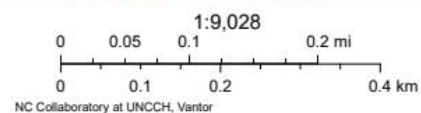
8/10/2026, 3:10:51 PM

Sullivan County Parcels Jan 2023

Streets
 Parcels
 Municipal Boundary
 KINGSPORT

Interstate
 Minor Arterial

Local Street
 Ramp



Web AppBuilder for ArcGIS

Miller Parke Zoning PD - Planned Development



8/10/2026, 3:11:55 PM

Sullivan County Parcels Jan 2023

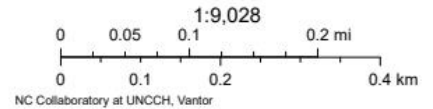
Parcels

City Zoning

TA/C

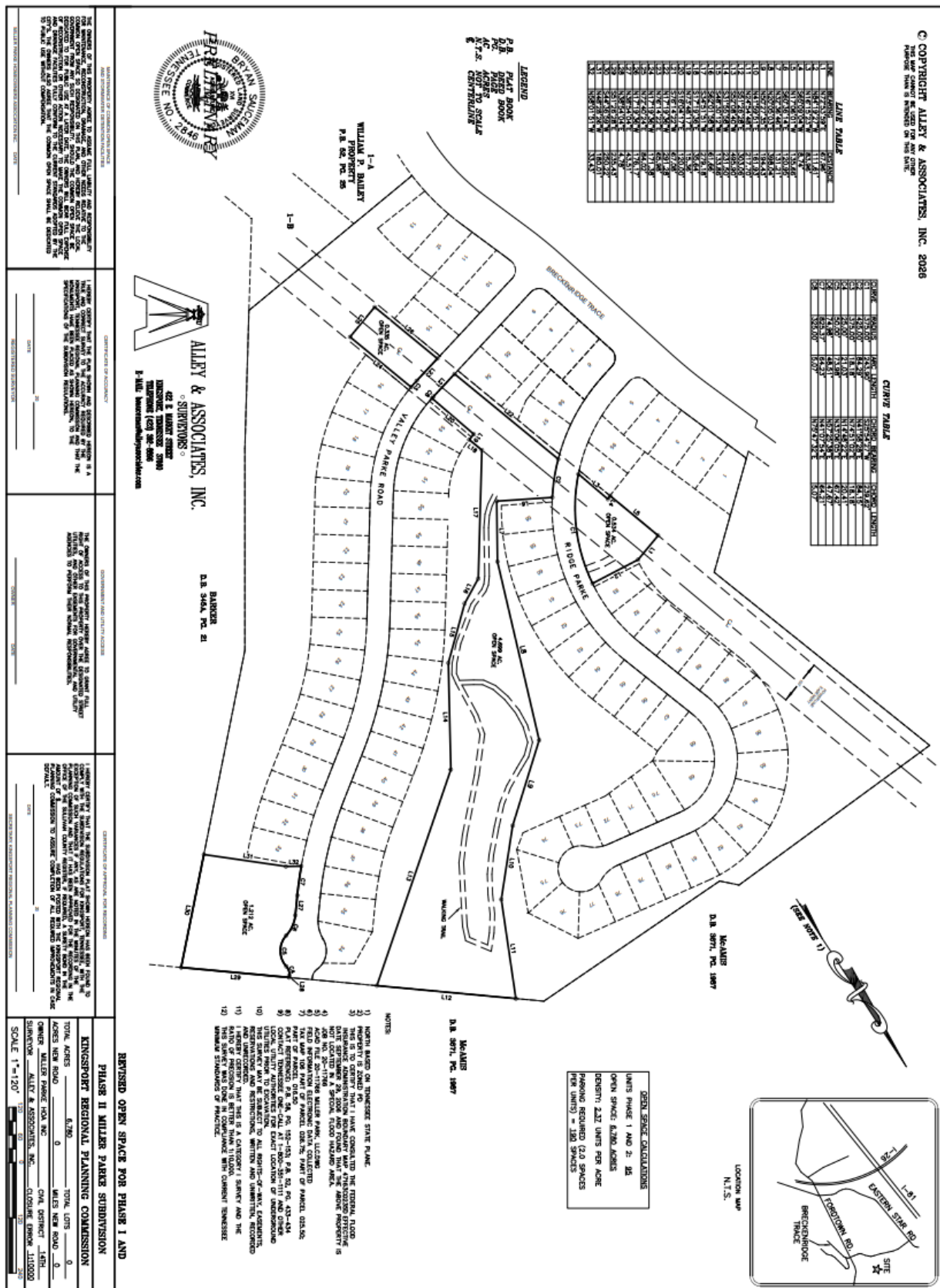
A-1

B-3 B-4P MX P-1 PD R-1B R-3
 Streets
 Interstate Minor Arterial Local Street Ramp



Web AppBuilder for ArcGIS

Miller Parke Open Space Plan



Recommendation:

Staff recommends approving the adjustment of open space to the Miller Parke development plan.

Property Information	1309 E. Stone Drive Minor Subdivision		
Address	1309 East Stone Drive Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 046L Group A Parcel 005.00		
Civil District	11 th Civil District		
Overlay District	Flood Plain		
Land Use Designation	Commercial Corridor		
Acres	+/- 3.88		
Major or Minor / #lots		Concept Plan	
Two-lot sub	1 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. - Water Services is in need of an easement from Stone Drive to the property prior to water services signing the plat. 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 met..." - Due to the lot not having existing 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 1309 East Stone Drive based upon conformance with Kingsport's Minimum Subdivision Regulations contingent upon a positive recommendation from water services.			
Planner: Samuel Cooper		Date: 8/20/2026	
Planning Commission Action		Meeting Date: 8/20/2026	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

1309 E. Stone Drive Site Map



8/5/2026, 9:45:18 AM

Sullivan County Parcels Jan 2023

Parcels

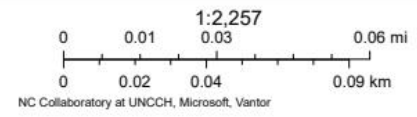
Streets

— Major Arterial

— Local Street

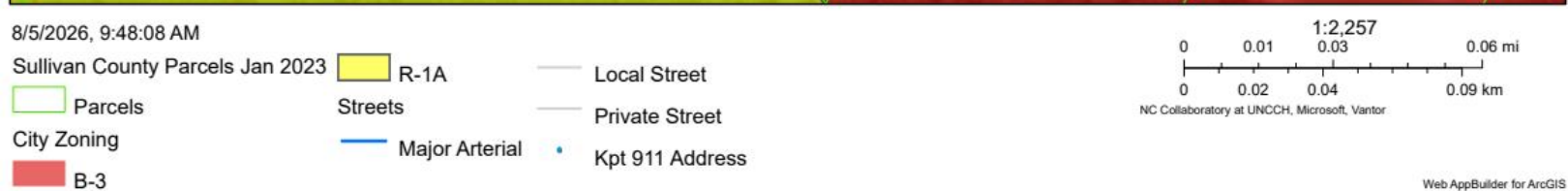
— Private Street

• Kpt 911 Address



Web AppBuilder for ArcGIS

1309 E. Stone Drive Zoning B-3 - Highway Oriented Business District



1309 E. Stone Drive Future Land Use - Commercial Corridor



8/5/2026, 9:49:33 AM

Sullivan County Parcels Jan 2023

Parcels

2025 Placetypes

Preservation/Open Space

Surburban Living

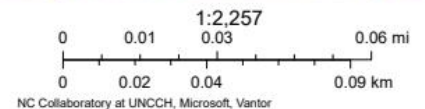
Streets

— Major Arterial

— Local Street

— Private Street

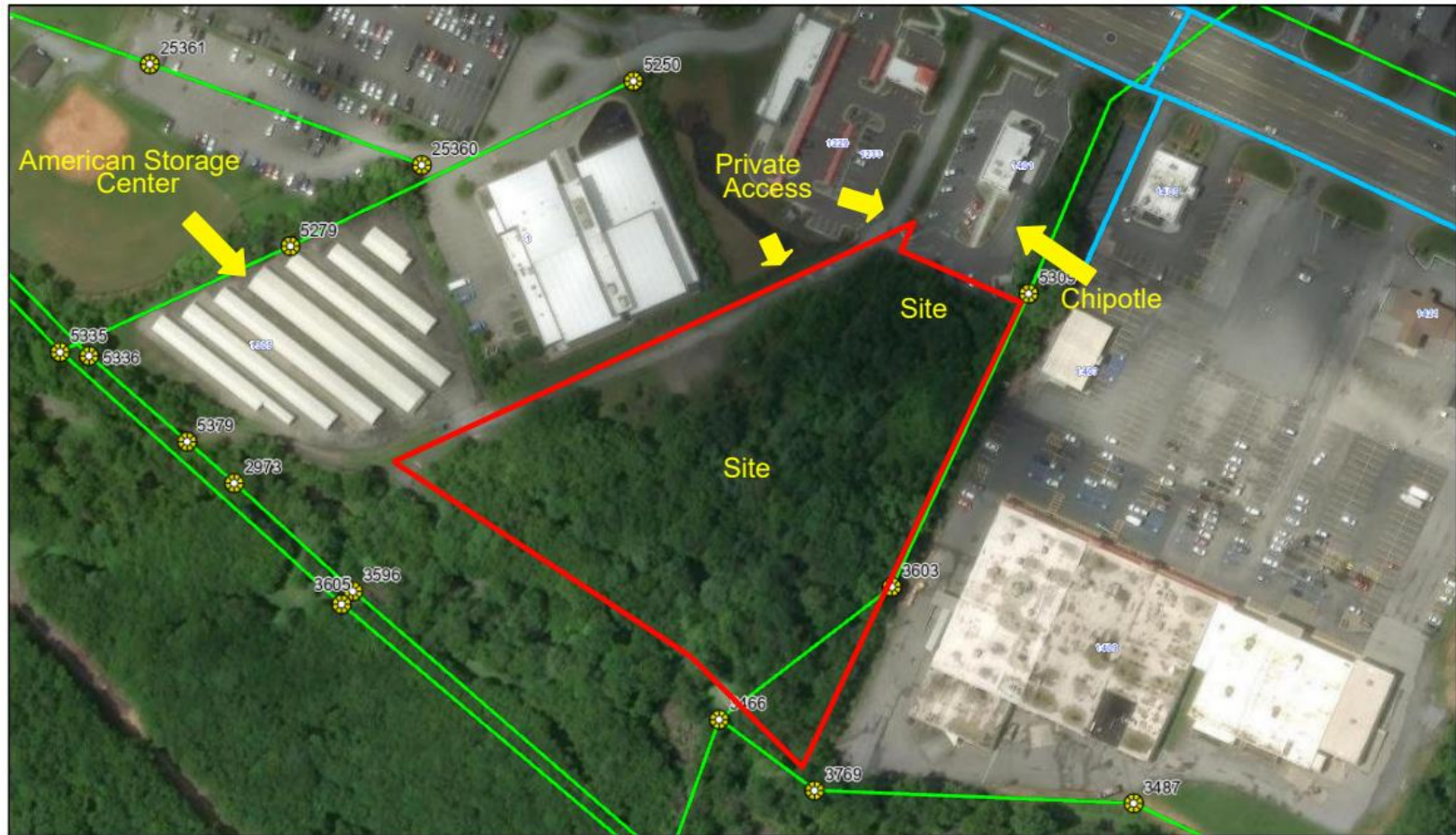
• Kpt 911 Address



Web AppBuilder for ArcGIS

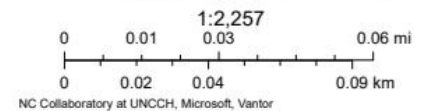
Web AppBuilder for ArcGIS

1309 E. Stone Drive Existing Utilities



8/5/2026, 9:52:41 AM

— Sewer Mains  Sewer Manholes
— Water Lines  Kpt 911 Address



Web AppBuilder for ArcGIS

[illegible]

Variance Request



██████████
██████████████████

Phone: ██████████
Email: ████████████████████

Letter of Request of Variance

TO: City of Kingsport Tennessee Planning Department

FROM: ██ – Iron Mountain Survey Co.

SUBJECT: Variance Request for 1309 East Stone Dr. Property

DATE: August 4th, 2026

Dear Planning Department,

On behalf of my client, ██, I respectfully request a variance from the minimum 50-foot road frontage requirement established in Section 4-3.3 of the City of Kingsport Subdivision Regulations. The purpose of this request is to allow the combination of the two existing parcels depicted on the enclosed survey plat into a single tract.

This request is solely to facilitate the consolidation of the existing parcels and will not result in the creation of any additional lots. Granting this variance will allow the property to be combined while maintaining the intent of the subdivision regulations and without adversely affecting adjoining properties or public access.

Thank you for your consideration of this request. If additional information is needed, I would be happy to provide it.

Sincerely,

██████████
██

Northern Property View



Eastern Property View



Western Property View



Southern Property View



Recommendation

Staff recommends approving the minor subdivision plat and accepting the variance request for 1309 East Stone Drive based upon conformance with Kingsport's Minimum Subdivision Regulations contingent upon a positive recommendation from water services.

Property Information	3616 Thornton Drive Minor Subdivision		
Address	3616 Thornton Drive Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 077A Group F Parcel 006.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Compact Neighborhood		
Acres	+/- 8.1		
Major or Minor / #lots	8 lots	Concept Plan	
Two-lot sub		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 T.C.A Section 13-3-402, as adopted by Kingsport's minimum subdivision regulations, the planning commission has formally delegated approval authority to planning staff for those plats <u>which entail the subdivision into no more than 25 lots</u> and the development has received preliminary plat approval from the Planning Commission or the subdivision has five (5) lots and the development complies with all provisions of these Minimum Subdivision Regulations. - Due to this proposed subdivision being 8 lots, it must come before the Planning Commission for approval prior to recording in accordance with TCA 13-3-402. Staff recommends approving the minor subdivision plat for 3616 Thornton Drive based upon conformance with Kingsport's Minimum Subdivision Regulations.			
Planner: Samuel Cooper		Date: 8/20/2026	
Planning Commission Action		Meeting Date: 8/20/2026	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Site Map

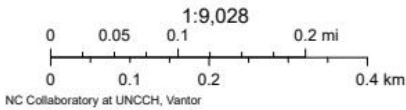


7/27/2026, 10:36:48 AM

Sullivan County Parcels Jan 2023 Streets

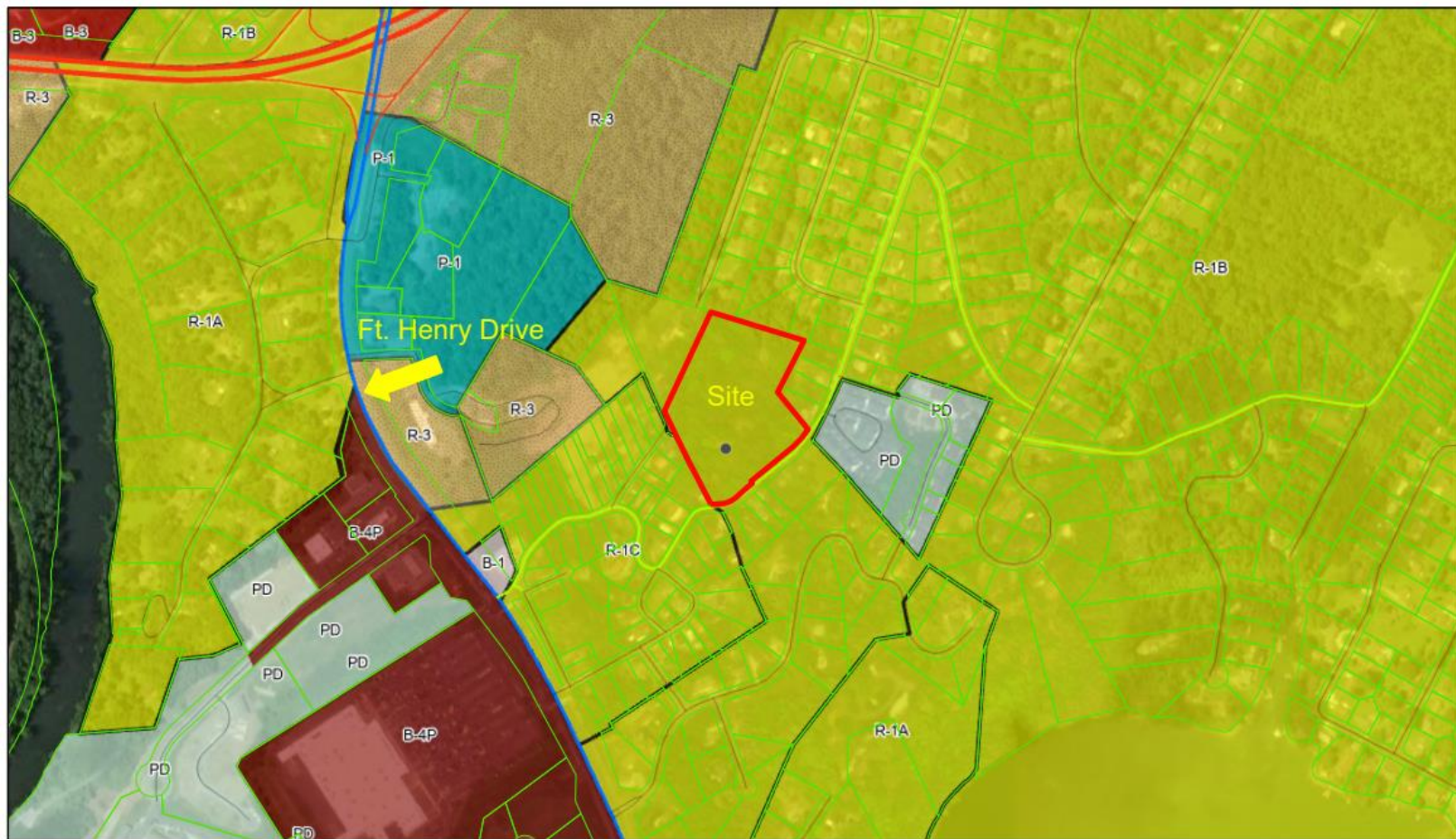
- Parcels
- Municipal Boundary
- KINGSPORT

- Expressway
- Major Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



Web AppBuilder for ArcGIS

Zoning R-1B - Residential District



7/27/2026, 10:39:33 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-1

B-3

B-4P

P-1

PD

R-1A

R-1B

R-1C

R-3

Streets

Expressway

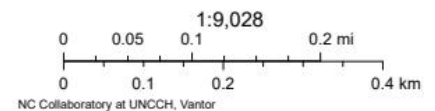
Major Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for ArcGIS

Future Land Use - Compact Neighborhood



7/27/2026, 10:41:05 AM

Sullivan County Parcels Jan 2023

2025 Placetypes

Parcels
Compact Neighborhood

Preservation/Open Space

Professional Services/Light Indus

Rural Living

Suburban Living

Urban Living

Streets

Expressway

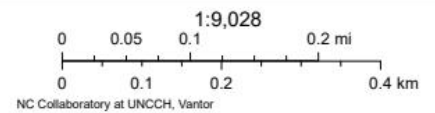
Major Arterial

Collector Street

Local Street

Private Street

Ramp



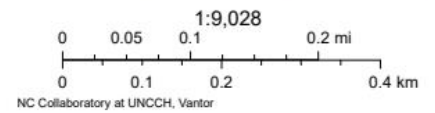
Web AppBuilder for ArcGIS

Existing Utilities Map



7/27/2026, 10:42:34 AM

— Sewer Mains
— Water Lines



Web AppBuilder for ArcGIS

Southern Property View



Recommendation

Staff recommends approving the minor subdivision plat for 3616 Thornton Drive based upon conformance with Kingsport's Minimum Subdivision Regulations.



July 20th, 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. Magnolia Ridge Re-plat
2. 436/424 Poplar Grove Rd.
3. 930 Lebanon Rd.
4. 2055 Happy Hill Rd.
5. Airport Parkway Plat
6. The Arbor Phase II Final Plat
7. 881 Fall Creek Rd.
8. 437 Hooven Street
9. 1772 Stratford Rd.
10. 199 Stuffle Street
11. 450 Rock Springs Rd.

Sincerely,

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



FINAL PLAT
TAX MAP 78C GROUP D,
PARCELS 89, 90, 91, 92, 93, 94,
95, 96, 97, 98
PLAT BOOK 59, PAGE 280
DATE: MAY 27, 2026

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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

MAGNOLIA RIDGE HOA INC
TAX MAP 78, PARCEL 44
DEED BOOK 3616, PAGE 636

6-27-2026
OWNER - SIGNATURE
OWNER - SIGNATURE

89R
JEFFREY A. & TERESA V. CASEY
TAX MAP 78C, GROUP D, PARCEL 10
DEED BOOK 3661, PAGE 15

6-27-2026
OWNER - SIGNATURE
OWNER - SIGNATURE

90R
BRAYDEN A. & DOROTHY-GRACE M. MASSEY
TAX MAP 78C, GROUP D, PARCEL 9
DEED BOOK 3653, PAGE 553

6/27/2026
OWNER - SIGNATURE
OWNER - SIGNATURE

91R
JAY CHANDLER
TAX MAP 78C, GROUP D, PARCEL 8
DEED BOOK 3657, PAGE 720

6/27/2026
OWNER - SIGNATURE
OWNER - SIGNATURE

92R
CALEB M. EVANS
TAX MAP 78C, GROUP D, PARCEL 7
DEED BOOK 3658, PAGE 2279

06/26/26
OWNER - SIGNATURE
OWNER - SIGNATURE

93R
HASSAN & JENNIFER K. ABDEL-MONEIM
TAX MAP 78C, GROUP D, PARCEL 6
DEED BOOK 3659, PAGE 2681

6/25/2026
OWNER - SIGNATURE
OWNER - SIGNATURE

CERTIFICATION 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 LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

8 JULY 2026
DATE

AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES

7-6-26
DATE

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 POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT

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

7-7-26
DATE

AUTHORIZED AGENT

CERTIFICATION 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 LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

8 JULY 2026
DATE

AUTHORIZED REPRESENTATIVE

MAINTENANCE OF COMMON OPEN SPACE

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES

7-6-26
DATE

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 POLICY ON ROADWAY LIGHTING WITHIN THE CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE

AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT

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

7-7-26
DATE

AUTHORIZED AGENT

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION, THE STATE OF TENNESSEE, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

05/27/2026
DATE

SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STREETS

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

DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF
SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWERAGE DISPOSAL SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY IN THE FORM OF _____ AND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

8 JULY 2026
DATE

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SEC. KINGSPORT REG. PLANNING COMMISSION DATE

MAGNOLIA RIDGE PHASE II - REPLAT LOTS 89-98

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.87± TOTAL LOTS 10
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER SEE OWNER INFO DATA CIVIL DISTRICT 7
SURVEYOR JEFFERY A. MILLER CLOSURE ERROR 1:10,000
SCALE 1" = 30' 0 30' 60' 120'

LEGEND

- - Rebar and Cap WITH CAP STAMPED TN 1964 VA 2404
- - Non Monumented Point
- X - Fence
- CB - Catch Basin
- - - Storm Drain Line
- S - Sanitary Manhole
- S - Sanitary Sewer Line/Markings
- W - Water Line/Markings
- WM - Water Meter

NOTES

1. See Sheet 2 for complete Notes, Vicinity Map and Legend.

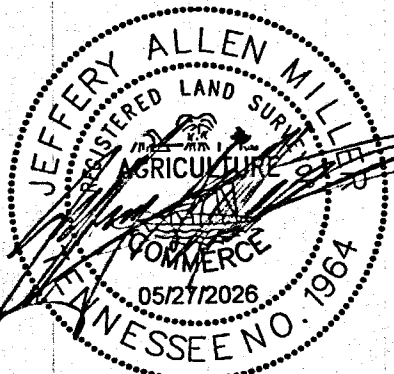
Slide A-1925

Sheena Tinsley, Register
Sullivan County
Rec #: 398646 Instrument #: 26014380
Rec'd: 30.00 Recorded
State: 0.00 7/15/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 488-489

MILLER
Land Surveying, LLC

116 ROBINDALE COURT
KINGSPORT, TENNESSEE 37663
PHONE: 423-552-5300
www.millersurveys.com
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SHEET 2 OF 2



FINAL PLAT
TAX MAP 78C GROUP D,
PARCELS 89, 90, 91, 92, 93, 94,
95, 96, 97, 98
PLAT BOOK 59, PAGE 280-283
DATE: MAY 27, 2026

CERTIFICATION OF THE APPROVAL
FOR 911-STREET ASSIGNMENT

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

DATE: 7-7-26
AUTHORIZED AGENT

GOVERNMENT AND UTILITY ACCESS

THE OWNERS OF THIS PROPERTY HEREBY AGREE TO
GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY
OVER THE DESIGNATED STREET UTILITIES, AND OTHER
EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES
TO PERFORM THEIR NORMAL RESPONSIBILITIES

DATE: 7-7-26
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 POLICY ON ROADWAY LIGHTING WITHIN THE CITY
OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE
PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE
AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF
PUBLIC WATER SYSTEMS

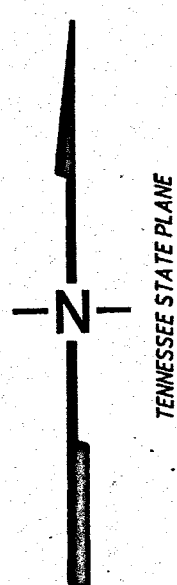
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR
SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET
THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE
HEREBY APPROVED AS SHOWN.

DATE: 8 July 2026
AUTHORIZED REPRESENTATIVE

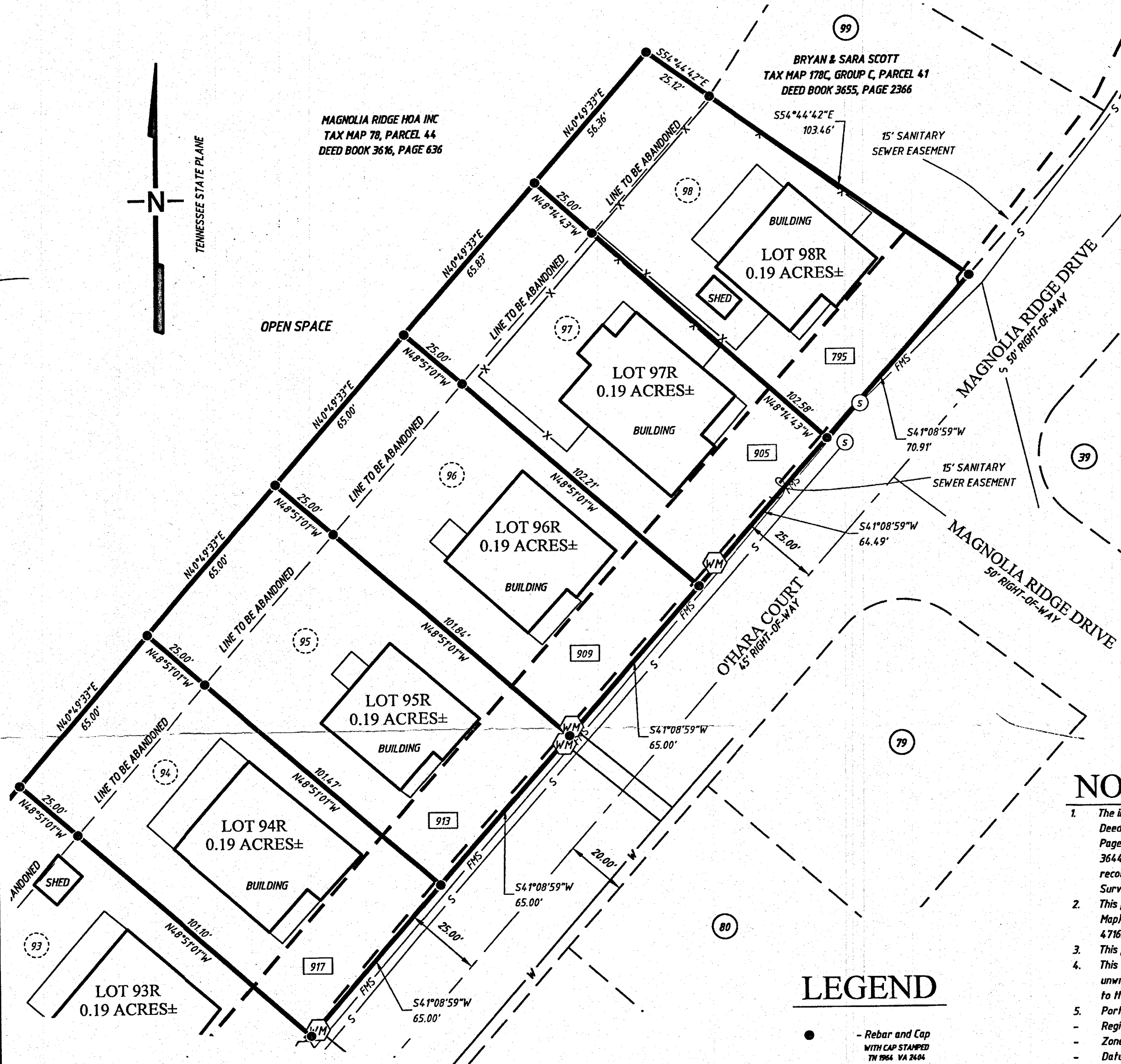
MAINTENANCE OF COMMON OPEN
SPACE

THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND
RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND
OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED
ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM
ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE
DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR
FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO
MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY
CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY'S. THE
OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE
DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE: 6-27-2026
AUTHORIZED REPRESENTATIVE



MAGNOLIA RIDGE HOA INC
TAX MAP 78, PARCEL 44
DEED BOOK 3616, PAGE 636



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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATA AND SIGNATURES

	MAGNOLIA RIDGE HOA INC TAX MAP 78, PARCEL 44 DEED BOOK 3616, PAGE 636	DATE: 6-27-2026 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
94R	JAMES M. & KELLIE R. SUMMERS TAX MAP 78C, GROUP D, PARCEL 5 DEED BOOK 3656, PAGE 1823	DATE: 6-27-2026 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
95R	LATISHA TURNER TAX MAP 78C, GROUP D, PARCEL 4 DEED BOOK 3645, PAGE 154	DATE: 6-27-26 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
96R	KEVIN & KATHRYN MASSEY TAX MAP 78C, GROUP D, PARCEL 3 DEED BOOK 3644, PAGE 1497	DATE: 7-1-26 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
97R	JAMES R. & MARISA HUNTER TAX MAP 78C, GROUP D, PARCEL 2 DEED BOOK 3644, PAGE 1601	DATE: 6-28-26 OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]
98R	RANDI & NEIL CHRISTIE TAX MAP 78C, GROUP D, PARCEL 1 DEED BOOK 3647, PAGE 323	DATE: [Signature] OWNER - SIGNATURE: [Signature] OWNER - SIGNATURE: [Signature]

NOTES

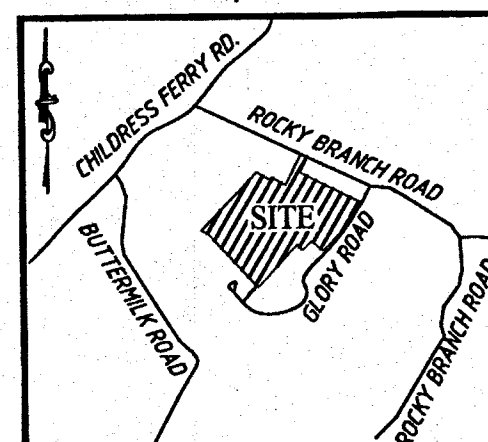
- The information shown hereon was obtained from Deed Book 3616, Page 636; Deed Book 3661, Page 15; Deed Book 3653, Page 553; Deed Book 3657, Page 720; Deed Book 3658, Page 2279; Deed Book 3659, Page 2681; Deed Book 3616, Page 636; Deed Book 3656, Page 1823; Deed Book 3645, Page 154; Deed Book 3644, Page 1497; Deed Book 3644, Page 1601; Deed Book 3647, Page 323 and Plat Book 59, Page 280 as recorded at the Registrar's Office for Sullivan County, Tennessee and a field survey by Miller Land Surveying, LLC in May 2026.
 - This property DOES NOT lie within a "Special Flood Hazard Area" as shown a FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Map Number 47163C0065D dated September 29, 2006.
 - This property is currently zoned PD. Setbacks to conform to current zoning.
 - This survey is subject to any and all easements, servitudes, covenants or restrictions either written or unwritten. Property is subject to any findings of an accurate title search. No title work was furnished to the surveyor.
 - Portions of this survey was performed with a Trimble R12i tied to TDOT reference network.
- Region: United States/State Plane NAD83
Zone: Tennessee 4100
Datum: NAD83 (2011)
Geoid: GEIOD18 (CONUS)

LEGEND

- - Rebar and Cap with Cap Stamped TN 1964 VA 2404
- - Non Monumented Point
- X - Fence
- CB - Catch Basin
- - - Storm Drain Line
- S - Sanitary Manhole
- S - Sanitary Sewer Line/Markings
- W - Water Line/Markings
- WM - Water Meter

VICINITY MAP

NOT TO SCALE



Slide A-1925

Sheena Tinsley, Register
Sullivan County
Rec #: 3986646 Instrument #: 26014380
Rec'd: 30.00 Recorded
State: 0.00 7/15/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 32.00 PGS 488-489

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED
HEREON IS A TRUE AND CORRECT SURVEY TO THE
ACCURACY REQUIRED BY THE KINGSPORT REGIONAL
PLANNING COMMISSION, THE STATE OF TENNESSEE, AND
THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN
HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION
REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY
1 SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

DATE: 05/27/2026
SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STREETS

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

DATE
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF
SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SANITARY SEWAGE DISPOSAL
SYSTEM: (1) IS AVAILABLE TO THE PROPERTY; OR (2), AS SHOWN
ON ACCOMPANYING PLANS, HAS BEEN INSTALLED IN AN ACCEPTABLE
MANNER ACCORDING TO SPECIFICATIONS; OR (3) THAT A SECURITY
IN THE FORM OF \$ _____ AND IN THE AMOUNT OF \$ _____
HAS BEEN POSTED TO ASSURE COMPLETION OF
ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 8 July 2026
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

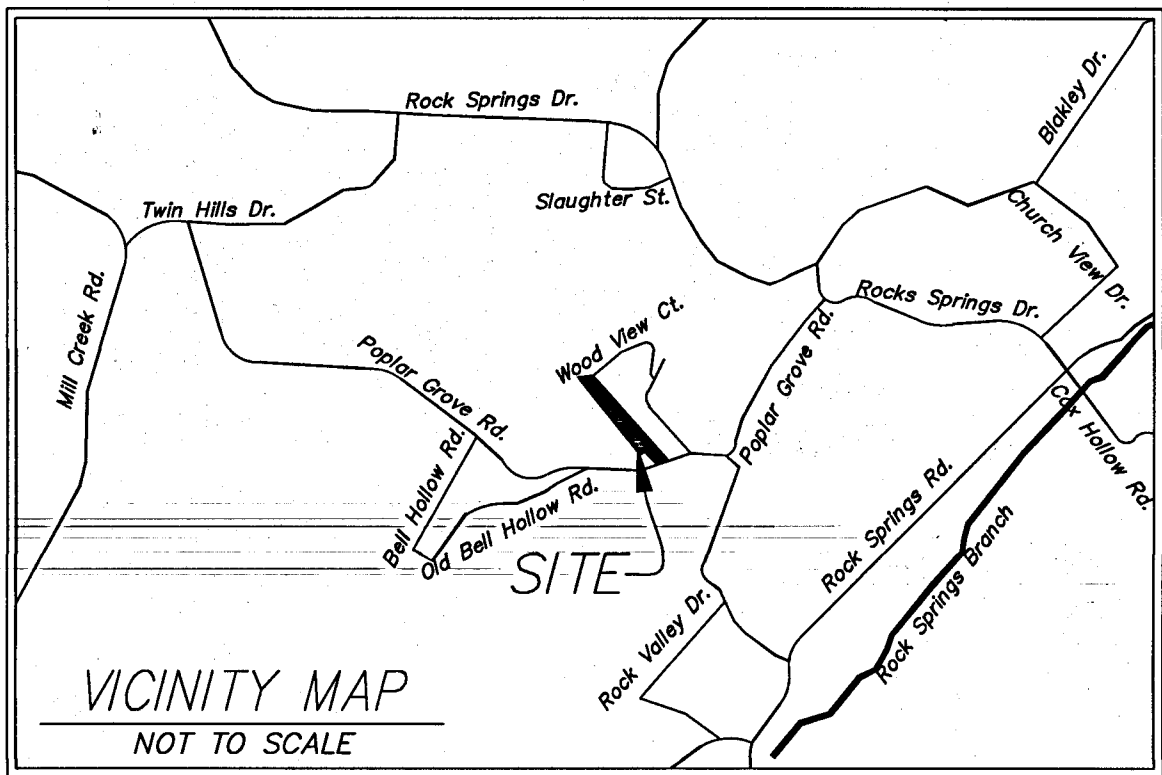
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERE HAS
BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR
KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES
AND WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE
KINGSPORT REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN
APPROVED FOR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

DATE: 7/8/2026
SEC. KINGSPORT REG. PLANNING COMMISSION

MAGNOLIA RIDGE PHASE II - REPLAT LOTS 89-98

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.87± TOTAL LOTS 10
ACRES NEW ROAD 0 MILES NEW ROAD 0
OWNER SEE OWNER INFO DATA CIVIL DISTRICT 7
SURVEYOR JEFFERY A. MILLER CLOSURE ERROR 1:10,000
SCALE 1" = 30' 0 30' 60' 120'



SURVEY NOTES:

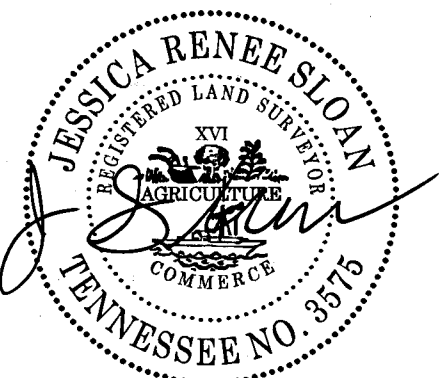
- 1) SURVEY REQUESTED BY WALTER PEAGLER
- 2) THE PROPERTY SHOWN HEREON ARE IN THE NAME OF: WALTER RUSSELL PEAGLER III & JILL MCDANIEL PEAGLER IN PLAT BOOK (P.B.) 45, PAGE (PG) 116, LOT 25, TAX MAP 1051, GROUP A, PARCEL 010.20 AND BRADLEY HENDERSON IN P.B. 5, PG. 87, LOT P 11, TAX MAP 1051, GROUP B, PARCEL 013.00 REGISTERS OFFICE OF SULLIVAN COUNTY, THIRTEENTH CIVIL DISTRICT, SULLIVAN COUNTY, TENNESSEE.
- 3) ALL PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS; SPECTRA SP-100 DUAL FREQUENCY RECEIVERS, REAL TIME KINEMATIC (RTK) GNSS ROVER, USING TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GNSS REFERENCE NETWORK (VRS), DATA COLLECTED ON DATE 02-07-2026; HORIZONTAL ACCURACY $\pm 0.05'$ AND VERTICAL ACCURACY $\pm 0.1'$ COORDINATES ARE BASED ON TENNESSEE STATE PLANE COORDINATES SYSTEM NAD83/NVAD83 (2011) USING GDA018, EPOCH 2010. NO COMBINED SCALE FACTOR WERE USED.
- 4) THE SURVEY CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE WERE NO VISIBLE DISCREPANCIES, OVERLAPPING IMPROVEMENTS, OR ROADWAYS OBSERVED, EXCEPT AS SHOWN HEREON. RECORDED EASEMENTS SHOWN ON THIS PLAT WERE DISCOVERED DURING THE ORDINARY RESEARCH PROCESS. THIS PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.
- 5) PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, REGULATIONS, RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN AT THE TIME OF THE SURVEY.
- 6) ADJOINER LINES DERIVED FROM D.B. & PG OR P.B. & PG LISTED ON MAP.
- 7) UNITS OF DISTANCE: US SURVEY FEET
- 8) SETBACKS: FRONT: 30' REAR: 30' SIDE: 12'
- 9) PROPERTIES ARE CURRENTLY ZONED: SULLIVAN COUNTY R-1
- 10) THIS PLAT REPRESENTS A RE-PLAT OF LOT 25 OF THE ADDITION TO WOODHAVEN SUBDIVISION, P.B. 45, PG. 11, & PART OF LOT 11 OF THE WORLEY SIMS SUBDIVISION P.B. 5, PG. 87 FOR THE PURPOSE OF REMOVING AN INTERIOR PROPERTY LINE & ADDING A NEW PROPERTY LINE. NO NEW LOTS ARE BEING CREATED.
- 11) THIS PROPERTY LIES IN A FLOOD ZONE X AS SHOWN ON FIRM MAP NO. 47163002300 DATED 09-29-2006
- 12) THESE LOTS ARE SERVED BY KINGSPORT PUBLIC WATER
- 13) THE LOCATION OF THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREA SHOWN HEREON IS DERIVED FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION (TDEC) PERMIT FOR CONSTRUCTION. NO FIELD VERIFICATION OF THE SEPTIC TANK, FIELD LINES, OR ASSOCIATED COMPONENTS WAS PERFORMED AS PART OF THIS SURVEY. ACTUAL LOCATION MAY VARY.

Slide A-1923

Sheena Tinsley, Register
Sullivan County
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 26013842
Recorded: 7/9/2026 at 9:07 AM
in plat
P60
PGS 481-481

LEGEND

- DHU — OVERHEAD UTILITY WIRE
- x — x — x — x — FENCE
- — — DRAINAGE EASEMENT
- — — ADJOINER LINE
- — — DELETE LOT LINE
- C/L ROAD CENTERLINE
- ⊙ WATER METER
- ⊙ UTILITY POLE
- ⊙ GUY
- ⊙ FOUND REBAR
- SET REBAR
- OTP OPEN TOP PIPE
- POB POINT OF BEGINNING



IT IS HEREBY CERTIFIED THAT THIS SURVEY IS CORRECT TO MY KNOWLEDGE, EXPERTISE, AND BELIEF AND WAS PREPARED FROM AND ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; FURTHER, I CERTIFY THIS IS A CATEGORY IV LAND SURVEY AS DEFINED IN STANDARDS OF PRACTICE ISSUED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

CERTIFICATE OF ACCURACY

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

J. Sloan 3/21/26
TENNESSEE REGISTERED LAND SURVEYOR DATE

CERTIFICATE OF APPROVAL FOR RECORDING

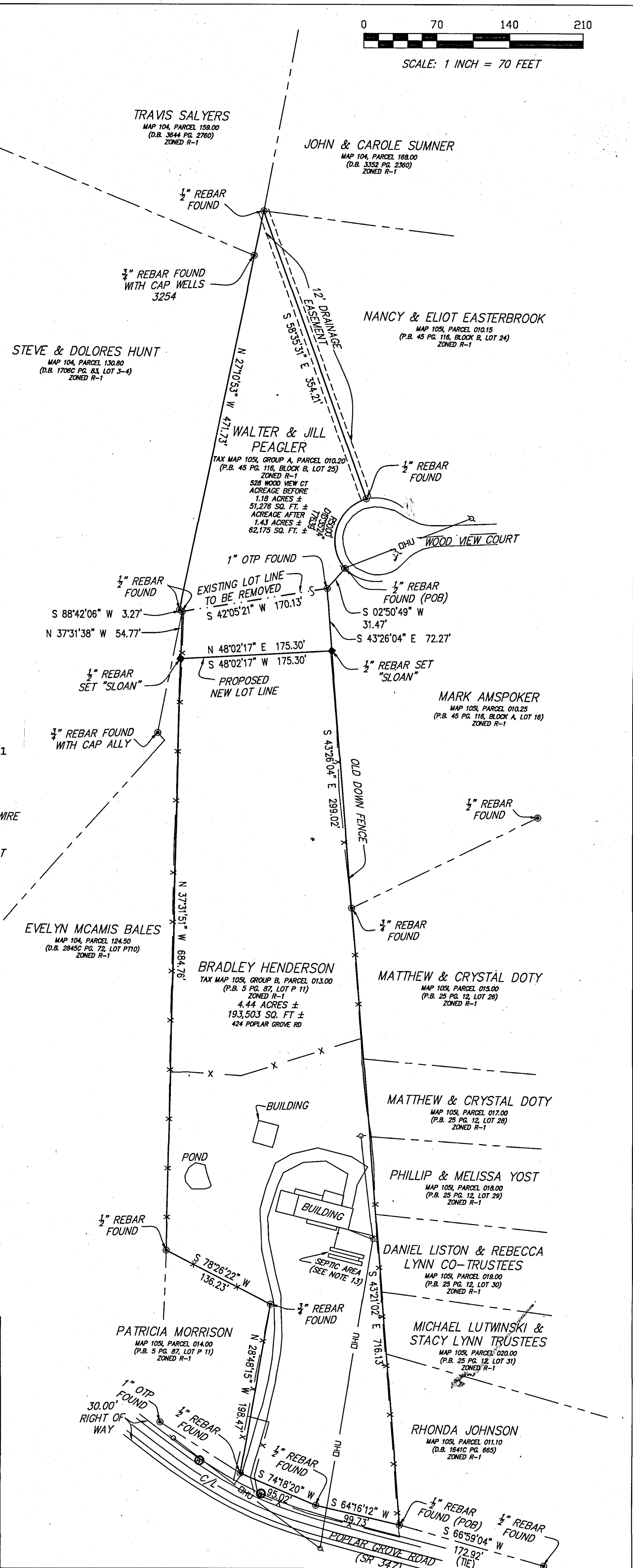
I HEREBY CERTIFY THAT THE SUBDIVISION HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT, IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN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

KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION DATE

SLOAN LAND SURVEYING, PLLC
JESSICA R. SLOAN, TN RLS 3575
423-440-6198
SLOANSURVEYING@GMAIL.COM
PO BOX 303 ELIZABETHTON, TN 37644

COUNTY	DATE OF SURVEY	REV.	PROJECT
SULLIVAN	2-15-2026	# 2	# 4-100

REPLAT OF LOT 25 OF THE ADDITION TO WOODHAVEN SUBDIVISION AND REPLAT OF LOT 11 OF THE WORLEY SIMS SUBDIVISION
KINGSPORT REGIONAL 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, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. BY SIGNING THIS BLOCK I (WE) STATE THAT I (WE) HAVE SEWER.

Walter Peagler 7/1/26
OWNER(S) DATE

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, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. BY SIGNING THIS BLOCK I (WE) STATE THAT I (WE) HAVE SEWER.

Jill M. Peagler 7/1/2026
OWNER(S) DATE

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

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

Angela P... 7/2/26
AUTHORIZING AGENT DATE

CERTIFICATION OF APPROVAL OF STREETS AND STORMWATER SYSTEM

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

Jan S... 6/12/26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER DATE

CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

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

6-17-26
DATE
City G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

NORTH RECONCILED TO
TN GRID



LINE BEARING	DISTANCE
L1 S 54°41'07" E	5.76'

CARROLL CARTER & RENEE ANGELA
TAX MAP-106J "A"
PARCEL-010.00
D.B.-932C/PAGE-202

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

ROBERT MCAMIS JR. TRUSTEE & KAREN BACON
TAX MAP-106
PARCEL-016.00
D.B.-3671/PAGE-1987

PROPERTY ZONED: A-1
SETBACKS-
FRONT: 50
SIDE: 20
REAR: 50

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C0235D, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.

N 19°43'53" E
234.94'

NEW 20' INGRESS/EGRESS EASEMENT ALONG
EXISTING DRIVEWAY ACROSS LOT 1 AND
OF PARCEL 015.00.

BRIGHT RD (PRIVATE)

SHED

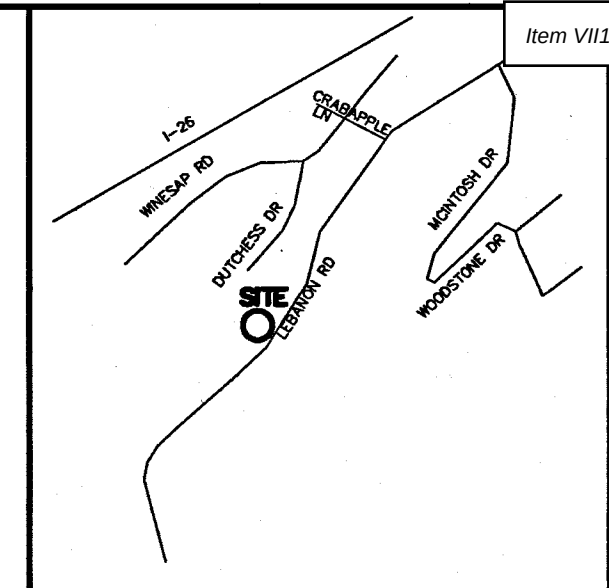
RES
0330

LOT 1
1.00 AC±

SEE TRUST BOOK 166
PAGE 324 FOR RECORDED
EASEMENT INFORMATION

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

ROBERT MCAMIS JR. TRUSTEE & KAREN BACON
TAX MAP-106
PARCEL-016.00
D.B.-3671/PAGE-1987



LOCATION MAP
NOT TO SCALE

LEGEND

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

MISCELLANEOUS NOTES:

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

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

THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

OWNER RESPONSIBLE TO EXTEND PUBLIC SEWER IN THE
FUTURE IF PUBLIC SEWER IS DESIRED.

Slide A-1926

Sheena Tinsley, Register
Sullivan County
Rec #: 398668 Instrument #: 26014408
Rec'd: 15.00 Recorded
State: 0.00 7/15/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 490-490

ROBERT MCAMIS JR. TRUSTEE &
KAREN BACON
930 LEBANON ROAD
KINGSPORT, TN 37663
T.M. 106
PARCEL 016.00
D.B. 3671
PAGE 1987

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATED: July 10, 2026
Gabe Campbell
CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

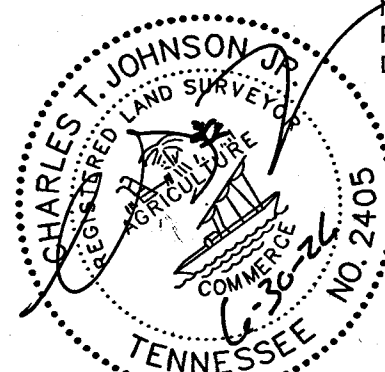
DATED: _____
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: _____
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26029
DATE: 03/06/2026



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

TPSI TN. PROFESSIONAL
SURVEYING INC.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: Robert Mcamis Jr. & Karen Bacon
DATED: 6-30-26
OWNER: Karen Bacon
DATED: 7-3-26
OWNER: _____
DATED: _____

CERTIFICATE OF ACCURACY

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

DATED: 6-30-26
SURVEYOR

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEMS

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

DATED: _____
CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 7-14-2026
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY: _____
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

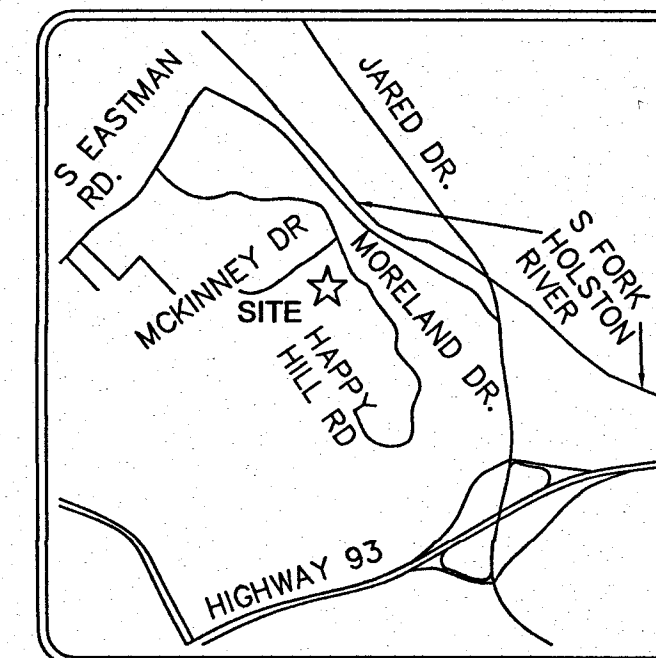
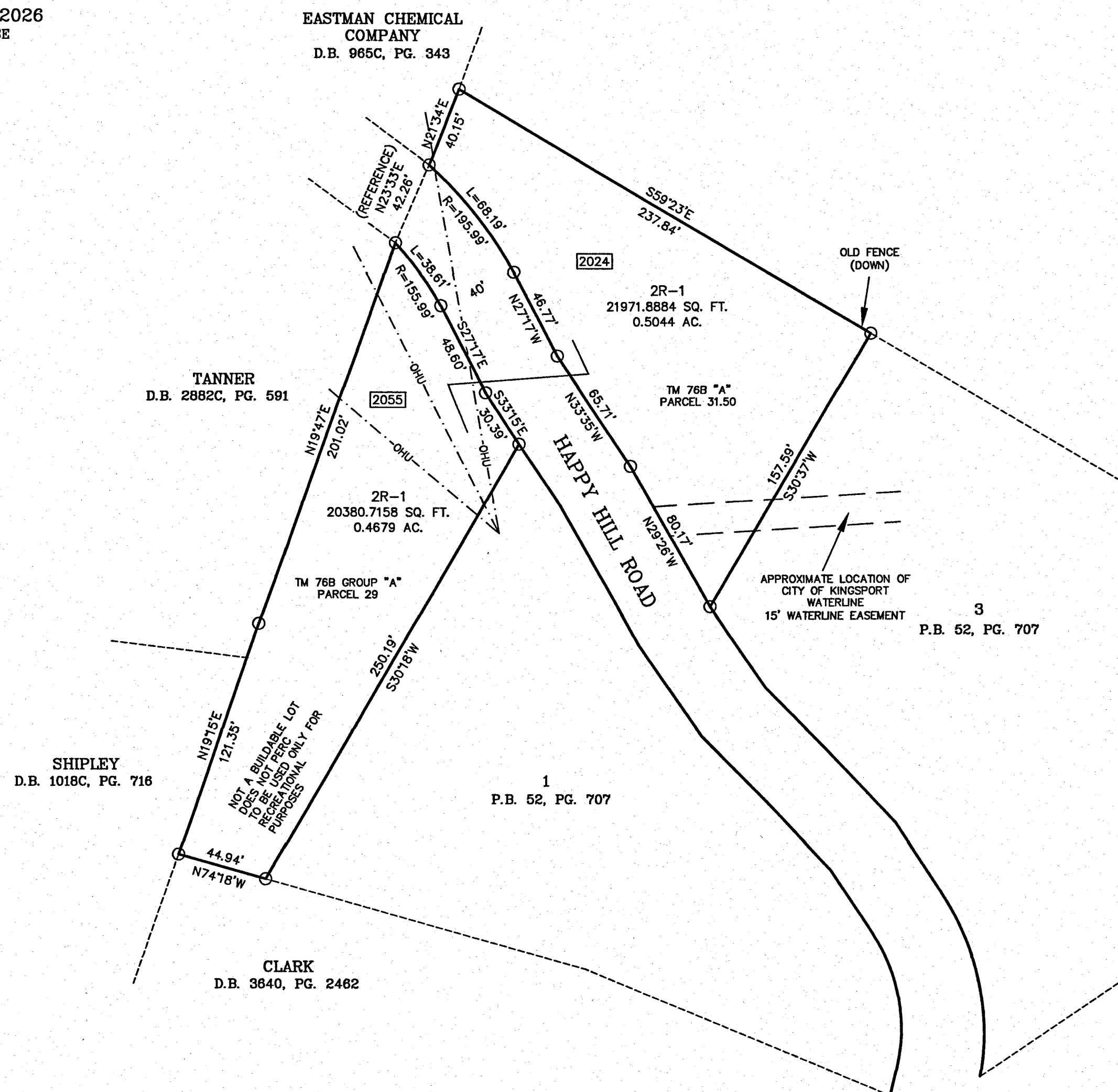
KINGSPORT REGIONAL PLANNING COMMISSION

MCAMIS / BACON 1.00 AC± PROPERTY PARTITION

TOTAL ACRES 1.00 TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0
COUNTY SULLIVAN CIVIL DISTRICT 14TH
SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000
SCALE 1" = 30' 30' 0' 30' 60'

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

SEE NOTE 1



LOCATION MAP
N.T.S.

LEGEND

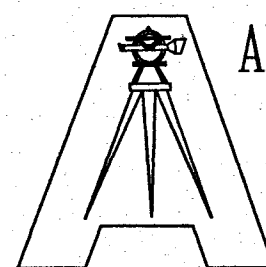
IP(0) IRON PIPE, OLD
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
123 911 ADDRESS
N.T.S. NOT TO SCALE

5102A-1923

Sheena Tinsley, Register
Sullivan County
Rec #: 398215 Instrument #: 26013838
State: 15.00 Recorded
Clerk: 0.00 7/9/2026 at 9:00 AM
Other: 2.00 in Plat
Total: 17.00 P60
PGS 480-480

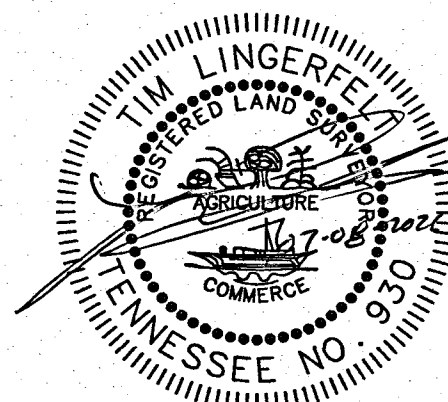
NOTES:

- 1) NORTH BASED ON RECORDED DEED.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT=30'
REAR=30'
SIDE=12'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL
FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D
EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE
ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA.
- 4) JOB NO. 26-14217
- 5) ACAD FILE: 26-14217 BERRY.DWG
- 6) TAX MAP 76B "A", PARCELS 29 & 31.50
- 7) PRIOR PLAT REFERENCE: P.B. 52, PAGE 707
- 8) DEED REFERENCE: D.B. 3513, PG. 1718
- 9) 12' EASEMENT ATTACHED TO ALL ELECTRIC POWERLINES.
- 10) THERE SHALL BE A 7.5' UTILITY AND DRAINAGE EASEMENT ALONG ALL
INTERIOR LOT LINES AND PROPERTY LINES.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM
STANDARDS OF PRACTICE.
- 12) THE BOUNDARY INFORMATION SHOWN ON THIS PLAT IS FROM A PRIOR
RECORDED PLAT (P.B. 52, PG. 707) AND REPRESENTS A COMPOSITE PLAT
WITH ALL BOUNDARY INFORMATION COPIED FROM THE RECORDED PLAT.

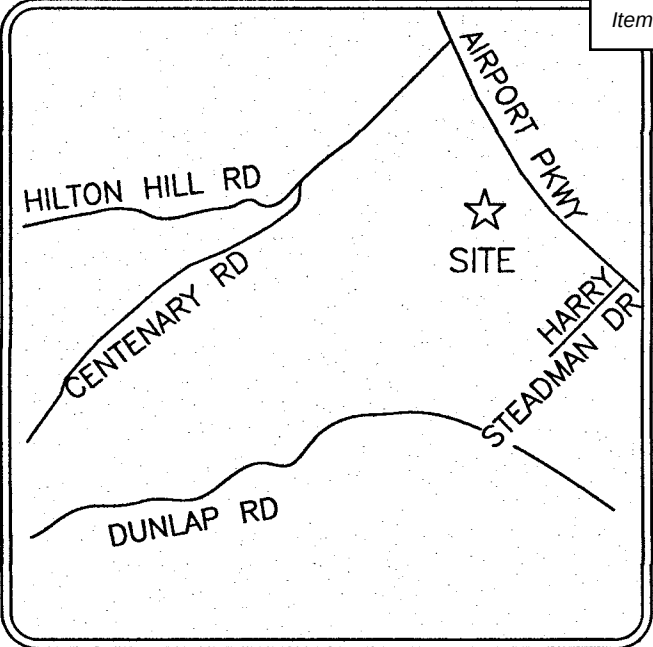
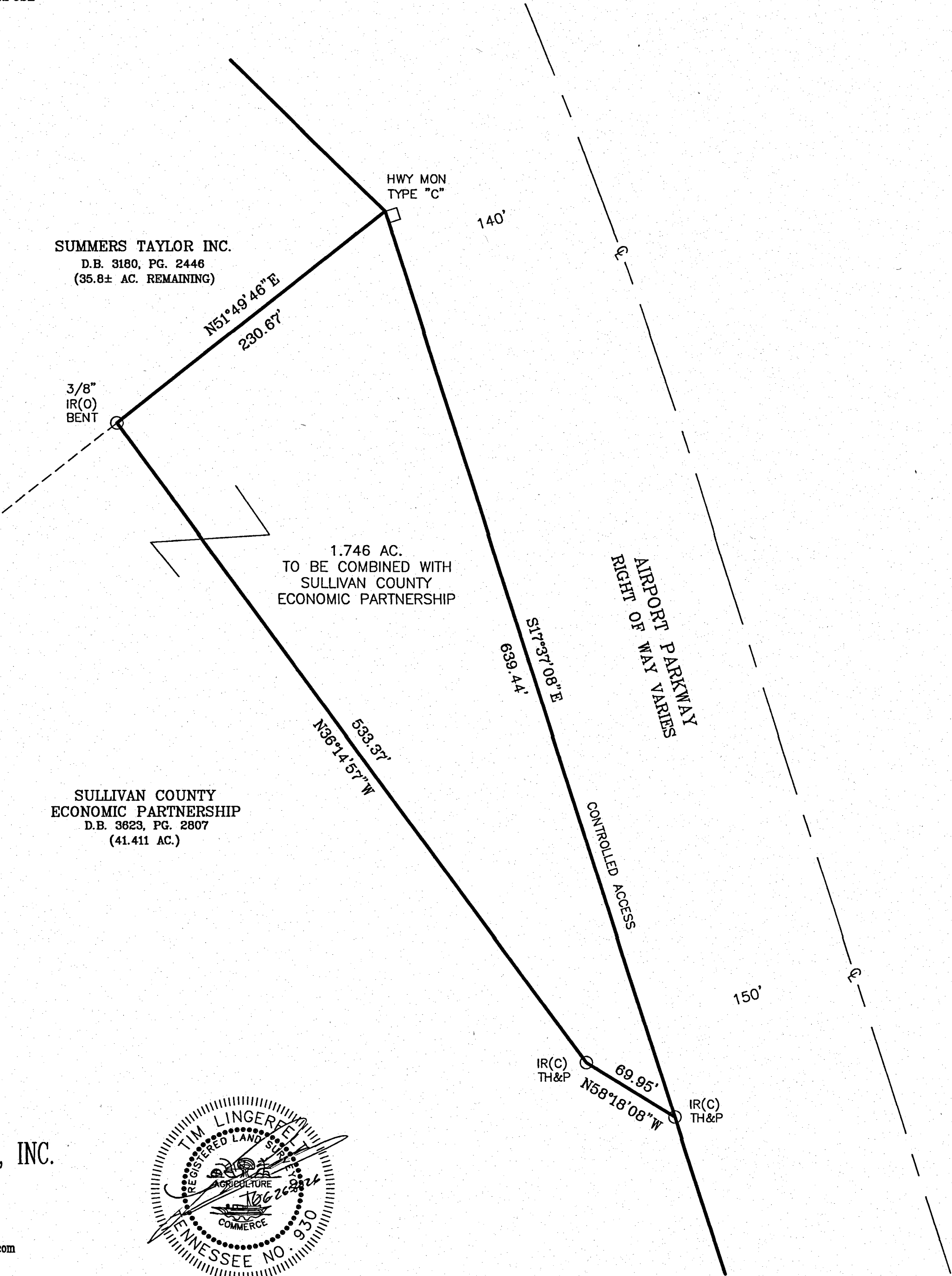


ALLEY & ASSOCIATES, INC.
SURVEYORS

422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tingerfelt@alleyassociates.com



CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. Samuel Berry 7-8-26 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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 07-08-2026 DATE 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 2026 TRAFFIC ENGINEERING MANAGER		CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION. 7-8-2026 DATE COMMISSIONER OF HIGHWAYS OR AUTHORIZED REPRESENTATIVE		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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. 7/9-2026 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		COMBINATION OF LOTS 2 & 2A BOBBY GLENN LOVEGROVE PROPERTY KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES 0.9723 TOTAL LOTS 1 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER SAMUEL BERRY CIVIL DISTRICT 13TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000 SCALE 1"=50'	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 7-7-2026 DATE SULLIVAN COUNTY 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. 7/8-2026 DATE KINGSPORT AUTHORIZING AGENT									



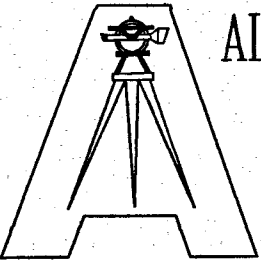
LOCATION MAP
N.T.S.

LEGEND

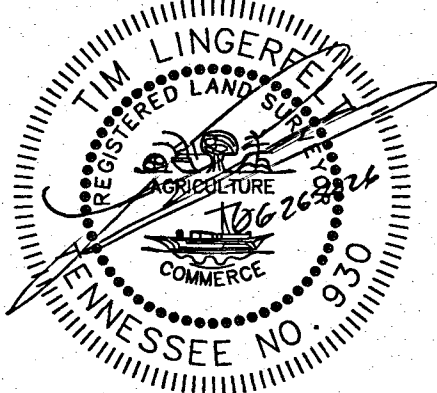
IR(C)	IRON ROD (CAP)
IR(O)	IRON ROD (OLD)
D.B.	DEED BOOK
PG.	PAGE
N.T.S.	NOT TO SCALE
HWY	HIGHWAY
MON	MONUMENT
TH&P	TYSINGER, HAMPTON & PARTNERS
AC	ACRES

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100. RTK GPS POSITIONAL DATA WAS OBSERVED ON MAY 22, 2026 UTILIZING TRIMBLE R780I RECEIVERS. GEOID18
- 2) SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0260E EFFECTIVE DATE JULY 31, 2024 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 26-14227
- 5) ACAD FILE 26-14227 NETWORKS.DWG
- 6) TAX MAP 093, PART OF PARCEL 084.00
- 7) DEED REFERENCE: D.B. 3180, PG. 2446
- 8) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN OR UNWRITTEN, RECORDED AND UNRECORDED.
- 11) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.



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



CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 6-25-26 OWNER	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 06-26-26 TENNESSEE REGISTERED LAND SURVEYOR	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN. 7/1-2026 KINGSPORT AUTHORIZING AGENT	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 IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 7/2/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE

Slide A-1922

Rec #:	397905	Instrument #:	26013416
Rec'd:	15.00	Recorded	
State:	0.00	7/2/2026 at 9:51 AM	
Clerk:	0.00	in Plat	
Other:	2.00	P60	
Total:	17.00	PGS 477-477	

DIVISION OF SUMMERS TAYLOR PROPERTY			
KINGSPORT REGIONAL PLANNING COMMISSION			
TOTAL ACRES	1.746	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	SUMMERS TAYLOR, INC.	CIVIL DISTRICT	18TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=60'		60 30 0 60 120	

THE ARBOR - PHASE 2

RIVERBEND ROAD

KINGSPORT, TENNESSEE

CERTIFICATION 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 SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 7-16-26
OWNER Land Star

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 KINGSFORD, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE 7-16-26
REGISTERED SURVEYOR Larry M. Culbertson

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 PROVIDED.

DATE 7/15/26
CITY ENGINEER OR COUNTY ROAD COMMISSIONER [Signature]

CERTIFICATION OF THE APPROVAL STREET LIGHTING SYSTEM

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 CITY OF KINGSPORT, AND ANY REQUIRED CHARGES FOR THE PURCHASE AND INSTALLATION HAVE BEEN MET.

DATE 7-17-2026
TRAFFIC ENGINEERING MANAGER [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED BY THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURVEY MADE IN THE AMOUNT OF 1/2 IN. 1/2 IN. HAS BEEN POSTED WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 7/17/2026
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION [Signature]

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE July 17, 2026
LARRY M. CULBERTSON
DEPUTY CLERK OF SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER 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 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.

DATE 17 JUL 2026
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION OR KINGSPORT AUTHORIZING AGENT [Signature]

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 17 JUL 2026
AUTHORIZING AGENT [Signature]

CERTIFICATION OF THE APPROVAL OF STORMWATER SYSTEM

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

DATE 17 JUL 2026
OWNER [Signature]

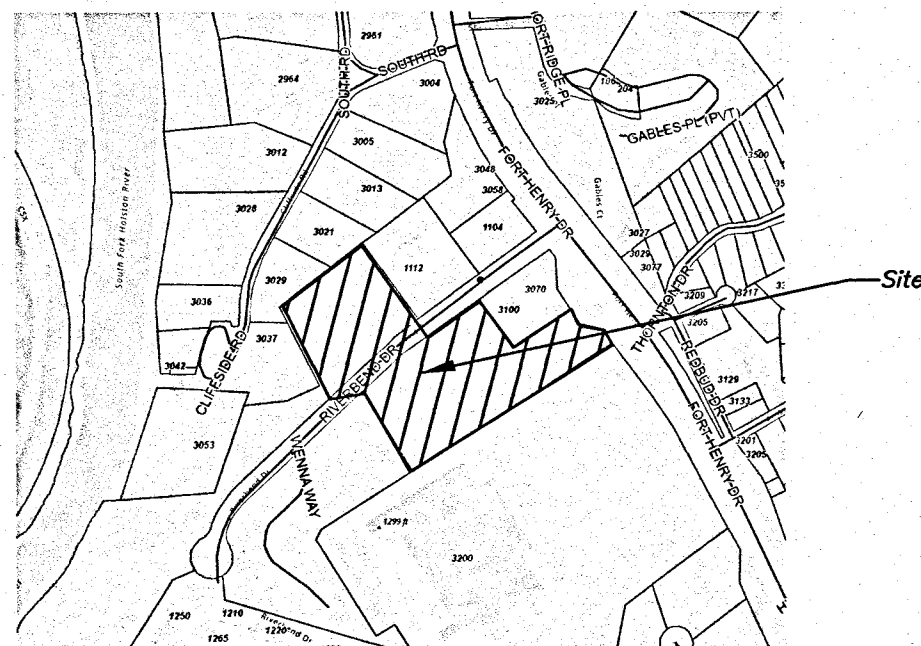
SEC. 114-304 PART 13 B AND C

B. GOVERNMENT AND UTILITY ACCESS. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

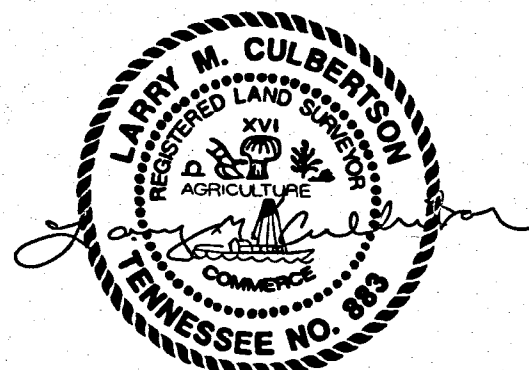
C. MAINTENANCE OF COMMON OPEN SPACE. THE OWNERS OF THIS PROPERTY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR MAINTENANCE, RECONSTRUCTION, DRAINAGE, AND OTHER NEEDS RELATIVE TO THE COMMON OPEN SPACE SO DESIGNATED ON THIS PLAN, AND HEREBY RELIEVE THE LOCAL GOVERNMENT FROM ANY SUCH RESPONSIBILITY. SHOULD THE COMMON OPEN SPACE BE DEDICATED FOR PUBLIC USE AT A LATER DATE, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR OTHER ACTION NECESSARY TO MAKE THE COMMON OPEN SPACE AND DRAINAGE FACILITIES FULLY CONFORM TO THE CURRENT STANDARDS ADOPTED BY THE CITY. THE OWNERS ALSO AGREE THAT THE COMMON OPEN SPACE SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION.

DATE 7/16/26
OWNER [Signature]

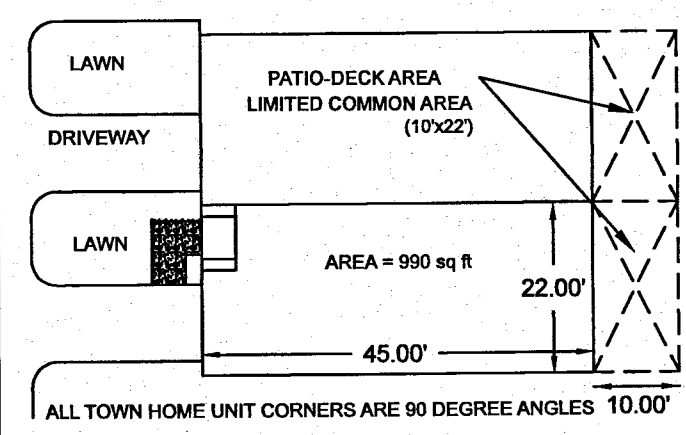
DATE 7/16/26
OWNER [Signature]



LOCATION MAP
NTS

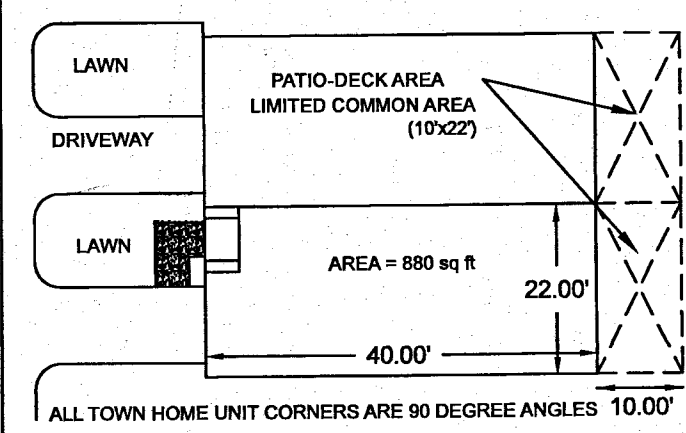


TOWN HOME DIMENSIONS NTS



NOTE: UNITS 817, 821, 825, 829, 833, 837, 841, 845, 849, 853, 857, 861, 865, 869, 873, 804, 908, 912, 916, 920, 921, 924, 925, 928, 929, 932, 933, 936, 937, 944, 948, 952 and 956 AND 942 ARE 22' X 45'

TOWN HOME DIMENSIONS NTS



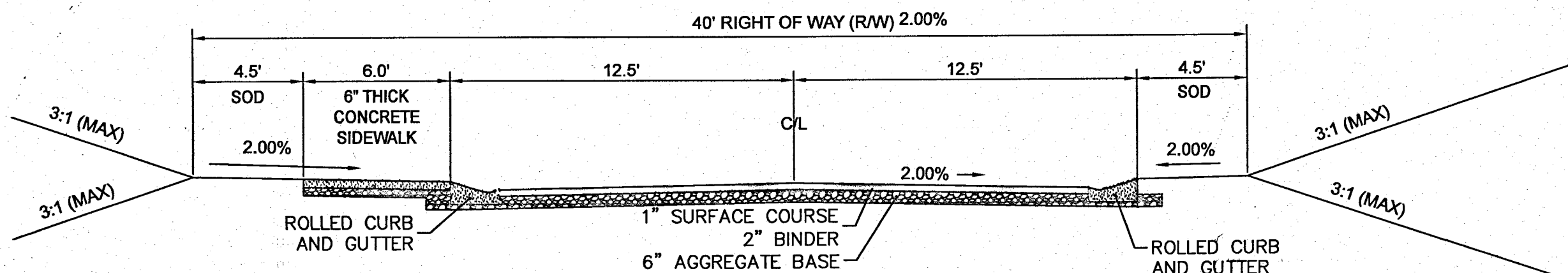
NOTE: UNITS 804, 805, 808, 809, 813, 868, 872, 905, 909, 913, 917, 941, AND 945 ARE 22' X 40'

Slide A-1927

Sheena Tinsley, Register
Sullivan County
Rec #: 399121 Instrument #: 26014972
Rec'd: 45.00 Recorded
State: 0.00 7/22/2026 at 8:00 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 47.00 PGS 496-498

TYPICAL LANE SECTION

SCALE: NTS



NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSPORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

SITE & ZONING DATA

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC
367 HOG HOLLOW ROAD
JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PRESENT ZONING: PROPERTY CURRENTLY ZONED PD
(CITY OF KINGSPORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERIMETER - 25' BUFFER
FRONT YARD - N/A
REAR YARD - N/A
SIDE YARD - N/A

TAX PARCELS: SULLIVAN COUNTY - 2 PARCELS:
NORTH (N) - 082077H C00110
SOUTH (S) - 082077H C00200

PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)

PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)
+ 5 COMMON PARKING SPACES = 99 PARKING SPACES PROVIDED.

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

THE ARBOR PHASE 2 FINAL PLANNED DEVELOPMENT CITY OF KINGSPORT PLANNING COMMISSION

TOTAL ACRES <u>9.248</u>	TOTAL UNITS <u>47</u>
ACRES NEW ROAD <u>0.882</u>	MILES NEW ROAD <u>0.196</u>
OWNER: <u>LAND STAR DEVELOPMENT, LLC</u>	CIVIL DISTRICT <u>11th</u>
SURVEYOR <u>LARRY CULBERTSON</u>	CLOSURE ERROR <u>1/10,000</u>
SCALE 1"=60'	DATE: 6-19-26
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	Sheet 1 of 3

= *Adjoining Property Line*

LINE	BEARING	DISTANCE
L1	S 43°41'57" W	12.77'
L2	N 66°12'58" E	101.59'
L3	S 54°50'30" W	152.66'
L4	S 30°25'32" E	68.88'

LINE	BEARING	DISTANCE
A-B	S 30°00'03" E	158.90'
A-C	S 08°57'48" E	156.95'
A-D	S 18°20'07" W	236.73'
A-E	S 28°06'31" W	348.54'
F-G	N 15°03'30" E	93.05'
F-H	N 26°14'38" E	144.08'
J-K	N 64°47'05" E	75.91'
J-L	N 85°54'05" E	203.46'
J-M	N 79°38'26" E	339.15'
J-N	N 67°48'37" E	476.69'
J-O	N 55°43'49" E	305.41'
Q-M	N 58°26'25" E	343.16'

PGS 496-498

75

LEGEND

IR(O) = Iron Rod Found

IR(N) = Iron Rod Set

⊕ = Point Not Set

— = Boundary Line

- - - = Adjoining Property Line

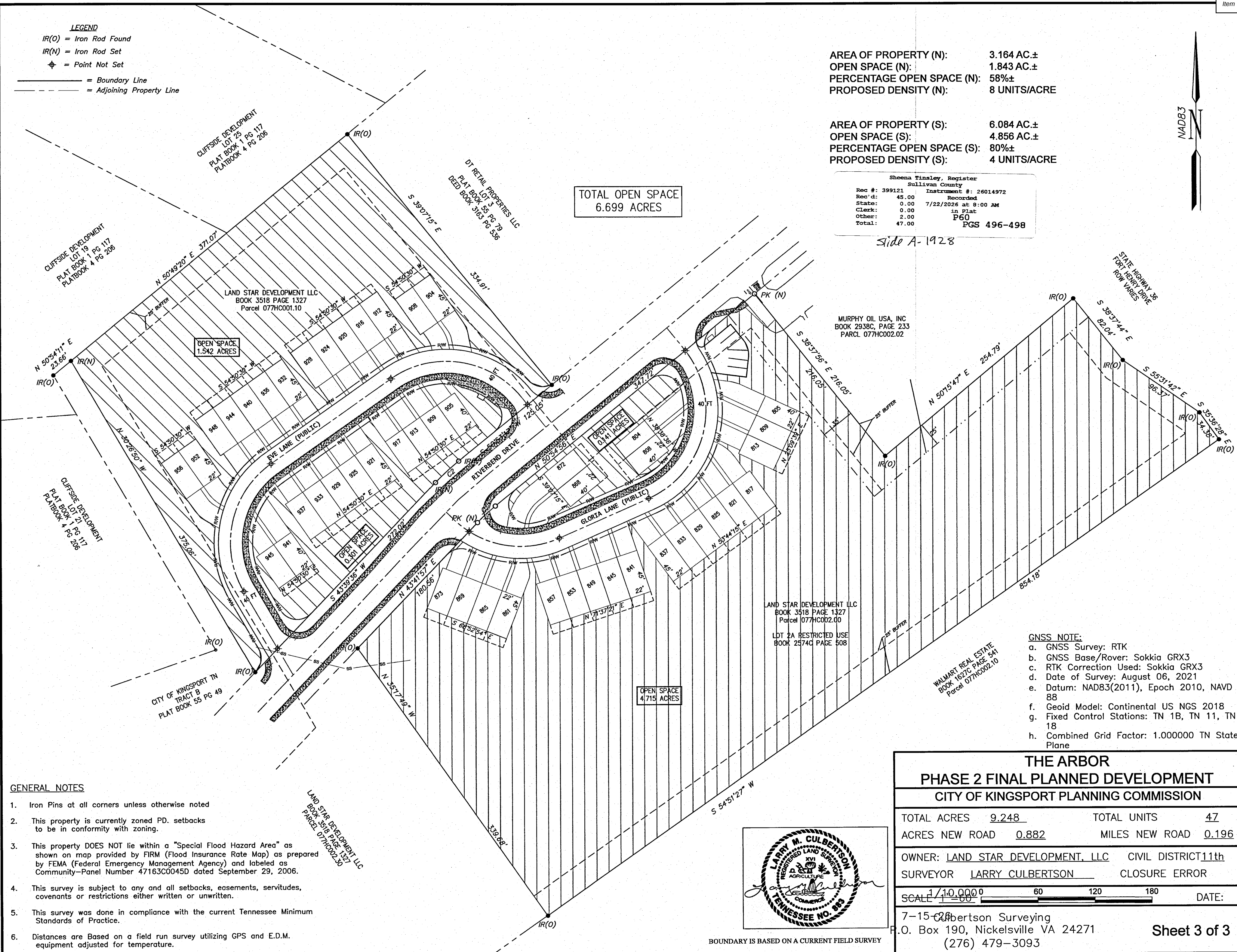
AREA OF PROPERTY (N): 3.164 AC.±
 OPEN SPACE (N): 1.843 AC.±
 PERCENTAGE OPEN SPACE (N): 58%±
 PROPOSED DENSITY (N): 8 UNITS/ACRE

AREA OF PROPERTY (S): 6.084 AC.±
 OPEN SPACE (S): 4.856 AC.±
 PERCENTAGE OPEN SPACE (S): 80%±
 PROPOSED DENSITY (S): 4 UNITS/ACRE

Sheena Tinsley, Register
 Sullivan County
 Rec #: 399121 Instrument #: 26014972
 Rec'd: 45.00 Recorded
 State: 0.00 7/22/2026 at 9:00 AM
 Clerk: 0.00 in Plat
 Other: 2.00 P60
 Total: 47.00 PGS 496-498

Side A-1928

TOTAL OPEN SPACE
 6.699 ACRES

**GENERAL NOTES**

1. Iron Pins at all corners unless otherwise noted
2. This property is currently zoned PD. setbacks to be in conformity with zoning.
3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Panel Number 47163C0045D dated September 29, 2006.
4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
6. Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.

GNSS NOTE:

- a. GNSS Survey: RTK
- b. GNSS Base/Rover: Sokkia GRX3
- c. RTK Correction Used: Sokkia GRX3
- d. Date of Survey: August 06, 2021
- e. Datum: NAD83(2011), Epoch 2010, NAVD 88
- f. Geoid Model: Continental US NGS 2018
- g. Fixed Control Stations: TN 1B, TN 11, TN 18
- h. Combined Grid Factor: 1.000000 TN State Plane

THE ARBOR
PHASE 2 FINAL PLANNED DEVELOPMENT
CITY OF KINGSFORT PLANNING COMMISSION

TOTAL ACRES 9.248 TOTAL UNITS 47
 ACRES NEW ROAD 0.882 MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
 SURVEYOR LARRY CULBERTSON CLOSURE ERROR

SCALE 1"=60' 60 120 180 DATE:

7-15-2021
 P.O. Box 190, Nickelsville VA 24271
 (276) 479-3093

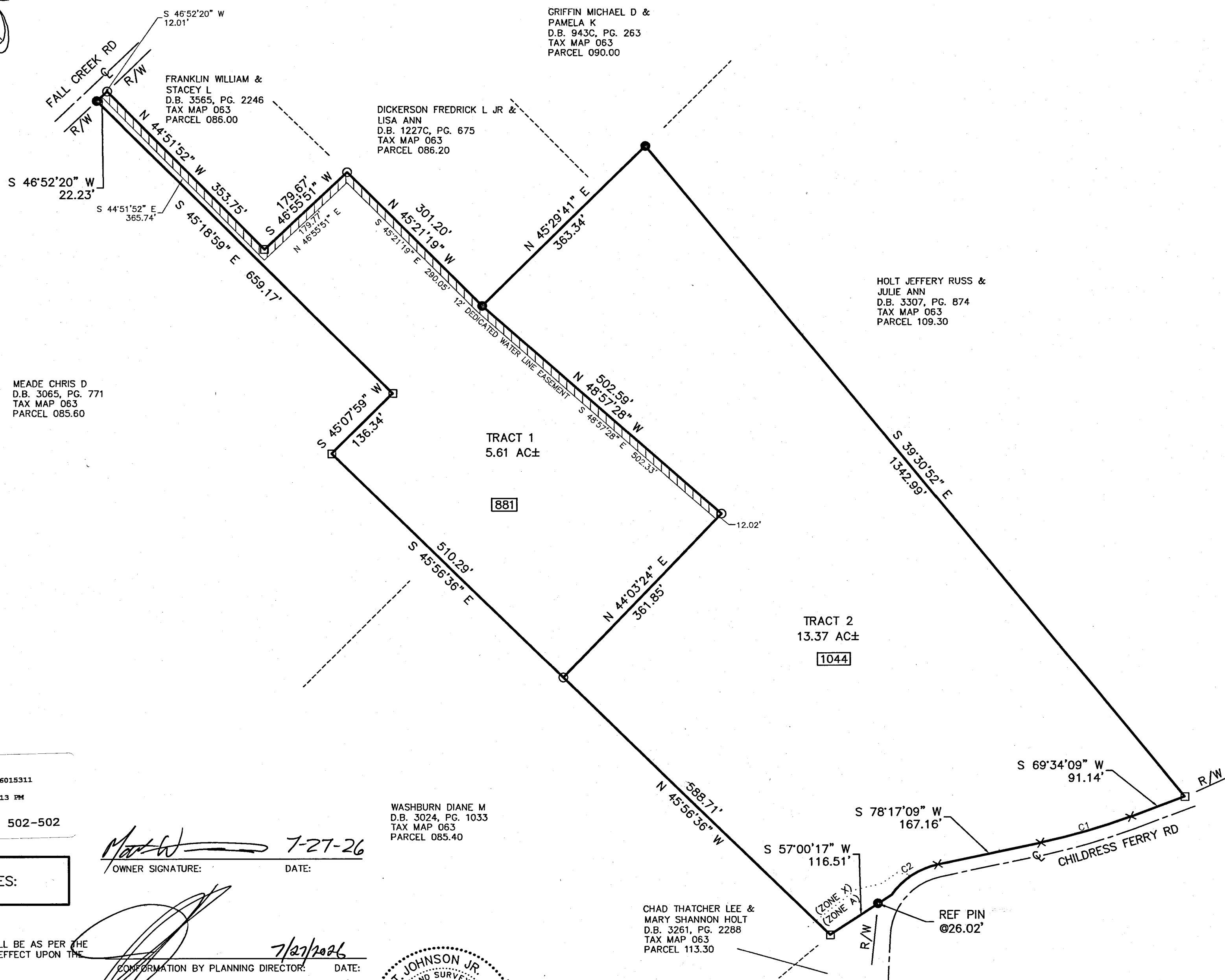
Sheet 3 of 3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	980.00'	149.10'	148.95'	S 73°55'39" W	8°43'01"
C2	120.00'	89.36'	87.31'	S 56°57'13" W	42°39'53"

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- POST

* NORTH RECONCILED TO TN GRID



Slide A-1929

Sheena Tinsley, Register
Sullivan County
Rec #: 399381 Instrument #: 26015311
Rec'd: 15.00 Recorded
State: 0.00 7/27/2026 at 2:13 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 502-502

MISCELLANEOUS NOTES:

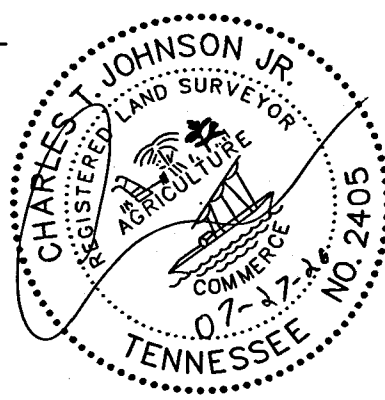
THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

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

I certify this plat qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Sullivan County minimum subdivision regulations, because (A) no new street or utility construction is required and (B) all resultant tracts are over five (5) acres in size. Surveyor Charles T. Johnson Jr. Reg No 2405 Date 07/10/2026.

OWNER SIGNATURE: *Mar W* DATE: 7-27-26

CONFIRMATION BY PLANNING DIRECTOR: *7/27/2026* DATE:



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26108
DATE: 07/10/2026

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-7500 AS SHOWN HEREON.

TPSI

TN. PROFESSIONAL SURVEYING INC.

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

PROPERTY REFERENCE:
MICHAEL MILLER TESTAMENTARY TRUST
LISA LAWSON TRUSTEE
D.B. 3701, PG. 2022
TAX MAP 063
PARCEL 113.00
881 FALL CREEK ROAD
BLOUNTVILLE, TN 37617

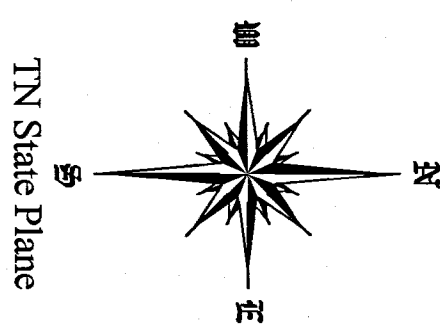
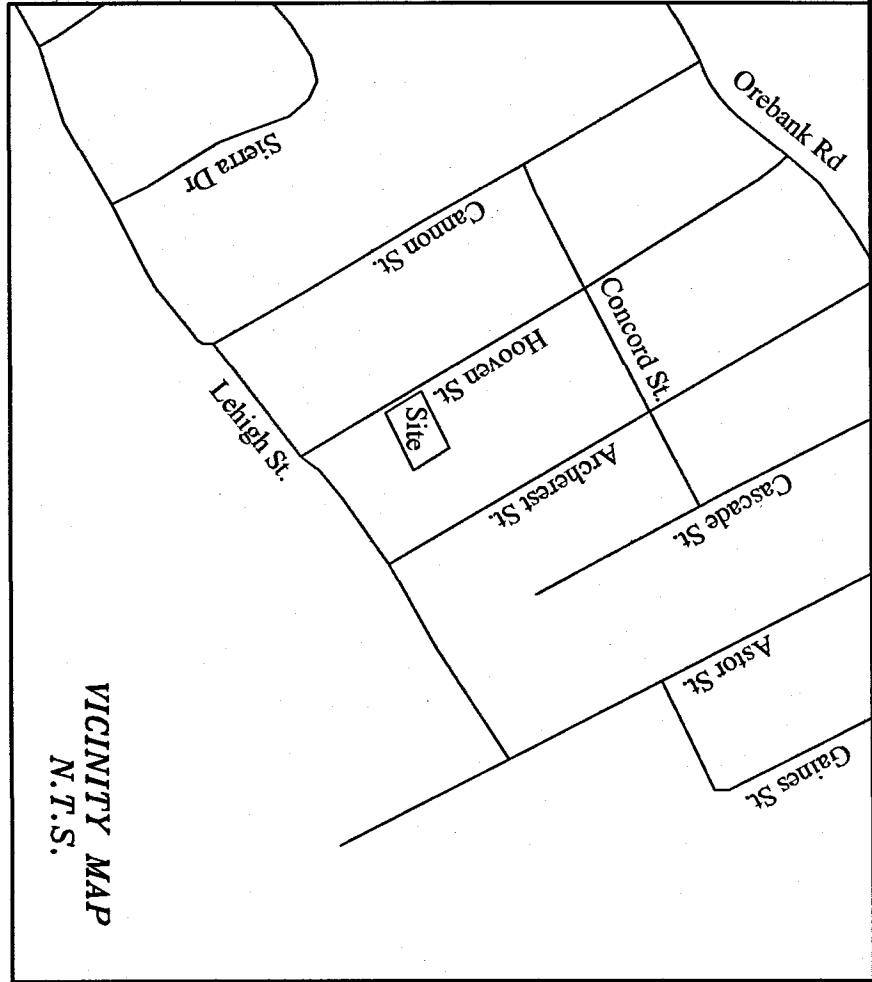
BOUNDARY SURVEY FOR
881 FALL CREEK ROAD
7TH CIVIL DISTRICT SULLIVAN CO. TN.

TPSI TN. PROFESSIONAL SURVEYING INC.

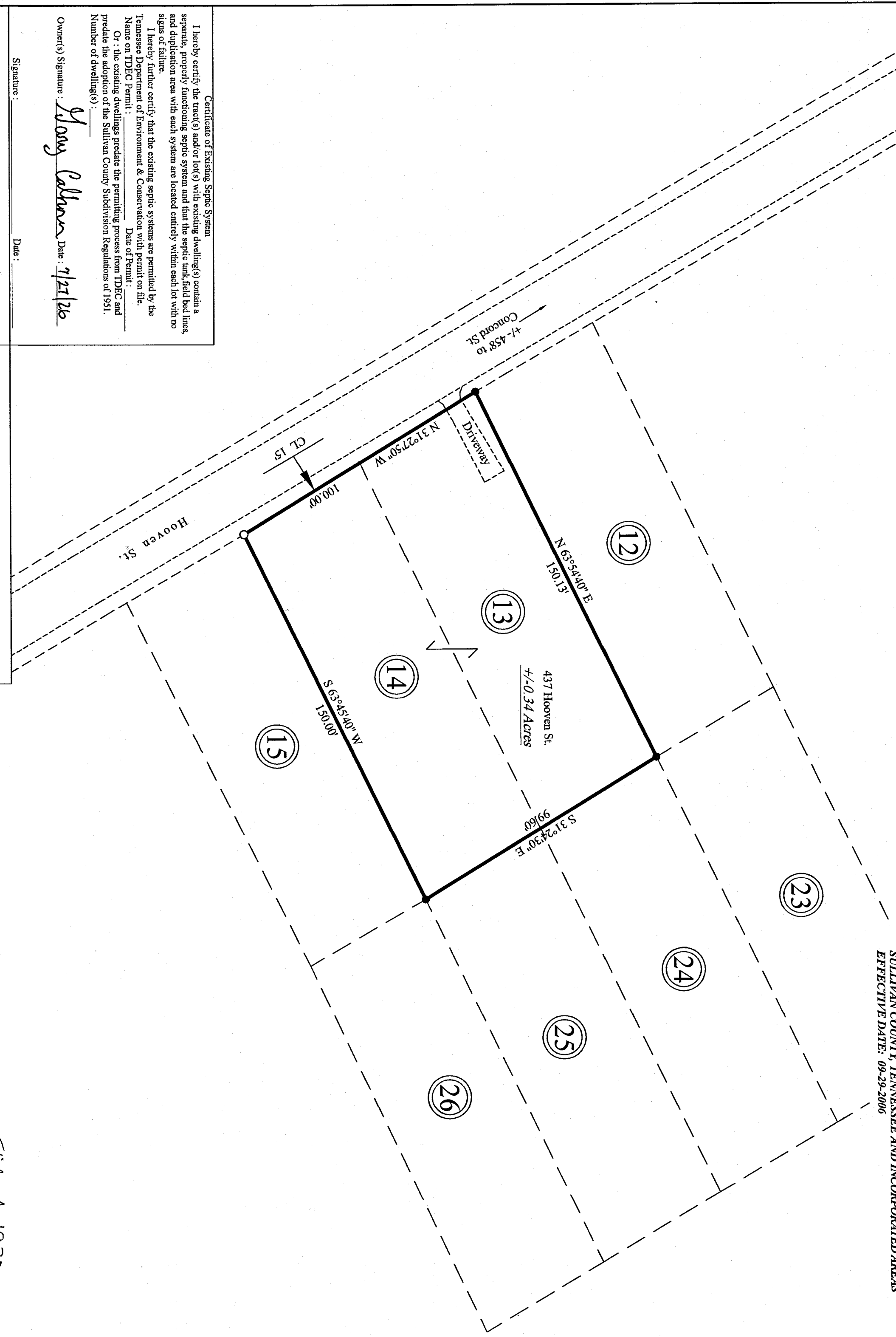
405 N BOONE STREET JOHNSON CITY, TN 37604

SCALE: 1"=120' DATE: 07/10/2026

PROJECT: 26108 DRAWN BY: MLJ



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FIRM MAP#: 47163C0063D
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006



Certificate of Existing Septic System
I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank field bed lines and duplication area with each system are located entirely within each lot with no signs of failure.
I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment & Conservation with permit on file.
Name on TDEC Permit: _____ Date of Permit: _____
Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1991.
Number of dwelling(s): _____
Owner(s) Signature: Danny Calhoun Date: 7/27/26
Signature: _____ Date: _____

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE
THE SIGNATURE BELOW CERTIFIES THAT, SUBJECT TO EXISTING UTILITY LINE EXTENSION POLICIES, ELECTRIC SERVICE CAN BE PROVIDED TO THE DEVELOPMENT DESCRIBED ON THIS PLAT.
NOTE THAT UTILITY LINE EXTENSION POLICIES MAY REQUIRE THAT PAYMENTS BE MADE TO PUBLIC UTILITIES BEFORE SERVICE WILL BE EXTENDED TO THIS SITE.
DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS, AS AMENDED, AND THE EXEMPTION REQUIREMENTS, IF ANY, AS NOTED IN THE COMMENTS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 7/2, 2026
SECRETARY, KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM, INSTALLED OR PROPOSED, FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE _____ WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.
DATE: 8/3, 2026
AUTHORIZED AGENT
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) DESIRE THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF THE KINGSPORT REGIONAL PLANNING COMMISSION TO BE USED FOR THE PURPOSES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 7/27, 2026
OWNER: Danny Calhoun
OWNER

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
DATE: 07-24, 2026
TENNESSEE REGISTERED LAND SURVEYOR: Danny Calhoun

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: 7-28-26, 2026
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE: Allen Murdock

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC DISPOSAL SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, DIVISION OF GROUNDWATER PROTECTION OR THE LOCAL MUNICIPAL SEWER DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.
DATE: _____, 20____
CITY SEWER DIRECTOR OR THE STATE ENVIRONMENTAL SPECIALIST

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT CONSTRUCTION PLAN 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.
DATE: 7-29, 2024
CITY ENGINEER OR COUNTY ROAD COMMISSIONER: Dan S. Hester

Slide A-1930
Shawna Timelag, Registrar
Sullivan County
Rec #: 399814
Rec dt: 12-00
Clock: 0:00
Clock: 0:00
Clock: 2:00
Total: 17.00
Instrument #: 26015909
8/4/2026 at 8:00 AM
IN PLAT
P60
PGS 509-509

I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjusted survey is 1:10,000+ as shown herein.

- Notes**
1. **Dead Reference: E E Hoover Sub PB 2 - PG 128B**
2. **TAX MAP: 04-8H D 003.00**

- Legend**
● denotes Rebar Found
○ denotes Rebar Set
◎ denotes Calculated Point Unless otherwise Noted
■ denotes Highway Marker
▲ denotes Railroad Spike
⊙ denotes Water Meter

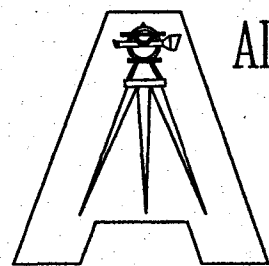


BOUNDARY IS BASED ON A CURRENT FIELD SURVEY			
Survey of Combination of Lots 13&14:		Kingsport Regional Planning Commission GARY CALHOUN	
Date	File: calhoun-g-DWG	Scale:	
04-17-2026	Drawn By: SWS	1" = 30'	
Tenth (10th) Civil District		Sullivan County, TN	
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 9133	

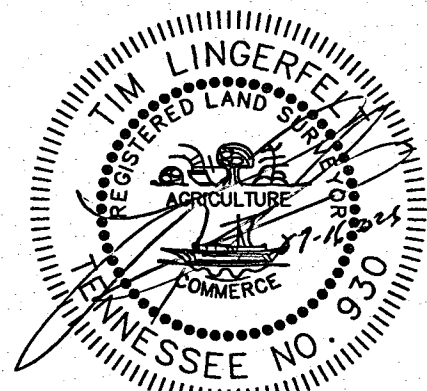
LEGEND
IR(0) IRON ROD, OLD
IR(C) IRON ROD, CAP
P.B. PLAT BOOK
D.B. DEED BOOK
PG. PAGE
TBR TO BE REMOVED
CONC CONCRETE
AC. ACRES
SSMH SANITARY SEWER MANHOLE
123 911 ADDRESS
N.T.S. NOT TO SCALE
CL CENTERLINE
● POINT IN CREEK

NOTES:

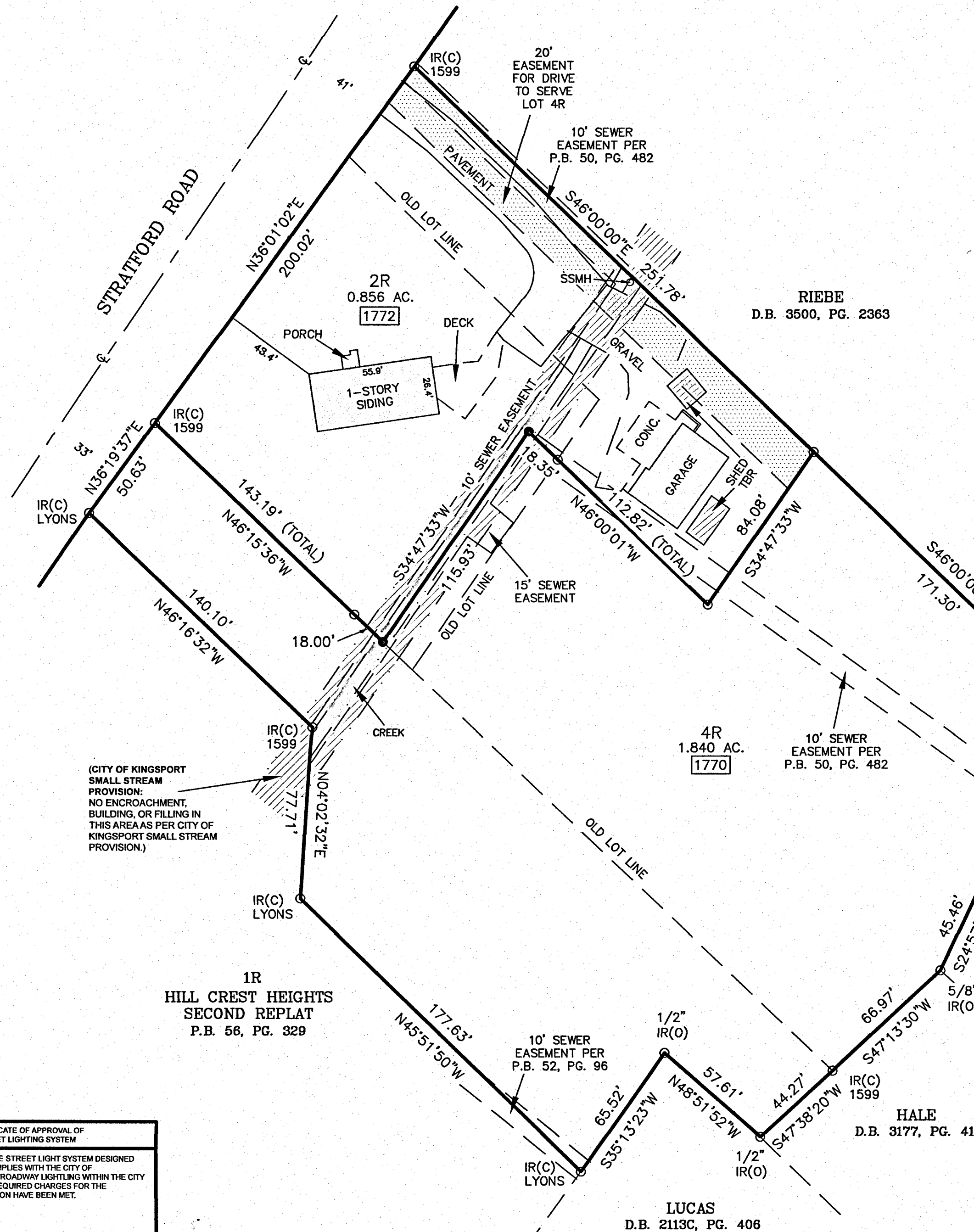
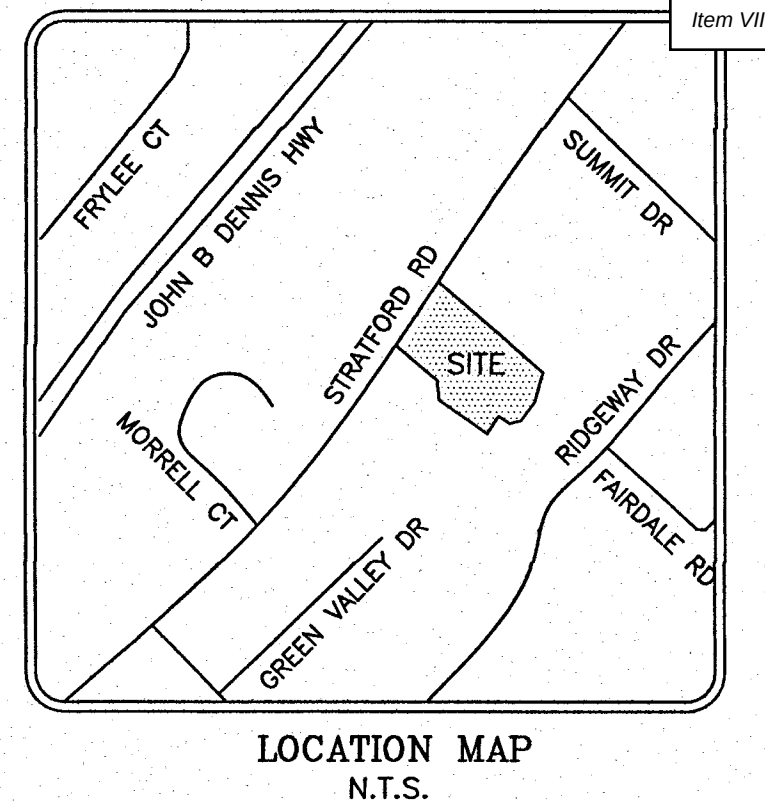
- 1) NORTH BASED P.B. 52, PG. 685.
- 2) PROPERTY IS ZONED R-1B
SETBACKS:
FRONT 30'
REAR 30'
SIDE 8'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0045D EFFECTIVE
DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY
IS NOT LOCATED IN A SPECIAL FLOOD.
- 4) JOB NO. 26-14159
- 5) ACAD FILE: 26-14158 ARNEY.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 062J "B", PARCELS 035.21, 035.30, & 035.15.
- 8) DEED REFERENCE: D.B. 2043C, PG. 574; D.B. 2149C, PG. 590.
- 9) PLAT REFERENCE: P.B. 52, PG. 685 AND P.B. 56, PG. 329
- 10) 1/2" IRON RODS WITH ALLEY & ASSOCIATES CAP SET ON ALL
CORNERS AND UNLESS OTHERWISE NOTED.
- 11) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY.
- 12) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE
MINIMUM STANDARDS OF PRACTICE.
- 13) ALL RIGHT OF WAYS AND PROPERTY CORNERS WERE ESTABLISHED BY
DEEDS OF RECORD.
- 14) THIS SURVEY MY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS,
RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN,
RECORDED OR UNRECORDED.

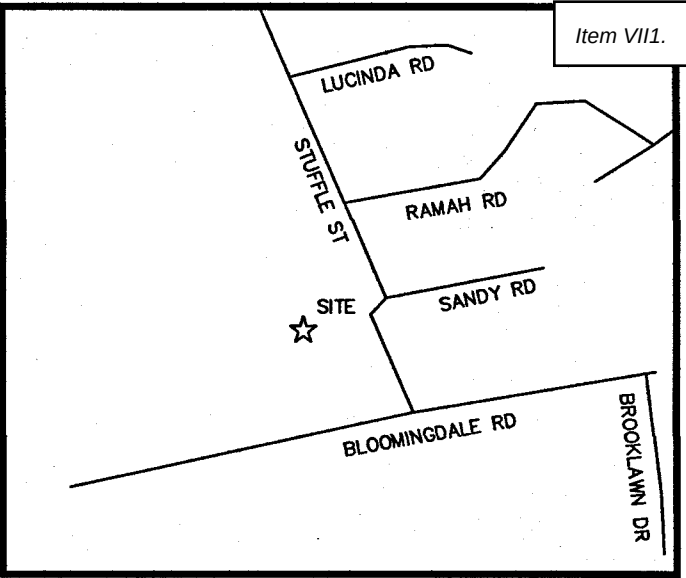


ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8896
E-MAIL: tlingerfelt@alleyassociates.com



CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED 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>Richard Flatt</i> 7-23-26 OWNER DATE <i>Mike Flatt</i> 7-23-26 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, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 07-16-2026 DATE <i>[Signature]</i> 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 TRAFFIC ENGINEERING MANAGER	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. 8/3-2026 DATE <i>[Signature]</i> 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 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. 8/3-2026 DATE <i>[Signature]</i> SECRETARY KINGSPORT REGIONAL PLANNING COMMISSION	CERTIFICATE OF 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. 8/3-2026 DATE <i>[Signature]</i> 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 CITY ENGINEER	CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED. August 3-2026 DATE <i>[Signature]</i> CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING
LOT 2R & 4R REPLAT OF LOT 2 (PART OF TRACT A, HILLCREST HEIGHTS) AND SECOND REPLAT, LOT 1, PART OF TRACT A, HILLCREST HEIGHTS							
KINGSPORT REGIONAL PLANNING COMMISSION TOTAL ACRES 2.696 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER ARNEY & FLATT CIVIL DISTRICT 11TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10000 SCALE 1"=40' 40 20 0 40 80							



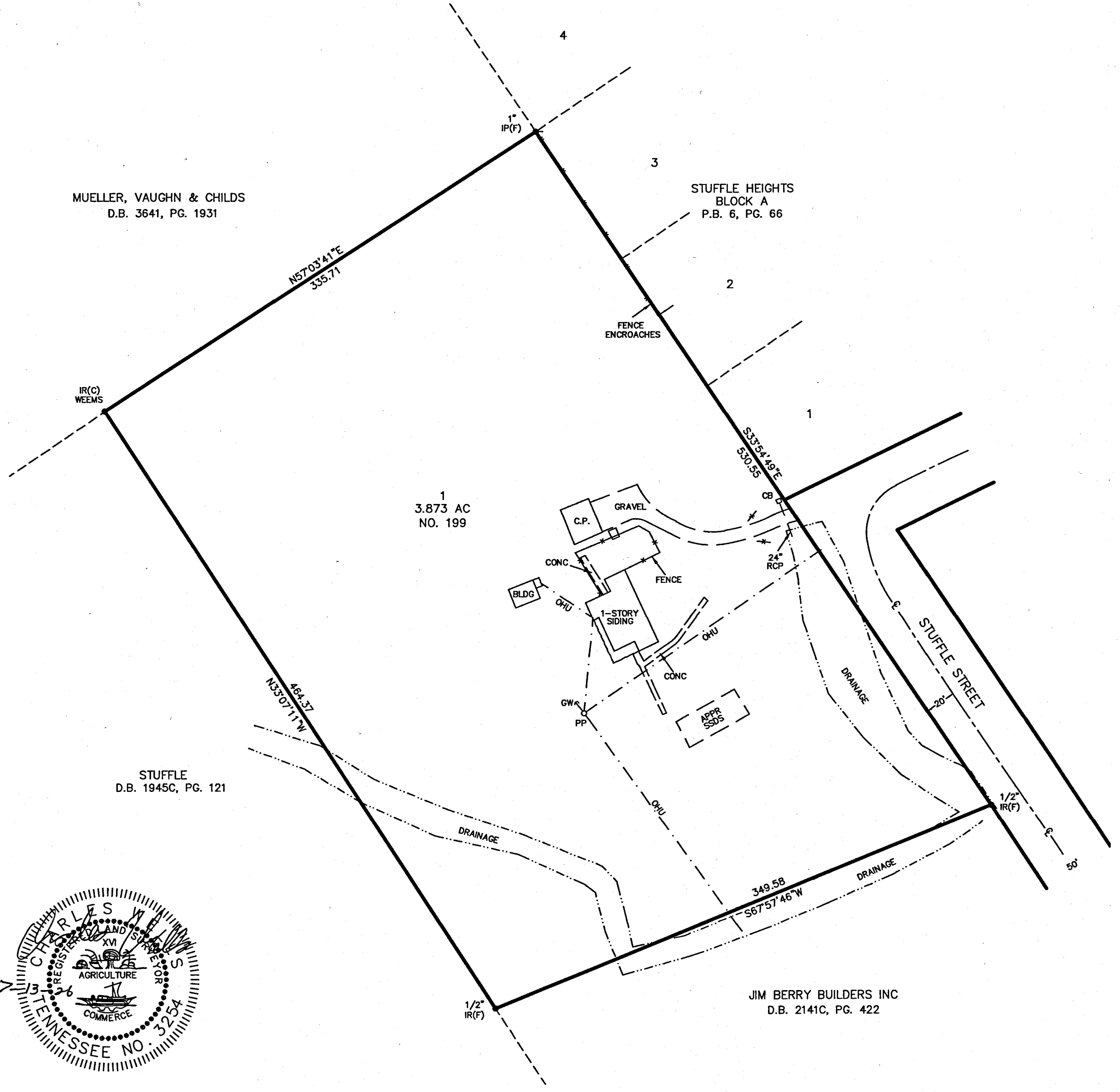


Slide A-1931
Sheena Tinsley, Register
Sullivan County
Rec #: 400250 Instrument #: 26016492
Rec'd: 15.00 Recorded
State: 0.00 8/11/2026 at 8:05 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 510-510

LOT 1 CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

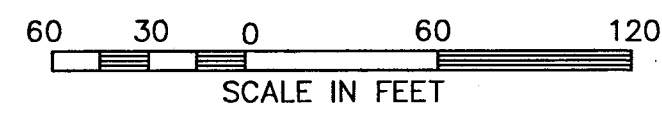
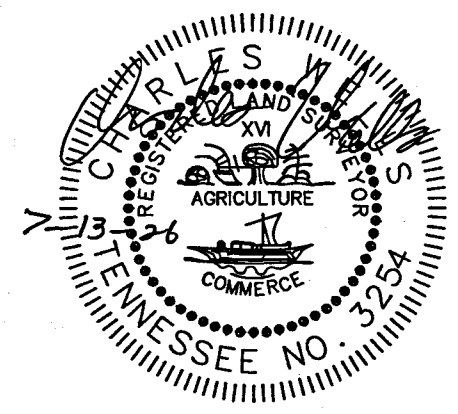
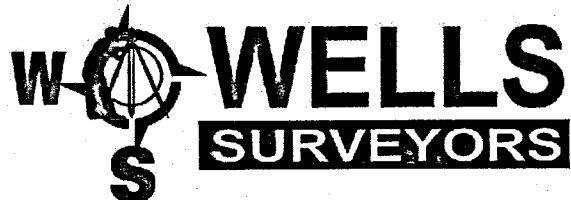
I, THE CURRENT OWNER OF LOT 1 STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

Angela M. Vaughn 8/7/26
OWNER DATE
Hester M. Childs 8/7/26
OWNER DATE
OWNER DATE



- LEGEND
- IR(C) IRON ROD (CAP)
 - IR(F) IRON ROD (FOUND)
 - IP(F) IRON PIPE (FOUND)
 - GW GUY WIRE
 - PG. PAGE
 - NO. NUMBER
 - PP POWER POLE
 - D.B. DEED BOOK
 - AC ACRES
 - OHU OVERHEAD UTILITY
 - APPR APPROXIMATE
 - P.B. PLAT BOOK
 - BLDG BUILDING
 - C.P. CAR PORT
 - CB CATCH BASIN
 - CONC CONCRETE
 - RCP REINFORCED CONCRETE PIPE
 - SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM

- 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 47163C0035D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 3) TAX MAP 031H "A" PART OF PARCEL 001.00
 - 4) I HEREBY CERTIFY THAT THIS IS CATEGORY 1 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) DEED REFERENCES: D.B. 3641, PG. 1931
 - 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - 8) THERE IS HEREBY ESTABLISHED AN EASEMENT AREA A MINIMUM OF 7.5' WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NON-STRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION.
 - 9) THE REMAINING PARCEL IS GREATER THAN 5 ACRES.



DIVISION OF THE
MUELLER, VAUGHN & CHILDS PROPERTY

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 3.873 TOTAL LOTS 1

MUELLER, VAUGHN & CHILDS DATE: JULY 13, 2026

CIVIL DISTRICT: 11TH SCALE: 1 INCH = 60'

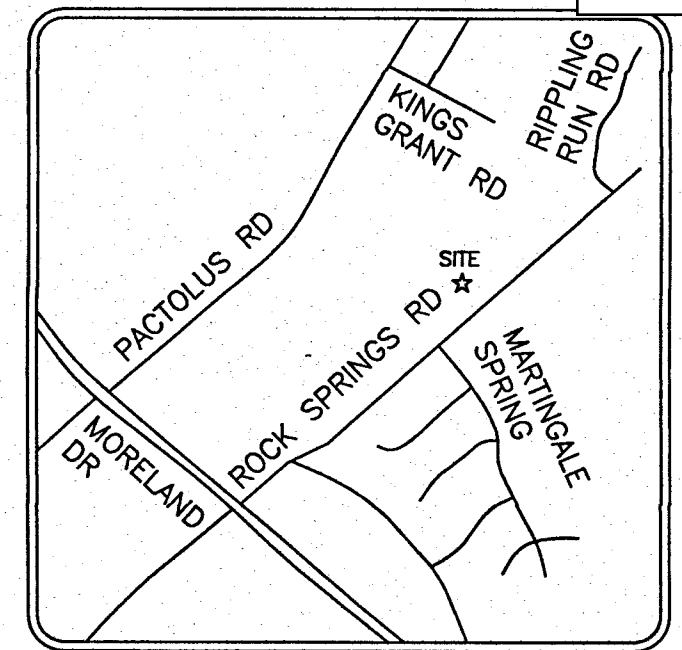
CHARLES J. WELLS
TENNESSEE R.L.S. NO. 3254
4847 HIGHWAY 126
BLOUNTVILLE, TENNESSEE
(423) 782-7196

CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	(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 ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	SEPTIC PERMIT ON FILE AT TDEC OFFICE NAME: HELEN MUELLER DATE: 5-25-2021	I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$5,000 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>Charles Wells</i> 7-13-26 TENNESSEE REGISTERED LAND SURVEYOR DATE	<i>Angela M. Vaughn</i> 8/7/26 <i>Hester M. Childs</i> 8/7/26 OWNER DATE	<i>Lee Murch</i> 8/7/26 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE		<i>Jan S. Smith</i> 8-7-26 COMMISSIONER OF HIGHWAYS OR AUTHORIZED AGENT DATE	<i>Cheri Pagan</i> 8-10-26 LOCAL UTILITY DISTRICT DATE	<i>Cheri Pagan</i> 8/10/2026 SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE



P/9
MABEL FORD TODD
HEIRS PROPERTY, SECTION 1
P.B. 27, PG. 42

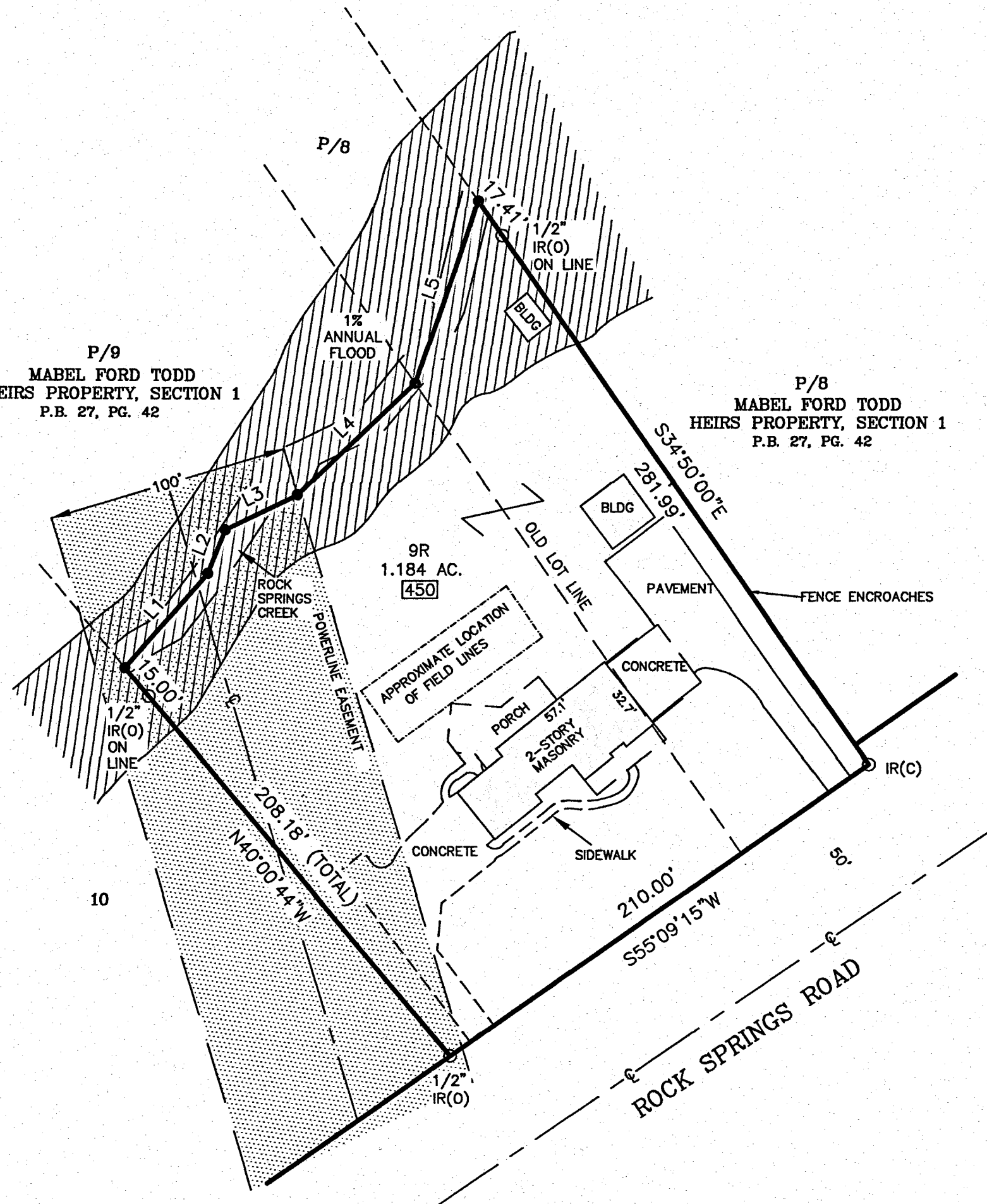
P/8
MABEL FORD TODD
HEIRS PROPERTY, SECTION 1
P.B. 27, PG. 42



LOCATION MAP
N.T.S.

NOTES:

- 1) NORTH BASED RECORDED PLAT: P.B. 27, PG. 42.
- 2) PROPERTY IS ZONED R-1
SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS SHOWN.
- 4) JOB NO. 26-14263
- 5) ACAD FILE: 26-14263.DWG
- 6) FIELD INFORMATION ELECTRONICALLY DATA COLLECTED.
- 7) TAX MAP 092A "A", PARCEL 022.00.
- 8) DEED REFERENCE: D.B. 3673, PG. 75
- 9) PLAT REFERENCE: P.B. 27, PG. 42
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I 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.



LEGEND

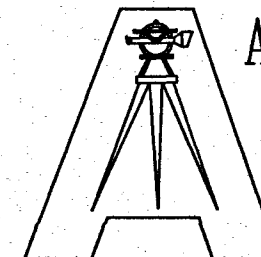
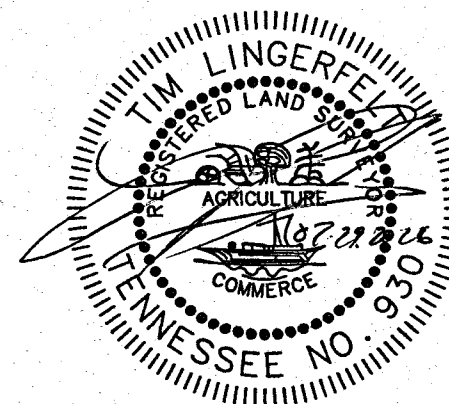
- IR(O) IRON ROD, OLD
- IR(C) IRON ROD, CAP
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- AC. ACRES
- BLDG. BUILDING
- P/ PART OF
- 123 911 ADDRESS
- N.T.S. NOT TO SCALE
- Centerline CENTERLINE
- Point in Creek POINT IN CREEK

Slide A-1932

Sheena Tinsley, Register
Sullivan County
Rec #: 400403 Instrument #: 26016689
Rec'd: 15.00 Recorded
State: 0.00 9/13/2026 at 8:06 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 514-514

LINE	BEARING	DISTANCE
L1	N41°03'00"E	51.49'
L2	N21°47'00"E	19.24'
L3	N64°19'00"E	32.84'
L4	N46°32'00"E	67.14'
L5	N19°02'00"E	79.21'

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: <u>[Signature]</u> 8/6/26 DATE: <u>8-11</u> 20 <u>26</u> SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: <u>07-29</u> 20 <u>26</u> REGISTERED SURVEYOR: <u>[Signature]</u>	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: <u>20</u> 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: <u>8-11</u> 20 <u>26</u> SULLIVAN COUNTY 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: <u>12 AUG</u> 20 <u>26</u> KINGSPORT AUTHORIZING AGENT: <u>[Signature]</u>	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: <u>20</u> CITY ENGINEER: _____



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

DESUBDIVISION OF PARTS OF
LOTS 8 & 9, MABEL FORD TODD
HEIRS PROPERTY, SECTION 1

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES	1.184	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	HAMMOND	CIVIL DISTRICT	13TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR	1:10000
SCALE 1"=50'	50	25	0
	50	25	0