



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: <i>To rezone from M-1 (Light Manufacturing District) to PD (Planned Development District) to accommodate future residential development.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> The proposed PD rezoning is compatible with adjacent and adjoining city and county residential zoning. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> 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:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

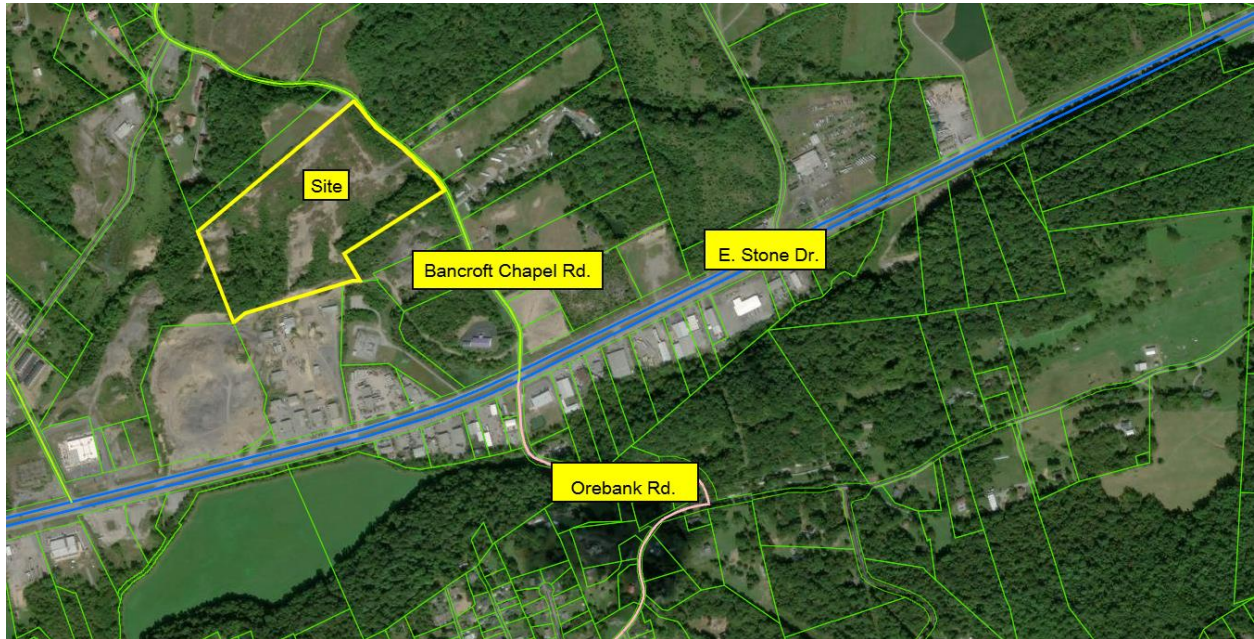
PROPERTY INFORMATION

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

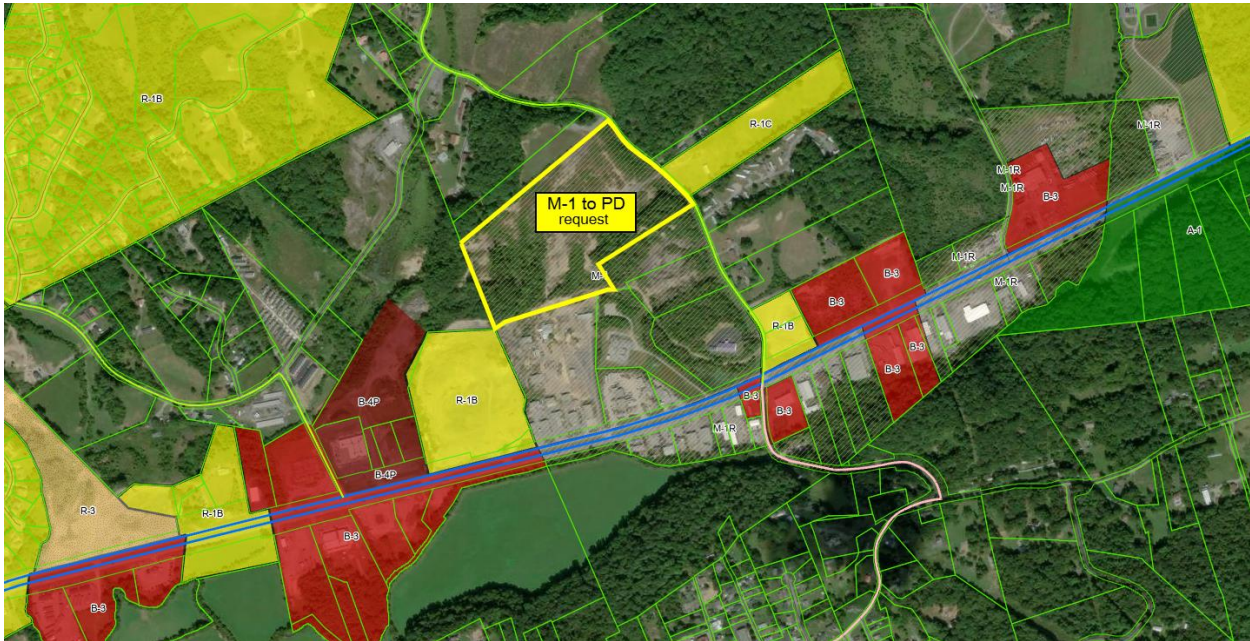


Kingsport Regional Planning Commission

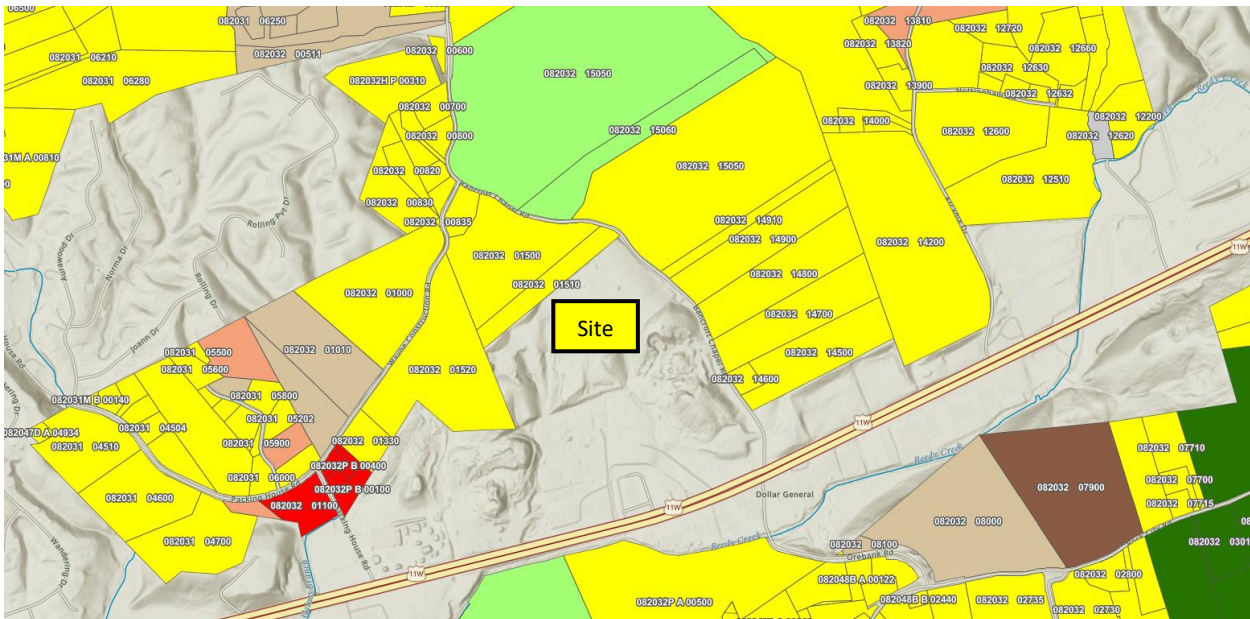
Rezoning Report

File Number REZONE25-0308

Surrounding City Zoning Map

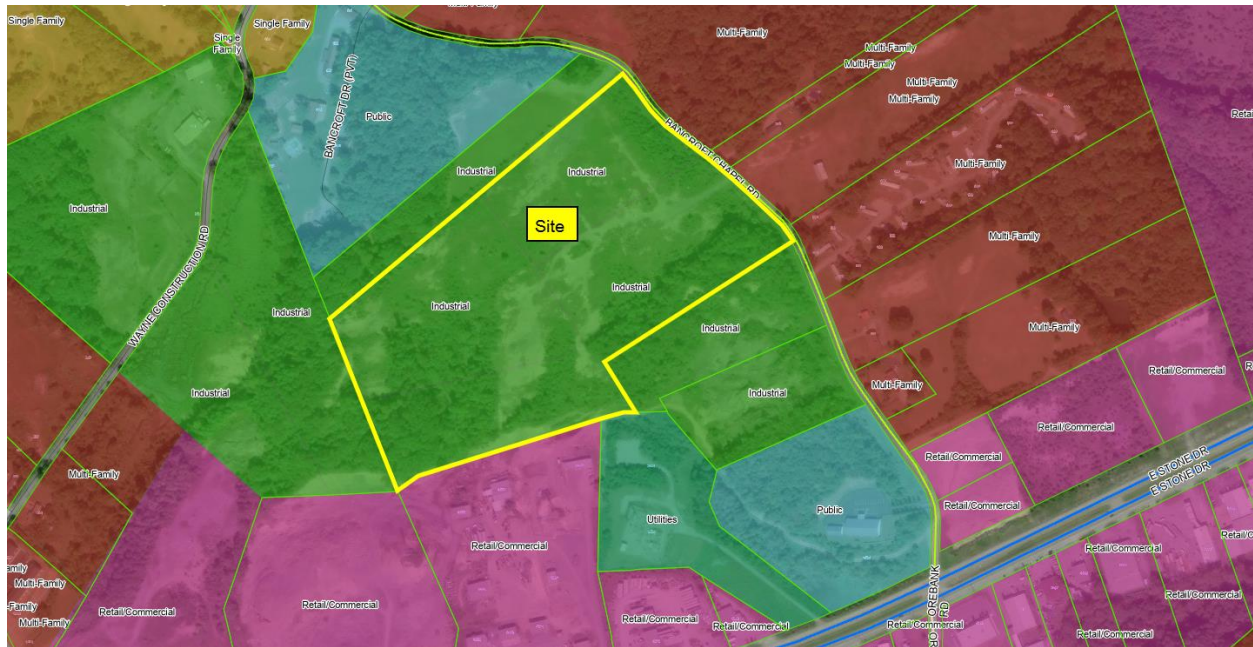


Surrounding County Zoning Map



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

Future Land Use Plan 2030



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

Aerial



View from Site Facing Bancroft Chapel Road



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

View from Site Facing toward E. Stone Drive



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0308

View of Site



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0308

View from Site Facing Bancroft Chapel Road



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

View from Site Facing Bancroft Chapel Road

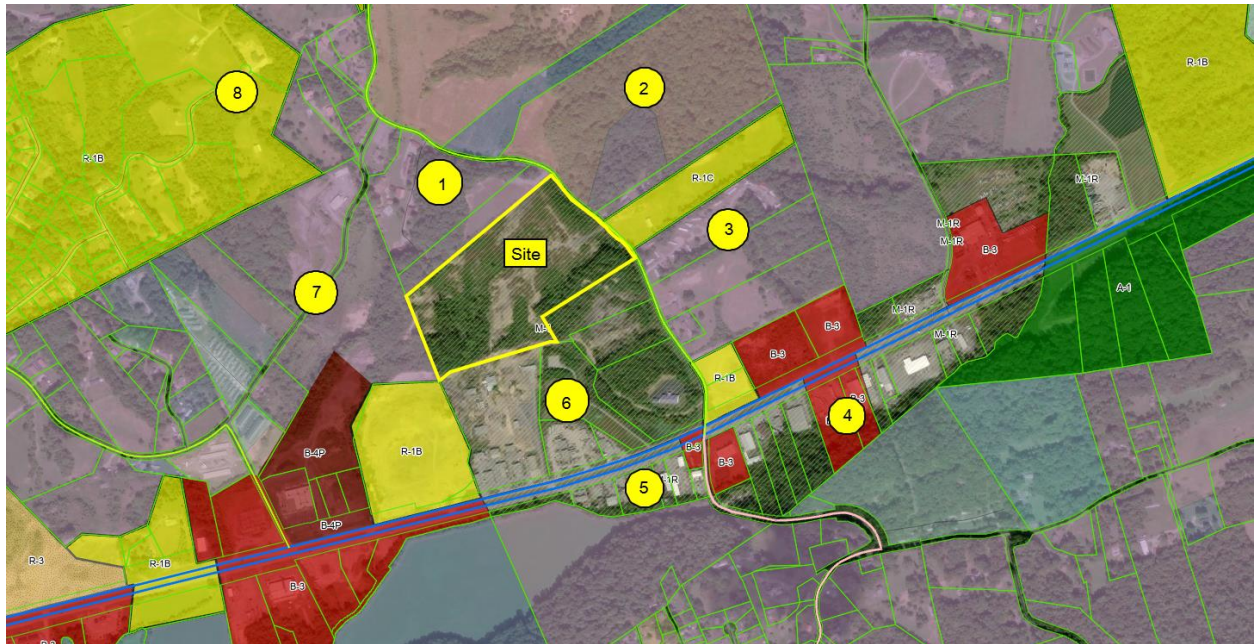


Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0308

EXISTING USES LOCATION MAP



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	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0308

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

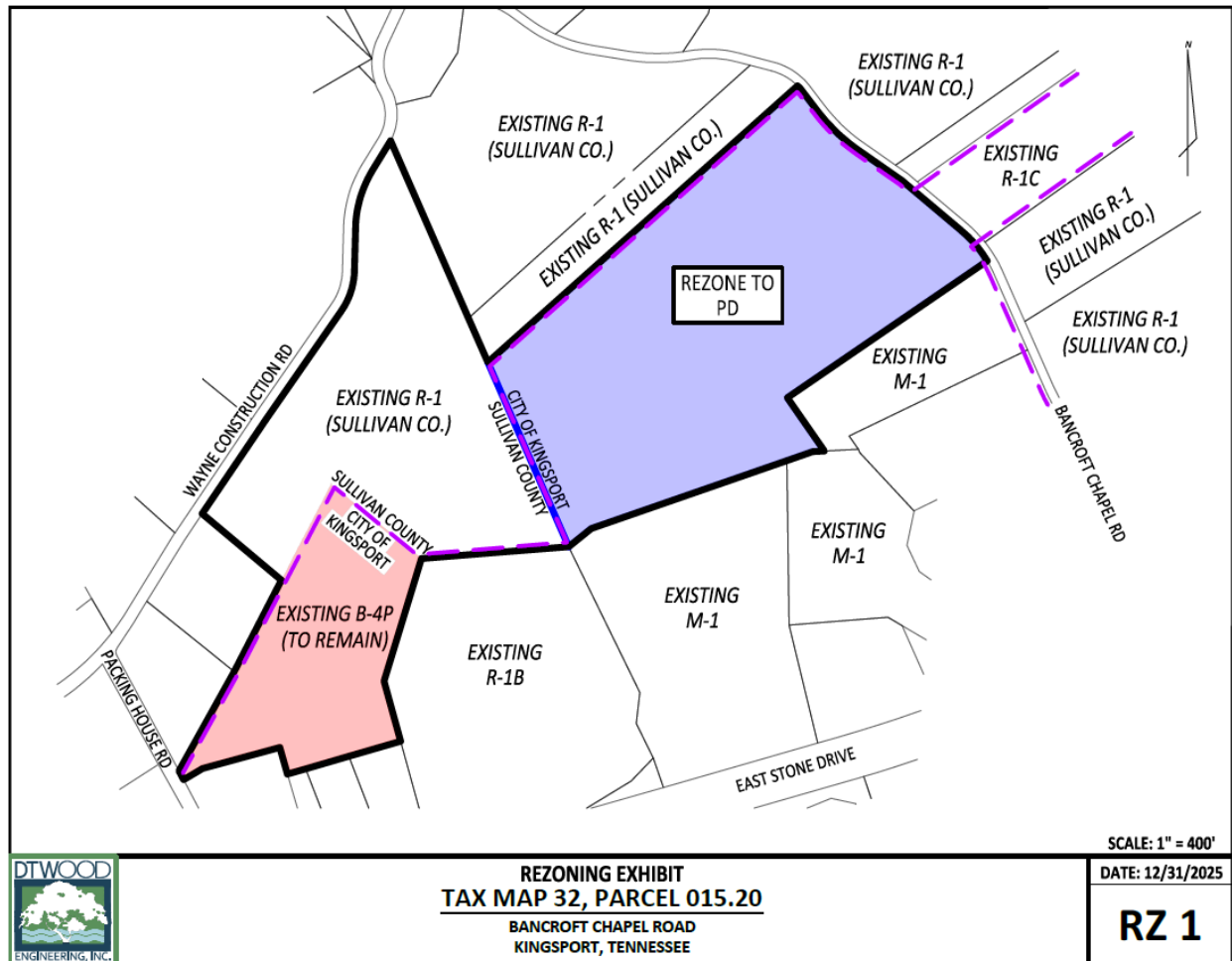
Rezoning Report

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.

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>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Alderman for the following reasons:</p> <ul style="list-style-type: none"> The proposed PD rezoning is compatible with adjacent and adjoining city and county residential zoning. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> 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:		Reason for Denial:	
Deferred:		Reason for Deferral:	

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

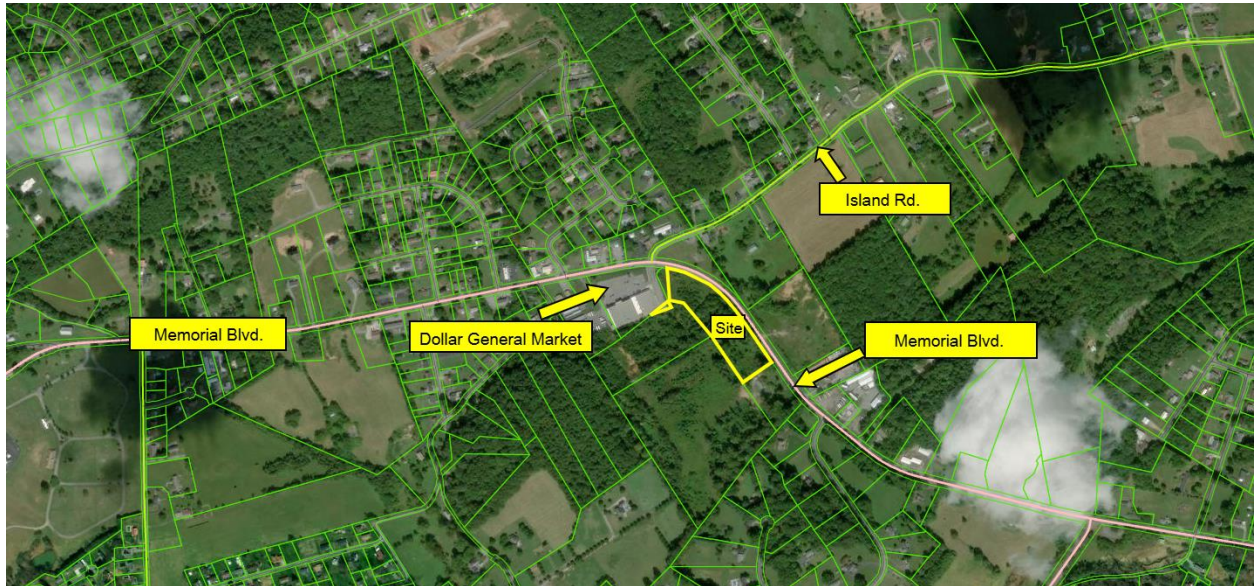
To rezone from B-3 (Highway-Oriented Business District) to PD (Planned Development District) to accommodate future residential development.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

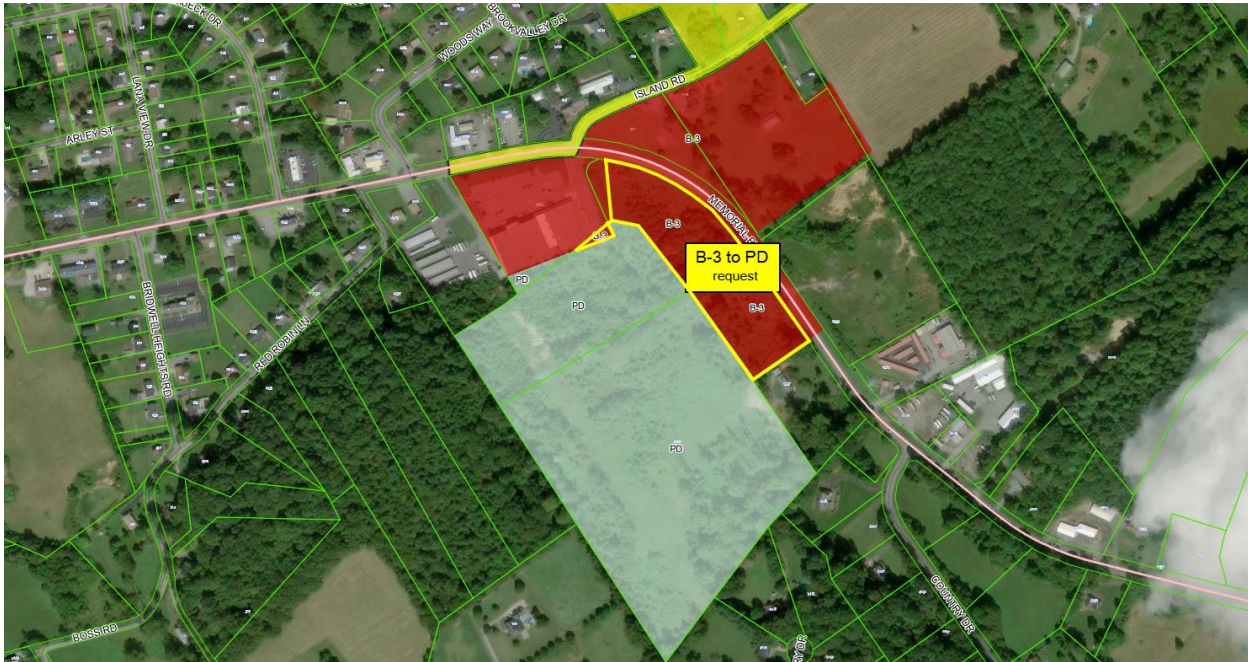
Vicinity Map



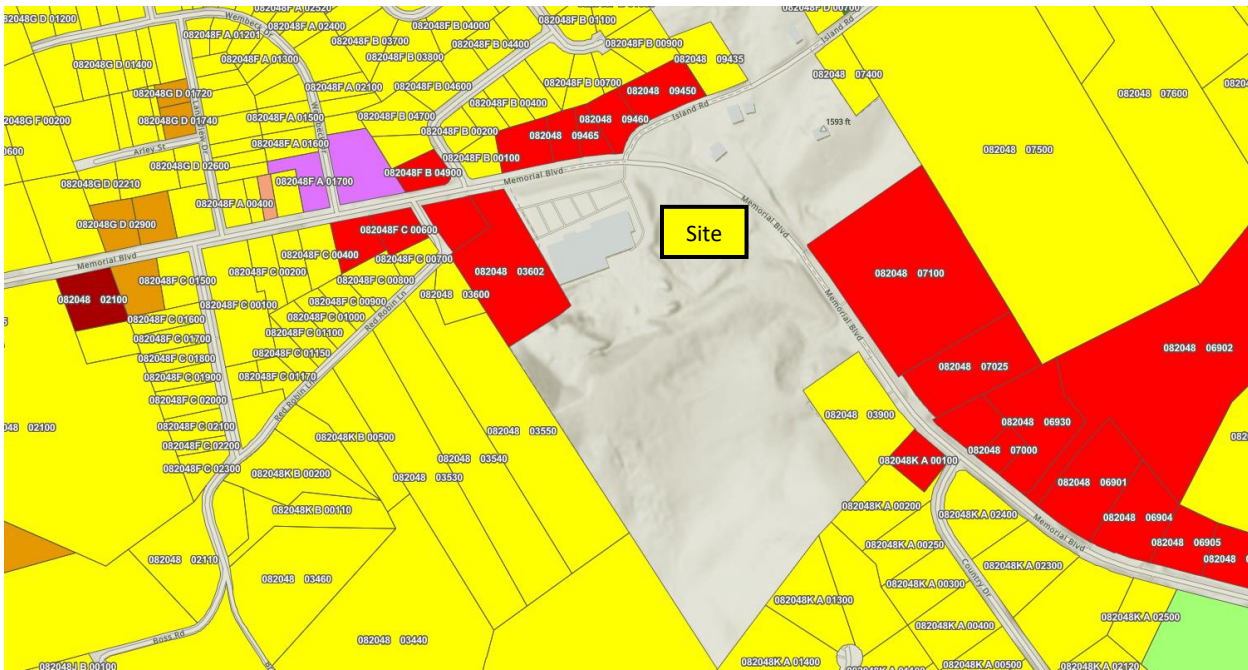
Rezoning Report

File Number REZONE25-0309

Surrounding City Zoning Map



Surrounding County Zoning Map



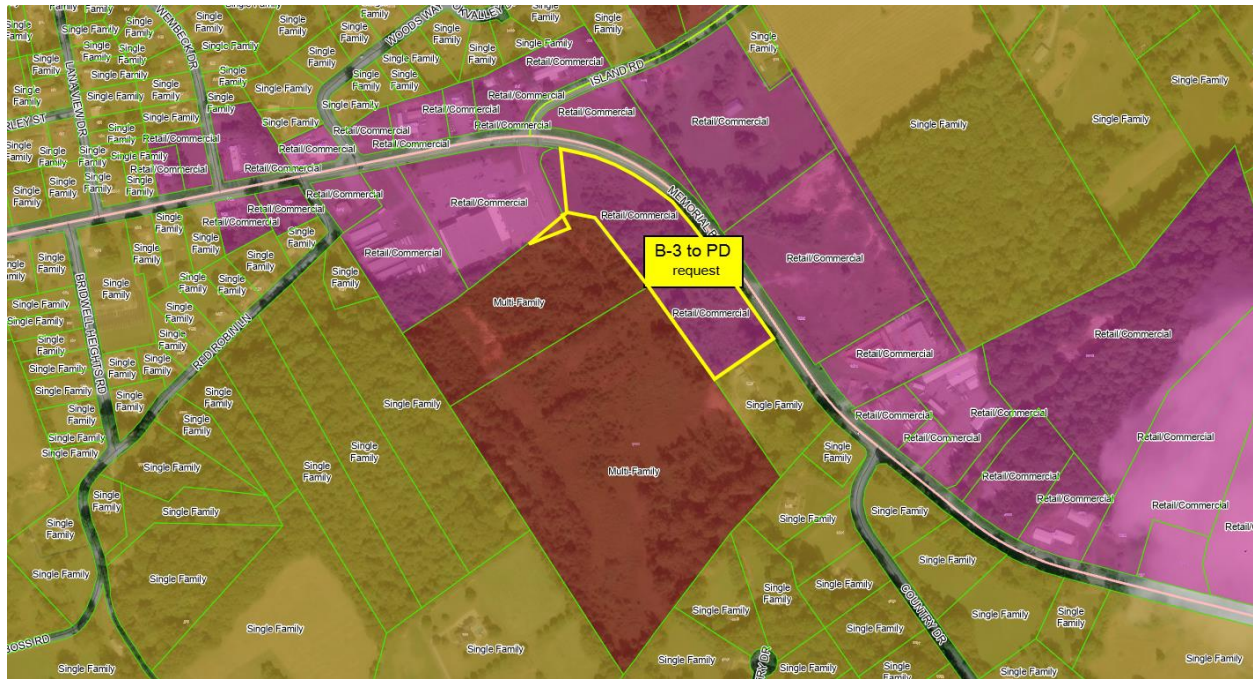
Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on January 15, 2026

Kingsport Regional Planning Commission

Rezoning Report

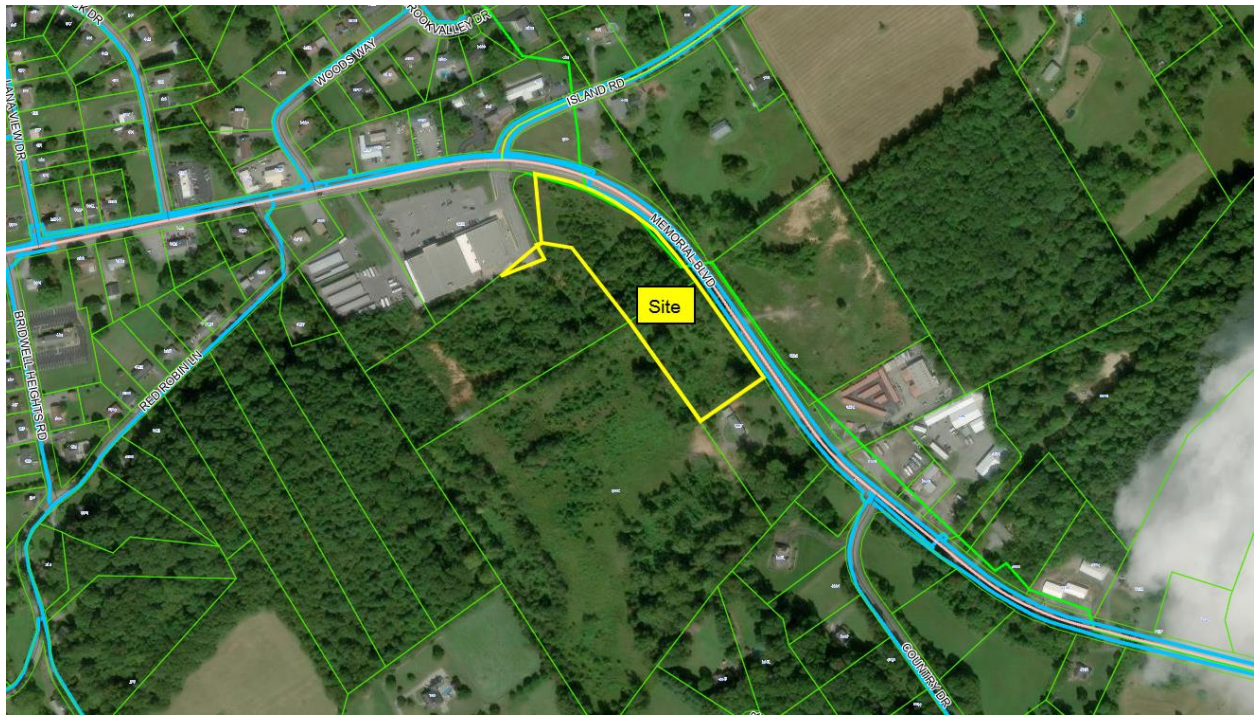
File Number REZONE25-0309

Future Land Use Plan 2030



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0309**

Aerial



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0309

View from Site Facing Memorial Blvd. (East)



View of Site from Indian Springs Shopping Center



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0309

View of Site from Memorial Blvd.



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0309

View from Site Facing Memorial Blvd.



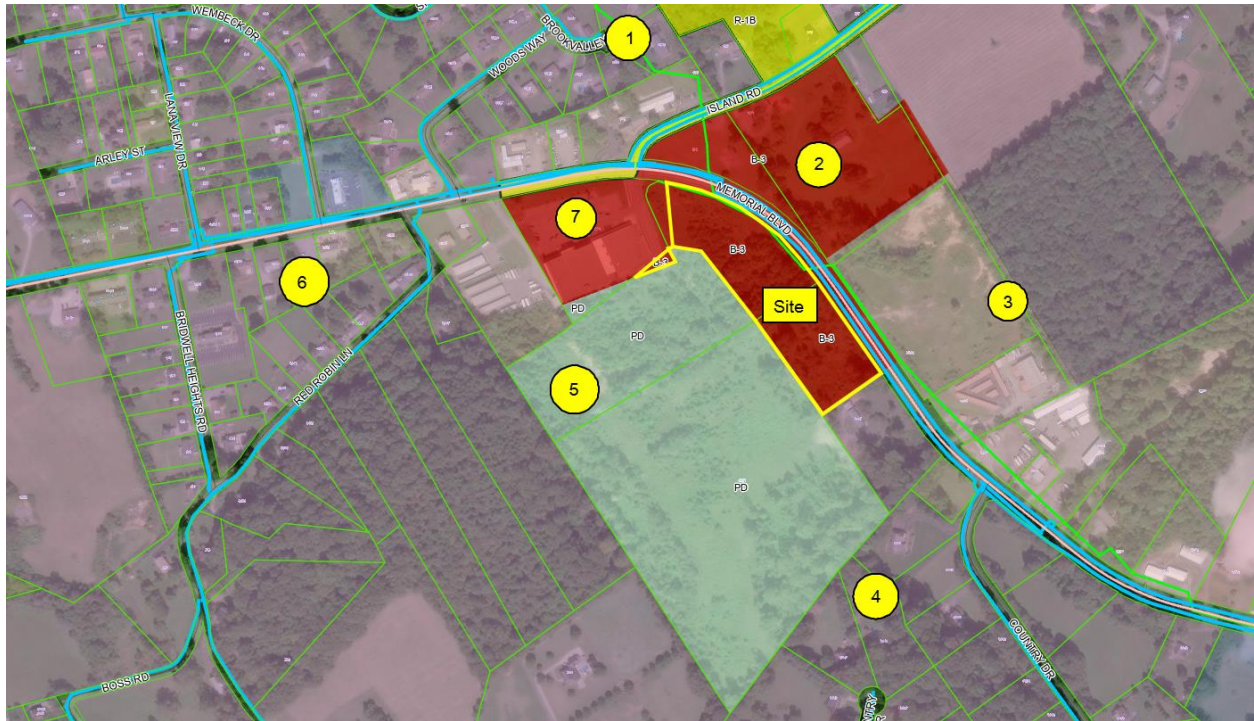
Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0309**

View of Site from Indian Springs Shopping Center



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0309**

EXISTING USES LOCATION MAP



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	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

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	Existing Zoning	County R-1
Proposed Use	Group Assembly/Commercial Outdoor Recreation	Proposed Zoning	County B-4
Owner/ Applicant Information			
Name:		Intent: <i>To rezone from County R-1 to County B-4 for the purpose of group assembly and commercial outdoor recreation.</i>	
Address:			
City:			
State:	Zip Code:		
Phone:			
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends sending a positive recommendation to the Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> 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. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> 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. <p>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.</p>			
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



12/19/2025, 4:34:13 PM

Municipal Boundary

KINGSPORT

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

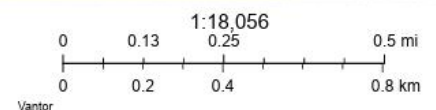
Minor Arterial

Collector Street

Local Street

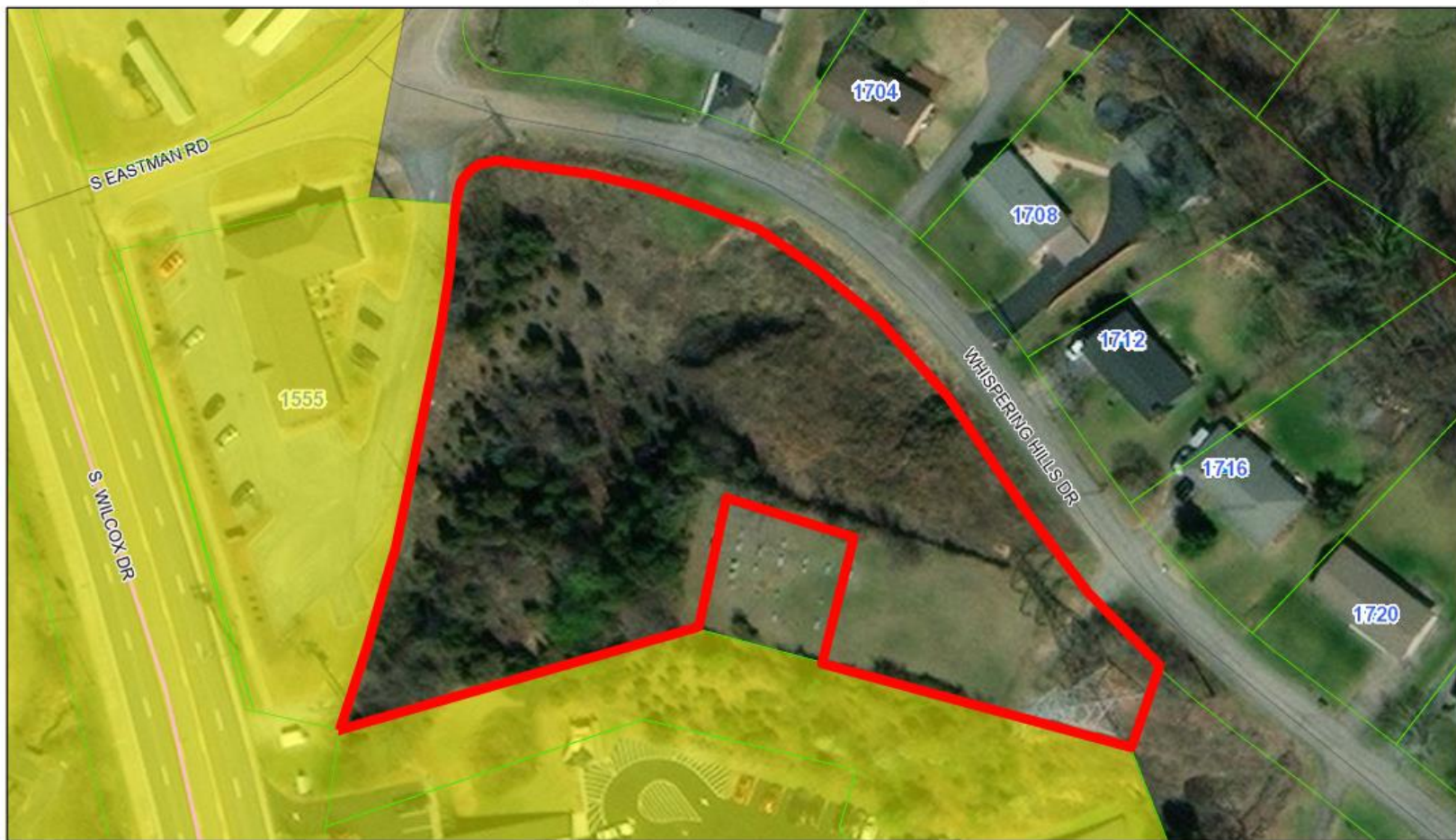
Private Street

Ramp



Web AppBuilder for ArcGIS

Whispering Hills Dr. Site Map

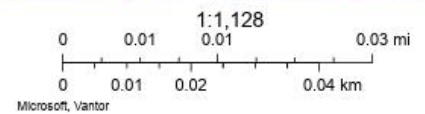


12/22/2025, 10:23:37 AM

Sullivan County Parcels Jan 2023

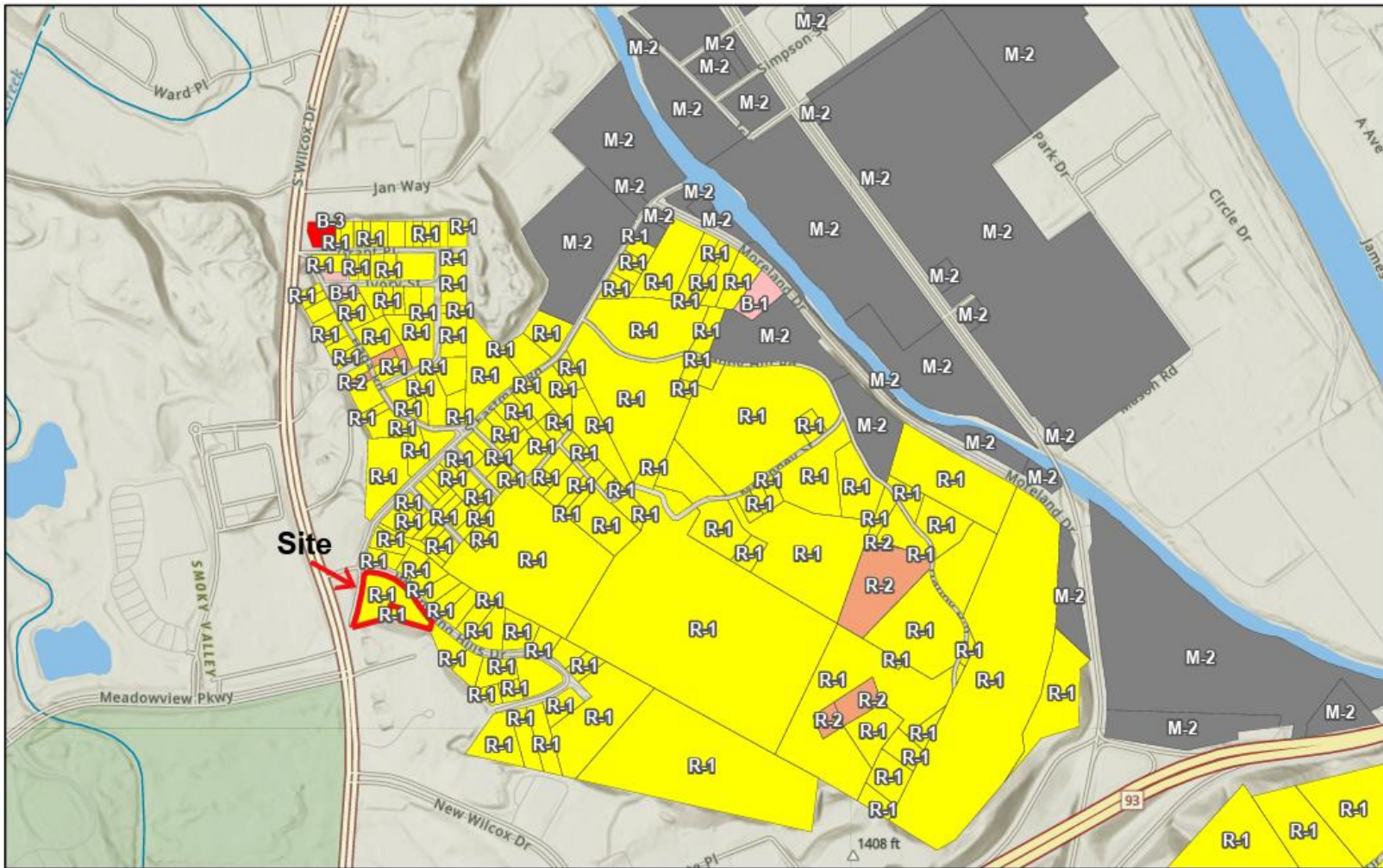
Parcels
Municipal Boundary
KINGSPORT

Urban Growth Boundary
Streets
Minor Arterial
Local Street
Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee



12/19/2025

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

Sullivan County Zoning

B-1
B-2
B-3

M-2

R-1

R-2

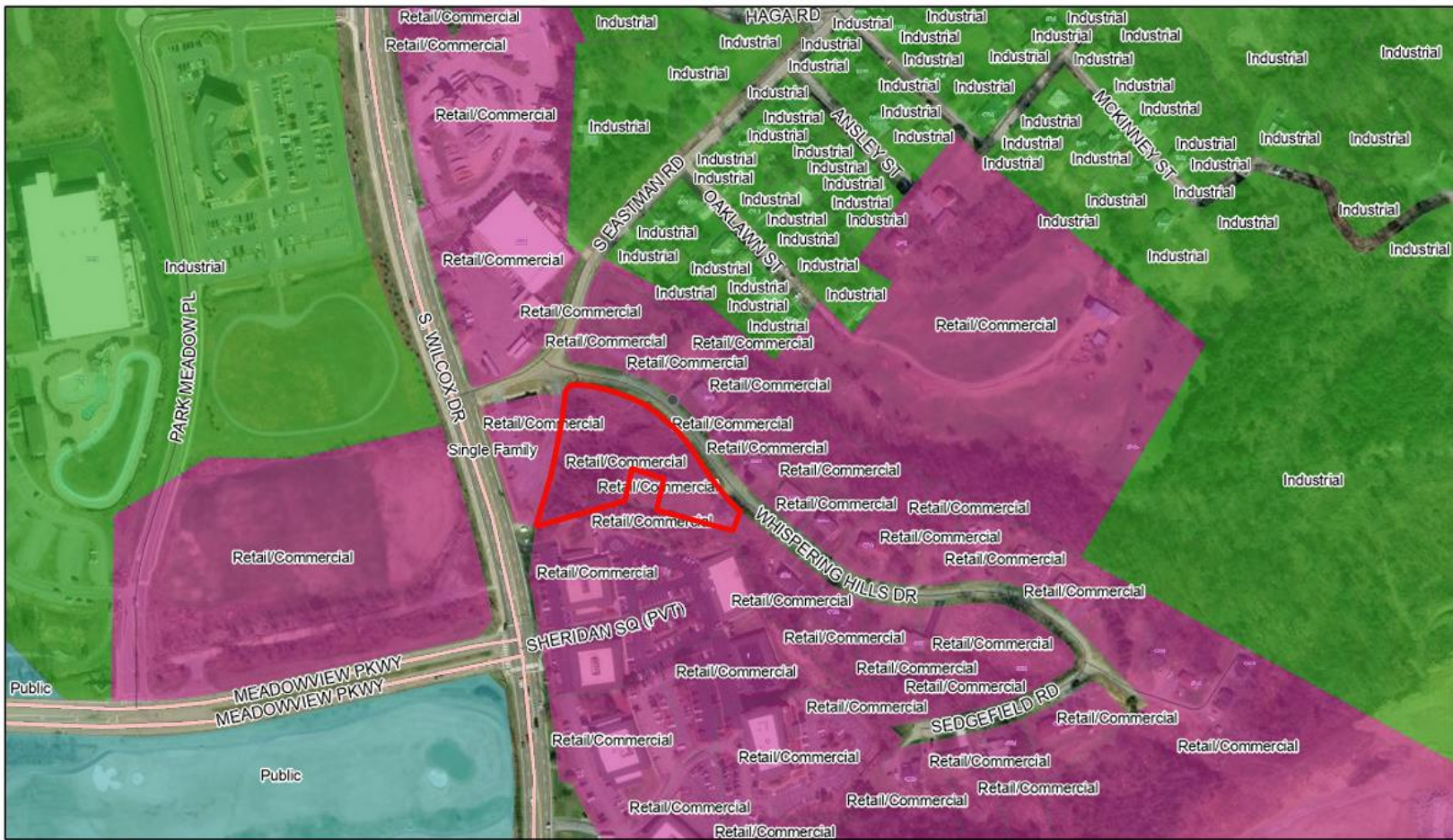
World_Hillshade

1:12,039

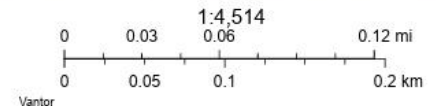
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

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

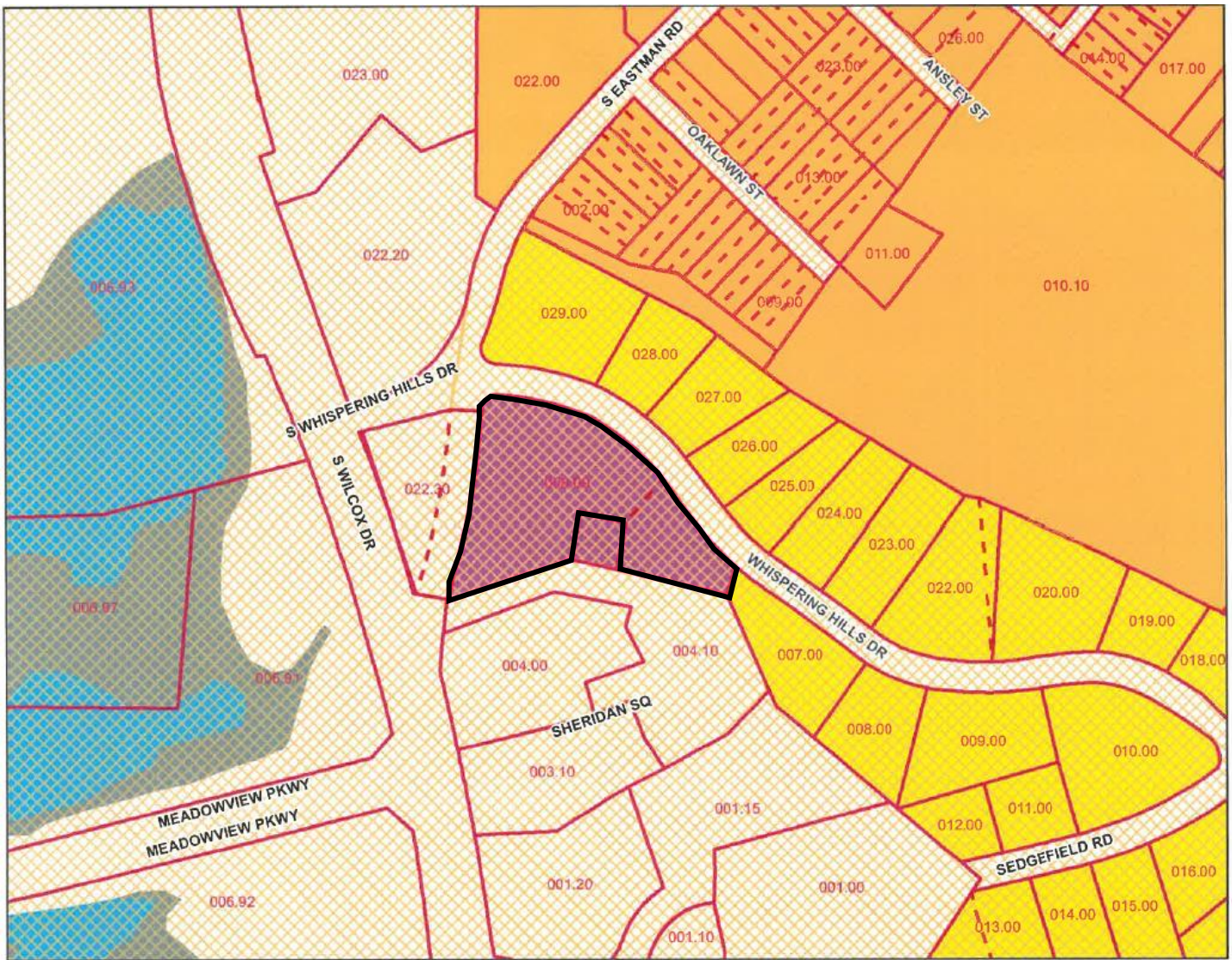


12/19/2025, 4:41:29 PM



Web AppBuilder for ArcGIS

Sullivan County Future Land Use Map



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

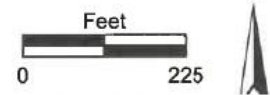
Notice:
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location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

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



Sullivan County, TN
 Planning and Codes Dept.

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



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 KINGSFORT, TN 37660
 Phone number: 423-383-0274 Email:

Property Identification

Tax Map: 0764 Group: A Parcel: 006.00
 Zoning Map: 15 Zoning District: R-1 Proposed District: B-4 Civil District: 13
 Property Location: WHISPERING HILLS ADDITION / S. EASTMAN Commission District: 8
 Purpose of Rezoning: Group Assembly and Commercial outdoor Recreation

Meetings

Planning Commission: Kingsport Planning Commission
 Place: 415 Broad St, 3rd floor Board Room
 Date: Jan 15th 2026 Time: 5:30

Approved: _____ Denied: _____

County Commission:

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

Approved: _____ Denied: _____

DEED RESTRICTIONS

I understand that rezoning does not release my property from the requirements of private deed/Subdivision restrictions. The undersign, 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: Kenn R Cooke

Date: 11-17-2025

Notary Public: _____

My Commission Expires:



January 15th,2026

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

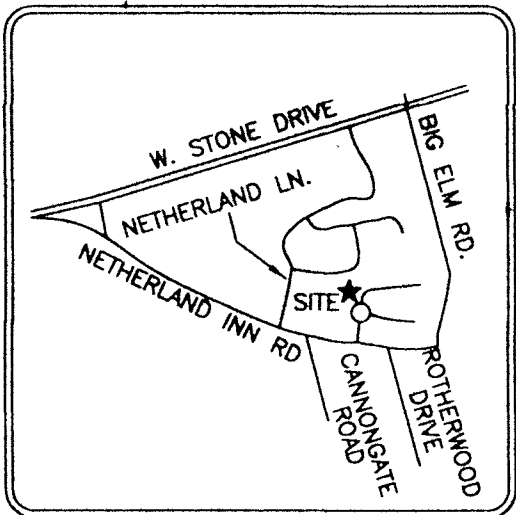
Chairman Duncan:

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.

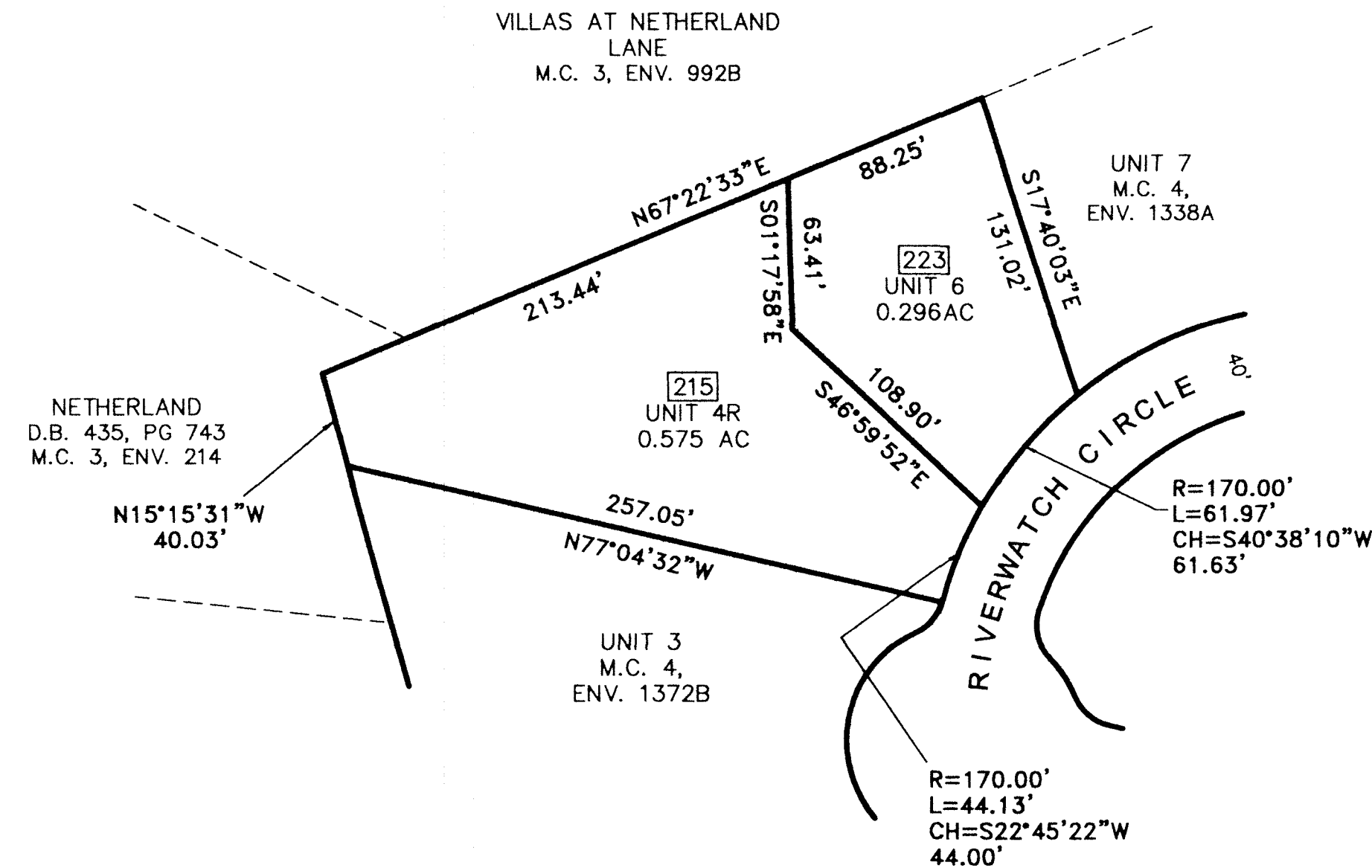
1. 215 Riverwatch Circle
2. 233, 235 Valley Street
3. 109 Devault Street
4. 120 Lemay Drive

Sincerely,

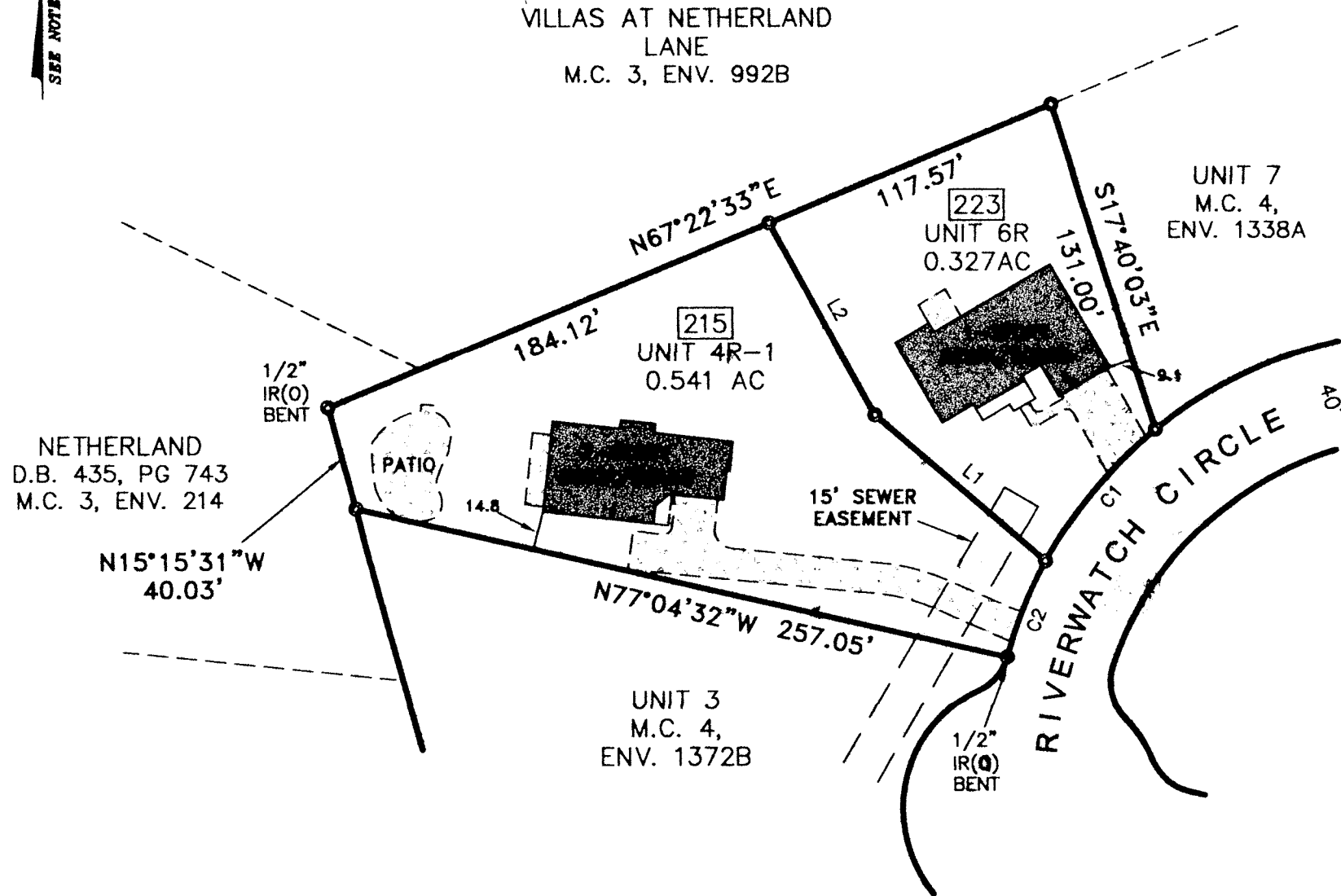
Ken Weems, AICP
Planning Manager
C: Kingsport Regional Planning Commission



LOCATION MAP
N.T.S.



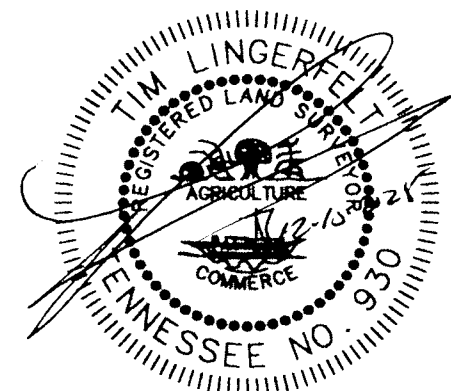
BEFORE



AFTER

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	S22°03'38\"W	13°28'53\"

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



LEGEND

IR(0) IRON ROD OLD
D.B. DEED BOOK
PC. PAGE
AC. ACRES
M.C. MAP CABINET
ENV. ENVELOPE
N.T.S. NOT TO SCALE
123 911 ADDRESS

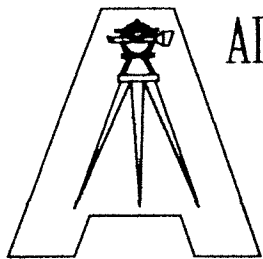
Sheena Tinsley, Register
Sullivan County
Rec #: 386577 Instrument #: 25023234
Rec'd: 15.00 Recorded
State: 0.00 12/11/2025 at 12:06 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 235-235

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-3
SETBACKS: FRONT 25'
REAR 20'
SIDE 6'
- 3) SETBACKS 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
- 9) 5/8" IRON RODS WITH A&A CAP ALL CORNERS UNLESS NOTED.
- 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.

25007764	
1 PGS. SUB PLAT	
LACONDA 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
STATE OF TENNESSEE, HAWKINS COUNTY	
JUDY KIRKPATRICK	
REGISTER OF DEEDS	

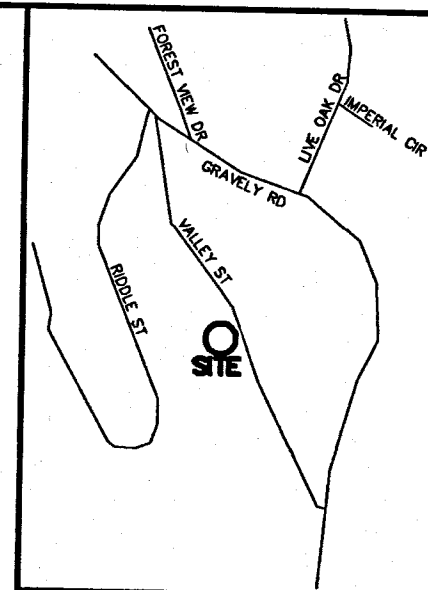
CERTIFICATE OF OWNERSHIP AND DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 12/9/2025 12-9-2025 OWNER DATE	CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. 12-10-25 DATE REGISTERED SURVEYOR	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN. 10 DEC 20 25 DATE KINGSPORT AUTHORIZING AGENT
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. December 10 20 25 DATE CITY GIS DIVISION DIRECTOR OF 911 ADDRESSING	CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE KINGSPORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 10 DEC 20 25 DATE KINGSPORT AUTHORIZING AGENT	CERTIFICATE OF APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED. _____ CITY ENGINEER DATE



ALLEY & ASSOCIATES, INC.
SURVEYORS
422 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 302-8896
E-MAIL: tlingerfelt@alleyassociates.com

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. _____ TRAFFIC ENGINEERING MANAGER DATE	CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE HAWKINS COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 12/10 20 25 DATE SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION
---	--

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
SCALE 1"=60'	

NORTH RECONCILED TO
TN GRIDLOCATION 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.

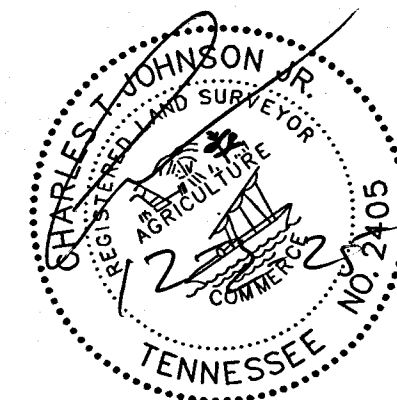
THIS SITE RECIEVES WATER FROM _____ UTILITY DISTRICT.

Slide A-1861

Sheena Tinsley, Register
Sullivan County
Rec #: 386575 Instrument #: 25023232
Rec'd: 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

SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 25296
DATE: 11/19/2025

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

ALICE CRAWFORD
233 VALLEY STREET
KINGSPORT, TN 37660
TAX MAP 030F "A"
PARCEL 031.00
D.B. 3542 PAGE 882
R A REED SUB PT LOT 40
PLAT BOOK 2 PAGE 198A

ALICE CRAWFORD
235 VALLEY STREET
KINGSPORT, TN 37660
TAX MAP 030F "A"
PARCEL 030.00
D.B. 3542 PAGE 884
R A REED SUB
PLAT BOOK 2 PAGE 198A

KINGSPORT REGIONAL PLANNING COMMISSION

REPLAT OF PT LOT 40 R A REED SUB P.B. 2 PAGE 198A

TOTAL ACRES 0.28 TOTAL LOTS 1

ACRES NEW ROAD 0 MILES NEW ROAD 0

COUNTY SULLIVAN CIVIL DISTRICT 11TH

SURVEYOR CHARLES T. JOHNSON JR. CLOSURE ERROR 1-10000

SCALE 1" = 20' 20' 0' 20' 40'

ANDREW CRIGGER
TAX MAP-030F "A"
PARCEL-022.00
D.B.-3029/PAGE-257

CHARLES & CAROL PARVIN
TAX MAP-030F "A"
PARCEL-029.00
D.B.-751C/PAGE-450

SAMMY & CAROLYN STOKES
TAX MAP-030F "A"
PARCEL-021.00
D.B.-477C/PAGE-491

BARBARA SPEARS-CRIGGERS &
MARTIN JENNINGS II
TAX MAP-030F "A"
PARCEL-020.00
D.B.-3254/PAGE-654

JASON & SARA GENTRY
TAX MAP-030F "A"
PARCEL-032.00
D.B.-3476/PAGE-2047

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit

INSPECTION LETTER

On May 6, 2025, an investigation of the septic system, which does not include plumbing and other
features pertaining to the septic tank was performed at: 233 Valley Street
County: Sullivan Map #: 030 Parcel #: 031.00
Subdivision: R A Reed Sub Map #: 030 Lot #: 031
Owned by: Andrew Crigger

At the time of the investigation the following observations were made:

- ☐ There was no evidence of sewage or effluent seeping to the ground surface.
☐ Sewage or effluent from the septic system was seeping 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 our files indicated the following:

- ☐ The septic system was inspected and approved by a representative of this Department. The system was
approved for 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 record of the site evaluation could be found.
☐ No record of the septic system construction or approval could be found.
☐ The site was evaluated on and determined unacceptable for a septic system.
☐ A repair was attempted to the septic system on
These modifications do ☐ do not ☐ 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 images).
If you have any questions or comments concerning the contents of this letter, please feel free to contact me at
(423) 975-9416 or by email at Chrylton.Stanley@tn.gov

Chrylton Stanley Sullivan County May 6, 2025
Environmental Scientist

DM 0073 (Rev. 10/02)

BDA 300

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X of the Flood Insurance Rate Map, Community Panel No.
47163C00350, which bears an effective date of
09/29/2006 and is not in a Special Flood Hazard Area.

CERTIFICATE OF THE APPROVAL FOR
911-STREET ASSIGNMENT

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

DATED: 12/4/25
R. Paulley

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

CERTIFICATE OF THE APPROVAL
OF SEWERAGE SYSTEMS

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

DATED: _____

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION

KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

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

DATED: 12-16-2025

John W. H. S. C.
CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (we) hereby certify that lot(s) _____ 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: 12-10-25

Alice P. Crawford

Owner

Alice P. Crawford

Owner

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: Alice Pauline Crawford DATED: 12/3/25

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 KINGSPORT REGIONAL PLANNING COMMISSION AND THAT
THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATED: 12-2-25

SURVEYOR

CERTIFICATION OF THE APPROVAL OF
STORMWATER SYSTEMS

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

DATED: _____

CITY STORMWATER MANAGER

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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

DATED: 12-11-25

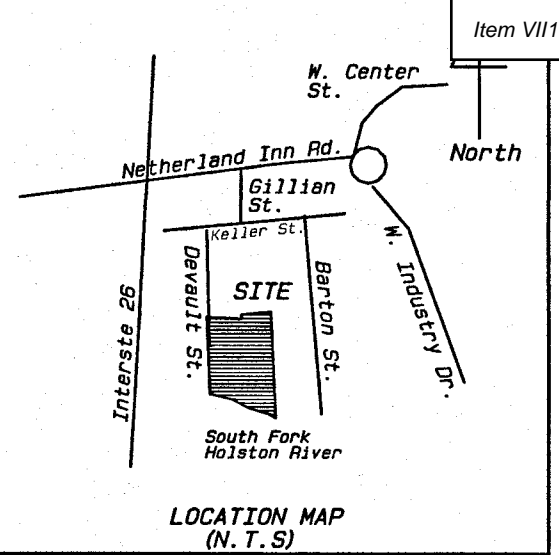
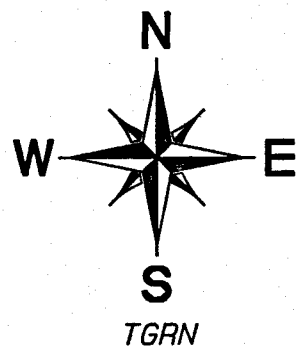
AUTHORIZING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY:

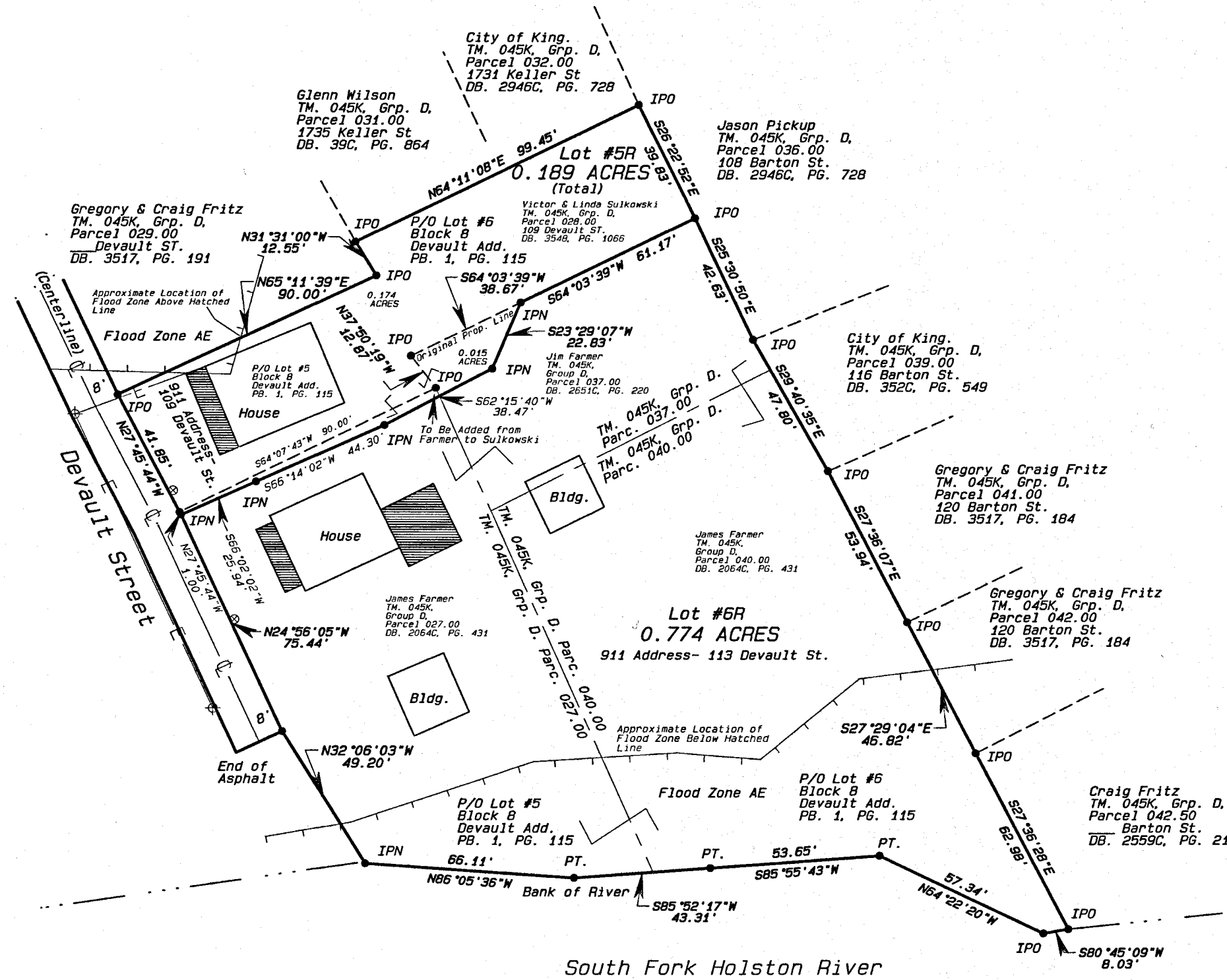
KINGSPORT MUNICIPAL/REGIONAL PLANNING COMMISSION



Slide A-1861

Sheena Tinsley, Register
Sullivan County
Rec #: 386576 Instrument #: 25023233
Rec'd: 15.00 Recorded
State: 0.00 12/11/2025 at 12:02 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 234-234

REGISTER OF DEEDS



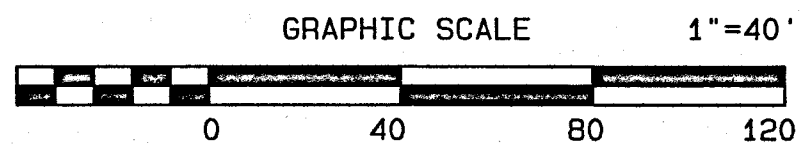
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE 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, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMP, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.

OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025
OWNER Jonathan Willis 2025

CERTIFICATION OF THE APPROVAL FOR 911- ADDRESSING

I HEREBY CERTIFY THAT THE ADDRESSES AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED
DATE December 10, 2025
Signature Jonathan Willis
CITY S.T.S. DIVISION FOR SULLIVAN COUNTY
DEPARTMENT OF 911 ADDRESSING
ON HIS OR HER AUTHORIZED REPRESENTATIVE



LEGEND

IPO- Iron Pin Old
IPN- Iron Pin New
W.M.- Water Meter
P.P.- Power Pole
PT.- Calculated Point

Jonathan Wayne Willis
(Land Surveyor #2385)
170 Lakeview Lane,
Gray, TN. 37615
(423) 202-8667

Currently Zoned PVD

NOTES

1. This survey is based upon existing monuments and evidence which were found in the field as of the above date.
2. No title information was furnished to this surveyor. This survey is subject to an actual title search.
3. This boundary survey is subject to all Rights-of-Way and easements whether of record or implied. No attempt was made to locate Rights-of-Way or easements.
4. All future construction will conform to the requirements of the Planning & Zoning Ordinance in effect at the time of construction.
5. There is a 15' utility Easement along front lot lines.
6. A portion of the property is located in a Special Flood Hazard Area per Flood Insurance Rate Map 47163C0240D Effective Date Sept. 29, 2006
7. I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1' in 10,000' as shown hereon.
8. Iron pins found on all corners unless otherwise noted.
9. Current Owner's- See Above

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 CITY, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR, IF REQUIRED, A SURVEY BOND IN THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE KINGSPORT CITY REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 12/10/2025
Signature Jonathan Willis
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SULLIVAN COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISIONS REGULATIONS.
DATE 11-5 2025
Signature Jonathan Willis
JONATHAN WILLIS R.L.S. LICENSE NUMBER 2385

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEMS

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEMS OR SYSTEMS INSTALLED SUBDIVISION OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.
DATE 10 DEC 2025
Signature Jonathan Willis
AUTHORIZED SIGNATURE TITLE

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 10 DEC 2025
Signature Jonathan Willis
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
OR Jonathan Willis
KINGSPORT AUTHORIZING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR (2) ADEQUATE RIGHT OF WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS.
DATE _____
Signature _____
TITLE _____
DATE _____ AUTHORIZED SIGNATURE _____

Sulkowski & Farmer Property

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

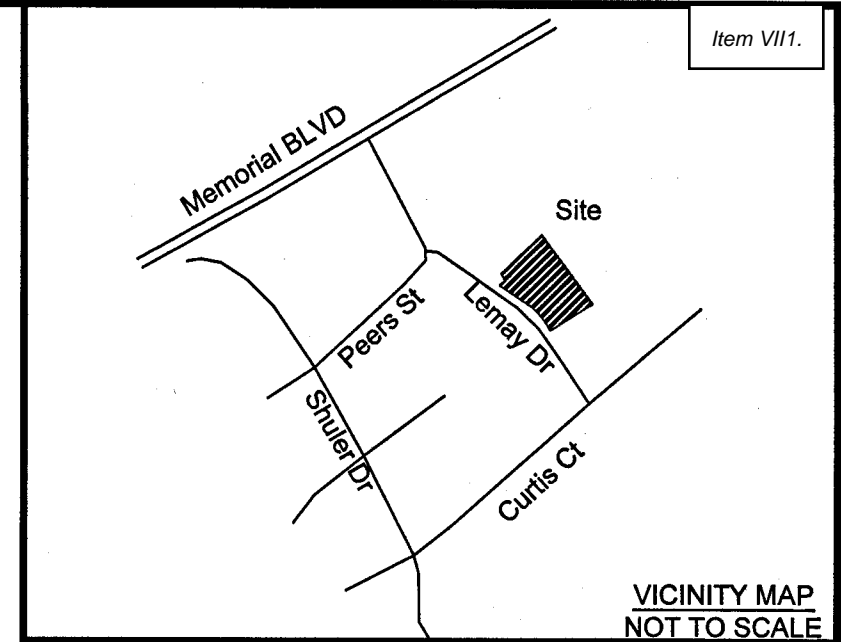
TOTAL ACRES 0.9630 TOTAL LOTS -2-
ACRES NEW ROAD -0- MILES NEW ROAD -0-
OWNER Sulkowski & Farmer CIVIL DISTRICT 12th
SURVEYOR JONATHAN W. WILLIS CLOSURE ERROR 1: 10,000'
SCALE: 1" = 40' DRAWN BY J.W.

GENERAL NOTES:
1. This property is subject to any and all restrictions, zoning, ordinances, rights of way, or easements of record whether shown or not shown hereon.
2. This survey has been completed without the benefit of a full and complete title search.
3. 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
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)



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

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

Pipe Fnd

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)

Glenda K. & Everett E. Fields
Parcel No. 048P D 023.00
D.B. 17C Pg. 792
P.B. 12 Pg. 5
(Lot 1-2 Block D)

Slide A-1862

Sheena Tinsley, Register
Sullivan County
Rec #: 396838 Instrument #: 25023561
Rec'd: 15.00 Recorded
State: 0.00 12/16/2025 at 2:02 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 236-236

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 adequate rights-of-way dedication upon an existing public road shall serve these lots as proposed.

12/15, 20 25
Date
Sharon R. Anderson
City Engineer or County Road Commissioner

CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the sewerage disposal system installed fully meets the requirements of the Tennessee Department of Environment and Conservation and is hereby approved as shown

Date, 20

Tennessee Department of Environment and Conservation
or

Kingsport Authorizing Agent

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify the tract(s) and/or lot(s) with existing dwelling(s) contain a separate, properly functioning septic system and that the septic tank, field bed lines, and duplication area with each system are located entirely within each lot with no signs of failure.

I hereby further certify that the existing septic systems are permitted by the Tennessee Department of Environment and Conservation with permit on file.

• Name on TDEC Permit Ron Underwood
• Date of Permit 11/17/83

On: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951.
Year of Dwelling(s):

Owner(s) Signature: Deborah C. Chadwell Date: 12/25/25
Deborah C. Chadwell 12/25/25

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

December 15, 20 25
Date

Deborah C. Chadwell 12/25/25
Owner Date

Ron Underwood 12/15/25
Owner Date

Sherrie D. Rhea 12/15/25
Owner Date

Beena Lundy 12-15-25
Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

Owner Date

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEMS

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

16 DEC, 20 25
Date

Authorizing Agent

CERTIFICATE OF THE APPROVAL FOR RECORDING

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

12/16, 20 25
Date

Kingsport Municipal Regional Planning Commission Secretary

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

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

12-15, 20 25
Date

City & S. Division or Sullivan County Director of 911 Addressing or His/Her Authorized Representative

HIGHLANDS
SURVEYING and MAPPING LLC

36435 Kelly Chapel Rd. Glade Spring, VA 24340
(276) 477-4180 (276) 608-7777
afleenor@hsmllc.org



CERTIFICATE OF ACCURACY:

I hereby certify that this plat shown and described hereon is a true and correct to the accuracy required by the Sullivan County Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the subdivision regulations.

Date 12-15, 20 25

Aaron S. Fleenor
Tennessee Registered Land Surveyor

Re-Plat of Property owned by:
Deborah Carol & James Joseph Chadwell JR.
and
Heirs of the Frances & David Underwood Est

KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION

TOTAL ACRES 1.103 +/- TOTAL LOTS 1
ACRES NEW ROAD 0 MILES NEW ROAD 0

OWNER James Joseph Chadwell JR CIVIL DISTRICT 7
Deborah Carol Chadwell
SURVEYOR Aaron S. Fleenor CLOSURE ERROR 1:10,000

SCALE: 1" = 40'