



REGIONAL PLANNING COMMISSION MEETING AGENDA

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

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- [1.](#) Taylor Ridge Concept Plan (CONCPT25-0031). The Commission is requested to grant concept plan approval for the Taylor Ridge Subdivision Concept Plan. (Cooper)
- [2.](#) 2101 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0046). The Commission is requested to grant preliminary zoning development plan approval for a new theatre building addition in a B-4P zone. (Weems)

- [3.](#) 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is requested to grant preliminary zoning development plan approval for a fuel center addition in a B-4P zone. (Weems)
- [4.](#) 2405 Memorial Boulevard Preliminary Zoning Development Plan (COMDEV240252). The Commission is requested to grant preliminary zoning development plan approval for an amended outdoor display area for the new Rural King store. (Weems)
- [5.](#) Grant Project Approval for Bays Mountain and Brickyard Park Improvements. The Commission is requested to grant approval of the overall grant project. (Frazier)

VII. OTHER BUSINESS

- [1.](#) Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Monday, February 17, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, Candice Hilton, Gary Mayes, Jason Snapp,

Chip Millican

Members Absent: Travis Patterson, Anne Greenfield, Tim Lorimer

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the January 13, 2025 Work Session Minutes
2. Approval of the January 16, 2025 Regular Meeting Minutes

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

IV. CONSENT AGENDA

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

1. Saint Andrews Garth Ph. 2, Lots 11-18, 29-35 Irrevocable Letter of Credit Replacement (PD24-0114). The Commission is requested to approve the replacement of an existing Letter of Credit for a Subdivision Bond and increase penalty rider totaling \$70,834.50, to cover all remaining improvements. Staff explained the item to the Commission. Staff stated that the developer of the property desires to sell Saint Andrew;s Garth Ph2, Lots 11-18, 29-35 to homebuilder DR Horton. As a part of this sale, the developer also desires to transfer the bond estimate items for this development to DR Horton. Staff stated that the prosed bond and rider has been approved as to form by the City Attorney. Staff noted that the existing instrument of guarantee is the existing irrevocable letter of credit for the site, which is proposed to be released with the next consent item. Staff noted that the bond estimate and amount have remained the same with the bond total of \$70,834.50. No official action was taken.
2. Saint Andrews Garth Ph 2, Lots 11-18, 29-35 Bond Replacement Memo (PD24-0114). The Commission is requested to release the Irrevocable Letter of Credit with Todd Stevens and accept D.R. Horton's Subdivision Bond. Staff noted that it is proper to have this second item to draw clear distinction between accepting a bond for the site and releasing the irrevocable letter of credit for the site. Staff recommended releasing the irrevocable letter of credit. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Bancroft Chapel Annexation (ANNEX24-0278). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Bancroft Chapel Annexation to the Board of Mayor and Aldermen. Staff identified the vicinity of the request along Bancroft Chapel Road. Staff stated that the annexation area is approximately 10 acres in size and includes approximately 300 feet of Bancroft Chapel Road. Staff confirmed that the annexation is owner-requested. Staff noted that the current zone of the parcel is Sullivan County R-1. Staff stated that the proposed City zone for the site is R-1B, which is comparable to the current county zone. Staff noted that Bloomingdale Utility controls the water at the site and that it is available. Staff noted that the street lights had been omitted from the plan of services at the applicant's request. Staff stated that the sole major expenditure for this annexation is from the sanitary sewer fund. Staff noted that they are working with the City Attorney and the City's Utility Manager to create a developer's agreement that would make the City's sewer fund whole if the developer does not build in a timely manner. Staff stated that this developer's agreement would accompany the annexation when it goes to the Board of Mayor and Aldermen for approval. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the subdivisions. 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

With no further business, the meeting adjourned at 12:20p.m.



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, January 16, 2025 at 5:30pm
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, Sam Booher, Candice Hilton, Chip Millican, Gary Mayes

Members Absent: Travis Patterson, Jason Snapp, Anne Greenfield, Tim Lorimer

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

Visitors: John Mort, Glenna Mort, Luanne McMurray

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Chip Millican, to approve the agenda as presented. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the December 16, 2024 Work Session Minutes
2. Approval of the December 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Chip Millican, seconded by Sam Booher to approve the minutes of the December 16, 2024 work session and the December 19, 2024 regular meeting minutes. The motion passed unanimously, 5-0.

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. Frylee Court (MINSUB22-0162) The Commission is requested to release the escrow account for the Frylee Court Development. With no presentation requested, a motion was made by Sam Booher, seconded by Gary Mayes, to approve the consent agenda as presented. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Williams Road Rezoning (REZONE24-0303). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff presented the item to the Commission. Staff identified the location of the site as adjacent to the Vulcan quarry property. Staff noted that the proposal for the site is 274 multifamily units. Staff stated that the owner of the property intends to construct apartments at the site. Staff noted that the site was recently purchased and that the apartment developer is not the same person that is constructing homes along Granby Road. Staff noted that entrances are proposed off Williams Road and Granby Road. Staff noted that a traffic study would be required once construction plans are submitted. Staff noted that the site is proposed for 275 dwelling units. Staff generated a positive recommendation for the R-3 zone of this site. MR. John Mort spoke about the request during public comment for the item, citing concern about future added traffic along Granby Road. Ms. Luanne McMurray spoke about drivers speeding along Granby Road, and about how this development will only add vehicles to this situation. Alderman Mayes expressed concern about making a decision on the rezoning without the benefit of the traffic study. A motion was made by Chip Millican, seconded by Candice Hilton to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed 4-0-1, with Alderman Mayes abstaining from the vote.
2. Saint Andrews Garth Phase 3 (PD24-0301). The Commission is requested to grant Final Plat Approval for the Saint Andrews Garth Phase 3 Planned Development. Staff stated that phase 3 consists of the final 10 lots in Saint Andrews Garth. Staff noted that the City still holds an irrevocable letter of credit to cover the remaining development costs. Staff identified phase 2 as the phase that has the subdivision guarantee attached to it. A motion was made by Sam Booher, seconded by Chip Millican, to grant approval to phase 3 of Saint Andrews Garth. The motion passed unanimously, 5-0.

3. 135 Main Street Surplus Request (SURPLS24-0289) The Commission is requested to grant approval for the surplus request for the property located at 135 Main Street (SURPLS24-0289). Staff identified the location of the request, which abuts the train station downtown. Staff stated that the site resides within the Main Street Historic District. Staff noted that all city departments had reviewed the surplus request and do not have a need for the property. The Commission expressed a desire to maintain green space in downtown and concern about the property not being available in the future for area Chamber events. A motion was made by Chip Millican, seconded by Candice Hilton, to not designate the property as surplus. The motion passed with a 4-1 vote, with Sam Booher voting against the motion.

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

The meeting adjourned at 6:10p.m.

Property Information	Taylor Ridge Subdivision Concept		
Address	Sullivan Gardens PKWY 3725		
Tax Map, Group, Parcel	Tax Map 090 Parcel 059.00		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 90		
Owner/ Applicant Information			
Name: T1V Properties Inc. Address: 1300 Jan Way City: Kingsport State: TN Zip Code: 37664			
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends approval for the following reasons: <ul style="list-style-type: none"> • The proposed density and street cross-sections are compatible with County A-1 Zoning and the Kingsport Subdivision Regulations. • All city staff have reviewed the concept plan and send a positive recommendation for concept plan approval. 			
Staff Field Notes and General Comments: The Concept Plan submission is <i>optional</i> but allows the subdivider and city officials to save time and prevent costly revisions to the formal application for plat approval later on. The Concept Plan should show the entire tract and contain the following: <ul style="list-style-type: none"> • The location of the proposed subdivision in relation to the neighborhood in which it is located. • A simple plan showing general layout of lots and streets, major drainage ways and other features relevant to existing conditions on the site and adjoining street system. • General subdivision data including land characteristics, proposed community facilities and utilities, typical building sites, street widths, street cross sections, total proposed disturbance, and contours where necessary. <p>Beginning at Sullivan Gardens Parkway and ending at Lot 38 the roadway would need to be a residential street at a minimum. The proposal calls for a local street cross section, which will exceed minimum standards. Every additional roadway past lot 38 could qualify as a residential lane if desired based upon the number of trips generated by the remaining lots.</p>			
Planner: Samuel Cooper		Date: 3/20/2025	
Planning Commission Action		Meeting Date	3/20/2025
Approval:			
Denial:			Reason for Denial:
Deferred:			Reason for Deferral:

REPRESENTATIVE: T1V Properties, Inc.

PHONE: N/A

INTENT

The owner of Tax Map 090 Parcel 059.00, located in Kingsport's Urban Growth Boundary, is seeking concept plan approval from the Kingsport Regional Planning Commission. This is the same property that was brought before the Commission last year for a county rezoning proposal from A-1 to M-2. Things have changed since then and now the applicant is wanting to construct a residential development containing 43 lots.

Sullivan County's Planning Department has confirmed that their A-1 zone can handle this type of development. Furthermore, Kingsport Water Services has confirmed that the property is served with both Kingsport water and sanitary sewer.

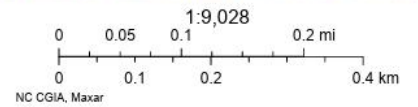
Taylor Ridge Site Map



2/14/2025, 4:12:35 PM

Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary



Web AppBuilder for ArcGIS

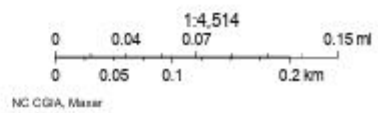
Taylor Ridge Utilities



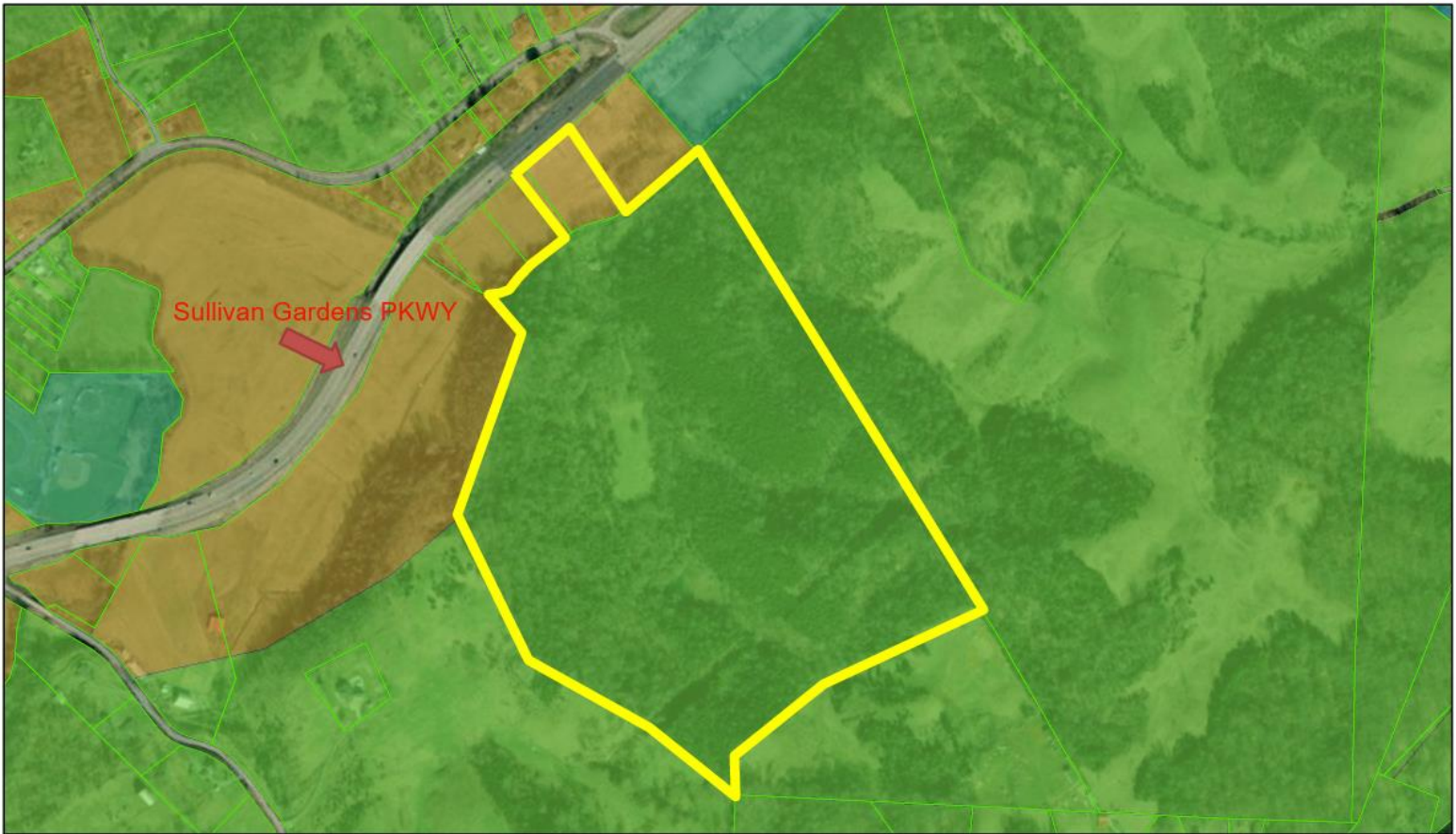
2/14/2025, 4:18:22 PM

Sullivan County Parcels Jan 2023

- Parcels
- Water Lines
- Urban Growth Boundary
- Sewer Manholes
- Sewer Mains
- Kpt 911 Address



Taylor Ridge Future Land-Use



2/14/2025, 4:21:08 PM

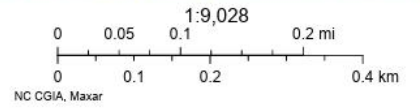
Sullivan County Parcels Jan 2023

Parcels

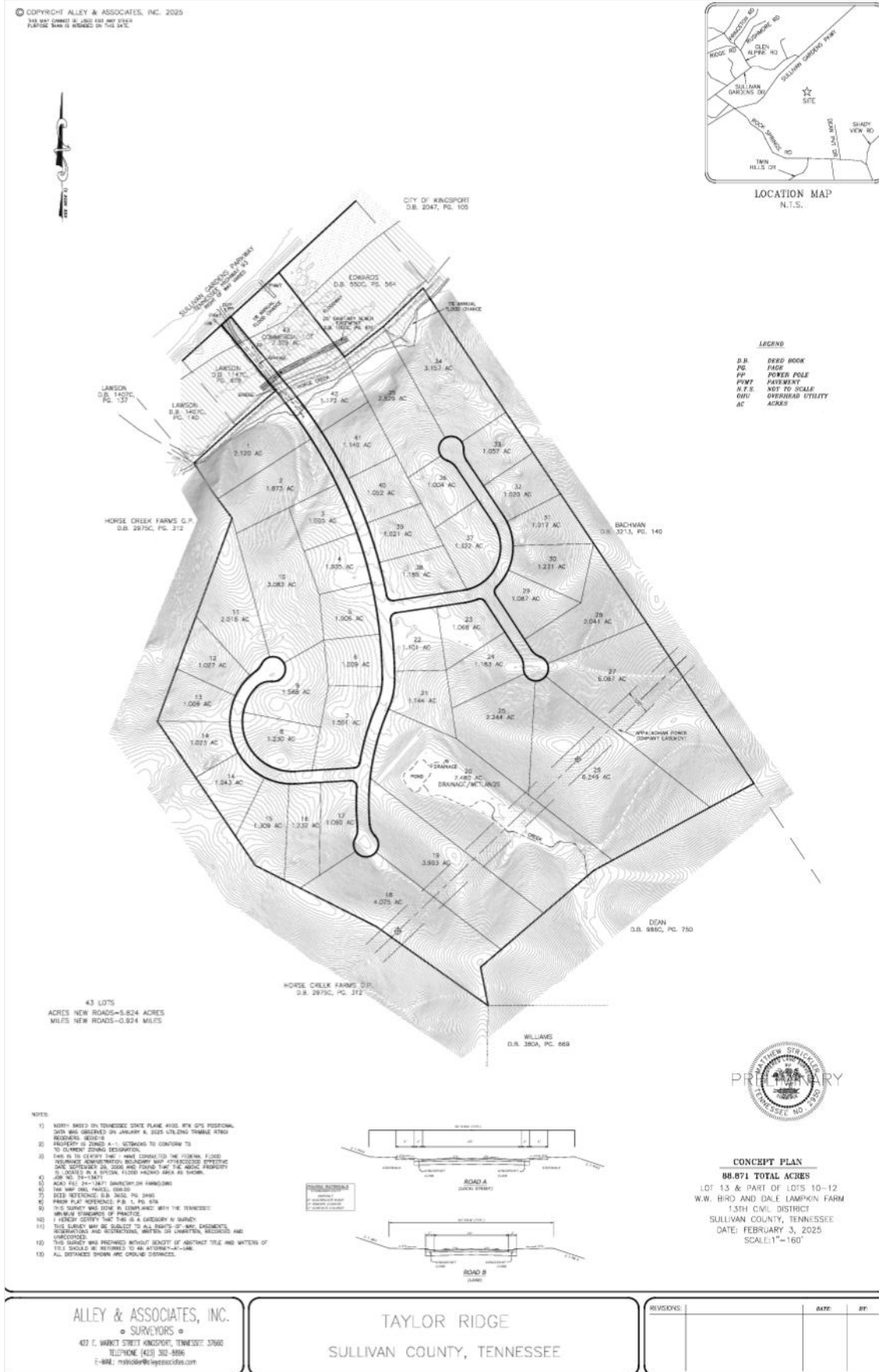
Future Land Use

Agri/Vacant

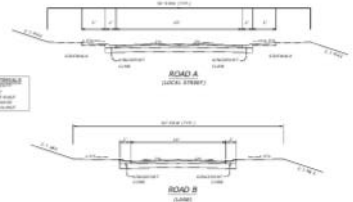
- | | | |
|--------------|-------------------------|-----------------------|
| Industrial | Retail/Commercial | Utilities |
| Multi-Family | Single Family | Urban Growth Boundary |
| Public | Single and Multi-Family | |



Web AppBuilder for ArcGIS



- NOTES:
- 1) NORTH BEARS ON TENNESSEE STATE PLANE 4002 WITH 0.75 FEET PER 1000 FEET CURVATURE. DATA WAS OBSERVED ON JANUARY 4, 2025 UTILIZING TRIMBLE S7800 REFLECTORLESS TOTAL STATION.
 - 2) PROPERTY IS ZONED A-1. SETBACKS TO CONFORM TO 10-10-2015 ZONING ORDINANCE.
 - 3) LARS IS TO VERIFY THAT THIS MAP COMPLETES THE FLOODING FLOOD HAZARD IDENTIFICATION STUDY MAP APPROVED BY THE DATE SEPTEMBER 24, 2008 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN.
 - 4) JOB NO. 24-10471 (SULLIVAN COUNTY)
 - 5) MAP WAS MADE USING THE FOLLOWING DATA:
 - 6) DEED REFERENCE: D.B. 3804, PG. 669
 - 7) FROM P.L.C. REFERENCE: P.B. 1, PG. 618
 - 8) THIS SURVEY WAS DONE IN CONFORMANCE WITH THE TENNESSEE SURVEYING BOARD'S PRACTICE.
 - 9) I HEREBY CERTIFY THAT THIS IS A GATEWAY TO SURVEY.
 - 10) THIS SURVEY WAS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND RESTRICTIONS, WRITEN OR UNWRITEN, RECORDS AND UNRECORDED.
 - 11) THIS SURVEY WAS PREPARED WITHOUT REGARD TO ANY RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND RESTRICTIONS, WRITEN OR UNWRITEN, RECORDS AND UNRECORDED.
 - 12) ALL DISTANCES SHOWN ARE GROUND DISTANCES.



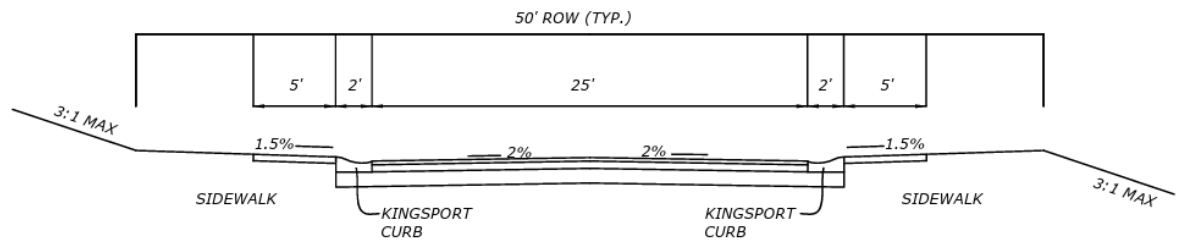
CONCEPT PLAN
 43 LOTS TOTAL ACRES
 LOT 13 & PART OF LOTS 10-12
 W.W. BIRD AND DALE LAMPKIN FARM
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY, TENNESSEE
 DATE: FEBRUARY 3, 2025
 SCALE: 1"=160'

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET KINGSPORT, TENNESSEE 37602
 TELEPHONE (423) 302-8898
 E-MAIL: ralsob@alleysurveyors.com

TAYLOR RIDGE
 SULLIVAN COUNTY, TENNESSEE

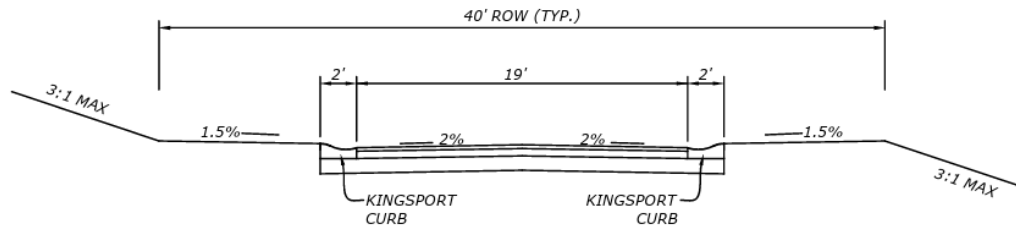
REVISIONS	DATE	BY

Proposed Street Cross-Sections



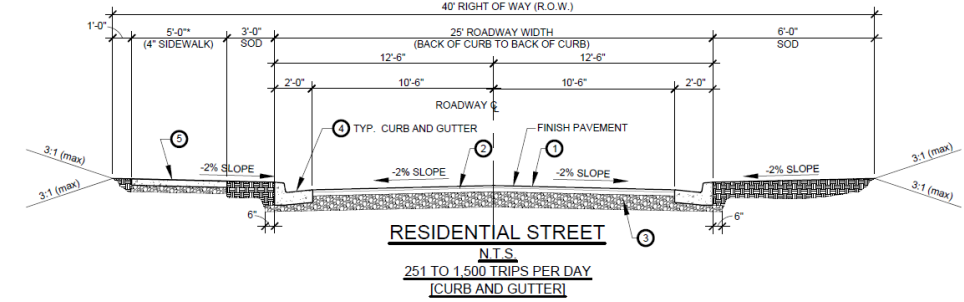
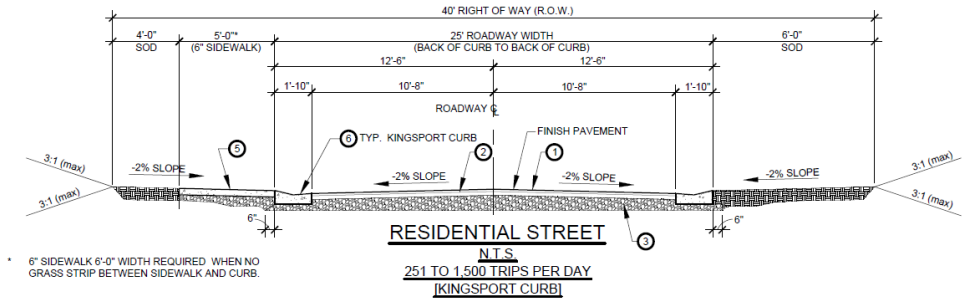
ROAD A
(LOCAL STREET)

<p>PAVING MATERIALS STANDARD DUTY ASPHALT 6" AGGREGATE BASE 2" BINDER COURSE 1" SURFACE COURSE</p>

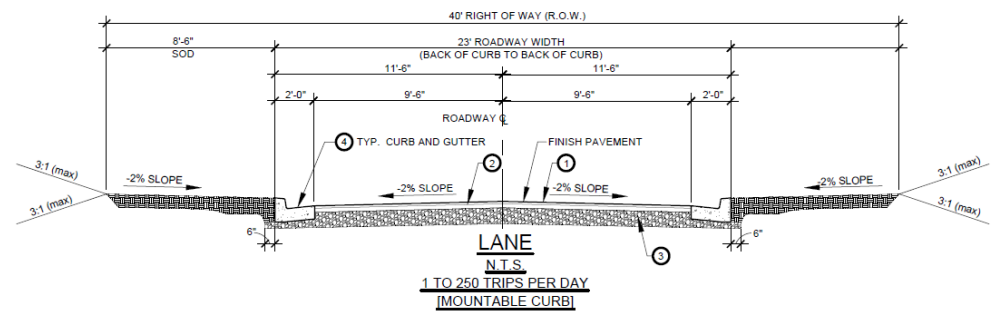
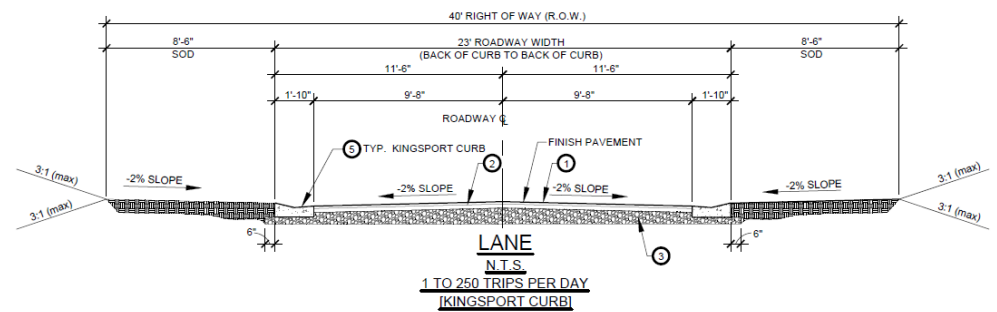


ROAD B
(LANE)

Subdivision Regulation Cross-Sections



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



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

View Toward Subdivision Site (From Sullivan Gardens Parkway)



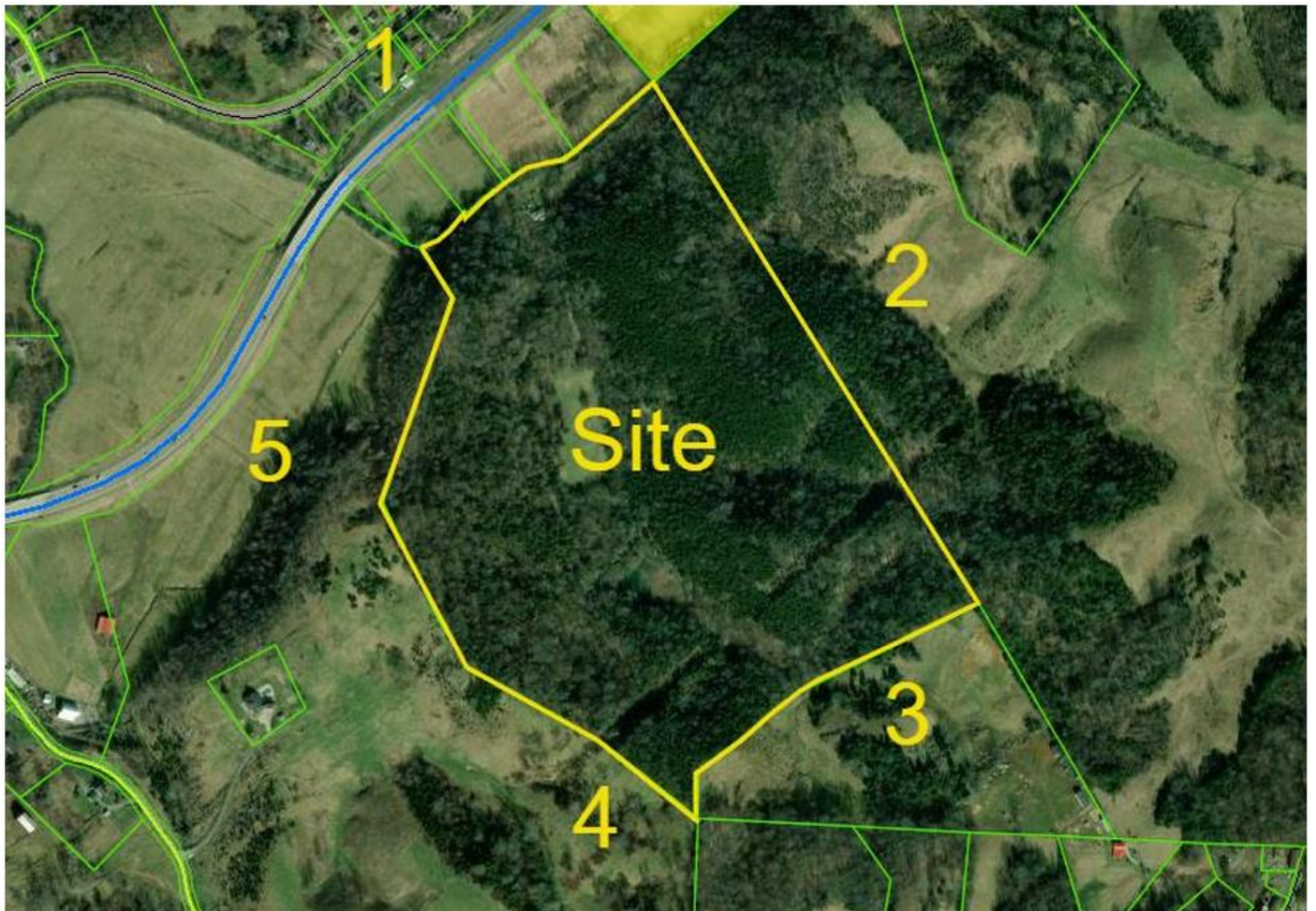
View Toward Opposite Side of Sullivan Gardens Parkway



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



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel/ Zoning Petition	Zoning / Name	History Zoning
North	1	<u>Zone: County R-1</u> Use: Residential	n/a
East	2	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
Southeast	3	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
South	4	<u>Zone: County A-1</u> Use: Low density residential	n/a
West	5	<u>Zone: County A-1</u> Use: Low density residential	n/a

Recommendation

Staff recommends granting concept plan approval for the Taylor Ridge Subdivision based upon conformance with the Concept Plan content requirements.

2101 Fort Henry Drive, Zoning Development Plan/B-4P

Property Information			
Address		2101 Fort Henry Drive	
Tax Map, Group, Parcel		Tax Map 061E Group H, Parcel 12	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/ Commercial	
Acres		+/- 24.5 acres	
Existing Use		Existing Zoning	B-4P
Proposed Use		Proposed Zoning	Same
Owner /Applicant Information			
Name: Chris Stratton Address: 1190 Interstate Pkwy City: Augusta State: GA Zip Code: 30909		Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new IMAX theatre addition.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for the addition has been approved by the City’s Landscaping Specialist. • The proposed addition is far from parcel boundaries • Minimum parking requirements are maintained 			
Planner:	Ken Weems	Date:	March 9, 2025
Planning Commission Action		Meeting Date:	March 20, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 2101 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 24.5

EXISTING USE: Fort Henry Mall

PROPOSED USE: IMAX Theatre Addition

INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new IMAX theatre addition.

Zoning Analysis

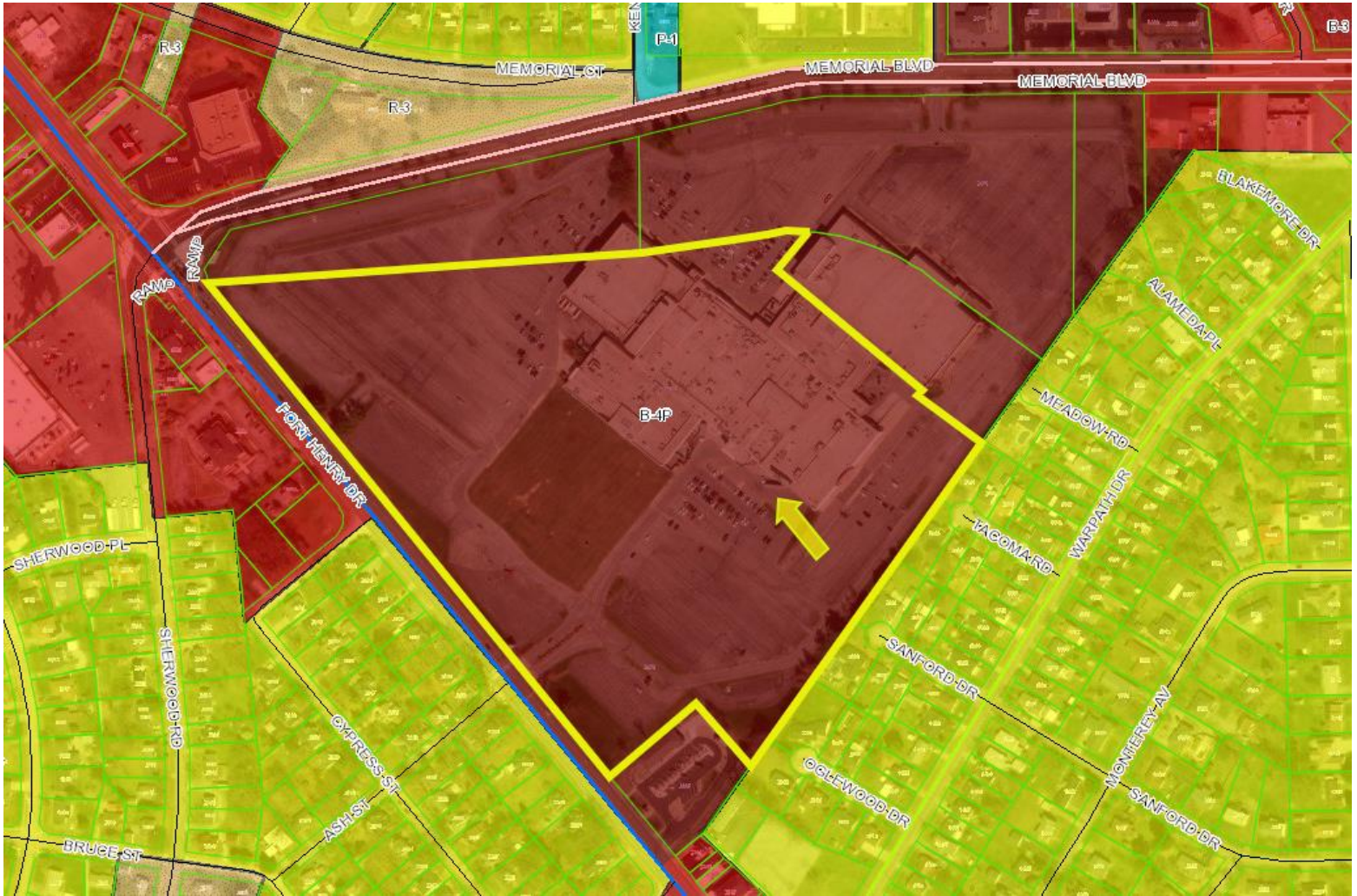
The site for the proposed IMAX Theatre currently contains a mall drive isle and parking stalls. The proposal recirculates traffic around the IMAX expansion. After parking is adjusted to accommodate the theatre, a total of 41 parking spaces will be lost. The mall site and associated parcel will still maintain an overabundance of parking spaces to that satisfy the parking code.



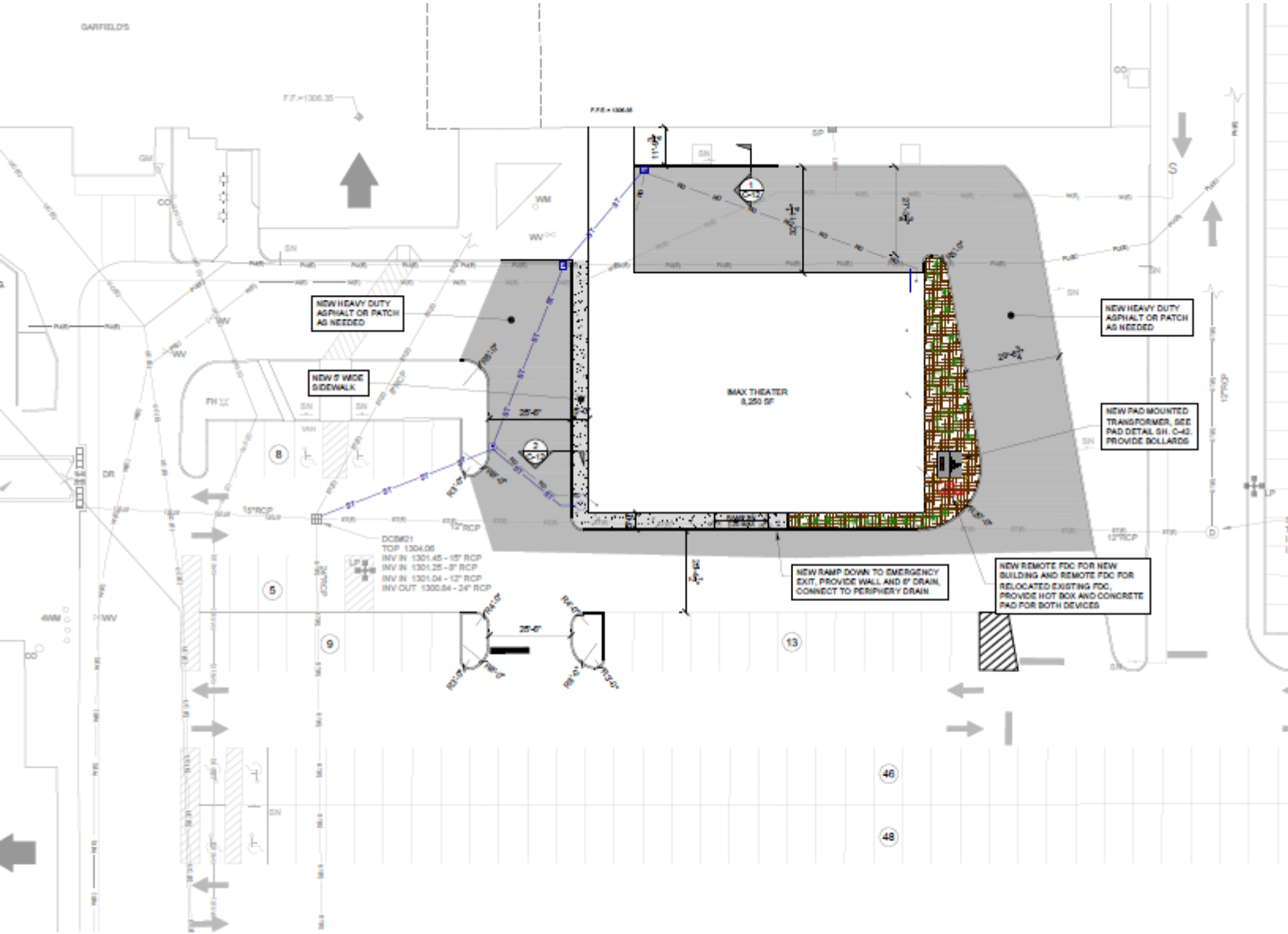
LOCATION MAP



ZONING MAP (B-4P, Planned Business District)



Preliminary Zoning Development Plan

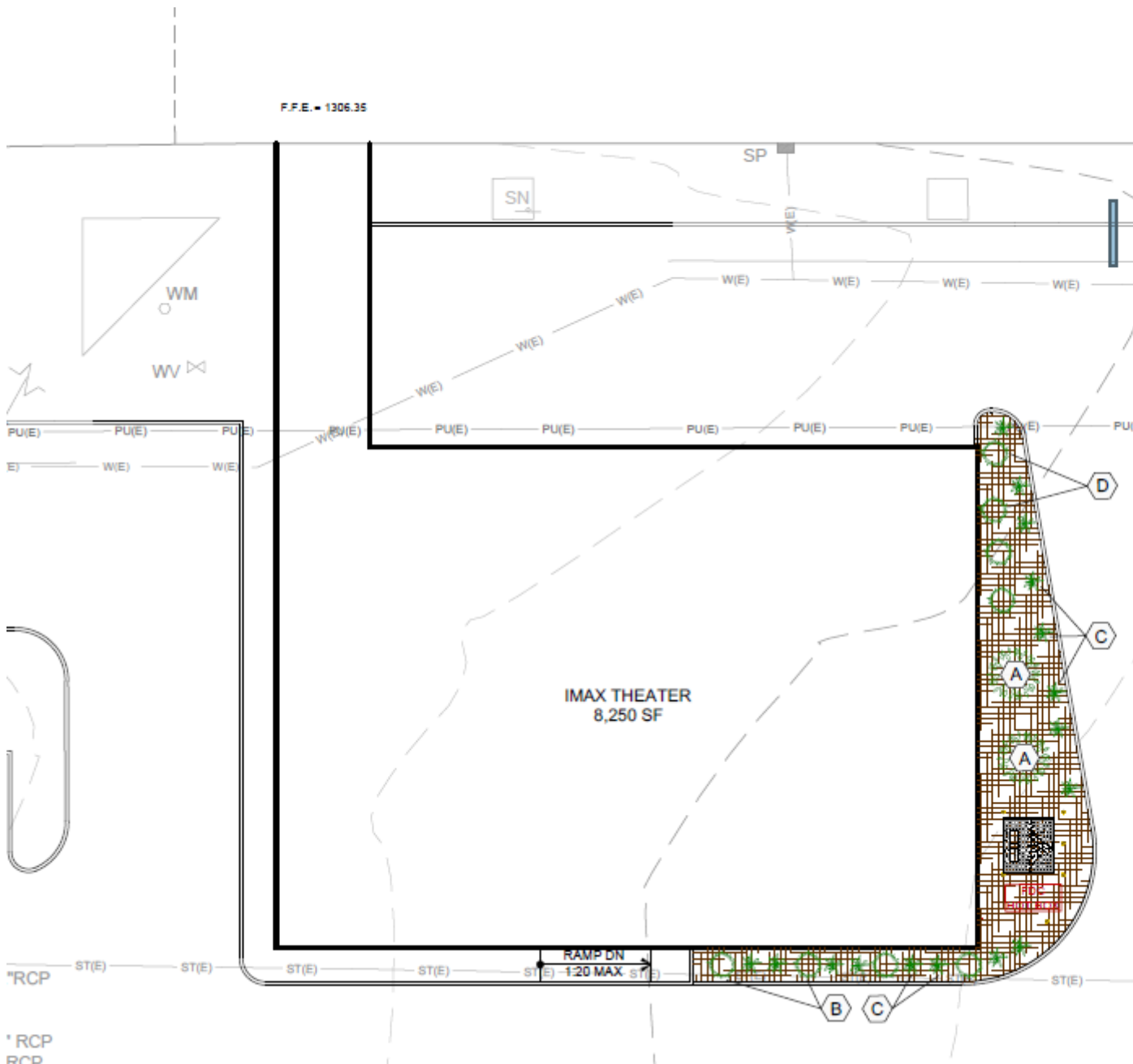


SITE LAYOUT PLAN

SCALE: 1" = 20'-0"

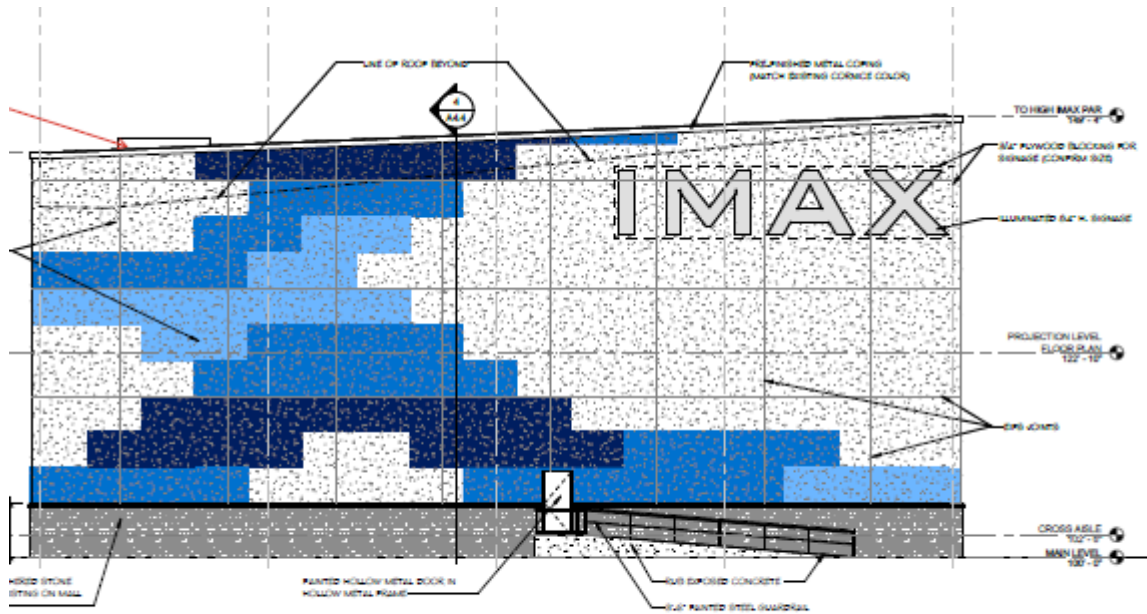


Landscaping (Building Perimeter)

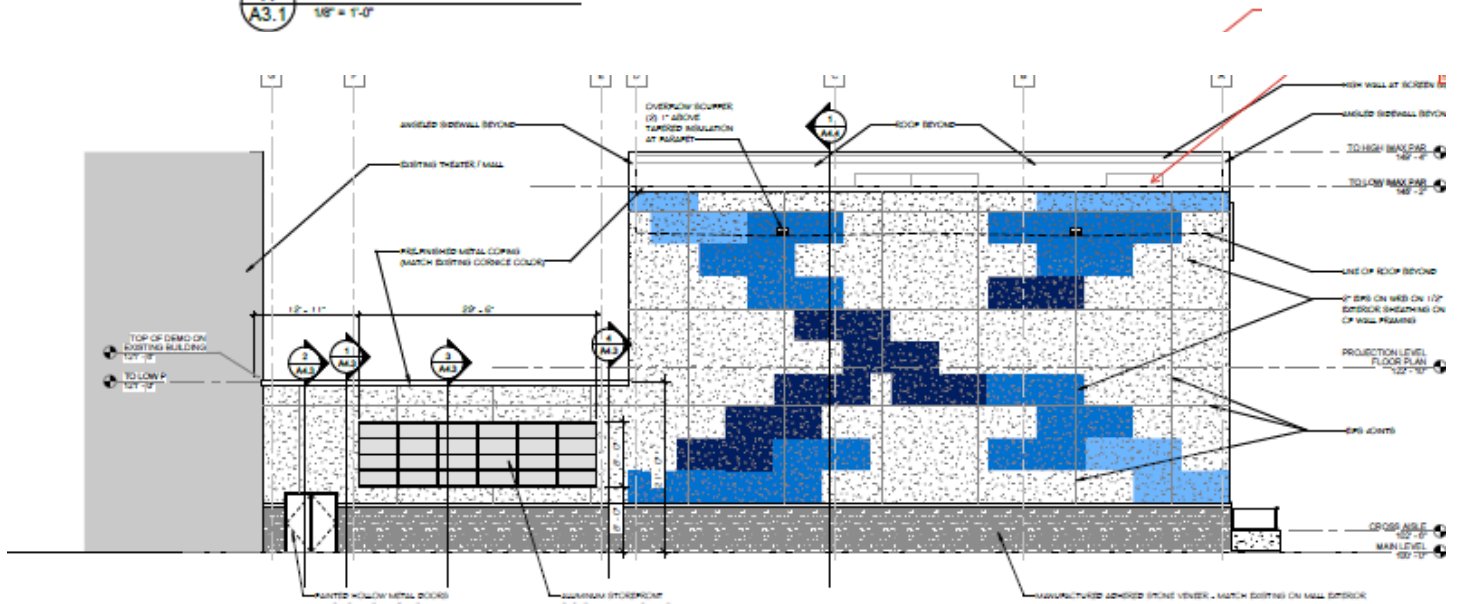


PLANTING SCHEDULE				
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE
A	FLOWERING CHERRY	PRUNUS SERRULATA	2	2" CAL.
B	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	4	3 GAL.
C	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	16	3 GAL.
D	NANDINA	NANDINA DOMESTICA 'FIREPOWER'	4	1.5" CAL.

Elevations



A
A3.1 EXTERIOR ELEVATION
1/8" = 1'-0"



CONCLUSION

Staff recommends **APPROVAL** of the Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district design standards.

3200 Fort Henry Drive, Zoning Development Plan/B-4P

Property Information			
Address	3200 Fort Henry Drive		
Tax Map, Group, Parcel	Tax Map 077H, Group C, Parcel 02.10		
Civil District	11		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	+/- 26.1 acres		
Existing Use	Walmart drive isle and parking	Existing Zoning	B-4P
Proposed Use	Fuel Center Addition	Proposed Zoning	Same
Owner /Applicant Information			
Name: Gabriel Loth Address: 7068 Ledgestone Commons City: Bartlett State: TN		Zip Code: 38133 Intent: To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new fuel center development.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for the addition has been approved by the City’s Landscaping Specialist. The proposed addition is located outside of the required 30’ development-free periphery yard for this B-4P zone. Minimum parking requirements are maintained 			
Planner:	Ken Weems	Date:	March 9, 2025
Planning Commission Action		Meeting Date:	March 20, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 3200 Fort Henry Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 26.1

EXISTING USE: Fort Henry Walmart drive isle and parking

PROPOSED USE: Fuel Center Addition to the site

INTENT

To receive Preliminary Zoning Development Plan approval in a B-4P zone for a new fuel center development.

Zoning Analysis

The site for the proposed fuel center contains a drive isle and parking stalls for the existing Walmart along Fort Henry Drive. The proposal recirculates traffic parking lot traffic around the fuel center, with options to enter the fuel center as well. After parking is adjusted to accommodate the fuel center, the site as a whole will have a total of 873 parking stalls. The minimum amount of parking for a planned shopping center of this size is 840 spaces. The site and associated parcel will still maintain an overabundance of parking spaces to that satisfy the parking code. The City’s Landscaping Specialist has approved the landscaping proposal for the site, which consists of reconfiguring parking lot islands and replacing trees that will have to be moved to accommodate the fuel center.

LOCATION MAP



ZONING MAP (B-4P, Planned Business District)



Expanded Views

SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	208,338 S.F.	209,956 S.F.
REQUIRED PARKING (PER CITY OF KINGSFORT)	833 SPACES	840 SPACES
REQUIRED PARKING RATIO (PER CITY OF KINGSFORT)	4.00/1,000 S.F.	4.00/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	1034 SPACES	789 SPACES
ACCESSIBLE PARKING	38 SPACES	39 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	45 SPACES	45 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	26 CORRALS / 52 SPACES	21 CORRALS / 42 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	1072 SPACES	828 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	5.15/1,000 S.F.	3.94/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	1117 SPACES	873 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	5.36/1,000 S.F.	4.16/1,000 S.F.

General Area for New Fuel Site



CONCLUSION

Staff recommends **APPROVAL** of the Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district design standards.

2405 Memorial Blvd, Amended Zoning Development Plan/B-4P

Property Information			
Address		2405 Memorial Blvd	
Tax Map, Group, Parcel		Tax Map 061E Group H, Parcel 193.20	
Civil District		11	
Overlay District		n/a	
Land Use Designation		Retail/ Commercial	
Acres		+/- 10.54 acres	
Existing Use		Former Mall JC Penney	Existing Zoning: B-4P
Proposed Use		New Rural King	Proposed Zoning: Same
Owner /Applicant Information			
Name: RK Holdings, LLP Address: 4216 Dewitt Ave City: Mattoon State: IL Zip Code: 61938		Intent: To receive amended Preliminary Zoning Development Plan approval in a B-4P zone for an added 11K sq ft of new outdoor display area.	
Planning Department Recommendation			
The Kingsport Planning Division recommends APPROVAL for the following reasons: <ul style="list-style-type: none"> • The submitted preliminary zoning development plan meets the development standards of the B-4P zone. The submitted landscaping proposal for an outdoor display area in a B-4P zone has been approved by the City’s landscaping specialist. • Open-air businesses in the B-4P zone require a special exception granted by the Kingsport Board of Zoning Appeals (approved on March 6, 2025). Staff Field Notes and General Comments: <ul style="list-style-type: none"> • This B-4P District parcel is the former site of JC Penney at the Fort Henry Mall. • Construction internal to mall to accommodate Rural King has completed. 			
Planner:	Ken Weems	Date:	March 4, 2025
Planning Commission Action		Meeting Date:	March 20, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS: 2405 Memorial Blvd

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: B-4P

ACRES: +/- 10.54

EXISTING USE: former JC Penney and associated portion of the parking lot

PROPOSED USE: new Rural King store

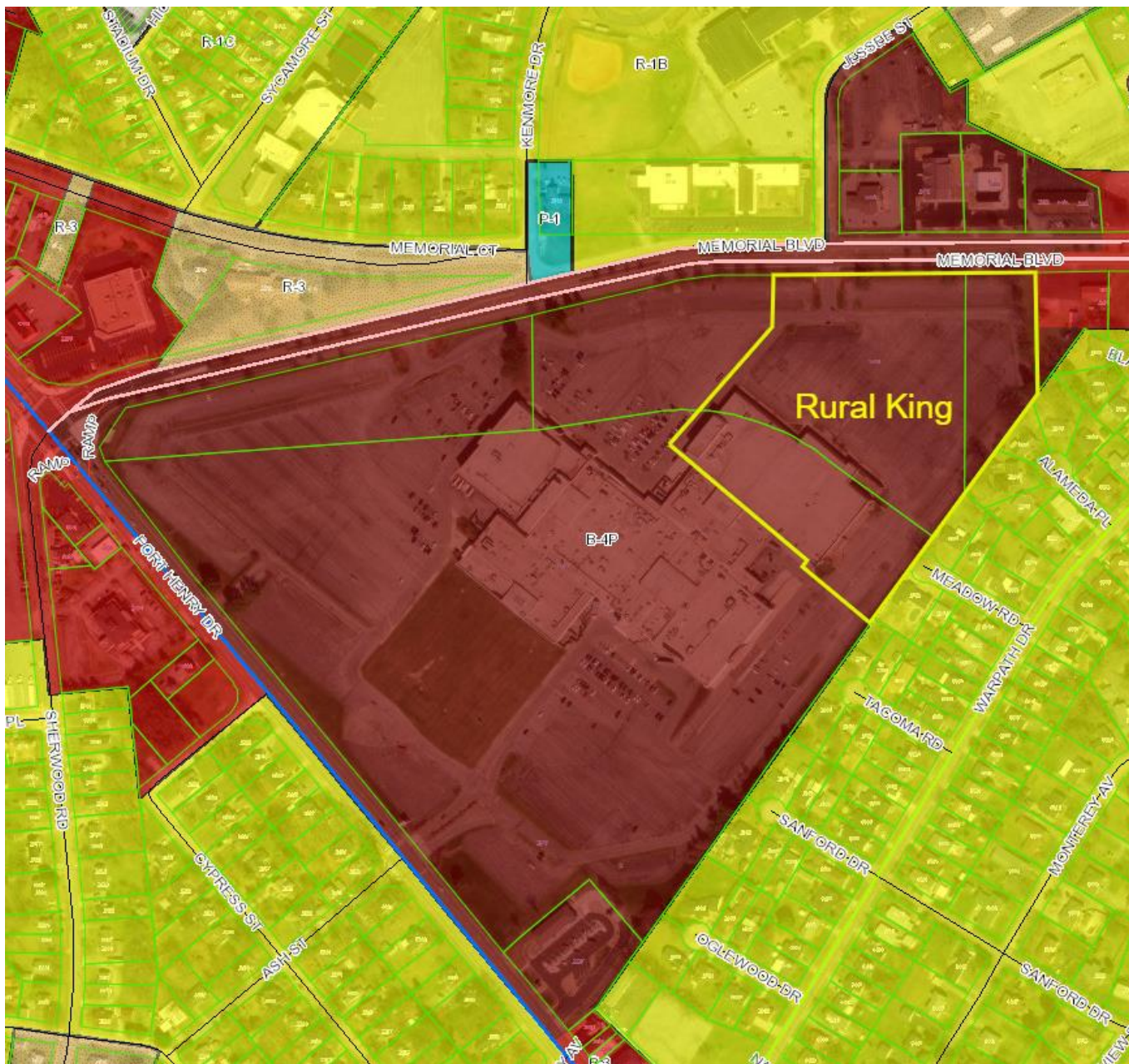
INTENT

To receive amended Preliminary Zoning Development Plan approval in a B-4P zone for an added 11K sq ft of new outdoor display area.

LOCATION MAP



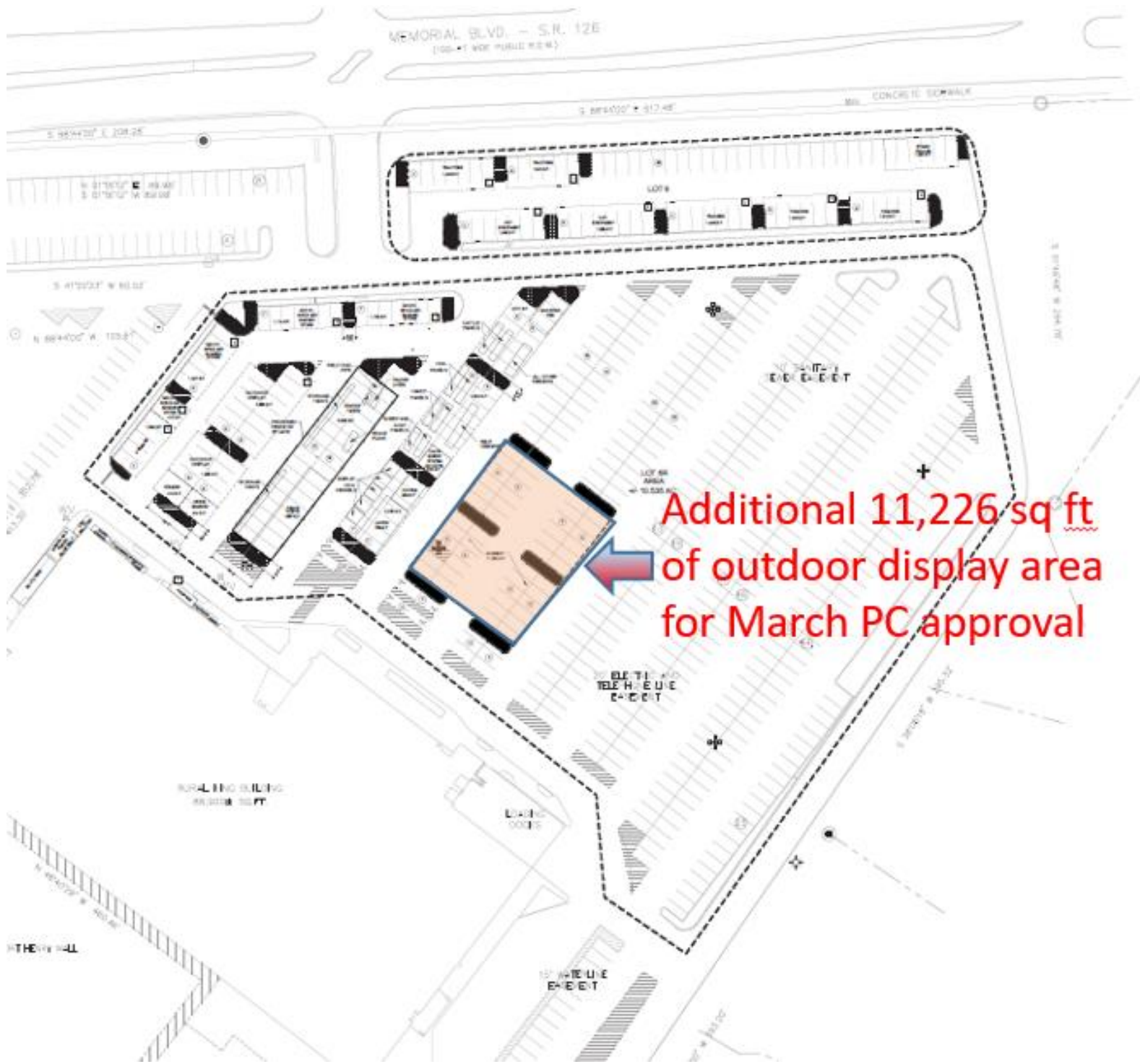
ZONING MAP (B-4P, Planned Business District)



Existing Conditions



Expanded View with Expansion Area Identified



**Total Landscaping for Outdoor Display Area
(Approved by the City's Landscaping Specialist)**

LANDSCAPE REQUIREMENTS:

- 1 - LANDSCAPE STRIPE PER 6,000 S.F.
- 1 - LANDSCAPE ISLAND PER 900 S.F.

TOTAL OUTDOOR SEASONAL DISPLAY AREA: 36,738 S.F.

LANDSCAPE ISLAND REQUIRED 36,738 S.F./900 S.F.= 40.8 ISLANDS
LANDSCAPE ISLANDS PROVIDED 41

NO SINGLE AREA MORE THAN 6,000 S.F. OTHER THAN NURSERY

EXISTING LANDSCAPED WITHIN LOTS 6 AND 6R: 1,115 S.F.
LANDSCAPE AREA INCREASED TO: 5,400 S.F.

PARKING:

EXISTING PARKING:

LOT 6	83 STALLS
LOT 6R	579 STALLS
TOTAL	662 STALLS

LOST PARKING 30 STALLS

NEW TOTAL 632 STALLS

Total Size of Outdoor Display Area (Including the Amended Expansion)

OUTDOOR SEASONAL DISPLAY IN PARKING LOT 6 AND LOT

MULCH, SOILS, AND BAGGED STONE #1:	413 S.F.
MULCH, SOILS, AND BAGGED STONE #2:	1,247 S.F.
MULCH, SOILS, AND BAGGED STONE #3:	1,114 S.F.
MULCH, SOILS, AND BAGGED STONE #4:	1,155 S.F.
<input type="checkbox"/> OUTDOOR DISPLAY:	1,656 S.F.
<input type="checkbox"/> OUTDOOR DISPLAY:	2,898 S.F.
TRACTORS #1:	1,449 S.F.
TRACTORS #2:	1,242 S.F.
3 PT EQUIPMENT #1:	1,446 S.F.
3 PT EQUIPMENT #2:	1,242 S.F.
TRAILERS #1:	1,446 S.F.
TRAILERS #2:	1,242 S.F.
TRAILER: #3:	1,315 S.F.
PROPANE TANK	1,060 S.F.
ROLLERS	414 S.F.
WHEEL BARROW	414 S.F.
FENCE POSTS	1450 S.F.
STORAGE TANKS	342 S.F.
FENCE PLANK	80 S.F.
FIELD TILE/ PIPE	66 S.F.
WATER TANKS	32 S.F.
WATER LINES	32 S.F.
DISPLAY DOG KENNELS	500 S.F.
GATES	786 S.F.
CHUTES	350 S.F.
SHEEP AND GOAT PANELS	182 S.F.
VALUE SWEEP SYSTEM W/ CHUTE	323 S.F.
HANDY PANELS	240 S.F.
HOG PANELS	250 S.F.
BALE FEEDERS	225 S.F.
CATTLE PANELS	260 S.F.
ALL OTHER FEEDERS	195 S.F.
RAILROAD TIES	448 S.F.
NURSERY	11,226 S.F.
TOTAL DISPLAY AREA:	<u>36,738 S.F.</u>

Picture examples from Rural King's State College, PA store:



CONCLUSION

Staff recommends APPROVAL of the amended Preliminary Zoning Development Plan in a B-4P zone due to conformance with the district standards for outdoor display areas.



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: KEN WEEMS, PLANNING MANAGER

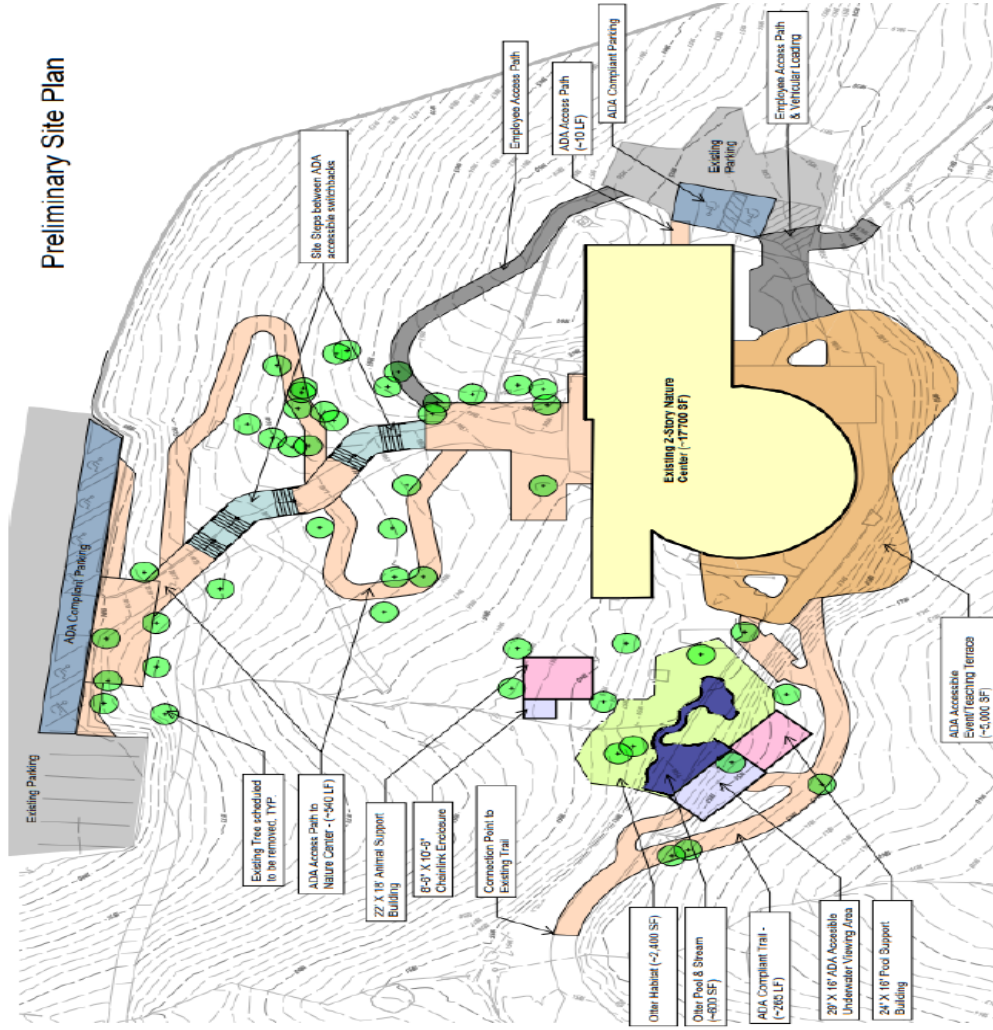
DATE: MARCH 11, 2025

SUBJECT: GRANT PROJECT APPROVALS FOR BAYS MOUNTAIN AND BRICKYARD PARK IMPROVEMENTS

The City was recently awarded a \$5.8M Local Parks & Recreation Fund (LPRF) Grant to fund improvements at both Bays Mountain and Brickyard Park. A requirement of this grant is to seek Planning Commission approval of the overall grant project.

Ms. Kitty Frazier, Parks & Recreation Manager for the City, will present the grant project improvements to the Commission. Site plans for each site are included with this memo. A full presentation will be made at the work session and meeting.

Bays Mountain Preliminary Site Plan



Preliminary Site Plan

The Bays Mountain Nature Center is a pre-existing structure that sits on a hillside next to the lake. The new entry path will wind down to the site, following the hill's contour. The new otter habitat will be built into the side of the hill, using the slope as a viewing advantage.

Site Development

- ADA accessible paths
- Event terrace
- Otter habitat
- Renovated Nature Center

Future Site Development

- Upgrading exhibits/signage
- Additional animal habitats
- Picnic areas

Brickyard Park Preliminary Site Plan

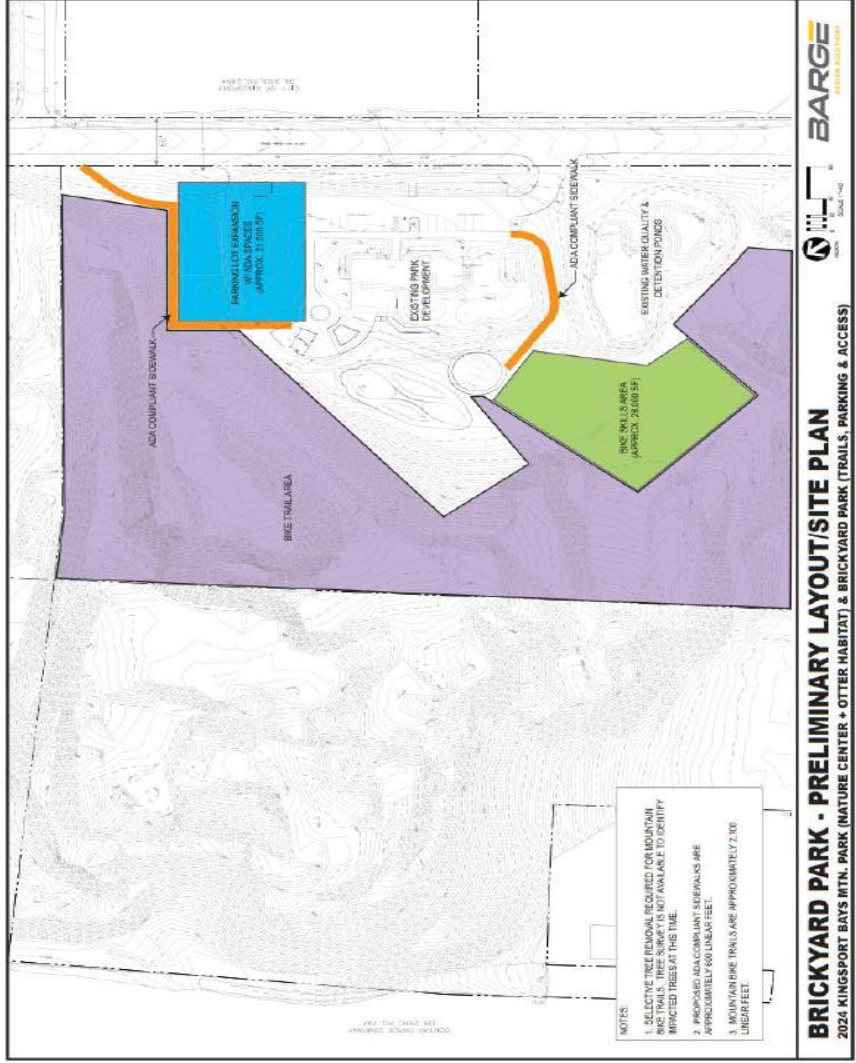
The site is suitable for this project because it complements other existing recreation facilities at Brickyard Park (i.e the Scott Adams Skatepark and Kingsport Pump Track). The parking lot expansion at this site will help support more users at the site for the variety of activities available at Brickyard Park. The hillside on this site is compatible with the development of bike trails. This project is part of an overall master plan for the site.

Site Development:

- ADA accessible walkways and parking
- Expanded parking lot
- Bike Skills area
- Bike Trail area

Future Development

- This will complete development at Brickyard Park
- This park will connect to future Cement Hill park.
- This area will connect to future Brickyard Village residential area.





March 20th, 2025

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

Chairman Duncan:

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

1. 201 Timberland Circle
2. 129 Chippendale Square
3. 840 Bell Ridge Road

Sincerely,

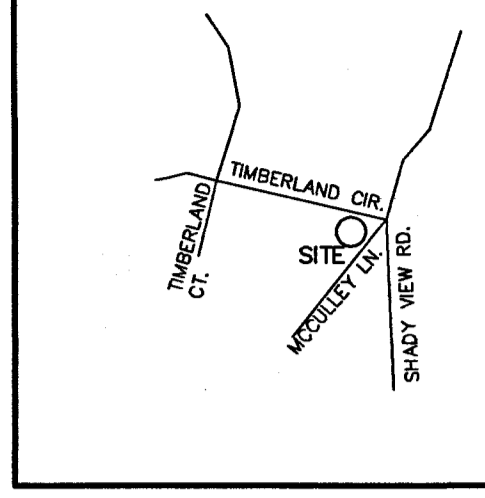
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission

NORTH RECONCILED TO PLAT

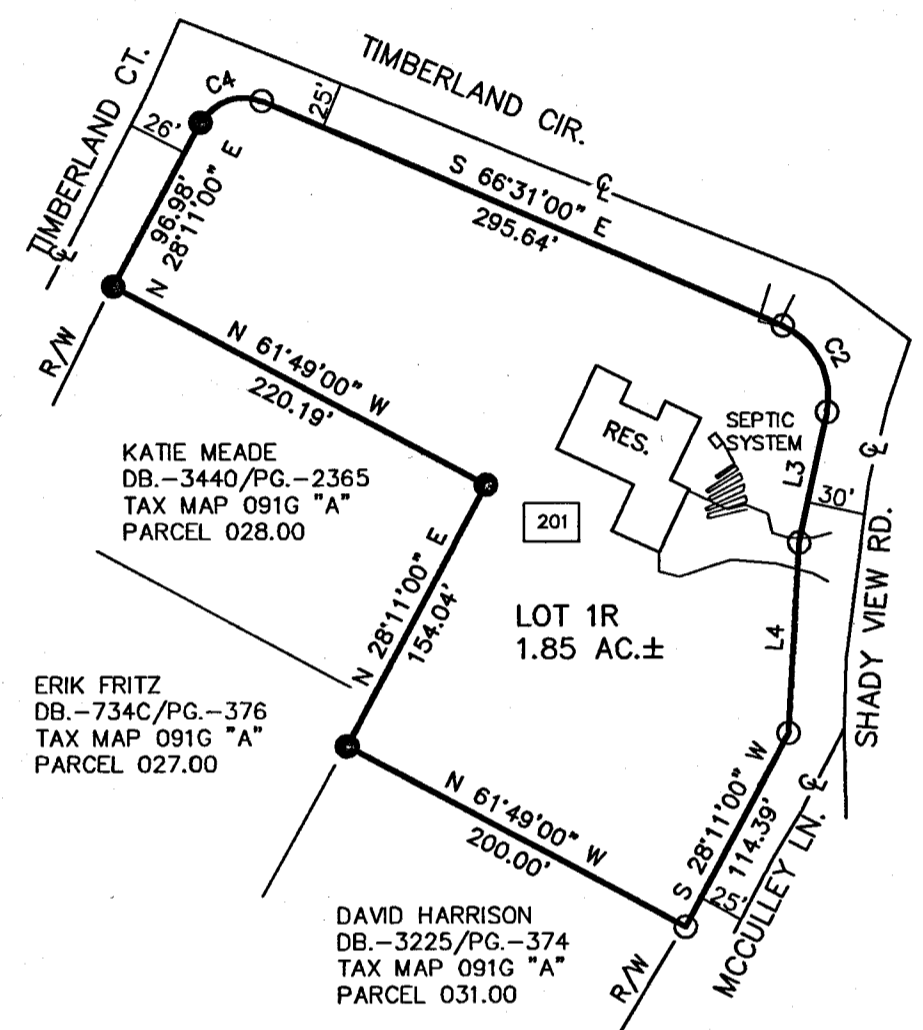
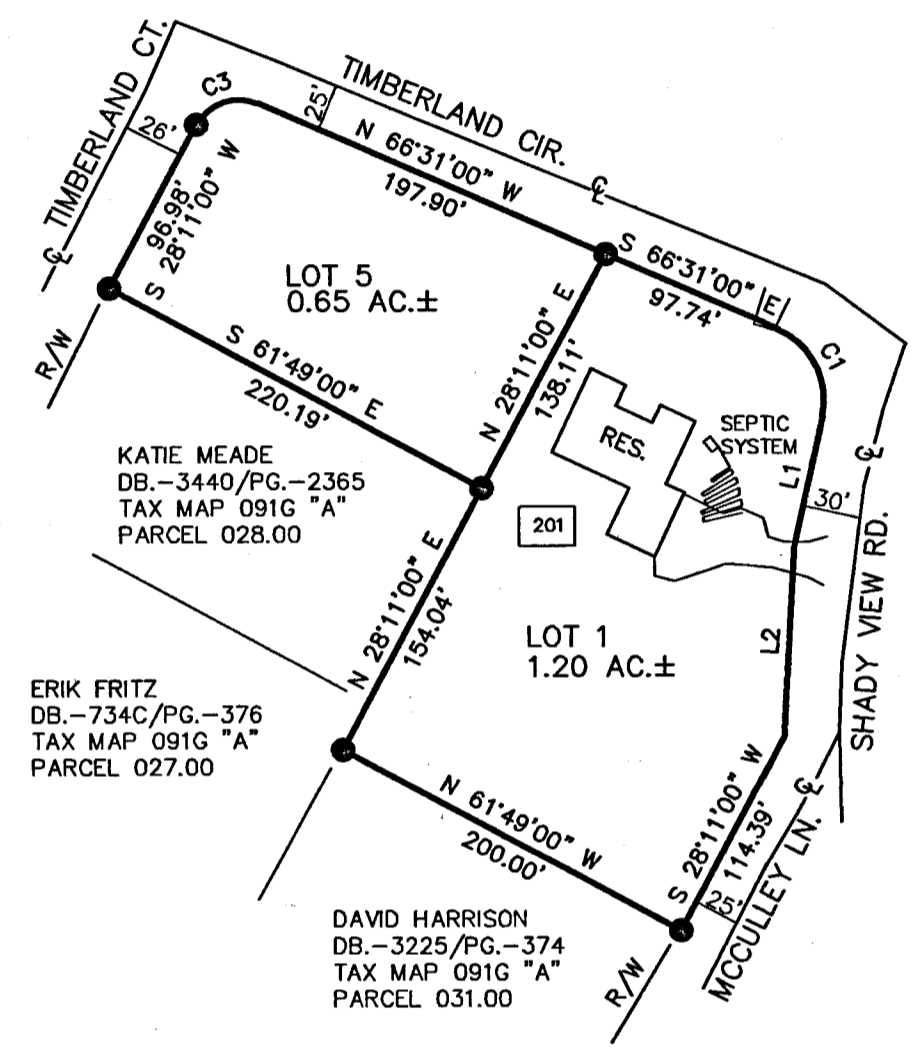


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	55.05'	50.81'	S 27°05'30" E	78°51'00"
C2	40.00'	55.05'	50.81'	S 27°05'30" E	78°51'00"
C3	25.00'	37.22'	33.88'	S 70°50'00" W	85°18'00"
C4	25.00'	37.22'	33.88'	N 70°50'00" E	85°18'00"

LINE	BEARING	DISTANCE
L1	S 12°20'00" W	69.55'
L2	S 03°14'00" W	99.18'
L3	S 12°20'00" W	69.55'
L4	S 03°14'00" W	99.18'



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 RECEIVES WATER FROM _____ UTILITY DISTRICT.

SUBJECT PROPERTY IS ZONED R-1.

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.

AFTER REPLAT

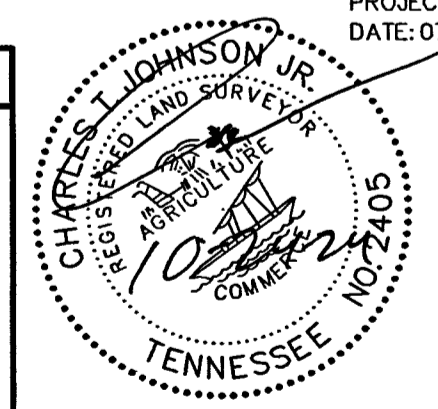
CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (we) hereby certify that lot(s) 1R each contain a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

Date: 2/11/2025
 Owner: Wanda Bloomer

BEFORE REPLAT

SURVEY BY: CHARLES T. JOHNSON JR
 NUMBER: 2405
 PROJECT: 24191
 DATE: 07-22-2024



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

TPSI TN. PROFESSIONAL SURVEYING INC.

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

Slide A-1794

Sheena Tinsley, Register	
Sullivan County	
Rec #: 370686	Instrument #: 25002576
Rec'd: 15.00	Recorded: 2/14/2025 at 3:01 PM
State: 0.00	in Plat
Clerk: 0.00	P59
Other: 2.00	PGS 567-567
Total: 17.00	

PROPERTY REFERENCE:

WANDA BLOOMER PB.-29/Pg.-37/LOT-1 DB.-3141/Pg.-863 TAX MAP 091G "A" PARCEL 030.00

WANDA BLOOMER PB.-29/Pg.-37/LOT-5 DB.-3141/Pg.-863 TAX MAP 091G "A" PARCEL 029.00

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

DATE: 2/11/2025
R. Kinley
 CITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF STREETS

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

DATE: 02/11/25
Charles Murray
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

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

DATE: _____
 TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
 KINGSFORT AUTHORIZING AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND 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: Wanda Bloomer DATED: 10/26/24
 OWNER: _____ DATED: _____
 OWNER: _____ DATED: _____

CERTIFICATE OF ACCURACY

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

DATE: 10-24-24
[Signature]
 SURVEYOR

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATE: 2/12/25
[Signature]
 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 KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE KINGSFORT 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 KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

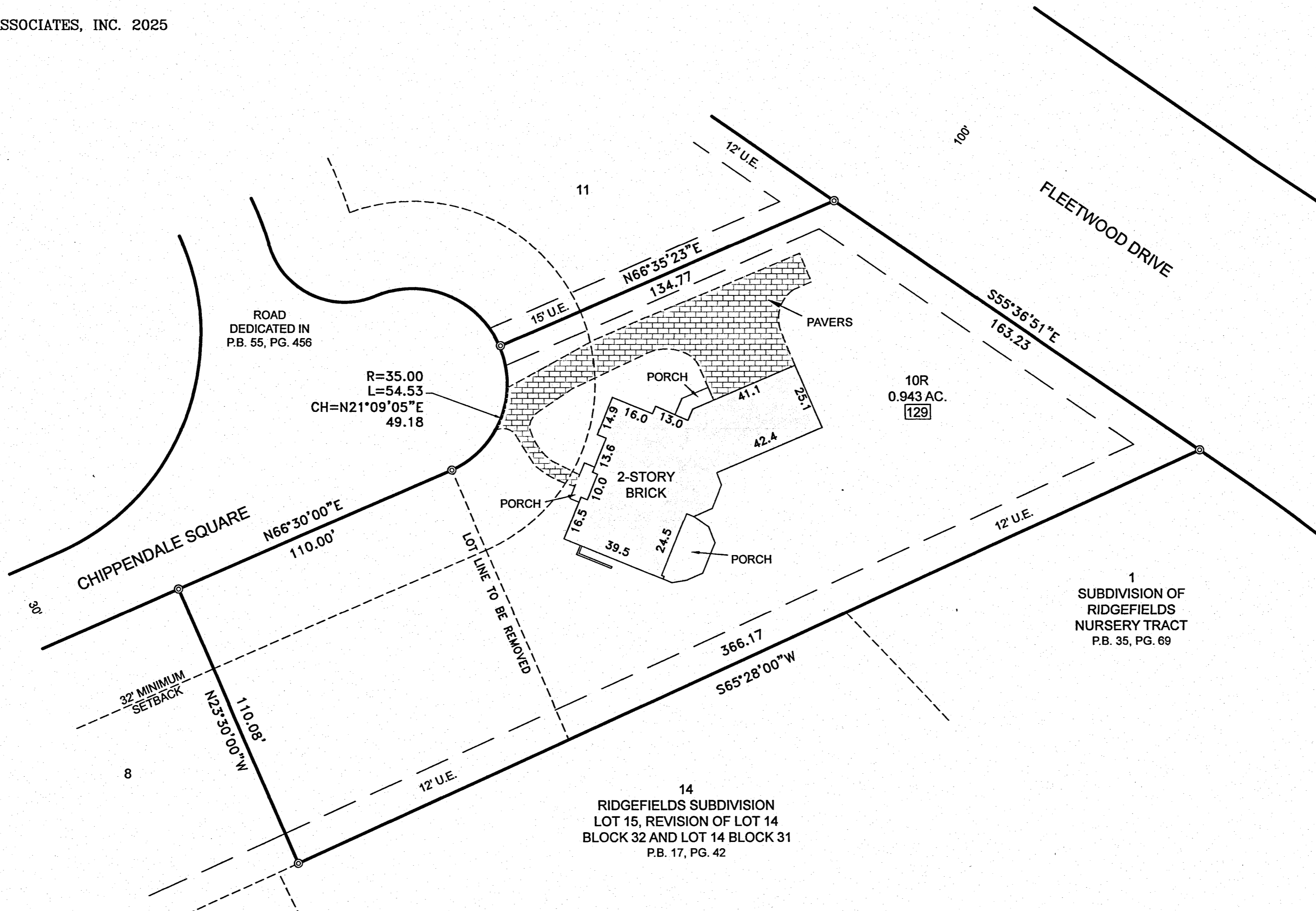
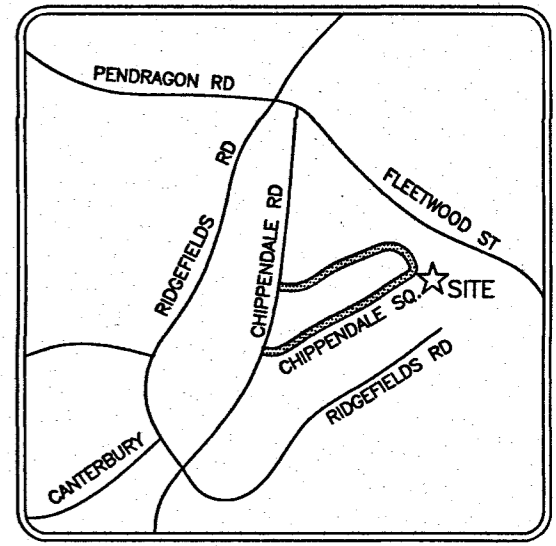
DATE: 2/14/2025
[Signature]
 SECRETARY:
 KINGSFORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSFORT REGIONAL PLANNING COMMISSION

REPLAT OF LOTS 1 & 5 TIMBERLAND ESTATES PB.-29/Pg.-37

TOTAL ACRES 1.85 TOTAL LOTS 1
 ACRES NEW ROAD 0 MILES NEW ROAD 0
 COUNTY SULLIVAN CIVIL DISTRICT 13TH
 SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 100' 100' 0' 100' 200'



LEGEND

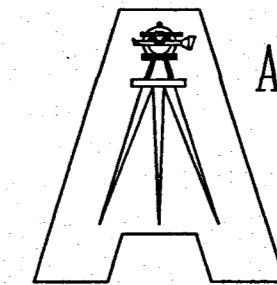
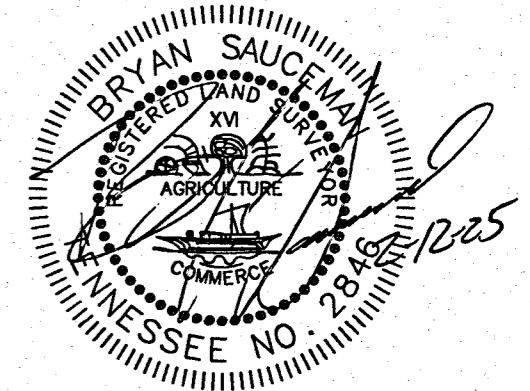
- P.B. PLAT BOOK
- PG PAGE
- AC ACRES
- N.T.S. NOT TO SCALE
- R= RADIUS
- L= LENGTH
- CH= CHORD
- 123 911 ADDRESS
- U.E. UTILITY EASEMENT

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED PD. SETBACKS TO CONFORM TO CURRENT ZONING.
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO. 25-13704
- 5) ACAD FILE 25-13704 LEE.DWG
- 6) TAX MAP 060B "E" PARCELS 026.55 & 026.60.
- 7) PLAT REFERENCES: P.B. 25, PG 27 & P.B. 55, PG. 456.
- 8) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THIS SURVEY IS BETTER THAN 1:10,000.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 10) THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 11) 1/2" IRON RODS ON ALL CORNERS & BREAKS.

Slide A-1795

Sheena Tinsley, Register	
Sullivan County	
Rec #: 370687	Instrument #: 25002577
Rec'd: 15.00	Recorded
State: 0.00	2/14/2025 at 3:06 PM
Clerk: 0.00	in Plat
Other: 2.00	P59
Total: 17.00	PGS 568-568



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E. MARKET STREET
 KINGSFORD, TENNESSEE 37660
 TELEPHONE (423) 392-8898
 EMAIL: bsauceman@alleyassociates.com

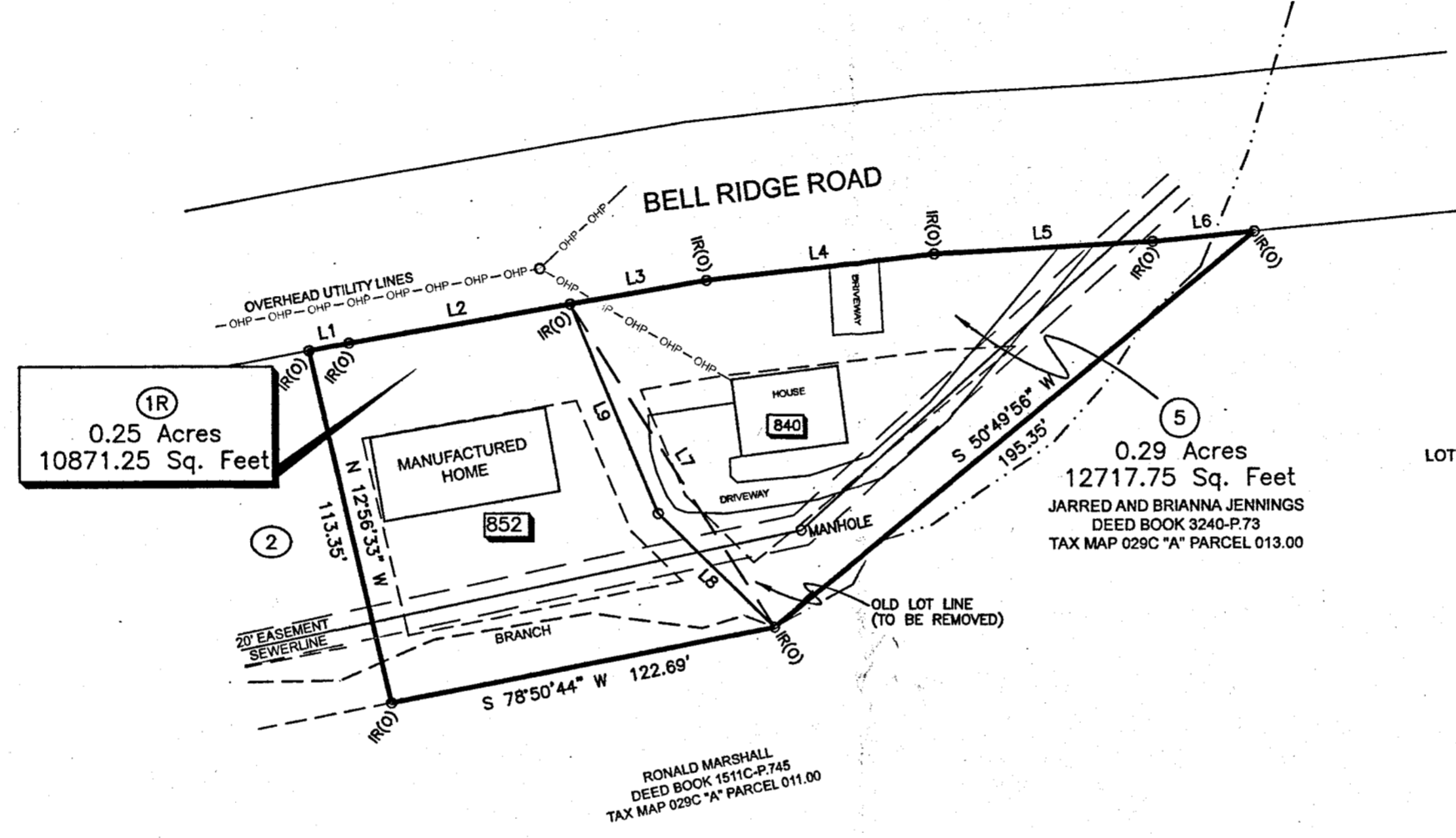
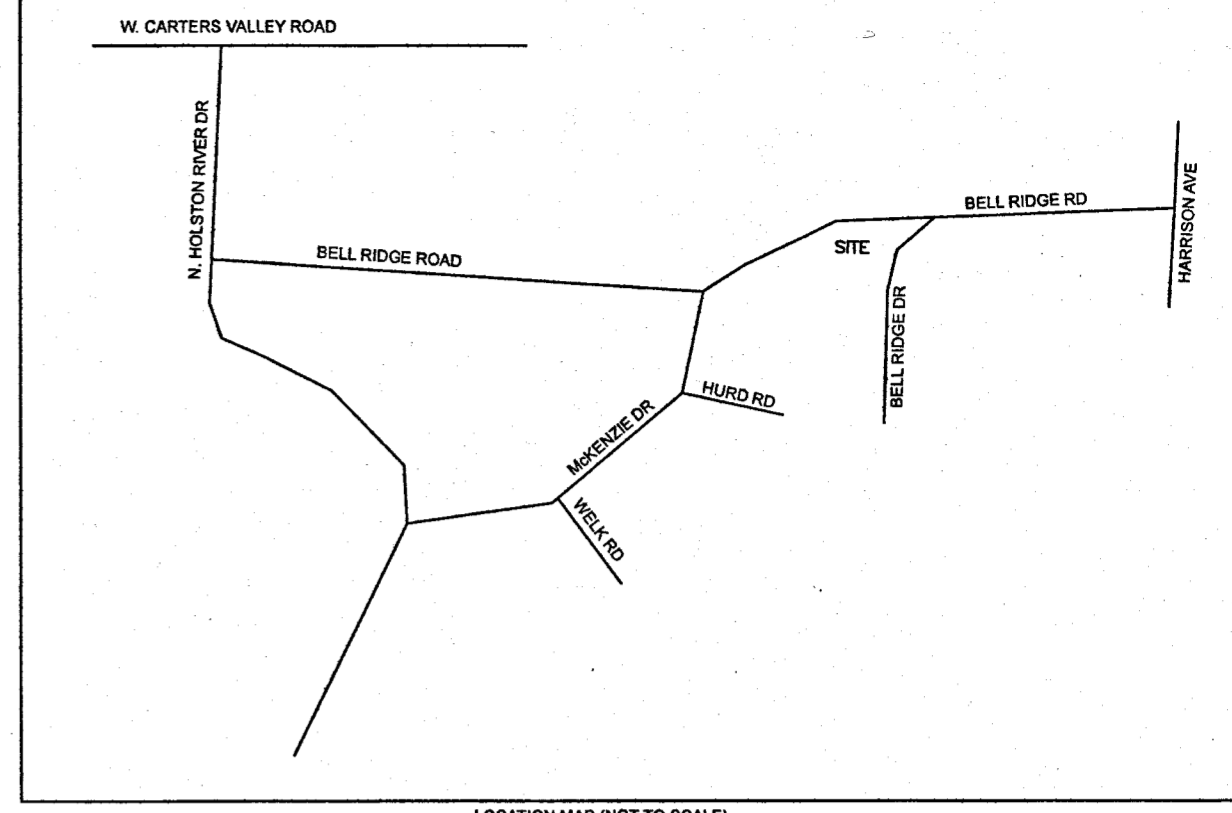
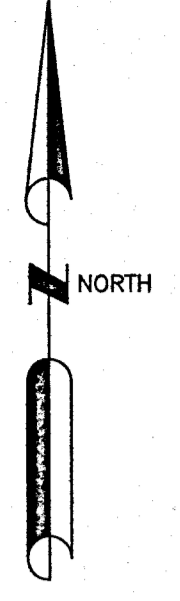
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE: 2-12-2025 Robert C. Leem 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 KINGSFORD TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. DATE: 2-12-2025 [Signature] TENNESSEE REGISTERED LAND SURVEYOR	
CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. DATE: February 14, 2025 Cassie Campbell CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING		CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. DATE: 2-12-2024 [Signature] KINGSFORD AUTHORIZED AGENT	

CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. CITY ENGINEER: _____ DATE: _____	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. DATE: 2-12-2024 [Signature] KINGSFORD 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 KINGSFORD, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSFORD REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 2/14/2025 [Signature] SECRETARY, KINGSFORD REGIONAL PLANNING COMMISSION	
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

RESUBDIVISION OF LOTS 9 & 10, CHIPPENDALE SQUARE	
KINGSFORD REGIONAL PLANNING COMMISSION	
TOTAL ACRES 0.943	TOTAL LOTS 1
ACRES NEW ROAD 0	MILES NEW ROAD 0
OWNER LEE	CIVIL DISTRICT 12TH
SURVEYOR ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SCALE 1" = 30'	



LOT 5 (PARCEL 013.00) IS LEGAL BUT NON-CONFORMING TO THE MINIMUM LOT SIZE PER SULLIVAN COUNTY ZONING CODE.

LINE	BEARING	DISTANCE
L1	N 79°13'41" E	12.65'
L2	N 80°07'51" E	170.50'
L3	N 80°25'15" E	43.44'
L4	N 83°32'06" E	172.36'
L5	N 86°50'58" E	68.89'
L6	N 84°33'31" E	31.96'
L7	N 32°15'52" W	1119.66'
L8	N 45°17'28" W	51.21'
L9	N 22°52'09" W	170.72'

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel Number 47163C, 00300 effective date of 9/29/2008. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Legend: IR(O) - Iron Rod Old(found); IP(SET) - 1/2" REBAR SET WITH WEEMS SURVEY CAP; -x-x-x-x- = fence; -c- = centerline of road or highway; IP(O) = Iron Pipe Old(found); T-POST = Metal Fence Post; -E-E-E-E- = overhead utility lines.

This survey is subject to any and all restrictions, covenants, right of ways, cemeteries, easements either recorded or unrecorded labeled on this survey or not shown.

LOT 1R IS ZONED: R-2; LOT 5 IS ZONED: R-1

SETBACKS: FRONT - 30'; SIDE - 10'; REAR - 20'

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.

IRON PINS ON ALL CORNERS UNLESS NOTED; 852 Means address.

Slide A-1796
Sheena Tinsley, Register
Sullivan County
Rec #: 371206 Instrument #: 25003243
Rec'd: 15.00 Recorded
State: 0.00 2/26/2025 at 12:43 PM
Clerk: 0.00 in Flat
Other: 2.00 P59
Total: 17.00 PGS 575-575

I certify that this is a Category 1 survey and the ratio of precision survey is 1: 10,000, as shown hereon; that the survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors as of the date of this Plat (or Map).

Gary Weems Land Surveyor
Tennessee Reg. No. 1845
P.O. Box 274
Rogersville, Tn 37857
423-235-2221
EMAIL: garyweems@hotmail.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 THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE FOR PUBLIC OR PRIVATE USE AS NOTED.

DATE: 2-21-2025
OWNER: Darrell Shoemaker, Christy Shoemaker

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: 2-21-2025
CITY CLERK'S DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATE OF ACCURACY

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

DATE: 12-31-2024
SURVEYOR: Gary Weems, TN REG. NO. 1845

CERTIFICATION OF THE APPROVAL OF STREETS AND STORMWATER SYSTEMS

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

DATE: 2-25-2025
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL OF STREET LIGHTING SYSTEM

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

DATE: 20
TRAFFIC ENGINEERING MANAGER

CERTIFICATION OF THE APPROVAL 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: 26 FEB 2025
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

OR
DATE: 2/25/25
KINGSPORT AUTHORIZING AGENT

CERTIFICATION OF THE APPROVAL OF 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 ARE HEREBY APPROVED AS SHOWN.

DATE: 26 FEB 2025
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 RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY, TN REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$100,000.00 HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 2/26/2025
SECRETARY:
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION

KINGSPORT REGIONAL PLANNING COMMISSION REDIVISION OF LOT 1 OF THE DARRELL AND CHRISTY SHOEMAKER PROPERTY AND ALSO JARRED AND BRIANNA JENNINGS PROPERTY

12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TN
DEED BOOK 3186 - PAGE 1378
DEED BOOK 3240 - PAGE 73
PLAT BOOK P59 - PAGE 391
TOTAL ACRES: 0.54
TOTAL LOTS: 2
DATE: 12/31/2024

OWNERS: DARRELL AND CHRISTY SHOEMAKER
JARRED AND BRIANNA JENNINGS
SURVEYOR: GARY WEEMS RLS 1845

SCALE: 1" = 50'
0 50 100 150