



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, January 15, 2026 at 5:30 PM

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

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- 1.** Approval of the December 15, 2025 Work Session Minutes
- 2.** Approval of the December 18, 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.** Bancroft Chapel Rezoning (REZONE25-0308). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to PD. (McMurray)
- 2.** Memorial Boulevard Rezoning (REZONE25-0309). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-3 to PD. (McMurray)

3. Whispering Hills Dr. County Rezoning (REZONE25-0314). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from County R-1 to County B-4. (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, December 15, 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, Gary Mayes, Curtis Montgomery, BJ Walsh, Anne Greenfield

Members Absent: Chip Millican, Tim Lorimer, Jason Snapp, Candice Hilton

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

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the November 17, 2025 work session minutes
2. Approval of the November 20, 2025 regular meeting minutes

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

IV. CONSENT AGENDA

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

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Cooks Valley Road Rezoning (REZONE25-0285). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff stated that this the same parcel that was considered for rezoning in April of 2025, yet with a different zone being requested and a drastically reduced rezoning area. Staff noted the size of the rezoning area as 9.11 acres. Staff noted that a significant amount of the development surrounding the rezoning site would need to be built before the rezoning site could be accessed. Staff characterized the location of the site as the north or uphill side of the power station that resides in the middle of the development area. In staff's opinion, the proposal meets the intent of the land use plan due to having the ultimate impact of a single family development once the development is completely constructed. Staff noted that development plans had not yet been created for the site. No official action was taken.
2. Sullivan County Moratorium (PLNCOM25-0295). The Commission is requested to send a positive recommendation for the proposed county moratorium resolution to the Sullivan County Commission. Staff noted that Sullivan County planners desired more time to assemble a zoning text amendment that will accommodate the location of data centers. Staff noted that this moratorium proposal is for four months. No official action was taken.
3. Cryptocurrency Mining and Data Center Text Amendment (ZTA25-0283). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that both a definition of Data Center and Cryptocurrency Mining had been created. Staff stated that the amendment establishes a process for locating data centers as special exceptions in the M-2 zone. Staff noted that the requirements will consist of a 100-foot perimeter minimum yard, required to be inside a building, and have mandatory sound and vibrations studies. Staff noted the sound limit of 60 decibels at the property line for any site containing a data center as a principal use. Staff also noted the accessory use data center allowance via special exception and a small minimum parking space requirement. No official action was taken.
4. Residential Foundation Requirements Text Amendment (ZTA25-0301). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that this text amendment is proposed to better align with building best practices. Staff noted that the zoning regulations for foundation requirements currently consist of four-inch-thick solid underpinning/screening. Staff stated that after consultation with the Building Official, that six-inch masonry was found to be more appropriate. Staff noted that the current requirement is proposed to be replaced with six inch-

width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

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

IX. ADJOURN



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, December 18, 2025 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Tim Lorimer

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

Visitors: Julie Byers, Gary Clark, Jonathan Schumer, Alison Winters, Patti Fields, Karen Schallon, Scott Schallon, Trevor Drozewski, Carolyn Moody, Dani Moody, Donna Tiilson, Freddy Marino, Allen Cook, Angel Cook, Lynn Ray, Sarah Ray, Debra Mallinak, Michelle Thomas, Scott Butler, Judy Sutton, Tony Salyer, Courtney Carter, Don Good, Paul McGraw, Elli McGraw, Wesley Bunte, Matt Bagwell, E Rich, B. Moody, T. Moody, Aaron Bailey, Jennifer Gutherie, Richard Hawkins.

II. APPROVAL OF THE AGENDA

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

III. APPROVAL OF MINUTES

1. Approval of the November 17, 2025 work session minutes
2. Approval of the November 20, 2025 regular meeting minutes

A motion was made by Anne Greenfield, seconded by Candice Hilton, to approve the minutes of the November 17, 2025 work session and the November 20, 2025 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Cooks Valley Road Rezoning (REZONE25-0285). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Jason Snapp announced to the Commission Chairman that he is recusing himself from this item. Staff stated that this the same parcel that was considered for rezoning in April of 2025, yet with a different zone being requested and a drastically reduced rezoning area. Staff noted the size of the rezoning area as 9.11 acres. Staff noted that a significant amount of the development surrounding the rezoning site would need to be built before the rezoning site could be accessed. Staff characterized the location of the site as the north or uphill side of the power station that resides in the middle of the development area. In staff's opinion, the proposal meets the intent of the land use plan due to having the ultimate impact of a single family development once the development is completely constructed. Staff acknowledged that the land use plan designation for the entire site is single family. Staff noted that development plans had not yet been created for the site. The Chairman opened the public comment portion of the meeting. Neighbors to the site voiced opposition to the proposal. The neighbors voiced concern about the multifamily land use for the development. Additionally, neighbors voiced concern about stormwater runoff, increased traffic, and wildlife displacement. A motion was made by Gary Mayes, seconded by Candice Hilton to send a negative recommendation to the Board of Mayor and Aldermen in support of not approving the rezoning request. The motion passed 7-0-1, with Jason Snapp abstaining from the vote.
2. Sullivan County Moratorium (PLNCOM25-0295). The Commission is requested to send a positive recommendation for the proposed county moratorium resolution to the Sullivan County Commission. Staff noted that Sullivan County planners desired more time to assemble a zoning text amendment that will accommodate the location of data centers. Staff noted that this moratorium proposal is for four months. The Commission, in general, acknowledged

Sullivan County's desire to further study the matter. A motion was made by Anne Greenfield, seconded by Curtis Montgomery, to send a positive recommendation to the Sullivan County Commission in support of approving the zoning text amendment. The motion passed unanimously, 8-0.

3. Cryptocurrency Mining and Data Center Text Amendment (ZTA25-0283). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that both a definition of Data Center and Cryptocurrency Mining had been created. Staff stated that the amendment establishes a process for locating data centers as special exceptions in the M-2 zone. Staff noted that the requirements will consist of a 100-foot perimeter minimum yard, required to be inside a building, and have mandatory sound and vibrations studies. Staff noted the sound limit of 60 decibels at the property line for any site containing a data center as a principal use. Staff also noted the accessory use data center allowance via special exception and a small minimum parking space requirement. A motion was made by Gary Mayes, seconded by Jason Snapp, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 8-0.
4. Residential Foundation Requirements Text Amendment (ZTA25-0301). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that this text amendment is proposed to better align with building best practices. Staff noted that the zoning regulations for foundation requirements currently consist of four-inch-thick solid underpinning/screening. Staff stated that after consultation with the Building Official, that six-inch masonry was found to be more appropriate. Staff noted that the current requirement is proposed to be replaced with six inch-width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure. A motion was made by Jason Snapp, seconded by BJ Walsh, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 8-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your

name and address and sign the register that is provided. You are encouraged to keep your comments non-personal in nature, and they should be limited to five minutes.

IX. ADJOURN

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

Bancroft Chapel Road Rezoning

Property Information			
Address		Bancroft Chapel Road	
Tax Map, Group, Parcel		Tax Map 032 Portion of Parcel 015.20	
Civil District		10	
Overlay District		N/A	
Land Use Designation		Industrial	
Acres		Rezone Site 25.712 acres +/-	
Existing Use	Vacant	Existing Zoning	M-1
Proposed Use	Residential	Proposed Zoning	PD

Owner /Applicant Information

Name: B & G Investments
 Address: P.O. Box 3543
 City: Kingsport
 State: TN Zip Code: 37664

Intent: To rezone from M-1 (Light Manufacturing District) to PD (Planned Development District) to accommodate future residential development.

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:

- The proposed PD rezoning is compatible with adjacent and adjoining city and county residential zoning.

Staff Field Notes and General Comments:

- The rezoning site is currently vacant.
- Water and sewer available to the rezoning site.
- The development review team is supportive of the rezoning request.

Planner:	Jessica McMurray	Date:	January 5, 2026
Planning Commission Action		Meeting Date:	January 15, 2026
Approval:			
Denial:			
Deferred:			

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

PROPERTY INFORMATION

ADDRESS	A Portion of Parcel 015.20
DISTRICT	10
OVERLAY DISTRICT	N/A
EXISTING ZONING	M-1 (Light Manufacturing District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 25.712 acres +/-
EXISTING USE	Vacant
PROPOSED USE	Residential

PETITIONER

ADDRESS **P.O. Box 3543, Kingsport, TN 37664**

INTENT

To rezone from M-1 (Light Manufacturing District) to PD (Planned Development District) to accommodate future residential development.

Vicinity Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Rezoning Report

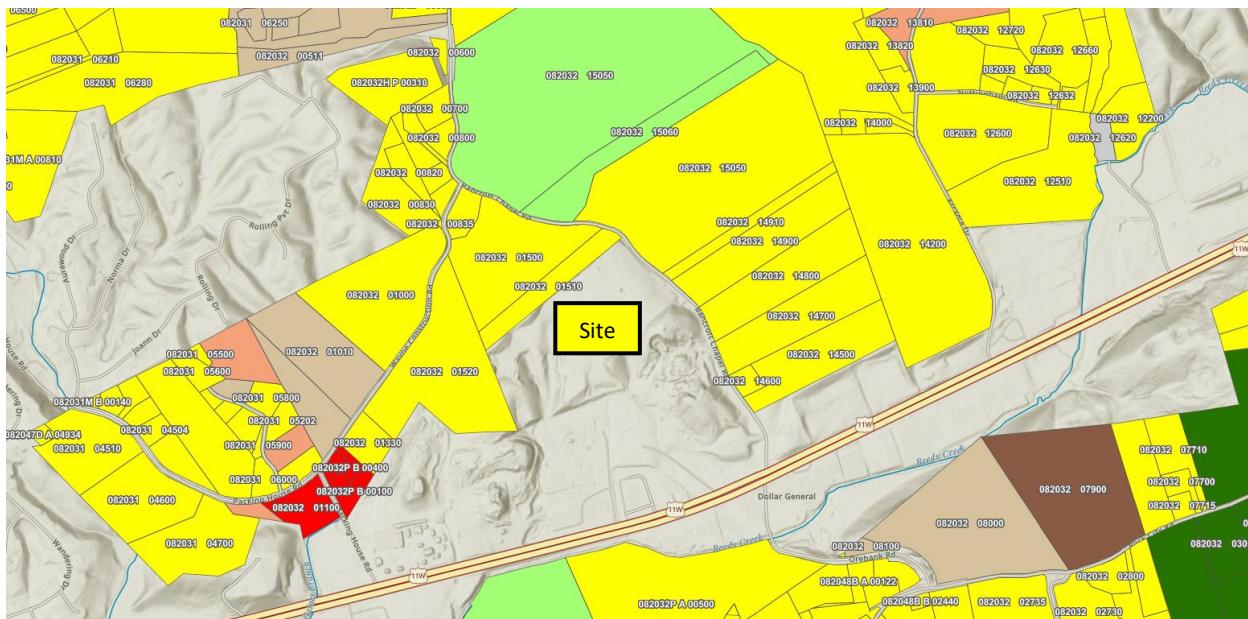
Kingsport Regional Planning Commission

File Number REZONE25-0308

Surrounding City Zoning Map

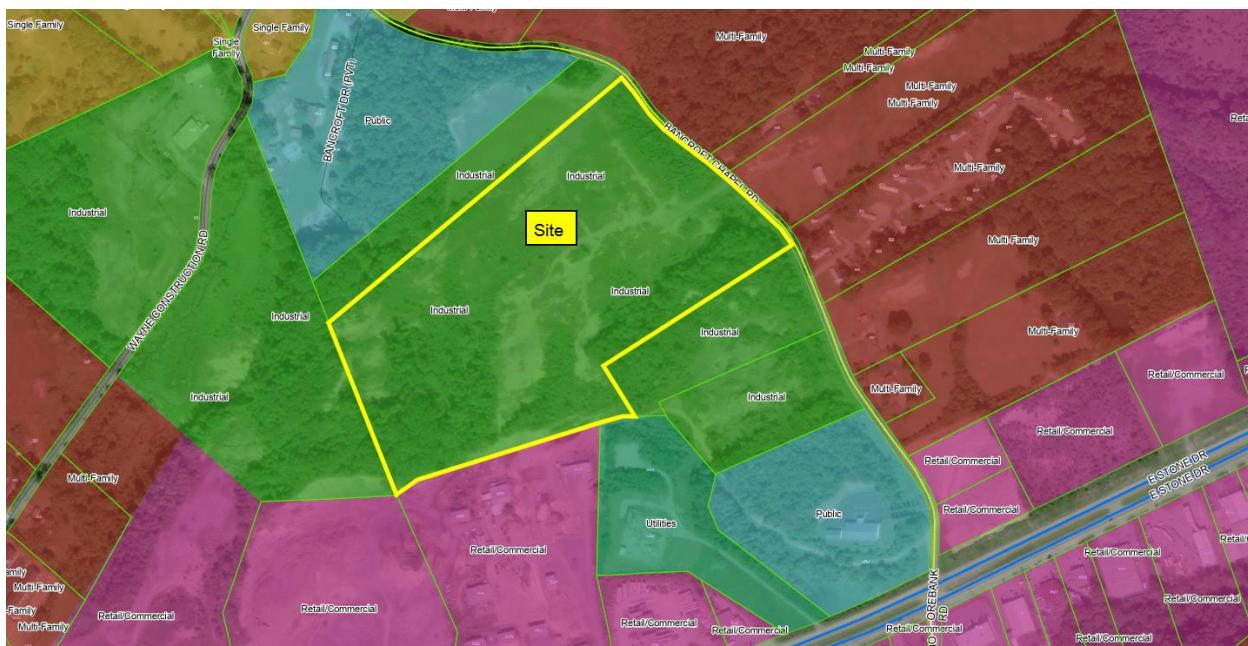


Surrounding County Zoning Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Future Land Use Plan 2030



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Aerial



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

View from Site Facing Bancroft Chapel Road



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

View from Site Facing toward E. Stone Drive



View of Site



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

View from Site Facing Bancroft Chapel Road



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

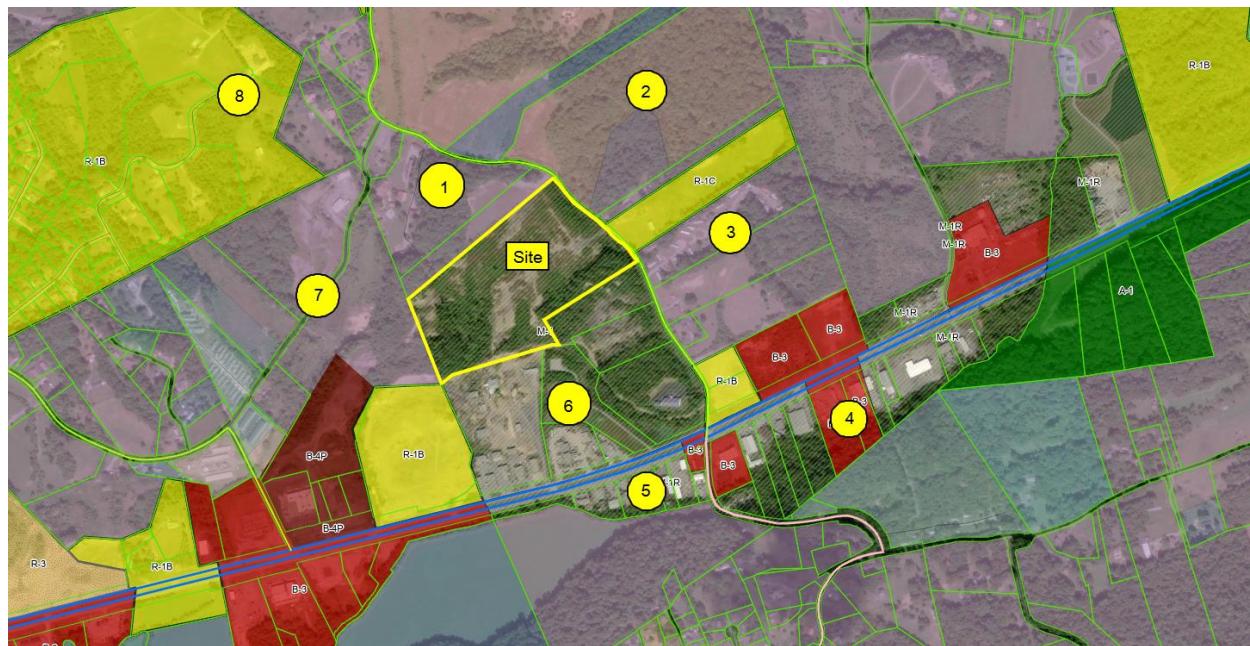
File Number REZONE25-0308

View from Site Facing Bancroft Chapel Road



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

EXISTING USES LOCATION MAP



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: single-family	
Northeast	2	<u>Zone: County R-1</u> Use: commercial	
East	3	<u>Zone: County R-1</u> Use: mobile home park	
Southeast	4	<u>Zone: City B-3</u> Use: commercial	
South	5	<u>Zone: City M-1R</u> Use: commercial	
Southwest	6	<u>Zone: City M-1</u> Use: commercial	
West	7	<u>Zone: County R-1</u> Use: vacant	
Northwest	8	<u>Zone: City R-1B</u> Use: single-family	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed Planned Development is suitable given the surrounding development pattern, which includes residential zoning within both the city and county. The PD zone allows for a coordinated and thoughtfully designed development that can provide appropriate transitions, buffering, and compatibility with adjacent residential uses.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is expected to reduce potential land use conflicts when compared to the existing M-1 classification. Planned Development standards allow for site-specific controls related to layout, density, buffering, and access, which will help protect the usability and character of nearby residential properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing M-1 zoning, that classification is less compatible with the surrounding residential development pattern. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects current conditions and allows for development that is more appropriate in this location.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as Suburban Living, which supports predominantly single-family residential development, and the proposal aligns with this long-term vision.

Proposed use: Residential Development

The Future Placetype Map recommends suburban living.

- 5. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The presence of established residential zoning and

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0308**

development in both the city and county surrounding the site represents a changed condition that supports approval of the proposed rezoning. Transitioning the property from an industrial zoning district to a Planned Development will better align the site with its surroundings and promote orderly growth and development.

Kingsport Regional Planning Commission

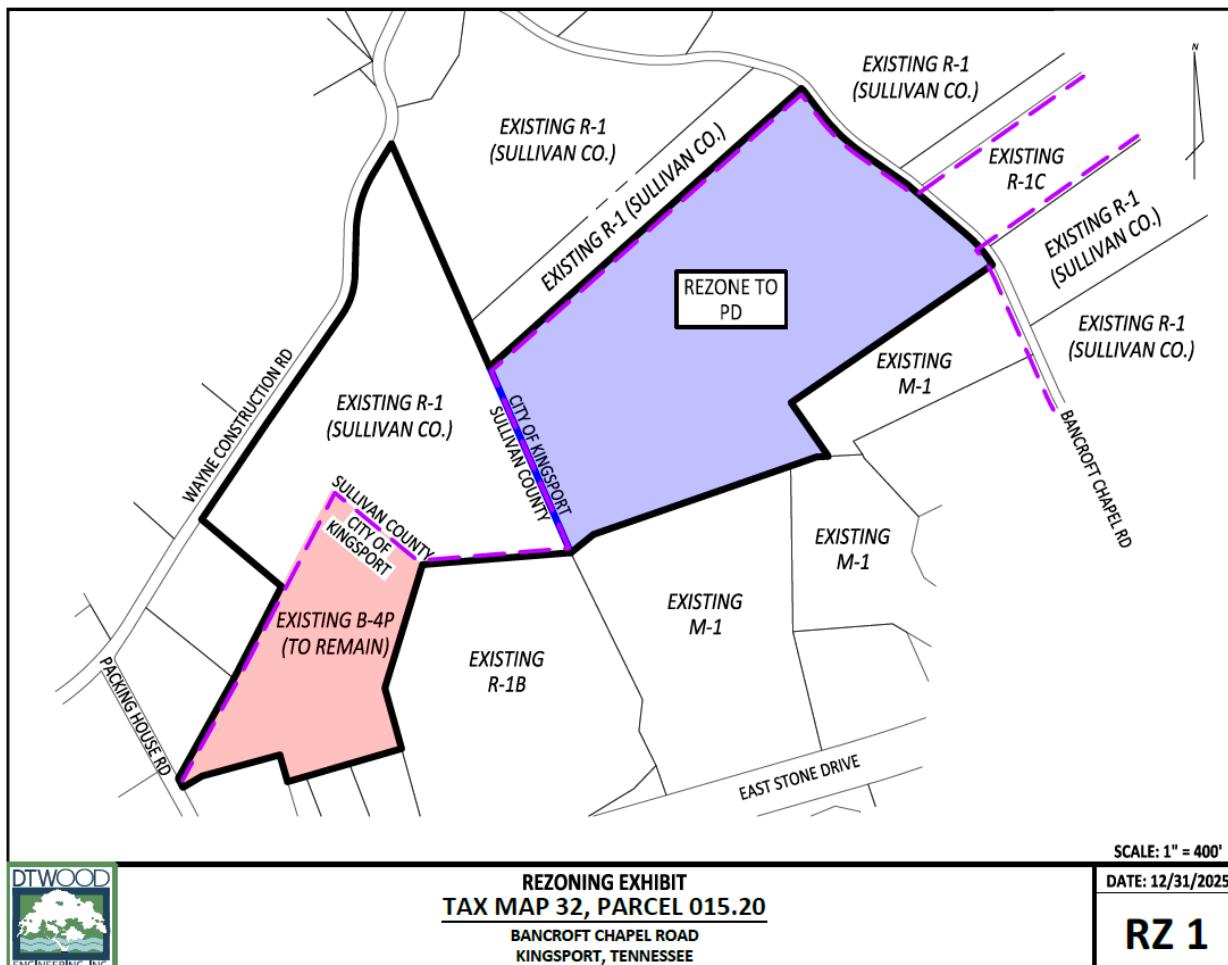
Rezoning Report

File Number REZONE25-0308

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

A zoning development plan is not included with this request, as it is not required for rezoning to the Planned Development (PD) District. Submission and approval of a zoning development plan by the Planning Commission will be required prior to any construction.

Rezoning Exhibit

CONCLUSION

Staff recommends sending a positive recommendation to rezone from B-3 to PD, based on the proposal's compatibility with surrounding City and County residential zoning districts.

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

Memorial Boulevard Rezoning

Property Information			
Address	Memorial Boulevard		
Tax Map, Group, Parcel	Tax Map 048 Portion of Parcel 036.10 & Portion of Parcel 039.50		
Civil District	07		
Overlay District	N/A		
Land Use Designation	Retail/Commercial		
Acres	Rezone Site 5.25 acres +/-		
Existing Use	Vacant	Existing Zoning	B-3
Proposed Use	Residential	Proposed Zoning	PD

Owner /Applicant Information

Name: Jefferson Bennett Address: 1 Potters Lane City: Savannah State: GA	Zip Code: 31411	Intent: <i>To rezone from B-3 (Highway-Oriented Business District) to PD (Planned Development District) to accommodate future residential development.</i>
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Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:

- The proposed PD rezoning is compatible with adjacent and adjoining city and county residential zoning.

Staff Field Notes and General Comments:

- The rezoning site is currently vacant.
- Water and sewer available to the rezoning site.
- The development review team is supportive of the rezoning request.

Planner:	Jessica McMurray	Date:	January 5, 2026
Planning Commission Action	Meeting Date:		January 15, 2026
Approval:			
Denial:			
Deferred:			

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

PROPERTY INFORMATION

ADDRESS	Portion of Parcel 036.10 & Portion of Parcel 039.50
DISTRICT	07
OVERLAY DISTRICT	N/A
EXISTING ZONING	B-3 (Highway-Oriented Business District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 5.25 acres +/-
EXISTING USE	Vacant
PROPOSED USE	Residential

PETITIONER**ADDRESS** 1 Potters Lane, Savannah, Georgia 31411**INTENT**

To rezone from B-3 (Highway-Oriented Business District) to PD (Planned Development District) to accommodate future residential development.

Vicinity Map



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

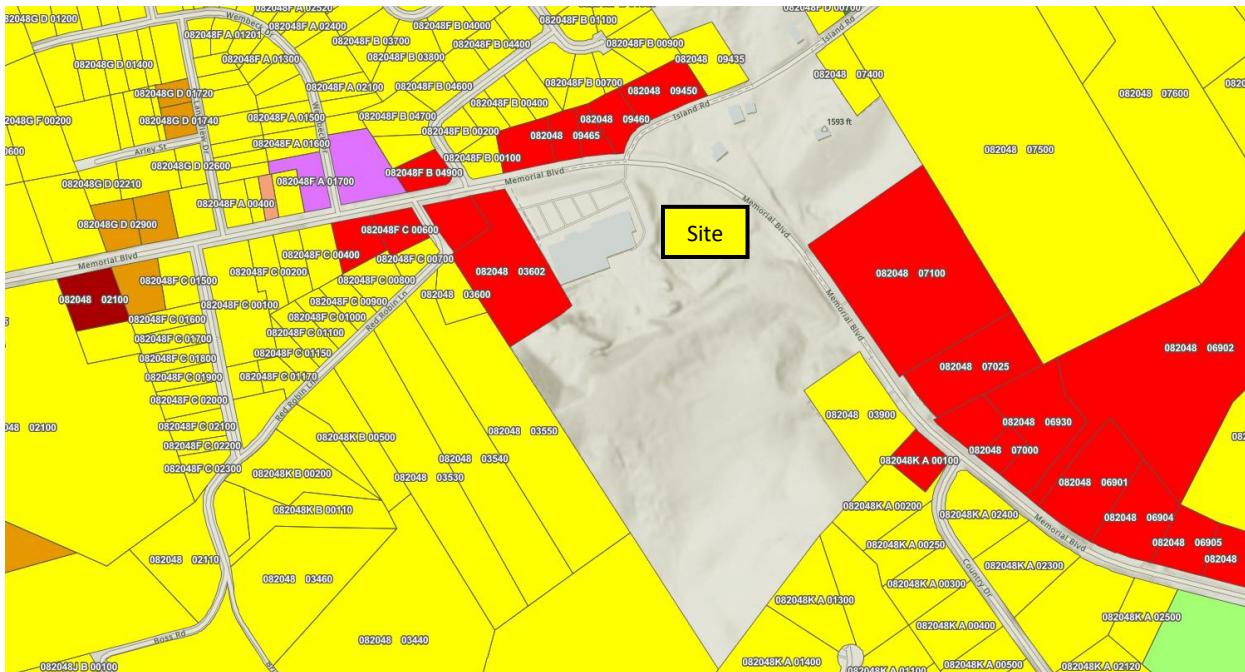
Rezoning Report

File Number REZONE25-0309

Surrounding City Zoning Map



Surrounding County Zoning Map



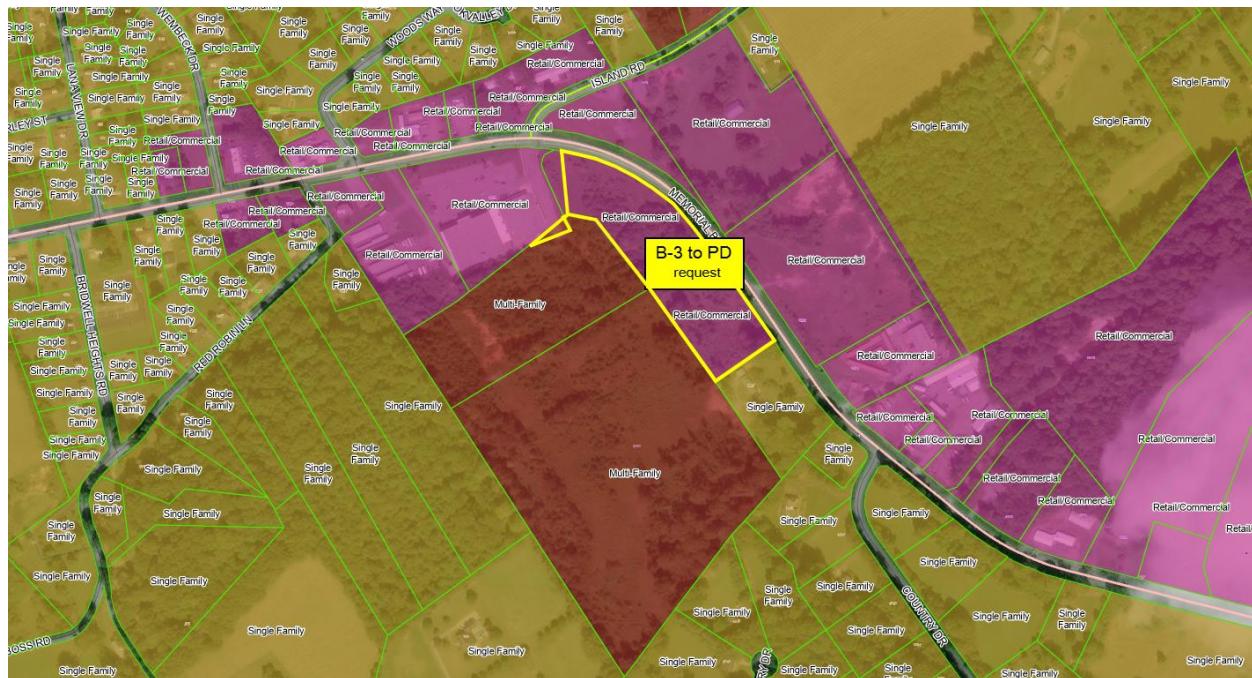
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

Future Land Use Plan 2030



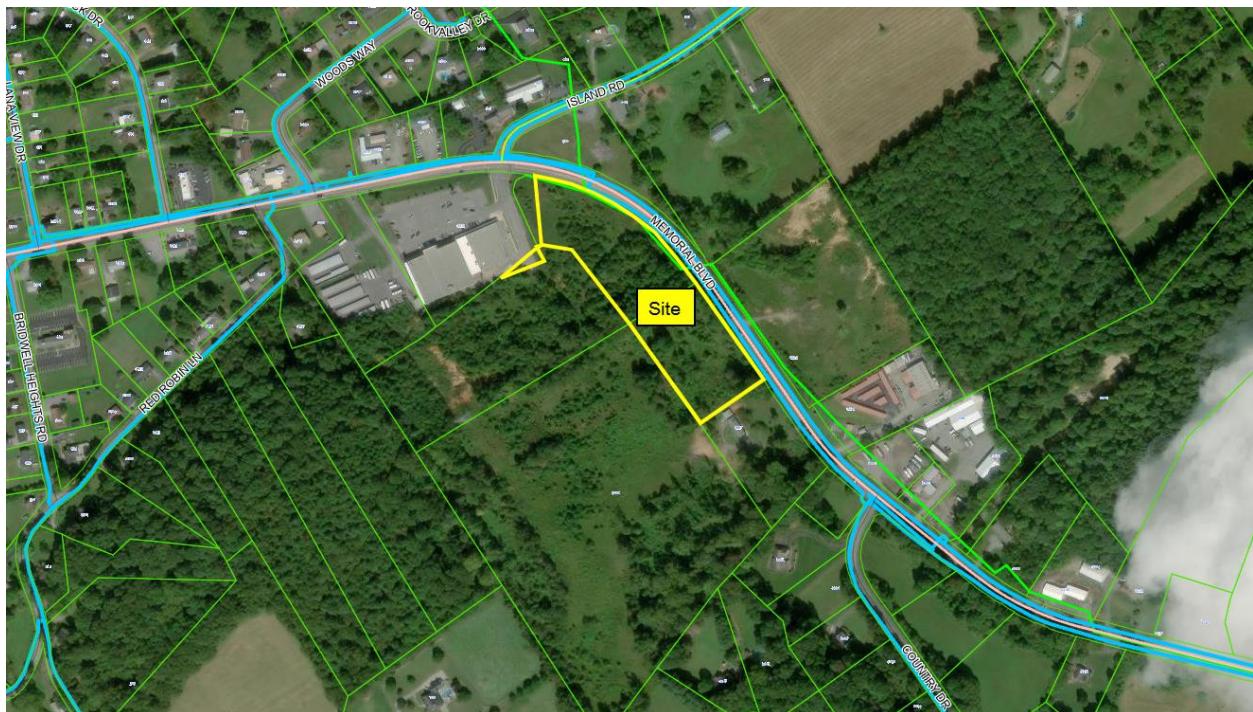
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0309

Aerial



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

View from Site Facing Memorial Blvd. (East)



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

View of Site from Indian Springs Shopping Center



View of Site from Memorial Blvd.



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

View from Site Facing Memorial Blvd.



Kingsport Regional Planning Commission

Rezoning Report

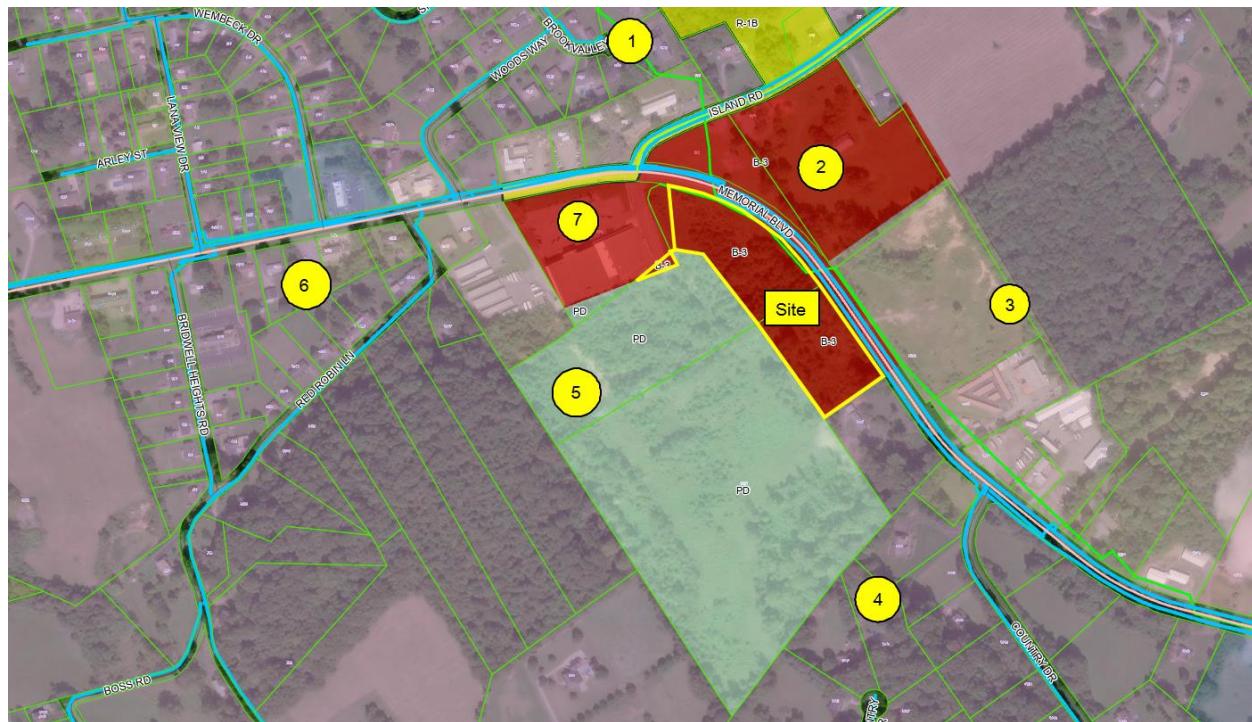
File Number REZONE25-0309

View of Site from Indian Springs Shopping Center



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

EXISTING USES LOCATION MAP



Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: County R-1</u> Use: single-family	
Northeast	2	<u>Zone: City B-3</u> Use: single-family	
East	3	<u>Zone: County B-3</u> Use: vacant	
Southeast	4	<u>Zone: County R-1</u> Use: single-family	
South	5	<u>Zone: City PD</u> Use: vacant	
Southwest	6	<u>Zone: County</u> Use: commercial	
West	7	<u>Zone: City B-3</u> Use: commercial	

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed Planned Development zoning permits a residential use that is compatible with the surrounding development, which includes established residential zoning in both the city and county.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is not expected to adversely affect adjacent or nearby properties. In fact, the rezoning will reduce the potential for land use conflicts compared to the existing B-3 classification. The PD district allows site-specific development standards related to density, layout, access, open space, and buffering, ensuring that the development is designed to protect the character, privacy, and usability of surrounding residential properties, including those located within the county.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing B-3 zoning, that zoning classification is less appropriate given the site's proximity to established residential development and its split-zoned condition. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects existing conditions, allows for cohesive development of the site as a single zoning district, and supports a residential use that is more compatible with the surrounding area.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as Compact Neighborhood, which support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes,

Proposed use: Residential Development

The Future Placetype Map recommends compact neighborhood.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. Several conditions support approval of the proposed rezoning. The site is currently split-zoned, and rezoning to PD will eliminate zoning inconsistencies and allow the property to be developed in a unified and orderly manner. Rezoning the property to a Planned Development district will better align the site with its surroundings and promote compatible, well-designed development.

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0309****Zoning Development Plan (A Full Size Copy Available for Meeting)**

A zoning development plan is not included with this request, as it is not required for rezoning to the Planned Development (PD) District. Submission and approval of a zoning development plan by the Planning Commission will be required prior to any construction.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from B-3 to PD, based on the proposal's compatibility with surrounding City and County residential zoning districts.

Property Information		Whispering Hills Dr. County Rezoning	
Address		Whispering Hills Dr. Kingsport, TN 37660	
Tax Map, Group, Parcel		Tax Map 076H Group A Parcel 006.00	
Civil District		13 th Civil District	
Overlay District		Gateway District	
Land Use Designation		Retail/Commercial	
Acres		+/- 1.8 acres	
Existing Use		Vacant	
Proposed Use		Group Assembly/Commercial Outdoor Recreation	

Owner/ Applicant Information

Name:			
Address:			
City:			
State:	Zip Code:		
Phone:			

Planning Department Recommendation

The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:

- The zoning change is compatible with the City & County's future land use plans.
- The zoning change is in line with other zoning changes found along S. Wilcox Dr.

Staff Field Notes and General Comments:

- S. Wilcox Dr., a minor arterial, connected to a major highway, I-26, makes it the ideal location for commercial rezoning. County zoning reflects this fact as B-3, B-1 and R-2 zones have emerged within this area situated along S. Wilcox Dr.

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.

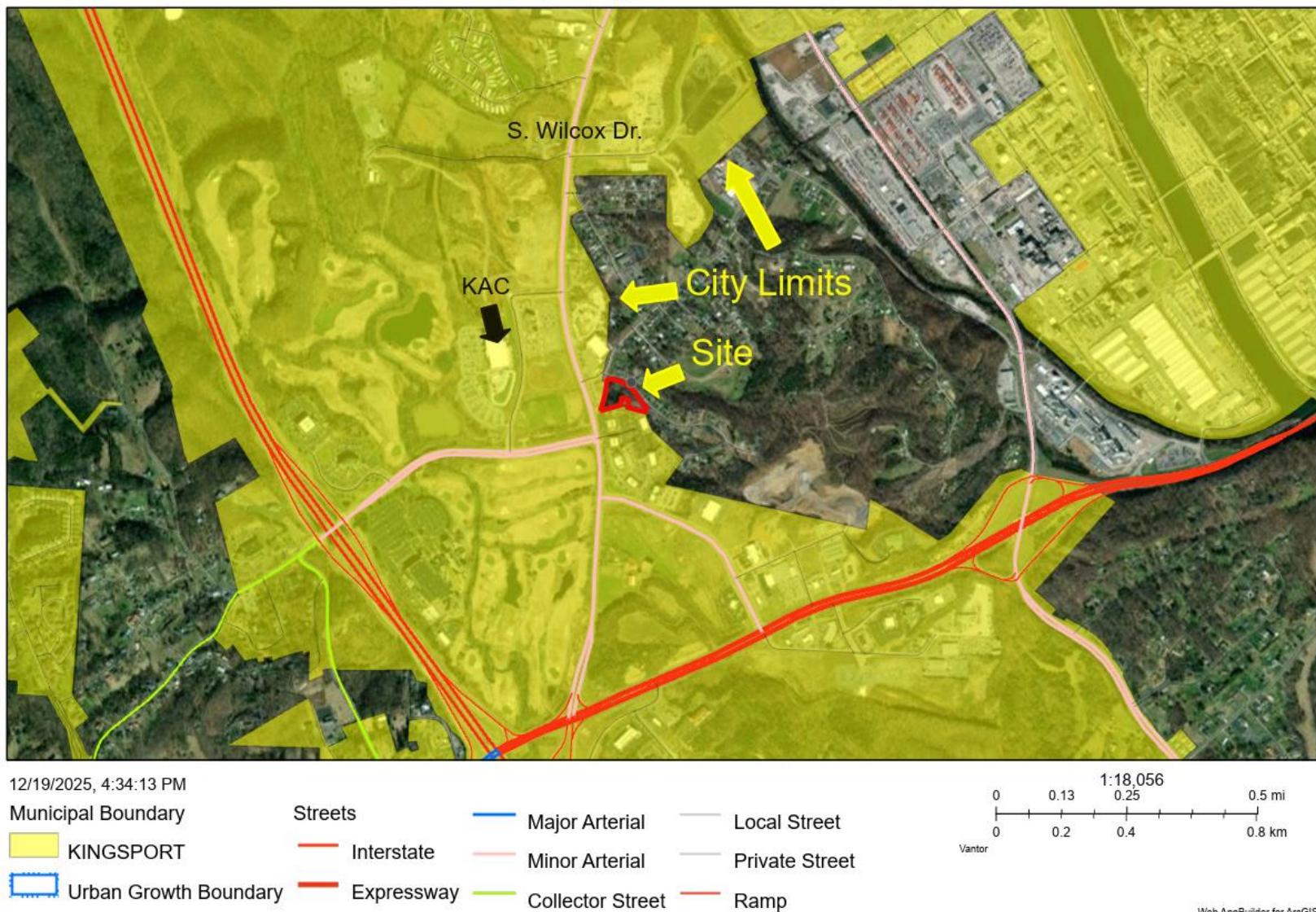
Planner: Samuel Cooper	Date: 1/15/26
Planning Commission Action	Meeting Date 1/15/26
Approval:	
Denial:	Reason for Denial:
Deferred:	Reason for Deferral:

Sullivan County Zoning Code

5. **R-1, Low Density/Single-Family Residential District** - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

3. **B-4, Arterial Business Service District** - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.

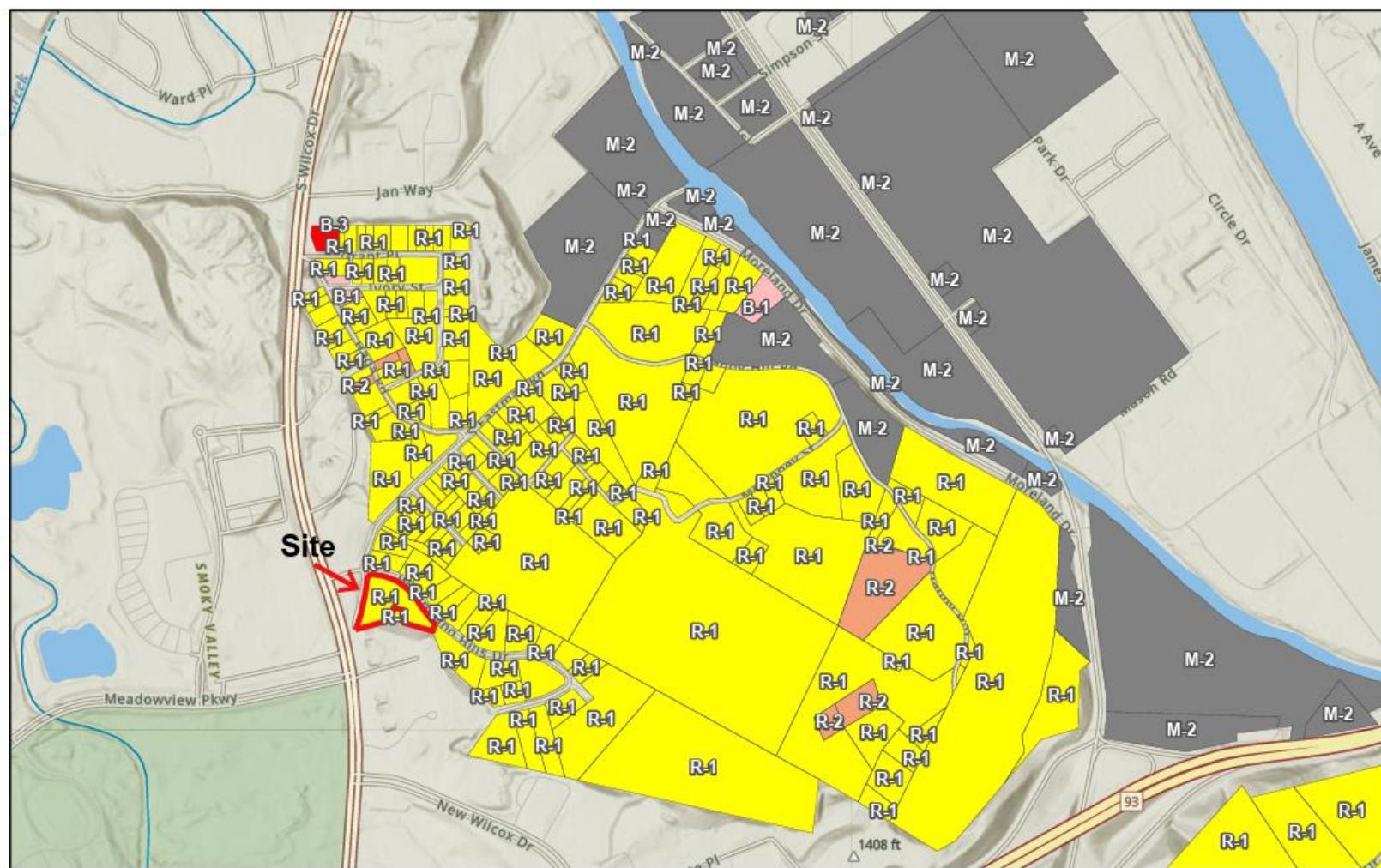
1700 Whispering Hills Dr. Vicinity Map



Whispering Hills Dr. Site Map



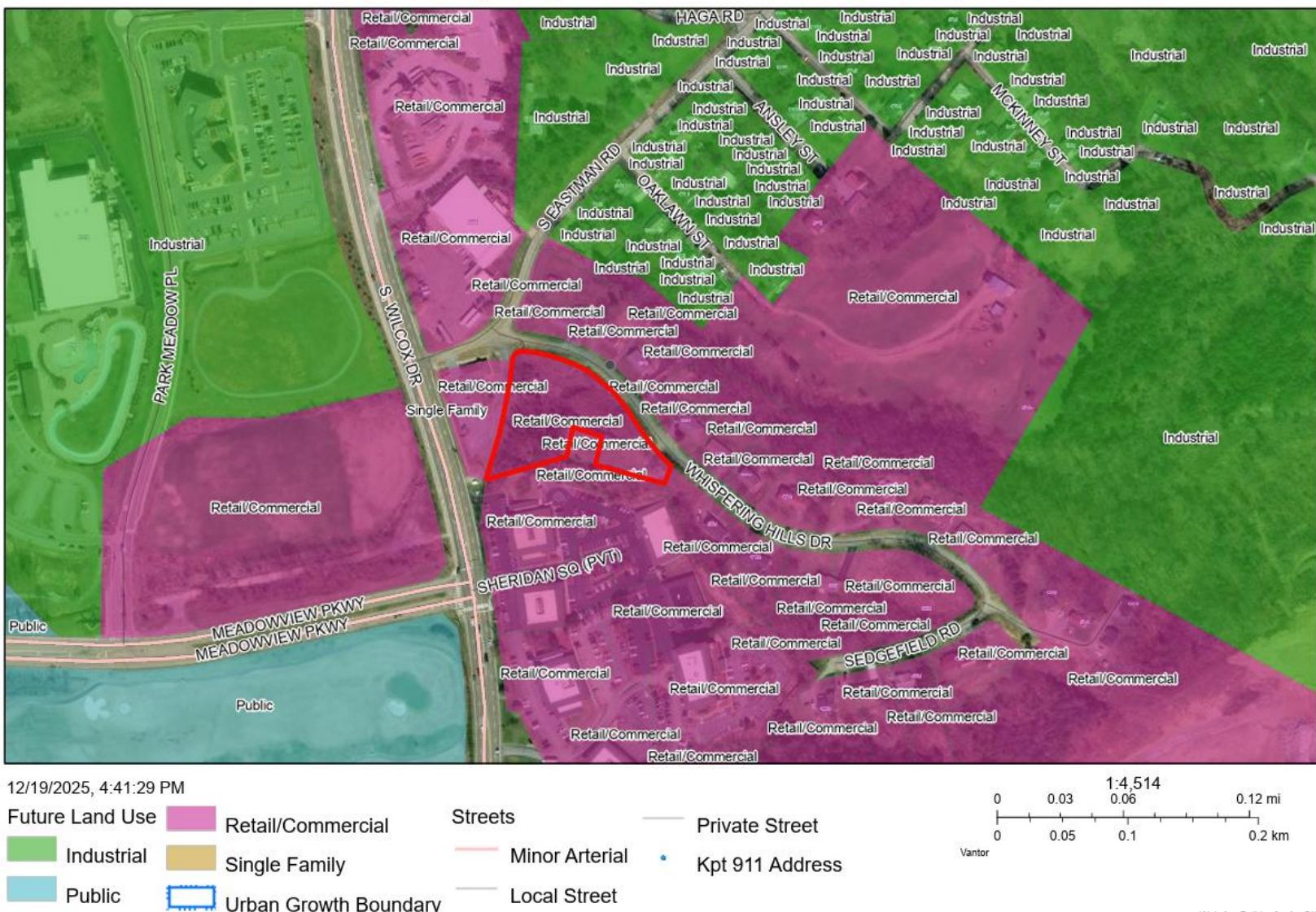
Zoning Map for Sullivan County, Tennessee

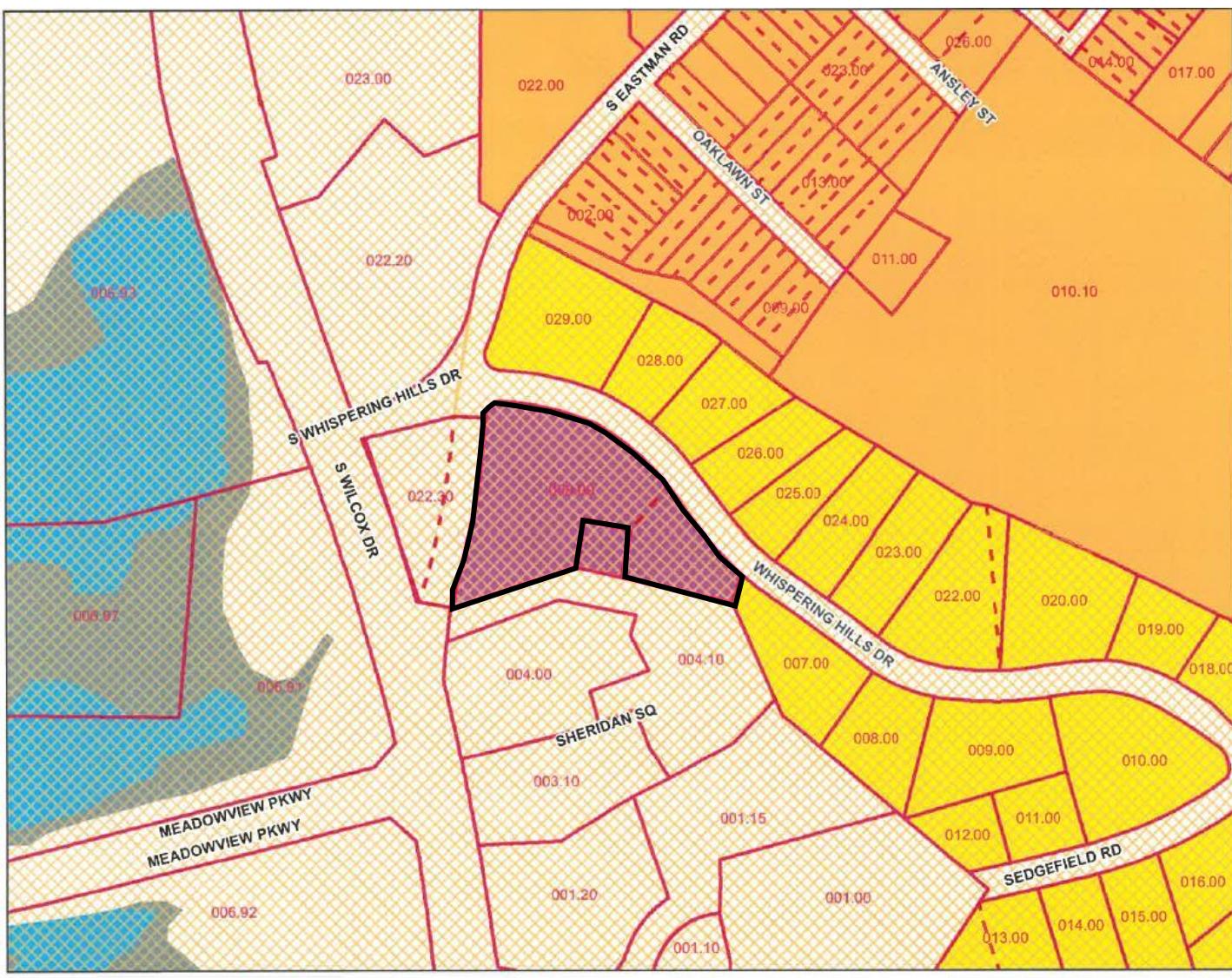


12/19/2025

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

1700 Whispering Hills Dr. Future Land Use Map



Sullivan County Future Land Use Map

- County Line
- Lot Lines / Parcel Hooks
- Parcel Numbers
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026**
- Plan General
- Comm
- Low Density Res
- Medium Density Res



Sullivan County, TN
Planning and Codes Dept.

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

0 225
Feet

Northern Property View



Southern Property View



Western Property View



Standards of Review

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

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal will permit a use suitable to the area due to the property's proximity to other County R-2, B-1, and B-3 zones along South Wilcox Drive.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have an adverse effect on adjacent or nearby properties due to the topography of the site and Whispering Hills Dr. serving as barriers to adjacent county R-1 zones.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The City and County land use plans address the rezoning site as appropriate for County B-4, Arterial Business Service District

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

The Future Land Use Plan recommends: County: Plan General Commercial City: Retail/Commercial

- 5. Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, given the proximity to major and minor roadways.
- 6. Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
- 7. Whether the change will create an isolated district unrelated to similar districts:** The change to County B-4 will be in line with other County zone changes located along S. Wilcox Dr..

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone Tax Map 076H Group A Parcel 006.00 from County R-1 to County B-4. The rationale for this recommendation is based upon the subject area being in conformance with the City and County's future land use plans.

PETITION TO SULLIVAN COUNTY FOR REZONING

A request for rezoning is made by the person named below; said request to go before the Kingsport Regional Planning Commission for recommendation to the Sullivan County Board of Commissioners.

Date:

Property Owner: KENNETH R COOKE / CATHY E. COOKE

Address: 1700 WHISPERING HILLS DR Kingsport, TN E2660

Phone number: 423-383-10274 Email:

Property IdentificationTax Map: 076 HGroup: AParcel: 000-00Zoning Map: 15Zoning District: R-1Proposed District: B-4Civil District: 13Property Location: WHISPERING HILLS ADDITION / S. EASTMAN Commission District: 8Purpose of Rezoning: Group Assembly and Commercial outdoor RecreationMeetingsPlanning Commission: Kingsport Planning CommissionPlace: 415 Broad St, 3rd floor Board RoomDate: Jan 15th 2026 Time: 5:30

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TNDate: Feb 12th 2026 Time: 6:00 PM

Approved: _____

Denied: _____

DEED RESTRICTIONS*Pd V#869
#41219*

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersigned, being duly sworn, hereby acknowledges that the information provided in this petition to Sullivan County for Rezoning is true and correct to the best of my information, knowledge and belief.

Owner's Signature: Kenneth R. CookeDate: 11-17-2025

Notary Public: _____

My Commission Expires: _____



Item VII1.

January 15th, 2026

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

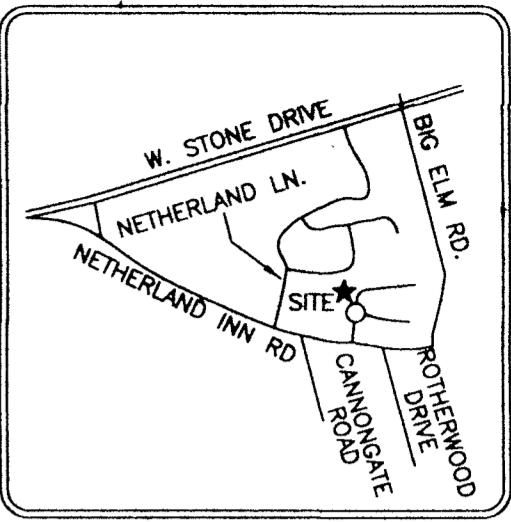
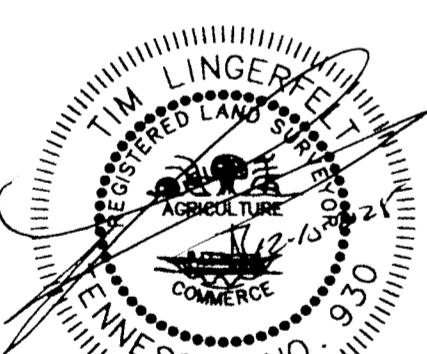
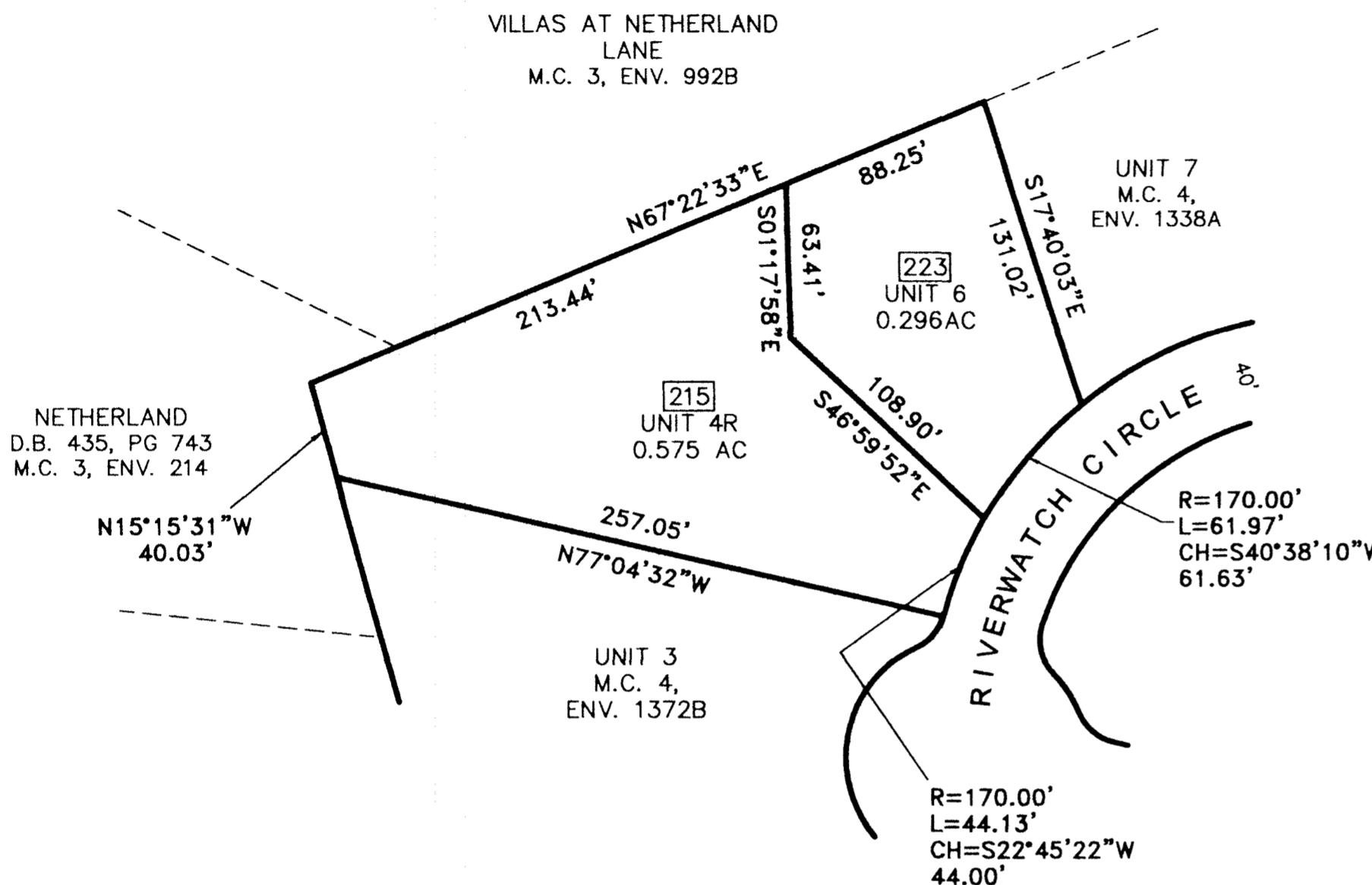
Chairman Duncan:

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. 215 Riverwatch Circle
2. 233, 235 Valley Street
3. 109 Devault Street
4. 120 Lemay Drive

Sincerely,

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

LOCATION MAP
N.T.S.

LEGEND

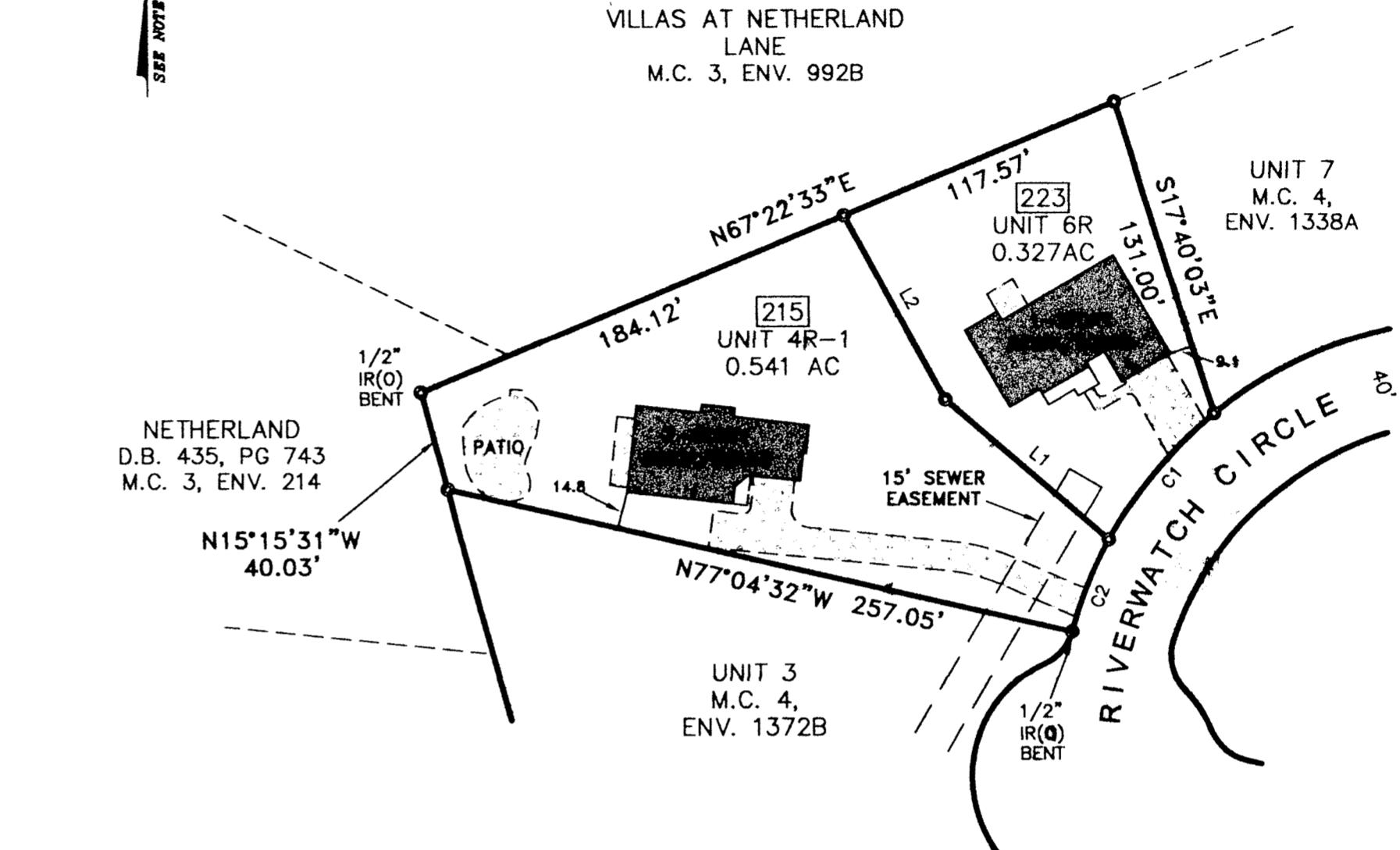
- IR(O) IRON ROD OLD
- D.B. DEED BOOK
- P.G. PAGE
- A.C. ACRES
- M.C. MAP CABINET
- ENV. ENVELOPE
- N.T.S. NOT TO SCALE
- 123 911 ADDRESS

Sheena Tinsley, Register
Sullivan County
Rec #: 386577 Instrument #: 25023234
Rec d: 15.00 Recorded
State: 0.00 12/11/2025 at 12:06 PM
Clerk: 0.00 in Plat
other: 2.00 P60
Total: 17.00 PGS 235-235

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY OWNED 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.	12-10 25 DATE REGISTERED SURVEYOR	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.
12/9/2025 OWNER DATE	12-10 25 DATE REGISTERED SURVEYOR	10 DEC 2025 DATE KINGSPORT AUTHORIZING AGENT
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS
I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED.
December 10 2025 Carmine Campbell DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	10 DEC 2025 DATE KINGSPORT AUTHORIZING AGENT	CITY ENGINEER DATE TRAFFIC ENGINEERING MANAGER DATE 20

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00	66.10	65.69	S39°56'25" W	22°16'43"
C2	170.00	40.00	39.91	S2°03'38" W	13°28'53"

LINE	BEARING	DISTANCE
L1	N49°32'47" W	86.41
L2	N28°38'22" W	84.19

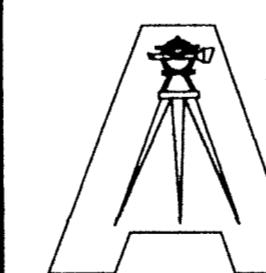
**AFTER**

TPGS AL-SUB PLAT
LAGONDA BATCH 186667
12/15/2025 - 01:48:04 PM
VALUE
0.00
MORTGAGE TAX
0.00
TRANSFER TAX
0.00
RECORDING FEE
15.00
DP FEE
2.00
REGISTER'S FEE
0.00
TOTAL AMOUNT
17.00

Map Cabinet 16
Envelope 2744

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3
SETBACKS: FRONT 25'
REAR 20'
SIDE 6'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47073C0140D EFFECTIVE DATE JULY 3, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-14049
- 5) ACAD FILE 25-14049 NOTTINGHAM.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 22, PARCELS 071.04 & 071.06.
- 8) PLAT REFERENCES: M.C. 4, ENV. 1356B & M.C. 4, ENV. 1338A
5/8" IRON RODS WITH A&A CAP ALL CORNERS UNLESS NOTED.
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 11) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



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

RESUBDIVISION OF UNITS 4R & 6		RIVERWATCH SUBDIVISION
KINGSPORT REGIONAL PLANNING COMMISSION		
TOTAL ACRES	0.868 AC.	TOTAL LOTS 2
ACRES NEW ROAD	0	MILES NEW ROAD 0
OWNER	WILSON & NOTTINGHAM	CIVIL DISTRICT 7TH
SURVEYOR	ALLEY & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000
SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION		SCALE 1"=60' 60 30 0 60 120

NORTH RECONCILED TO
TN GRIDTENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land Surveyors Section

INSPECTION LETTER

On May 6, 2025, an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at 233 Valley Street.County: Sullivan Map #: 430R Parcel #: 029.00Surveyor: Charles T. Johnson Jr. Lot #: 430ROwned by: Charles T. Johnson Jr.

At the time of the investigation the following observation(s) was (were) made:

There was no evidence of leakage or effluent seeping into the ground surface.

No sewage or effluent from the septic system was entering to the ground surface.

The house appeared vacant; therefore, the performance of the septic system when typically loaded, cannot be realistically evaluated.

A thorough search of area was indicated the following:

The septic system was inspected and approved by a representative of this Department. The system was approved for _____ hours or _____ gallons per day, using an estimated absorption rate of _____ minutes per inch or a percolation rate of _____ minutes per inch.

The septic system was inspected and disapproved by a representative of this Department.

No records for the evaluation could be found.

No record of the system construction or approval could be found.

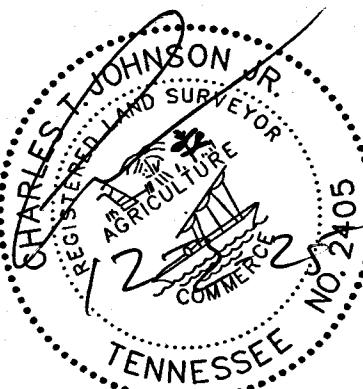
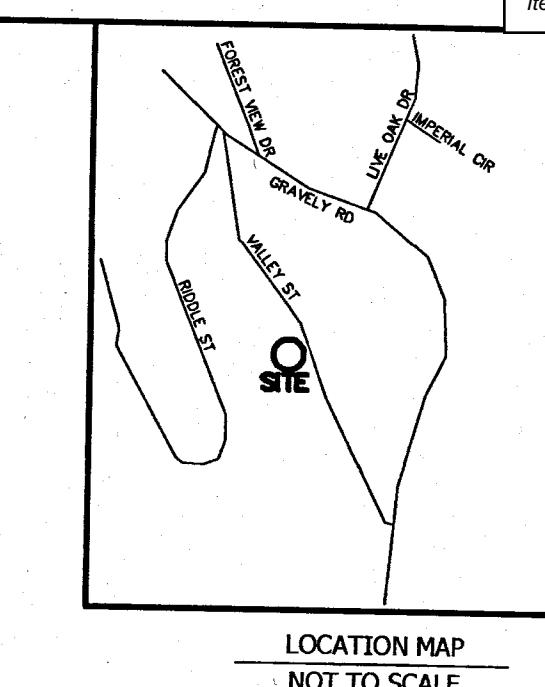
The site evaluated _____ and determined unacceptable for a septic system.

A tank was attempted to the septic system on _____.

These modifications do meet meet the minimum standards of this Department.

Remarks:

Septic tank was located while probing. Green flag represents approximate location of existing septic tank. (see attached image).

If you have any questions concerning the contents of this letter, please feel free to contact me at (423) 955-8416 or by email at Charles.Stanley@tn.gov.Charles Stanley
Environmental Scientist
Sullivan County
May 6, 2025ANDREW CRIGGER
TAX MAP-030F "A"
PARCEL-022.00
D.B.-3029/PAGE-257CHARLES & CAROL PARVIN
TAX MAP-030F "A"
PARCEL-029.00
D.B.-751C/PAGE-450SAMMY & CAROLYN STOKES
TAX MAP-030F "A"
PARCEL-021.00
D.B.-477C/PAGE-491LOT 40R
0.28 AC±
(TOTAL)0.11 AC±
N 134°10' W
N 100°05' W
N 134°10' W0.17 AC±
S 69°31'30" E
15'
S 79°35'05" W
70.24'
50.09'
S 79°35'05" W
23.78'
0.91.01'BARBARA SPEARS-CRIGGERS &
MARTIN JENNINGS II
TAX MAP-030F "A"
PARCEL-020.00
D.B.-3254/PAGE-654JASON & SARA GENTRY
TAX MAP-030F "A"
PARCEL-032.00
D.B.-3476/PAGE-2047SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25296
DATE: 11/19/2025I 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".LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- POST
- WATER METER
- MUTUAL OWNERSHIP

THE 0.11 AC± LOT IS NOT TO BE A
STAND ALONE LOT IT IS TO BE ADDED TO THE
EXISTING 0.17 AC± CREATING A 0.28 AC± LOT.

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.

Slide A-1861

Sheema Tinsley, Register
Sullivan County
Rec #: 386575 Instrument #: 25023232
Date: 15.00 Recorded
State: 0.00 12/11/2025 at 11:58 AM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 233-233

CERTIFICATE OF THE APPROVAL FOR
911-STREET ASSIGNMENTI HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED
ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.DATED: 12/11/25
R. PaulleyCITY GIS DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911
ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVECERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMSI 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 OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY
SHOWN AND DESCRIBED HEREON AND THE (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: alice Pauline Crawford DATED: 12/3/25

OWNER: _____ DATED: _____

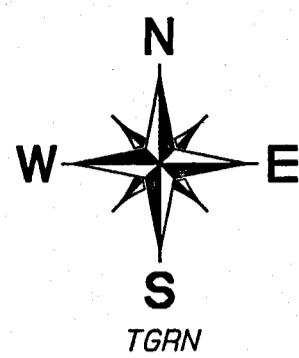
OWNER: _____ DATED: _____

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

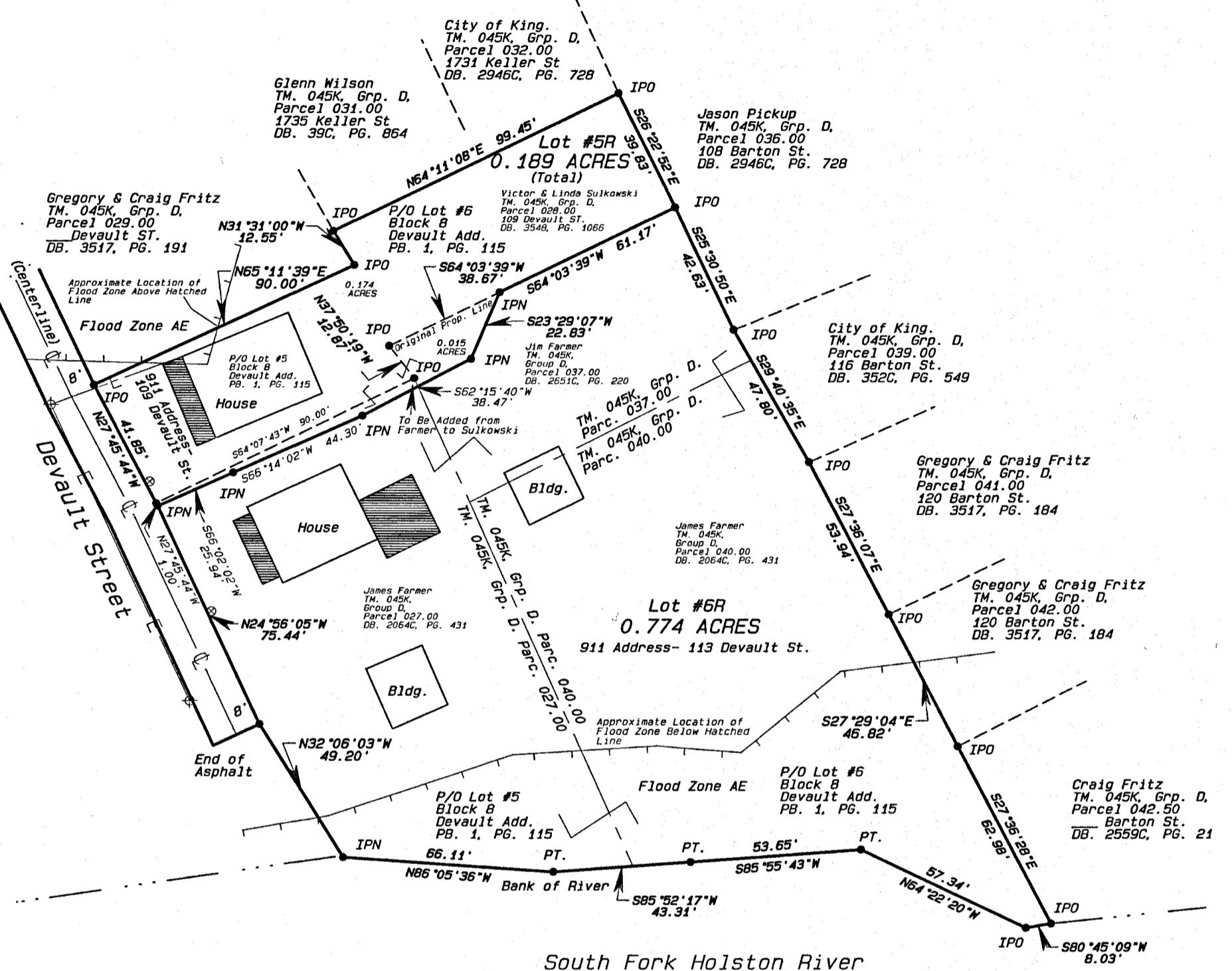
I (WE) HEREBY CERTIFY: (1) THAT CONSTRUCTIONS PLANS
HAVE BEEN APPROVED; (2) THAT STREETS HAVE BEEN
INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING
TO THE SPECIFICATIONS; (3) THAT ADEQUATE RIGHTS-OF-WAY
DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL
SERVE THESE LOTS AS PROPOSED.DATED: 12/10/2025Owner: alice P. CrawfordOwner: alice P. Crawford

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) THAT ADEQUATE RIGHTS-OF-WAY
DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL
SERVE THESE LOTS AS PROPOSED.DATED: 12-16-2025Owner: alice P. CrawfordOwner: alice P. Crawford</u



TGRN



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) AGREE TO THIS SUBDIVISION PLAT AND THE PLATTER'S CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, CUTTING WITH ALL HEDGES, ARBORESCENCE, FENCE, CONSTRUCTION, DRAINS, DITCHES, SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGED BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER *James Farmer* 2025

OWNER *Sheena Tinsley* 2025

OWNER <i

GENERAL NOTES:

- This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
- This survey has been completed without the benefit of a full and complete title search.
- Deed References and Adjoining Land Owner information is based on information from the County tax assessors office and is subject to the accuracy thereof.

LEGEND:
 — Existing Boundary
 - - - Edge of Pavement / Gravel
 - - - P Adjoining P/L
 - - - Right of Way
 - - - Utility Pole / Lines
 IR(N) Iron Rod New (Unless Noted)
 IR(O) Iron Rod Old (unless Noted)

FLOOD NOTE:
 This Property Lies within Zone X
 of FIRM Map 47163C0065D
 Effective on 09/29/2006

TN State Plane
(Nad83 2011)

VICINITY MAP
NOT TO SCALE

N/F David & Frances Moody Underwood Estate
 Parcel No. 048P D 029.00
 D.B. 1688C Pg. 260

Crystal Gail & David Allen Lark
 Parcel No. 048P D 029.55
 D.B. 3294 Pg. 203
 P.B. 51 Pg. 583

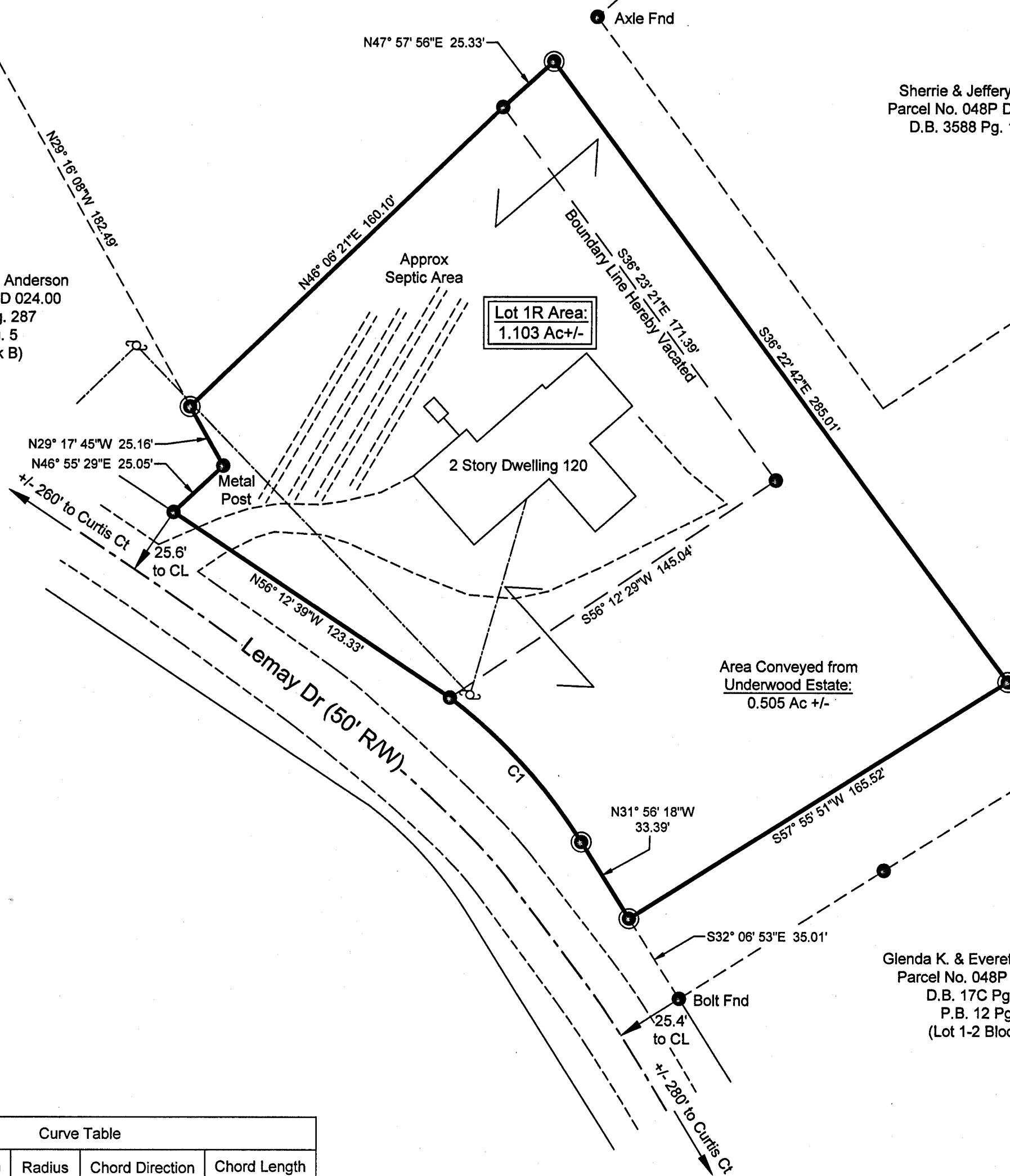
Sharon R & Joe A Anderson
 Parcel No. 048P D 024.00
 D.B. 810C Pg. 287
 P.B. 12 Pg. 5
 (Lot 1 Block B)

Sherrie & Jeffery Rhea
 Parcel No. 048P D 030.00
 D.B. 3588 Pg. 1013

N/F David & Frances Moody Underwood Estate
 Parcel No. 048P D 029.00
 D.B. 1688C Pg. 260

Remaining Area of
 Underwood Estate
 (Parcel No. 048P D 029.00)
 5.1 Ac +/-

Howard G & Linda P Hudson
 Parcel No. 048P D 020.00
 D.B. 368A Pg. 150
 P.B. 12 Pg. 5
 (Lot 4 Block D)



Curve Table				
Curve #	Arc Length	Radius	Chord Direction	Chord Length
C1	72.73'	200.00'	N42° 24' 49"W	72.33'

CERTIFICATE OF THE APPROVAL OF STREETS

I hereby certify: (1) That streets have been installed in an acceptable manner and according to the specifications or (2) adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

12/15/2025
Deborah Carol Chadwell
 City Engineer or County Road Commissioner

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we) 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.

December 15, 2025

Date

Deborah C. Chadwell

Owner

12/15/25

Date

Shari D. Rhea

Owner

12/15/25

Date

Brenda Lundy

Owner

12-15-25

Date

Deborah C. Chadwell

Owner

12/15/25

Date

Deborah C. Chadwell

Owner

12/15/25