



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, October 16, 2025 at 5:30 PM
City Hall, 415 Broad Street, Boardroom**

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the September 15, 2025 work session minutes
2. Approval of the September 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. 479 New Summerville Rd. County Rezoning (REZONE25-0253). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-2 zone. (Cooper)
2. 1515 Bloomingdale Rd. County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-3A zone. (Cooper)

- [3.](#) Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. (Cooper)
- [4.](#) Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. (Cooper)
- [5.](#) Landfill Access Annexation (ANNEX25-0224). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Landfill Access Annexation to the Board of Mayor and Aldermen. (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, September 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, Tim Lorimer, Anne Greenfield, Candice Hilton, Gary Mayes, Curtis Montgomery, BJ Walsh, Jason Snapp

Members Absent: Chip Millican

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

Visitors: Tim Lingerfelt, Aaron Rose, John Rose

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the August 18, 2025 work session minutes
2. Approval of the August 21, 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. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff presented the item to the Commission. Staff identified the vicinity of the request, adjacent to the intersection of Fairview Avenue and E. Stone Drive. Staff stated that the required zoning development plan has been included in the packet for their review. Staff stated that the proposed B-3 zone for the site is highly inappropriate given the surrounding single family use and zone. Staff further stated that the proposal does not conform the single family use identified for the rezoning site in the 2030 Future Land Use Plan. The rezoning applicant spoke in favor of the request. Staff recommended sending a negative recommendation to the Board of Mayor and Alderman based upon nonconformance with the future land use plan and the B-3 zone allowing highly incompatible uses when abutting single family residential zone and use. Members of the Commission stated, in general, that they would tour the property before the regular meeting. No official action was taken.
2. 5593 HWY 126 County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County A-1 zone. Staff identified the vicinity of the request along Memorial Boulevard. Staff presented the item to the Commission. Staff stated that the applicant desires an A-1 zone as he is under the belief that it will assist with his greenbelt application. Staff stated that the location currently contains low density single family use and will conform to the single family and low density residential uses identified in the City and County land use plans. Subsequently, staff recommended sending a positive recommendation to the Sullivan County Commission. 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, September 18, 2025 at 5:30p.m.

City Hall, 415 Broad Street, Boardroom

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

I. INTRODUCTION AND RECOGNITION OF VISITORS

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

Members Absent: Chip Millican, Jason Snapp

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

Visitors: Gary Calcott, Ed Mahaffey, Aaron Rose, John Rose

II. APPROVAL OF THE AGENDA

Staff stated that no changes have been proposed to the agenda. A motion was made by Anne Greenfield, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the August 18, 2025 work session minutes
2. Approval of the August 21, 2025 regular meeting minutes

A motion was made by Tim Lorimer, seconded by BJ Walsh to approve the minutes of the August 18, 2025 work session and August 21, 2025 regular meeting. The motion passed unanimously, 7-0.

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. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff presented the item to the Commission. Staff identified the vicinity of the request, adjacent to the intersection of Fairview Avenue and E. Stone Drive. Staff identified the zone of the private property surrounding the rezoning site as R-1C. Staff stated that the proposed B-3 zone for the site is highly inappropriate given the surrounding single family use and zone. Staff further stated that the proposal does not conform the single family use identified for the rezoning site in the 2030 Future Land Use Plan. Staff recommended sending a negative recommendation to the Board of Mayor and Alderman based upon nonconformance with the future land use plan and the B-3 zone allowing highly incompatible land uses when abutting single family residential zone and use. A motion was made by Gary Mayes, seconded by Curtis Montgomery, to send a negative recommendation not in support of the rezoning effort to the Kingsport Board of Mayor and Aldermen based upon staff's recommendation and nonconformance with the future land use plan. The motion was approved unanimously, 7-0.
2. 5593 HWY 126 County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County A-1 zone. Staff identified the vicinity of the request along Memorial Boulevard. Staff described the area uses as agricultural and low density residential. Staff stated that the location will conform to the single family and low density residential uses identified in the City and County land use plans. Subsequently, staff recommended sending a positive recommendation to the Sullivan County Commission. A motion was made by Anne Greenfield, seconded by Tim Lorimer, to send a positive recommendation in support of the rezoning effort to the Sullivan County Commission based upon conformance with the future land use plan. The motion was approved unanimously, 7-0.

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

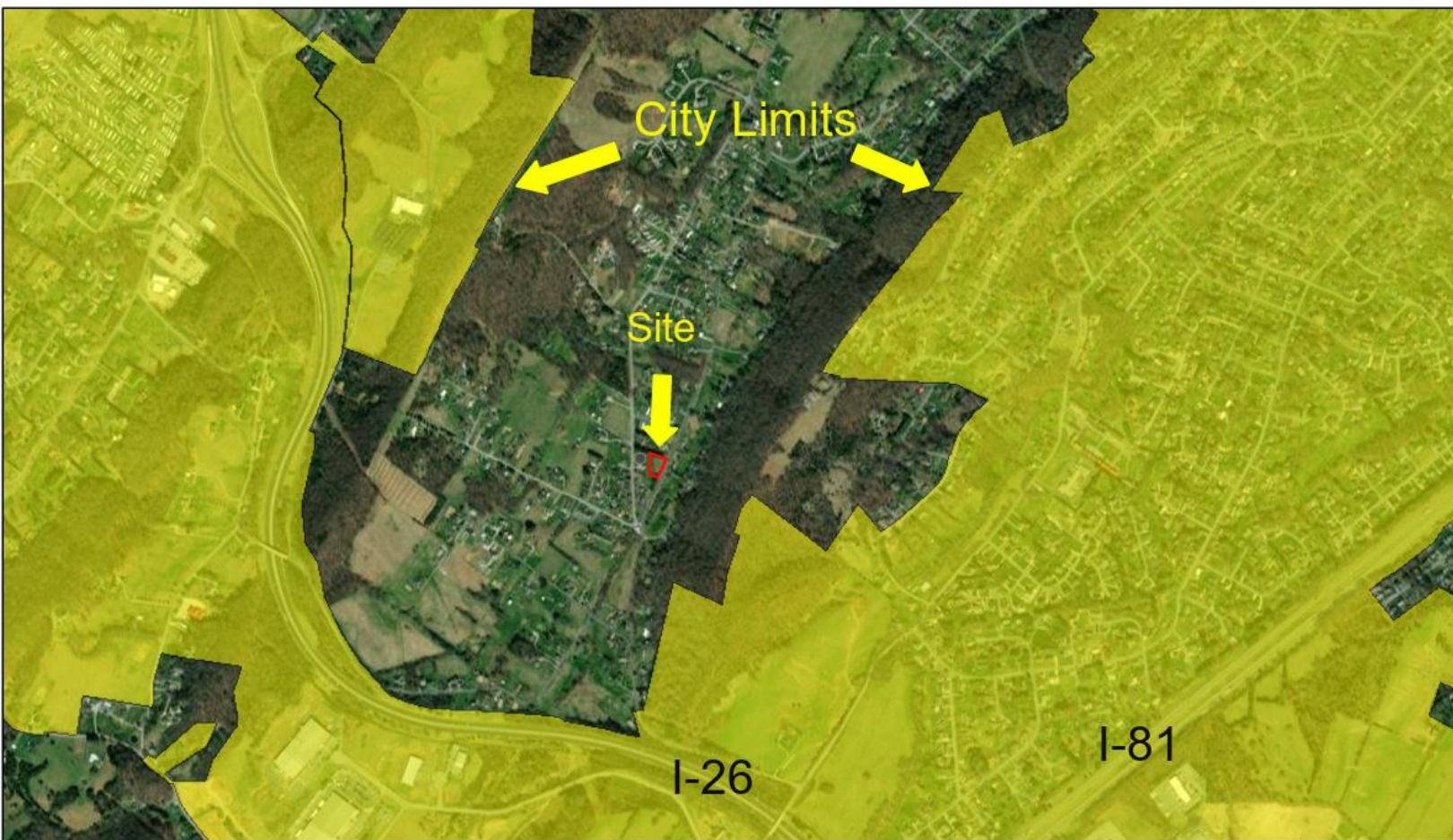
Property Information	479 Summerville Rd. County Rezoning		
Address	479 Summerville Rd. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 105D Group B Parcel 001.45		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 0.5		
Existing Use	Vacant	Existing Zoning	County R-1
Proposed Use	Residential	Proposed Zoning	County R-2
Owner/ Applicant Information			
Name: Brenda Johnson Address: 479 New Summerville Rd City: Kingsport State: TN Zip Code: 37660 Phone: (423)737-7351		Intent: To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the abutting parcel.	
Planning Department Recommendation			
The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons: • The zoning change is compatible with the surrounding residential zoning. • The zoning change will appropriately match the areas existing use. Staff Field Notes and General Comments: • Sullivan County does not permit single-wide mobile homes in R-1 district, but does allow single-wide mobile homes in their R-2 district. • Applicant is seeking to place a single-wide on the parcel behind the existing home for their adult disabled child. Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 479 Summerville Rd. from County R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the City's and County's existing Future land use plans.			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date	10/16/25
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.

6. **R-2, & R-2A, Medium Density Residential District** - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that, are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. 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 supplemental provisions 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.

479 Summerville Rd. Vicinity Map



10/7/2025, 8:20:56 AM

 Urban Growth Boundary MT CARMEL JOHNSON CITY
Municipal Boundary CHURCH HILL
 KINGSPORT

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
NC CGIA, Maxar

Web AppBuilder for ArcGIS

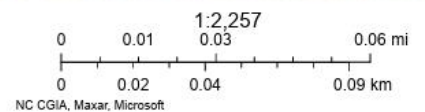
479 Summerville Rd. Site Map



10/7/2025, 8:24:51 AM

Sullivan County Parcels Jan 2023

- | | | | |
|------------|------------------|-----------------------|-----------------|
| Parcels | Major Arterial | Private Street | MT CARMEL |
| Streets | Minor Arterial | Ramp | CHURCH HILL |
| Interstate | Collector Street | Urban Growth Boundary | JOHNSON CITY |
| Expressway | Local Street | Municipal Boundary | Kpt 911 Address |
| | | KINGSPORT | |

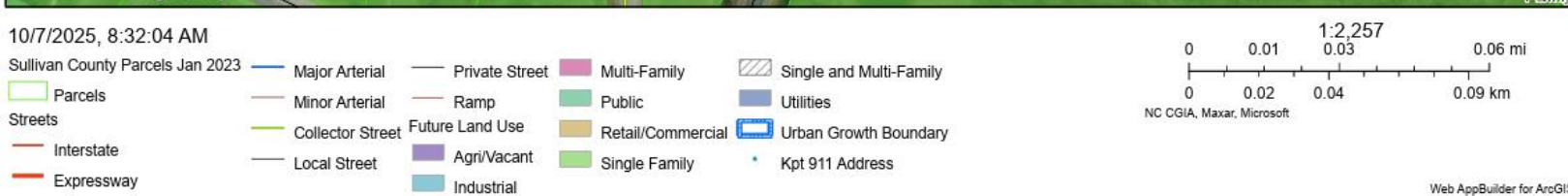


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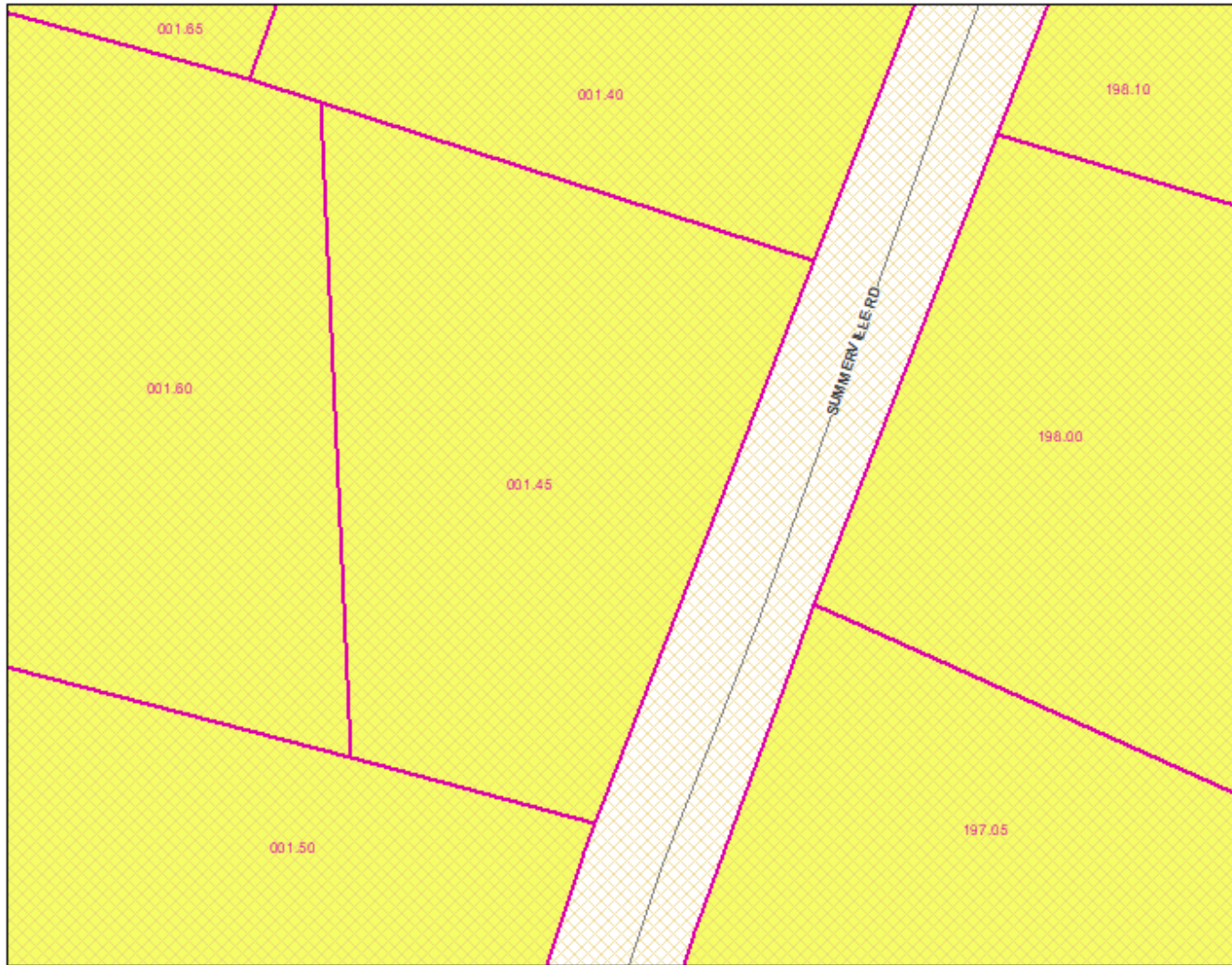
Sullivan County Zoning Map



479 Summerville Rd. Future Land Use



Sullivan County Future Land Use



Address Data Source:

Sullivan County, Suit Co 911
Kingsport, Kpt GIS
Johnson City, JC GIS
Bristol, Bristol 911

Notice:

This 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
- Parcel Numbers
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026
- Low Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 40



View of 479 New Summerville Rd.



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 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?** The proposed R-2 zoning will permit a use that is suitable for the Future Land Use development plan and surrounding parcels.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans address the rezoning site as appropriate for low-density residential.

Proposed use: County, R-2 (Medium Density Residential District)

The Future Land Use Plan recommends: County: Low-density Residential City: Single-family

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, as the surrounding parcels are similarly zoned for low-density residential, R-1.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-2 zone will exist in harmony with the R-1 low density residential zones around it.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 479 Summerville Rd. from County R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the City's and County's existing 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: 9-2-25

Property Owner: Brenda Johnson

Address: 479 New Summerville Rd

Phone number: 423-737-7351 Email: bkg2468@gmail.com

Property Identification

Tax Map: 105D

Group: B

Parcel: 001.45

Zoning Map: 24

Zoning District: R-1

Proposed District: R-2

Civil District: 13

Property Location: 479 Summerville

Commission District:

Purpose of Rezoning: Placing single wide home for Adult disabled child on adjoining property.

Meetings

Planning Commission: Kingsport Planning Commission

Place: 415 Broad St, 3rd Floor Board Room

Date: October 16 2025

Time: 5:30 PM

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: November 13 2025

Time: 6:00 PM

Approved: _____

Denied: _____

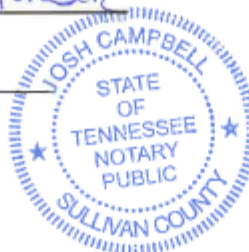
DEED RESTRICTIONS

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: Brenda Johnson

Date: 09/02/2025

Notary Public: Josh Campbell



My Commission Expires: 01/08/2028

Property Information	1515 Bloomingdale Rd. County Rezoning		
Address	1515 Bloomingdale Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 030K Group E Parcel 011.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- 2		
Existing Use	Residential/Vacant	Existing Zoning	County R-1
Proposed Use	Residential - PUD	Proposed Zoning	County R-3A
Owner/ Applicant Information			
Name: Rayford Fletcher Address: 589 Shiloh Pvt. Dr. City: Blountville State: TN Zip Code: 37617 Phone: (423)-967-4547		Intent: <i>To rezone from county R-1 to R-3A for the purpose of a future Planned Unit Development.</i>	
Planning Department Recommendation			
The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons: - The zoning change is compatible with the surrounding residential zoning. - The zoning change will appropriately match the areas existing use. Staff Field Notes and General Comments: Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1515 Bloomingdale Rd. from R-1 to R-3A. The rationale for this recommendation is based upon the subject area being in conformance with both the County's and City's future land use plan.			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date	10/16/25
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.

7. **R-3A (High-Density/Multi-Family) & R-3B (High-Density/Single-Family i.e., Condo, Patio Homes)**- These districts are designed to provide suitable areas for single-family, two-family and multi-family residential development within areas that are predominantly located at crossroads and along major transportation routes. Residential developments will consist of single-family, two-family dwellings, patio homes, condominiums, townhouses or apartments, and other structures as are accessory, thereto. **Rental dwellings, such as apartments, duplexes, and townhouses shall not be permitted in R-3B districts.** The R-3A district allows for high-density single-family and/or multi-family dwellings whereas the R-3B district only allows for high-density single-family dwellings. The level of water service available within these districts shall be adequate to provide potable water and fire protection. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated. 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 supplemental provisions, 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.

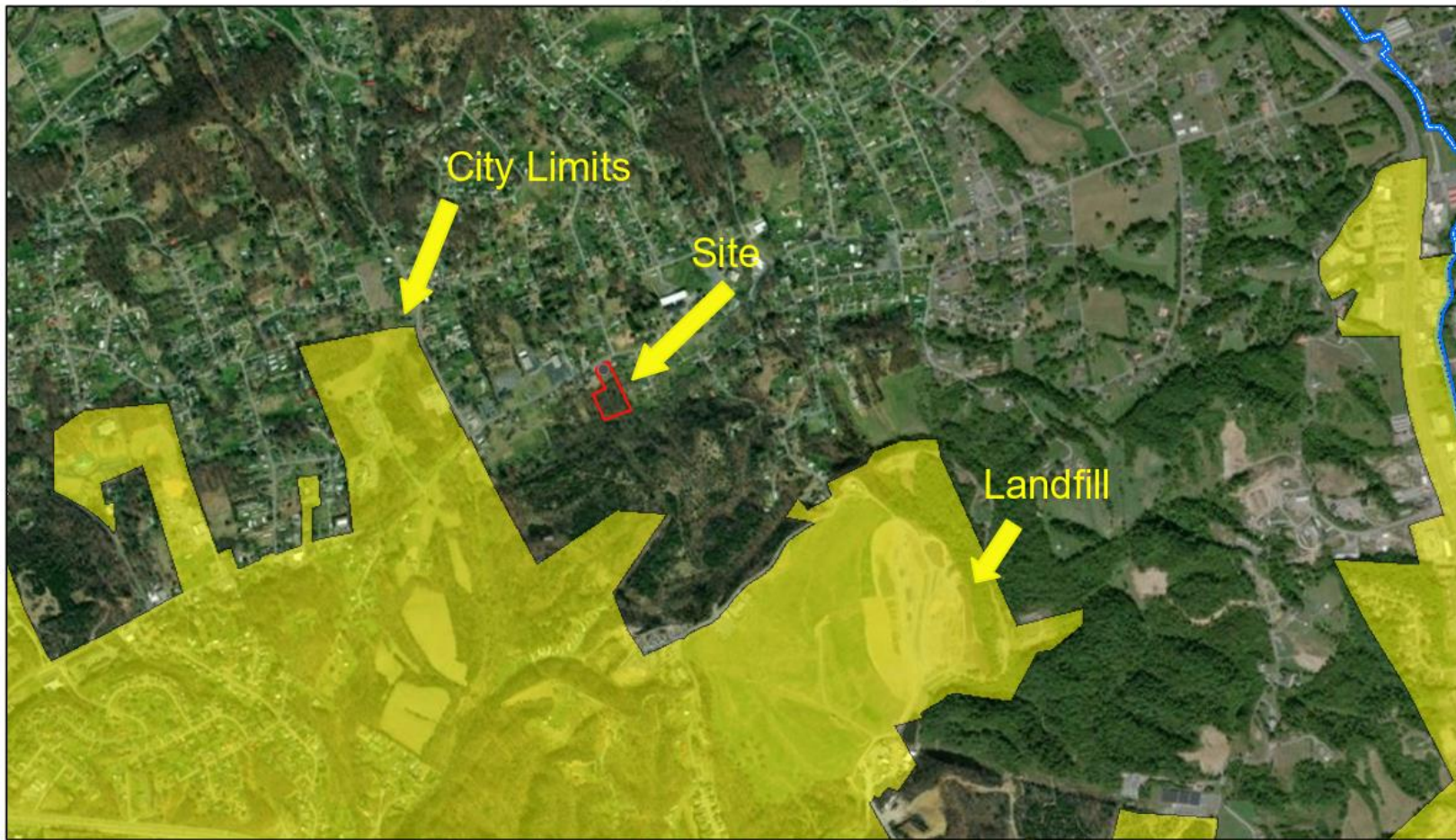
6-200 PLANNED UNIT DEVELOPMENT DISTRICTS**6-201 General Provisions**

6-201.1 Intent and Purpose - The planned unit development district regulations are an alternative zoning process that allows for the development of land in a well-planned and coordinated manner. This procedure is intended to provide opportunities for more efficient utilization of land than would otherwise be the case under the conventional provisions of this resolution. The planned unit development provisions permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of adequate roadways and public services. In return, the PUDs require a high standard for the protection and preservation of environmentally sensitive lands, well planned living, working and shopping environments and the timely provision of essential utilities and streets. The overlay district may be best utilized where distances from residential areas to established commercial centers are not convenient and those pockets of residential areas may be better served by neighborhood businesses planned within to serve those residents. Such areas may include but are not limited to: rural communities that once were self-sufficient with neighborhood type business but over time, such rural businesses have shifted to the urbanized cities and new highway corridors; recreational areas around the lakes and rivers of the county; or other rural areas of the county that lack basic business services for those nearby residents.

6-201.2 **Consistency with the Regional Plan and Area Development Plans** - No planned unit development shall be approved unless all plans for development are found to be consistent with the then current issue of the *Land Use and Transportation Plan (Regional Plan)* for the County and any adopted special development plan for the area in which it is proposed. The Planning Commission shall make a finding regarding the consistency of any proposed planned unit development, said report to include findings that the development:

- a. Will be consistent with the currently effective *Land Use and Transportation Plan (Regional Plan)* as well as any special development plans for the area.
- b. Is likely to be compatible with development permitted under the general development provisions of the zoning resolution.
- c. Will not significantly interfere with the use and enjoyment of other land in the vicinity.

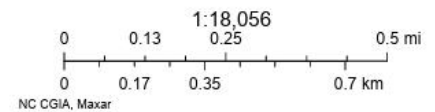
1515 Bloomingdale Rd. Vicinity Map



9/30/2025, 3:57:36 PM

Urban Growth Boundary
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY



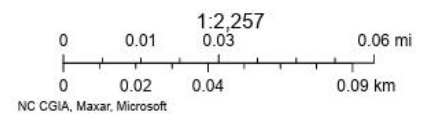
Web AppBuilder for ArcGIS

1515 Bloomingdale Rd. Site Map



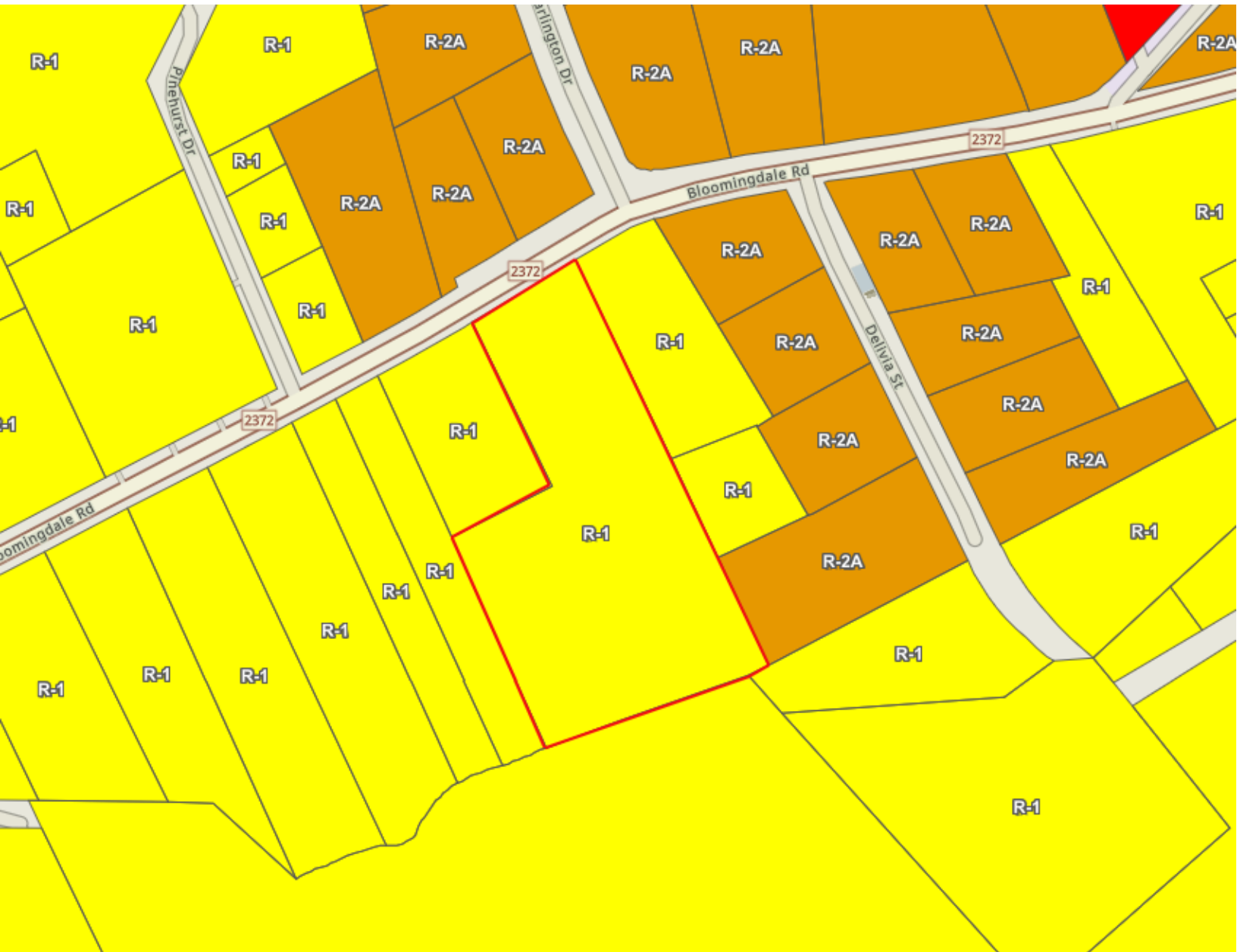
9/30/2025, 4:02:12 PM

Sullivan County Parcels Jan 2023



Web AppBuilder for ArcGIS

Sullivan County Zoning Map



1515 Bloomingdale Rd. Future Land Use



9/30/2025, 4:07:42 PM

Sullivan County Parcels Jan 2023

Future Land Use

Agri/Vacant

Industrial

Multi-Family

Public

Retail/Commercial

Single Family

Single and Multi-Family

Utilities

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

Municipal Boundary

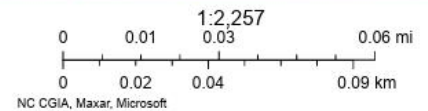
KINGSFORT

MT CARMEL

CHURCH HILL

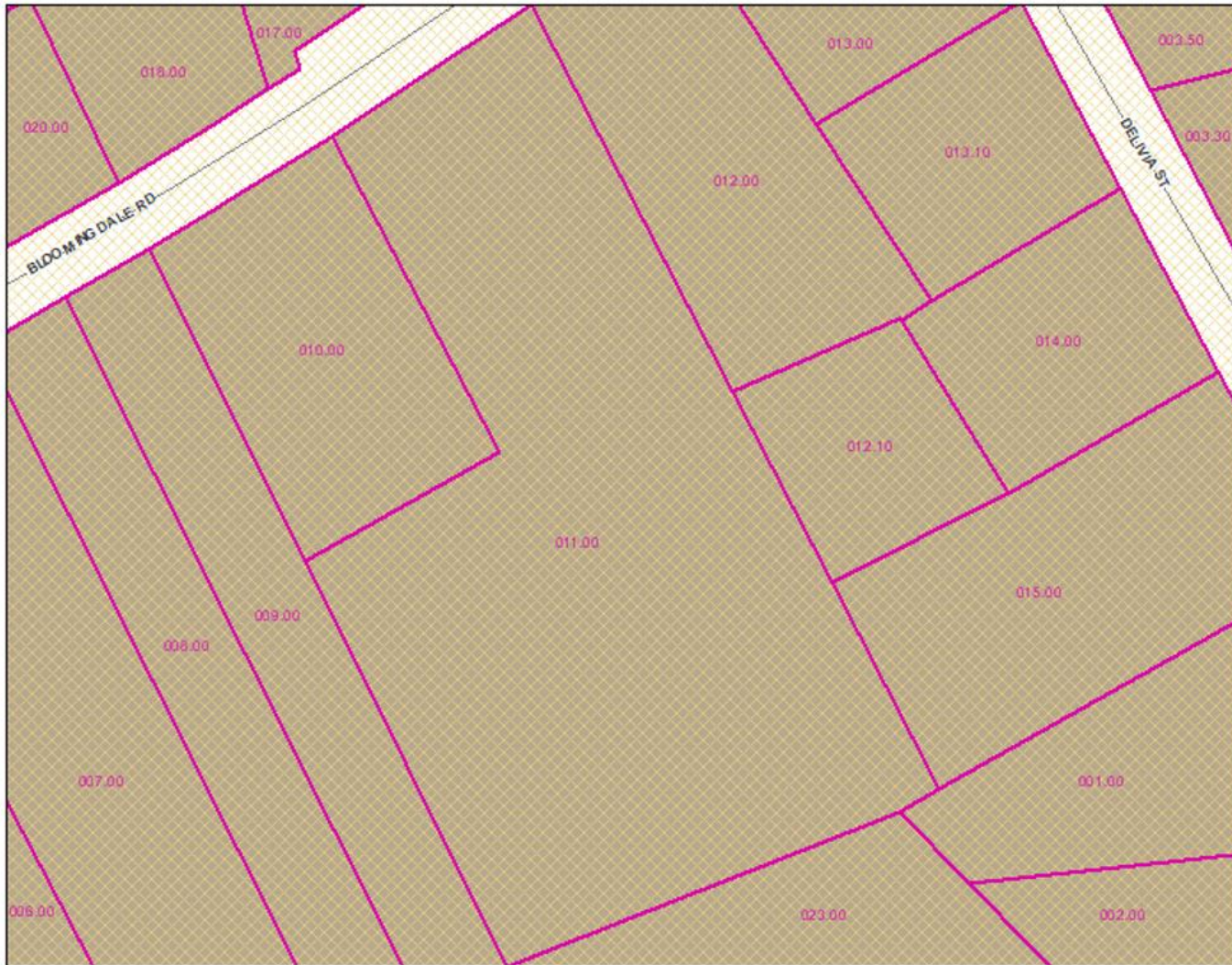
JOHNSON CITY

Kpt 911 Address



Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Address Data Source:

Sullivan County: Sul Co GIS
Kingsport: Kpt GIS
Johnson City: JC GIS
Gretna: Gretna GIS

Notice:

This map has no legal standing other than the assessment of value. It cannot be used to establish boundary lines or transfer and convey property. A land survey or licensed to practice land surveying in the State of Tennessee should be obtained for all questions of boundary and / or location of lot lines.

- County Line
- Parcel Numbers
- Parcel Lines
- Kingsport UGB
- Land Use Plan: 2006-2026
- High Density Res



Sullivan County, TN
Planning and Codes Dept.

Feet
0 80



Property View of 1515 Bloomingdale Rd.



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 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?** The proposal is already surrounded by R-2A zoning, a medium density zoning, and the proposal will permit a use that is suitable for the Future Land Use plans.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** This proposal will not have any adverse effect on the existing use or usability of the adjacent or nearby properties.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** Both the City and County land use plans address the rezoning site as appropriate for Residential.

Proposed use: County, R-3A (High Density/Multi-Family)

The Future Land Use Plan recommends: County: High-density residential; City: Single-family

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, as the immediate surrounding parcels are complimentary to an R-3A zone.
6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically drawn for residential use.
7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed R-3A zone will exist in harmony with existing R-2A and R-1 zones in close proximity.

Recommendation

Staff recommends sending a **POSITIVE** recommendation to the Sullivan County Commission to rezone 1515 Bloomingdale Rd. from R-1 to R-3A. The rationale for this recommendation is based upon the subject area being in conformance with both the County's and City's future land use plan.

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: 06-14-24

Property Owner: RAYford A Fletcher

Address: 589 Shiloh Pk Dr Blountville, TN

Phone number: 423 967-4547 Email: RAY.Fletcher0369@yahoo.com

Property Identification

Tax Map: 030K

Group: E

Parcel: 011.00

Zoning Map: 6

Zoning District: R-1

Proposed District: R-3A

Civil District: 11

Property Location: 1515 Bloomingdale Pike

Commission District: 10

Purpose of Rezoning: For future PUD

Meetings

Planning Commission: Kingsport Planning Commission

Place: 415 Broad St, 3rd Floor Board Room

Date: October 16 2025 Time: 5:30 pm

Approved: _____

Denied: _____

County Commission:

Place: Historic Courthouse 2nd Floor Commission Chambers 3411 Highway 126, Blountville TN

Date: November 13 2025 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: [Signature]

Date: 08-26-25

Notary Public: [Signature]

My Commission Expires: 12/28/26

PROPERTY INFORMATION: Fieldcrest Acres Ph. 1 Letter of Credit Reduction 2**ADDRESS:** Fieldcrest Road, Kingsport, TN**DISTRICT, LAND LOT:** 7th Civil District**OVERLAY DISTRICT:** Not Applicable**EXISTING ZONING:** PD, Planned Development**PROPOSED ZONING:** No Change**ACRES:** +/- 24.41**EXISTING USE:** Vacant**PROPOSED USE:** Residential**APPLICANT:** Integrity Building Group, LLC.**ADDRESS:** 135 W Main St., Suite 101 Kingsport, TN**REPRESENTATIVE:** Darin Karst, Chris Alley**INTENT**

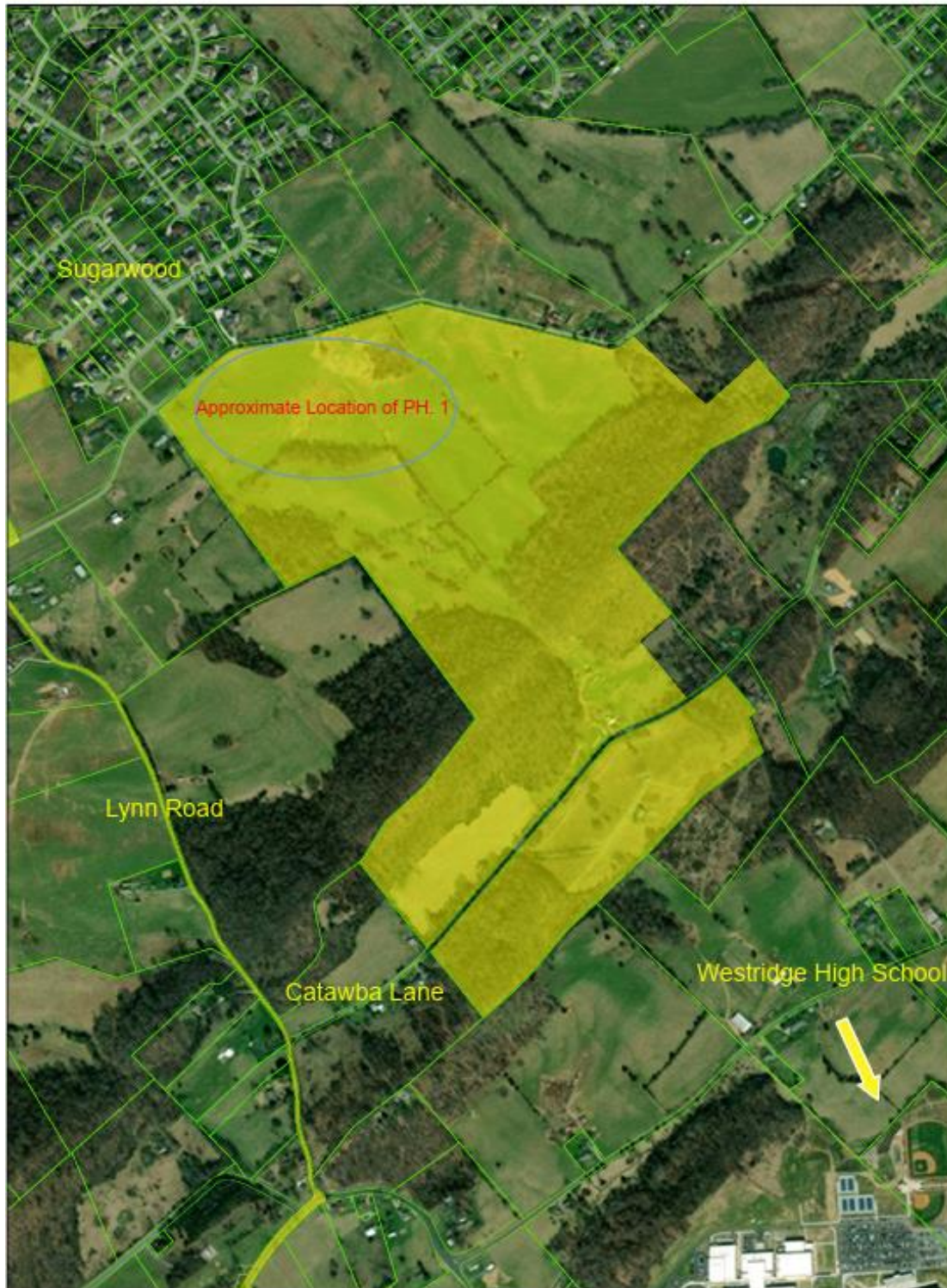
Integrity Building Group, LLC. has requested that the Planning Commission accept a reduced Irrevocable Letter of Credit for the remaining on-site improvements for Fieldcrest Acres Phase 1. The remaining on-site improvements are detailed in the bond estimate and total \$11,448.00.

The reduced Irrevocable Letter of Credit will have a new performance date of July 16, 2026 and a new expiration date of October 16, 2026.

Staff recommends accepting the reduced Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 1, totaling \$11,448.00, contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

Planner: Samuel Cooper		Meeting Date: 10/16/2025	
Approved:		Date:	10/16/2025
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Fieldcrest Ph.1 Site Map

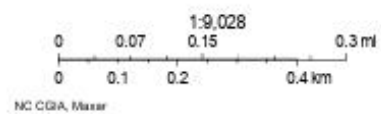


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Sullivan County Parcels Jan 2023

Parcels
Municipal Boundary
KINGSPORT

MT CARMEL
CHURCH HILL
JOHNSON CITY



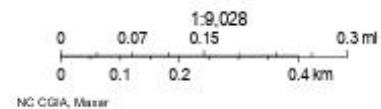
Web AppBuilder for ArcGIS

Fieldcrest Ph.1 Zoning-PD, Planned Development



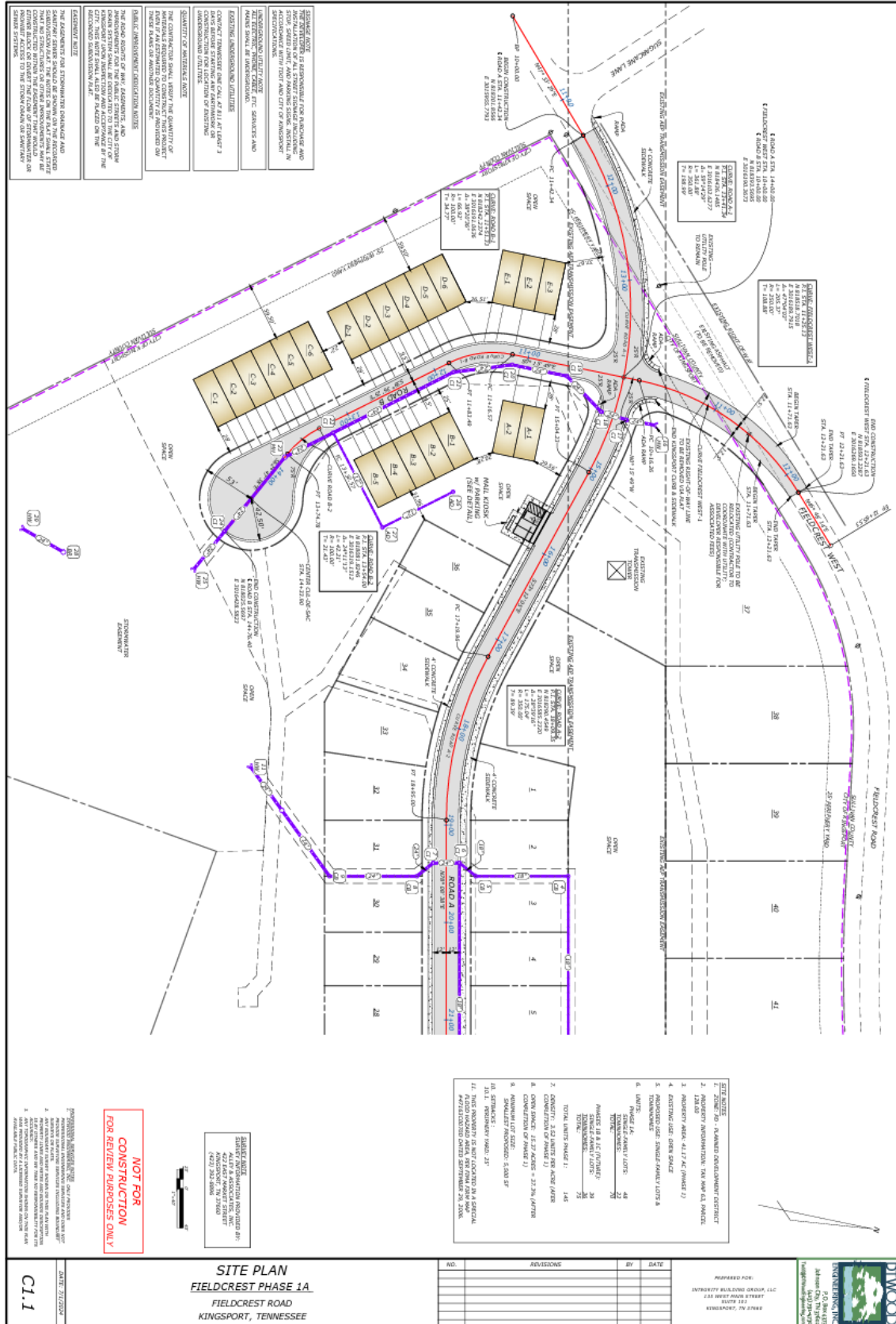
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City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	

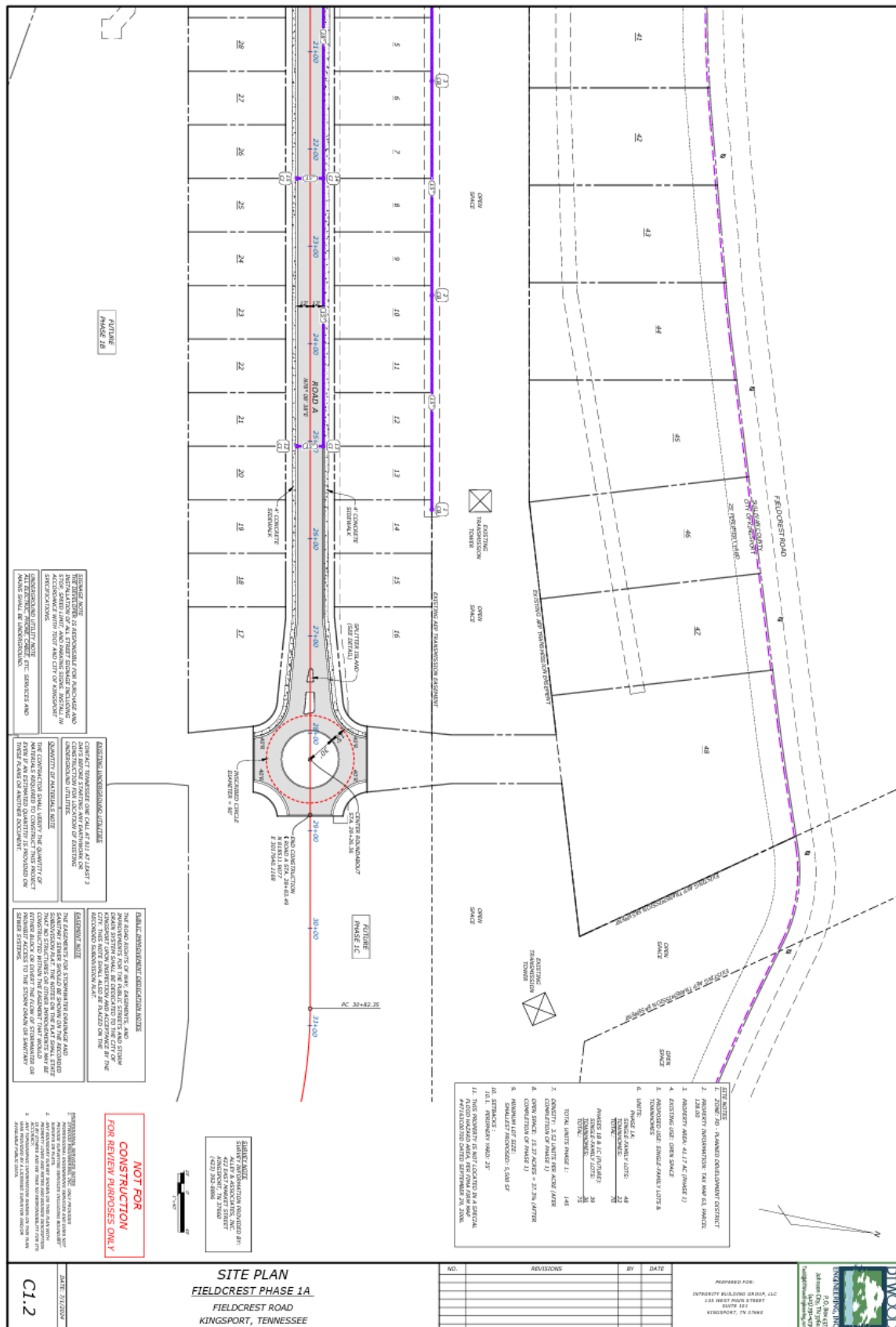


Web AppBuilder for ArcGIS

Fieldcrest Ph. 1 Preliminary

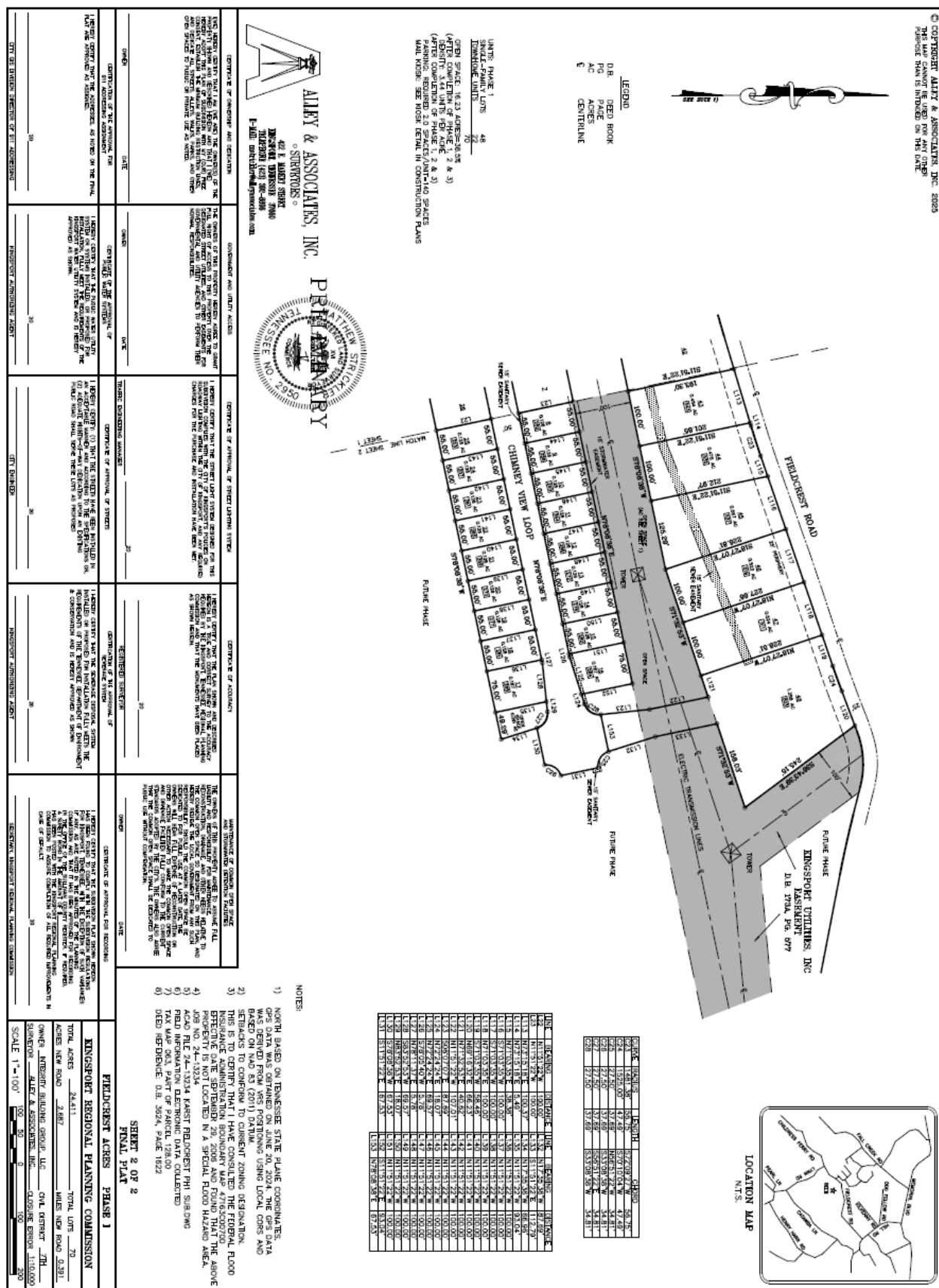


Fieldcrest Phase 1 Preliminary



[illegible]

Fieldcrest Phase 1 Final Plat



BOND ESTIMATE
Fieldcrest Phase 1
August 19, 2025

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>Utilities - Sewer</u>					
1	1	LS	Sewer Pump Station	\$ 25,000.00	\$ 25,000.00
<u>Utilities - Storm</u>					
2	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 35,000.00
CONTINGENCIES (6%)				\$	2,100.00
				\$	37,100.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)				\$	2,968.00
				PROJECT TOTAL	\$ 40,068.00

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

August 19, 2025

Date





237 Pinnacle Parkway, 3rd Floor • Bristol, TN 37620 • 423-793-8137 • Fax: 423-458-6700

IRREVOCABLE LETTER OF CREDIT

08/21/2025

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Fieldcrest Phase 1 Subdivision
Letter of Credit #2025021

At the request of **Integrity Building Group, LLC** (the "Account Party"), **The First Bank and Trust Company** ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of **\$40,068.00** to secure the Account Party's obligation to construct certain (Specify) improvements at **Fieldcrest Phase 1** subdivision, Kingsport, Tennessee, as further described in the Account Party's subdivision application presented to the Kingsport Regional Planning Commission to be completed on or before **05/21/2026** (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. **08/21/2026**, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before **05/21/2026** (the "Performance Date"), you may draw under this letter of credit at sight by presenting to the Bank, the original letter of credit, your written request for payment of such monies as are due by the Account Party together with your written certificate of such non-compliance at any date after the Performance Date but prior to the Expiration Date.

Very truly yours,

The First Bank and Trust Company

By: 
William H. Ferguson III
SVP/Commercial Loan Officer

COMMERCIAL LENDING DIVISION
www.firstbank.com

BOND ESTIMATE
Fieldcrest Phase 1
September 30, 2025

FILE NO. 2024-D16

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
<u>Utilities - Storm</u>					
1	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 10,000.00
CONTINGENCIES (6%)					\$ 600.00
					\$ 10,600.00
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 848.00
				PROJECT TOTAL	\$ 11,448.00

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.



Garret Burton
Civil Engineer I
City of Kingsport

September 30, 2025

Date



IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

October 16, 2025

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City of Kingsport
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Kingsport, Tennessee 37660

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Very truly yours,

Bank Name

By: _____
Official's Name
Official's Title

Eastern Property View



Western Property View



Recommendation:

Staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements for Fieldcrest Acres Phase 1, totaling \$11,448.00 contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

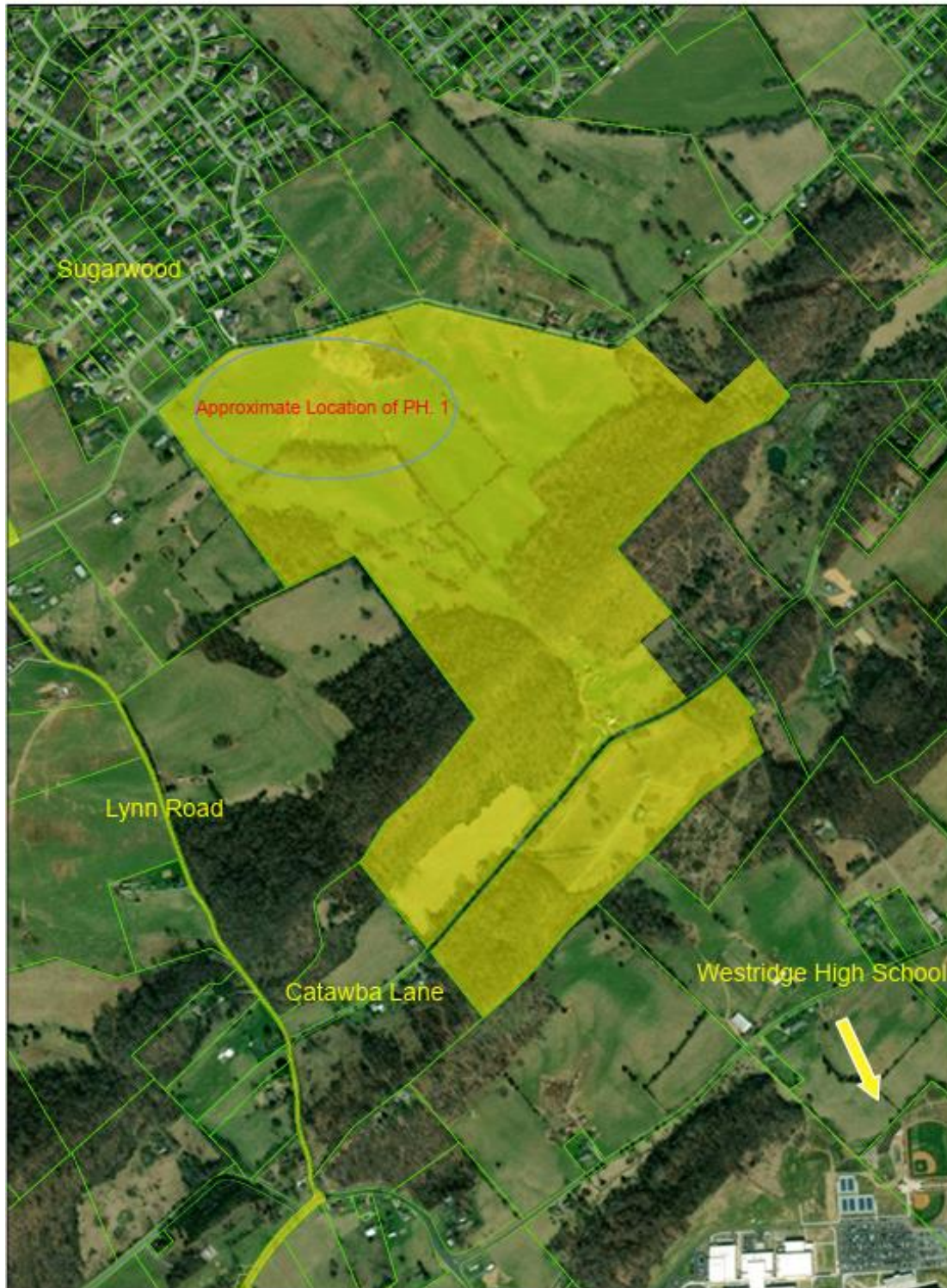
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Integrity Building Group, LLC. has requested that the Planning Commission release them from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Integrity Building Group, LLC will be submitting a reduced Irrevocable Letter of Credit for the remaining on-site improvements for Fieldcrest Acres Phase 1, as detailed in the bond estimate, totaling \$11,448.00

Staff recommends releasing Integrity Building Group, LLC from their prior Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 contingent upon the new, reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 being submitted and approved in a form acceptable to the City Attorney.

Planner: Samuel Cooper		Meeting Date: 10/16/2025	
Approved:		Date:	10/16/2025
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Fieldcrest Ph.1 Site Map

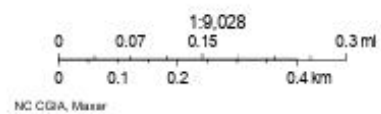


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Sullivan County Parcels Jan 2023

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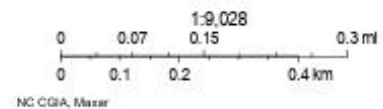
Web AppBuilder for ArcGIS

Fieldcrest Ph.1 Zoning-PD, Planned Development



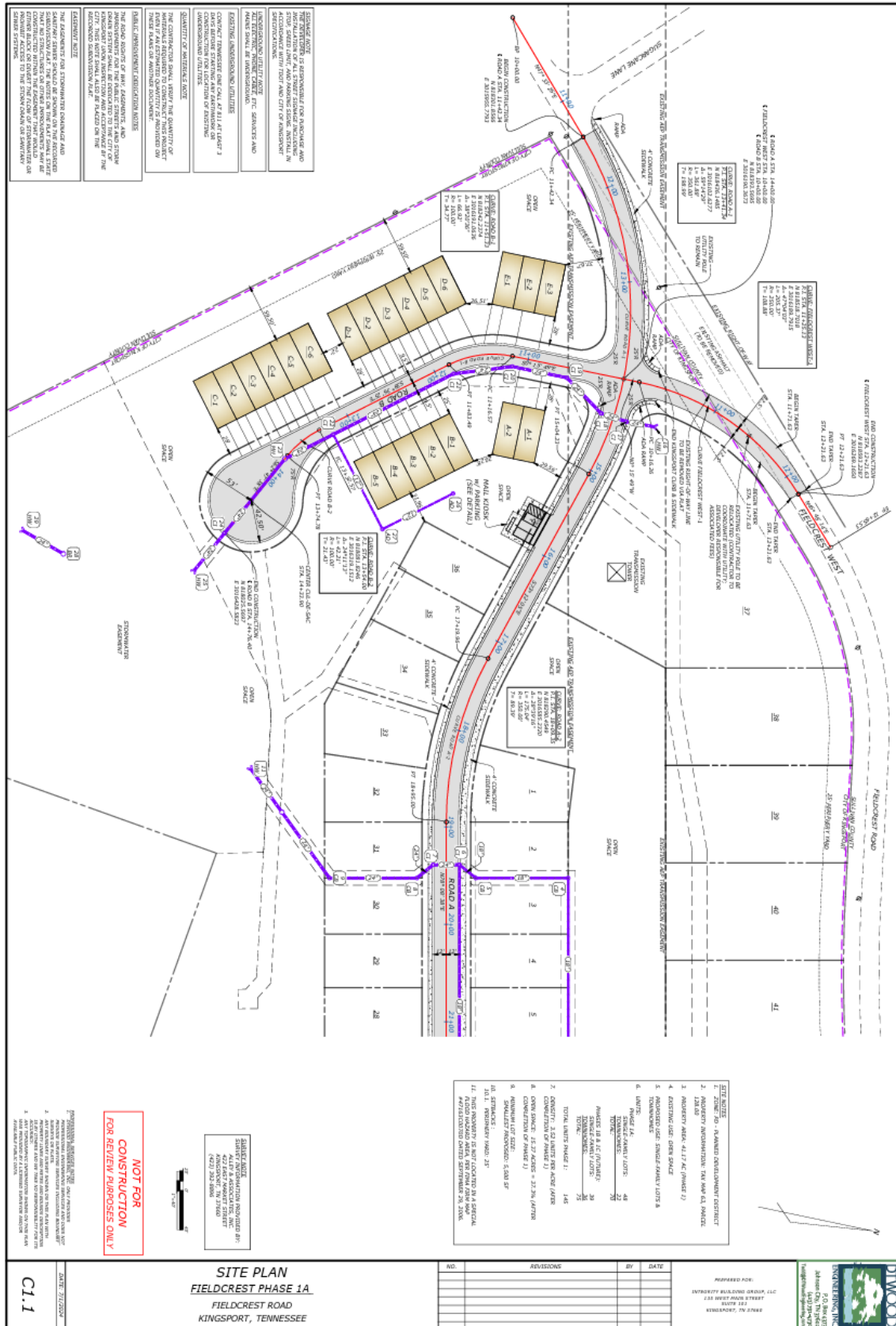
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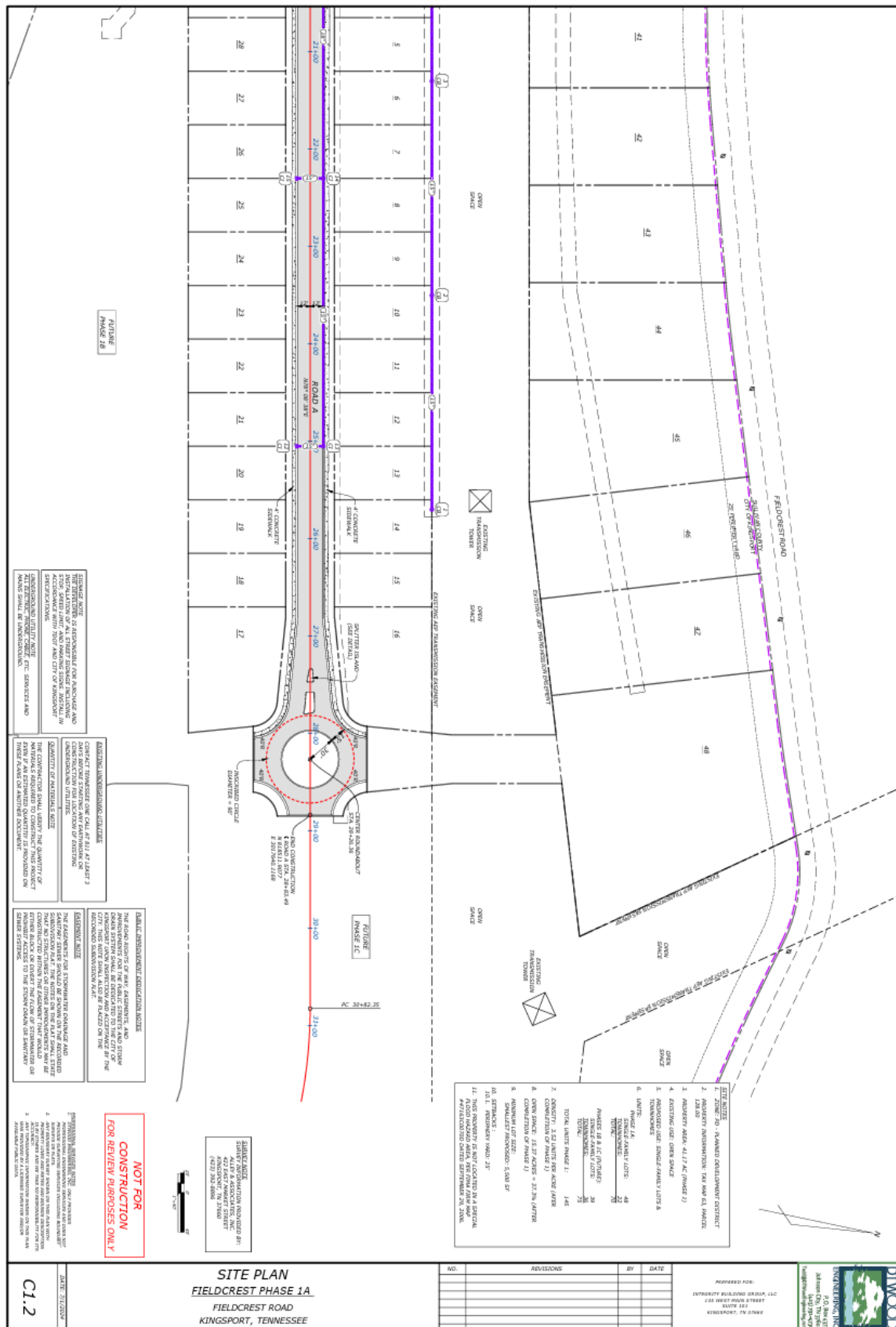


Web AppBuilder for ArcGIS

Fieldcrest Ph. 1 Preliminary



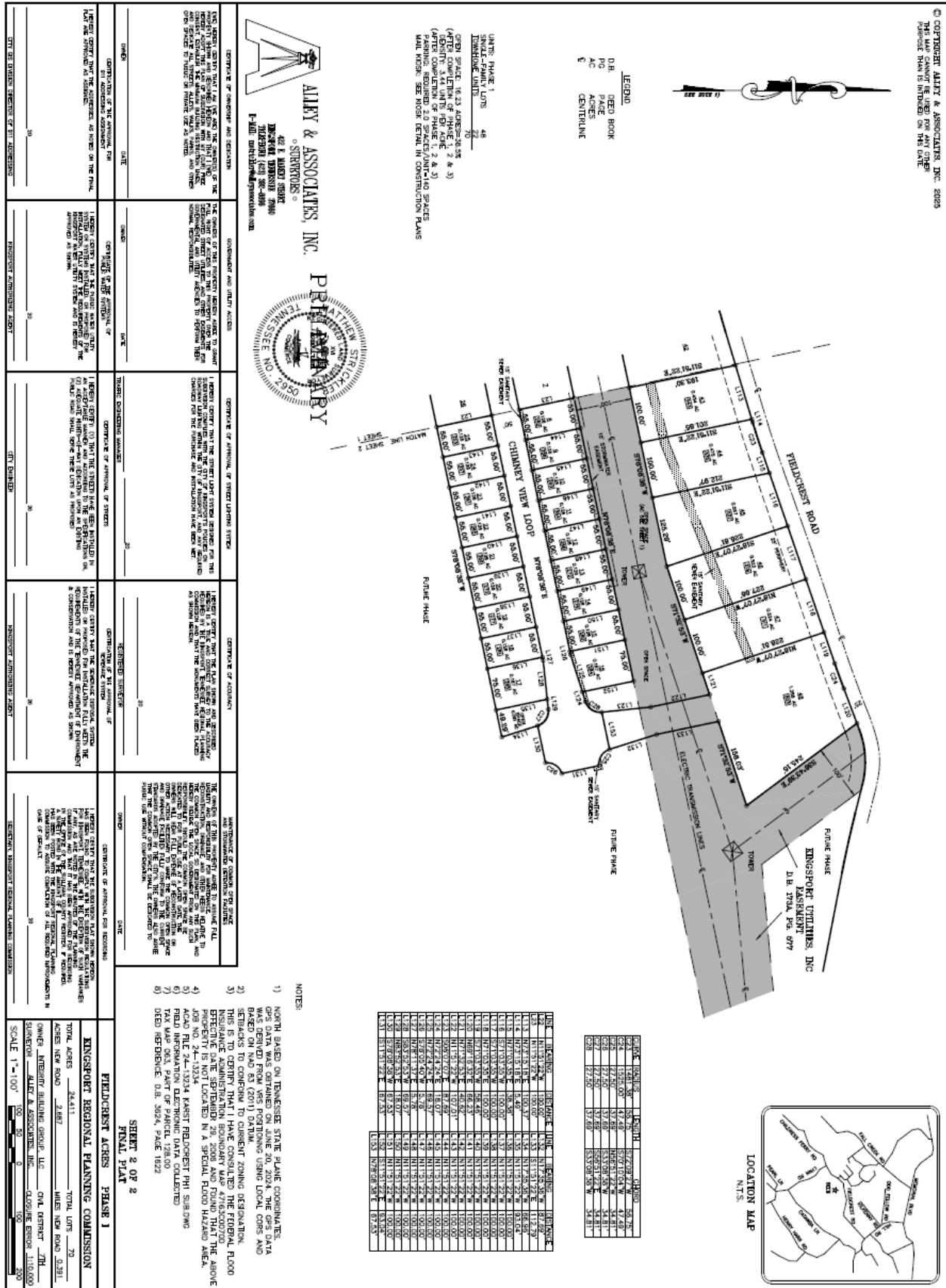
Fieldcrest Phase 1 Preliminary



Item VI4.



Fieldcrest Phase 1 Final Plat



BOND ESTIMATE
Fieldcrest Phase 1

FILE NO. 2024-D16

August 19, 2025

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Garret Burton
Civil Engineer I
City of Kingsport

August 19, 2025

Date





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08/21/2025

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COMMERCIAL LENDING DIVISION
www.firstbank.com

BOND ESTIMATE
Fieldcrest Phase 1
September 30, 2025

FILE NO. 2024-D16

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Garret Burton
Civil Engineer I
City of Kingsport

September 30, 2025

Date



IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

October 16, 2025

City Treasurer
City of Kingsport
415 Broad Street
Kingsport, Tennessee 37660

RE: Fieldcrest Phase 1 Subdivision
Letter of Credit

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Bank Name

By: _____
Official's Name
Official's Title

Eastern Property View



Western Property View

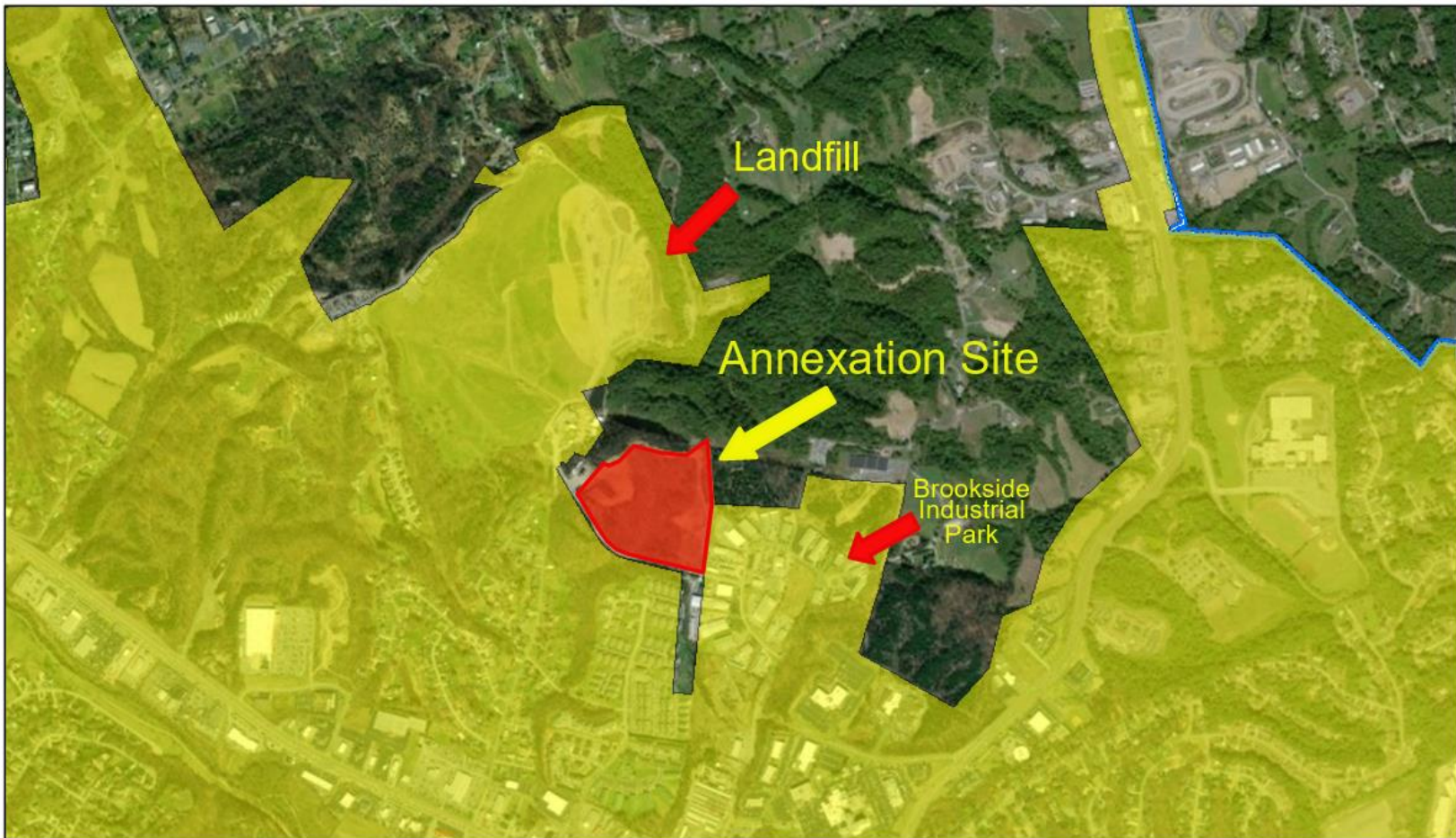


Recommendation:

Staff recommends releasing Integrity Building Group, LLC from their prior Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 contingent upon the new, reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1 being submitted and approved in a form acceptable to the City Attorney.

Property Information	Landfill Access Annexation		
Address	Landfill Access Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 047 Parcel 004.00; Tax Map 046 Parcel 001.05		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family		
Acres	+/- 23.1		
Existing Use	Vacant	Existing Zoning	County R-1 & M-1
Proposed Use	Future Public Works Project	Proposed Zoning	M-2
Owner/ Applicant Information		Intent	
Name: City of Kingsport Address: 415 Broad St. City: Kingsport State: TN Zip Code: 37660 Email: TimElsea@KingsportTN.gov Phone Number: (423)-229-9485		Intent: <i>To annex Tax Map 047A Parcel 004.00 and approximately 16.1 acres of Tax Map 046D Parcel 001.05 into the City of Kingsport's Municipal Boundary.</i>	
Planning Department Recommendation			
RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA. The Kingsport Planning Division recommends approval for the following reasons: - The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner. - Annexation of the proposed area will allow public works to increase the efficiency of their operations and plan for future growth. - The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area. - It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. Staff Field Notes and General Comments: - This is a property owner requested annexation. - The annexation is being requested to bring approximately 23.1 acres into the city for a future public works' development project. Landfill Access Road will remain in the county in order to prevent a doughnut hole zone from occurring in the area. The proposed zone for the annexation site is M-2, General Manufacturing District. The annexation of this property is proposed in order to allow public works to create a new terminal and storage site for a portion of their fleet. Public works has requested to forgo serving the site with water and sewer until a more appropriate time. - The remaining +/- 1.59 acres of Tax Map 046D Parcel 001.05 is not being annexed in order to prevent the creation of a doughnut hole zone and to reserve a portion of land for Sullivan County to be able to continue their landfill operations.			
Planner: Samuel Cooper		Date: 10/16/25	
Planning Commission Action		Meeting Date	10/16/25
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Annexation Vicinity Map



9/29/2025, 10:21:17 AM

 Urban Growth Boundary MT CARMEL JOHNSON CITY
 Municipal Boundary CHURCH HILL
 KINGSPORT

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
NC CGIA, Maxar

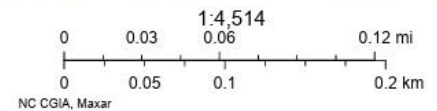
Web AppBuilder for ArcGIS

Proposed Zoning M-2 - General Manufacturing District



9/29/2025, 10:33:17 AM

City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



Web AppBuilder for ArcGIS

Sullivan County Current Zoning



Proposed Project Site Plan

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on October 16, 2025



Southern Property View



Northern Property View



Recommendation

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

- The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
- Annexation of the proposed area will allow public works to increase the efficiency of their operations and plan for future growth.
- The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.
- It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Landfill Access Annexation

Plan of Services

1. Police Protection

- A. On the date of annexation, the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 119 police officers and approximately 43 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 363 mandatory and 54 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo approximately 500 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo approximately 696 hours of field officer training where they will work and be trained by designated training officers.
- E. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs and drug education/awareness programs to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- F. The Kingsport Police Department currently maintains an approximate 3 minute and 7 second average response time to emergency and urgent calls within the corporate limits.

2. Fire Protection

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

3. Water

At the request of the applicant, water will not be extended to the site.

4. Electricity

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

5. Sanitary Sewer

At the request of the applicant, sanitary sewer will not be extended to the site.

6. Solid Waste Disposal

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

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of any future streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation and once constructed and accepted by the City. Emergency pothole repairs are generally made within 24 hours of notification. Crews are available on a 24 hour basis for major emergency call-outs.
- B. Cleaning of streets of snow and ice clearing on future City streets will begin on the operative date of annexation and once constructed and accepted on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques. Snow removal crews also respond on a 24 hour emergency call in basis.
- C. Future streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance on any future city streets will also be provided on the effective date of annexation and once constructed and accepted. Tasks include Mowing, Tree Maintenance and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.
- E. The Streets and Sanitation Division is managed and supervised by a professional staff who are members in good standing of several Professional Organizations such as the Tennessee Chapter of the American Public Works Association, the national chapter of the American Public Works Association, the Volunteer Chapter of the Solid Waste Association of North America, the national chapter of the Solid Waste Association of North America, the Tennessee Urban Forestry Council, the Tennessee Nursery and Landscape Association, National Arbor Day Association, Tennessee Vegetation Management Association, and the Keep Kingsport Beautiful Council. The staff receives ongoing training through these Professional Organizations. Members of the staff are active in their

respective organizations. Members of the staff also serve as trainers and instructors for various training venues.

8. Recreational Facilities

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

9. Street Lighting

Landfill Access Road will not be part of the annexation; therefore, no street lighting will occur.

10. Zoning Services

- A. The area will be zoned City of Kingsport M-2 (General Manufacturing District)
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.

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

11. Schools

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

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

12. Inspection Services

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

13. Animal Control

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

14. Storm Sewers

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

15. Leaf Removal

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

16. Graffiti Control

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

17. Other Services

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



October 16th, 2025

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

Chairman Duncan:

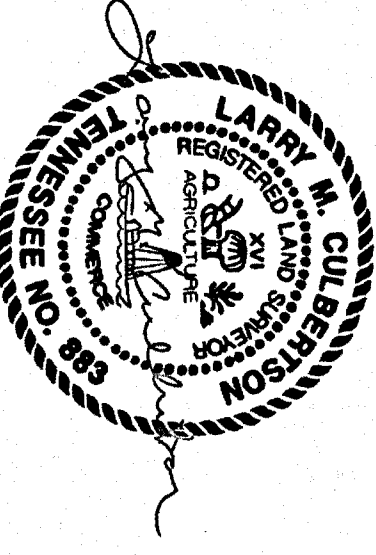
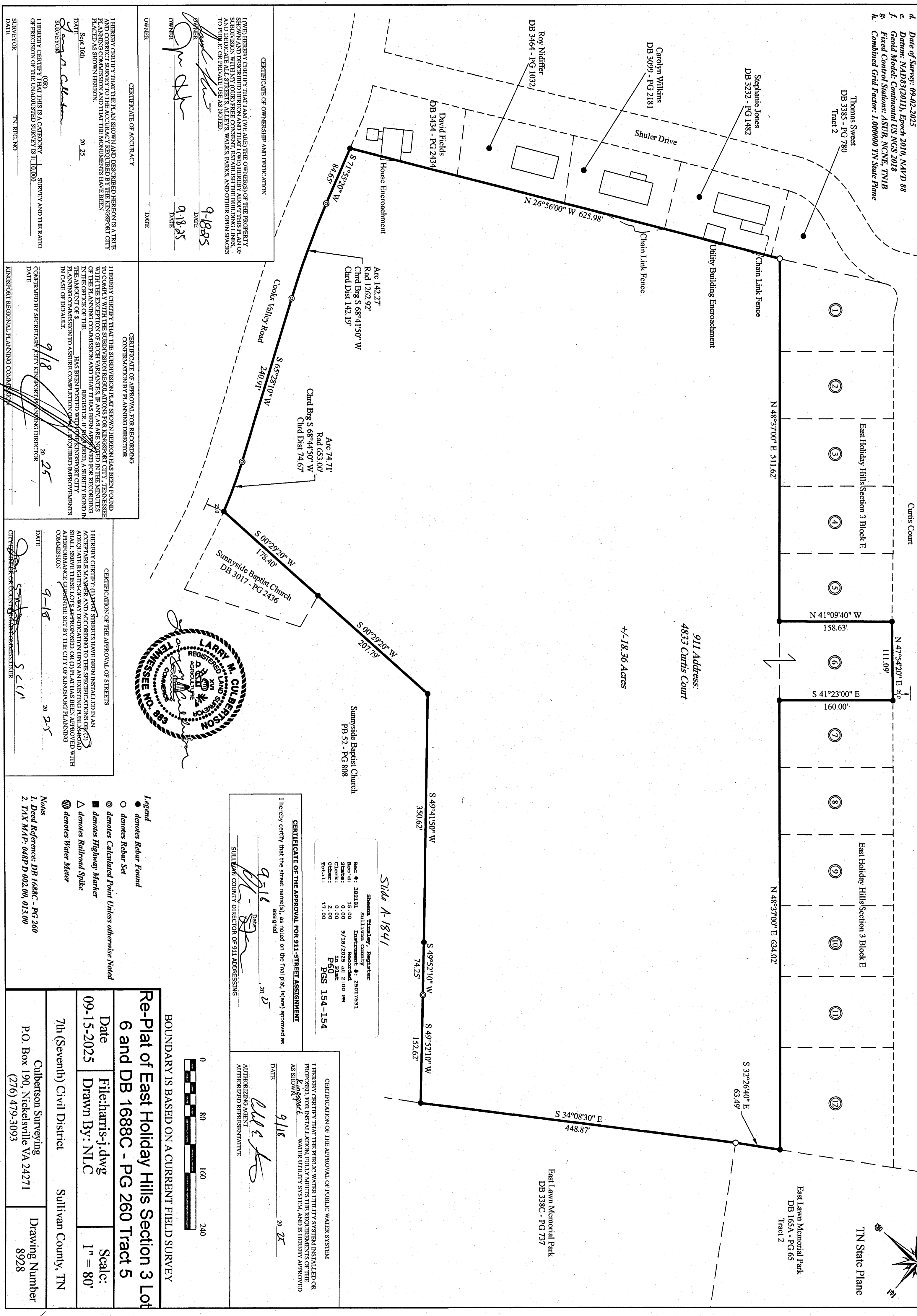
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify the subdivision of the following lots meet(s) the Minimum Standards for Subdivision Development within the Kingsport Planning Region. The staff certifies these plat(s) as acceptable to be signed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

1. Curtis Court
2. 753 Poplar Grove Road
3. 333 Norma Drive
4. 229 Clint Street

Sincerely,

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

Notes
Item VII.1.
GNSS Survey: RTK
GNSS Base Rover: Carlson BRV7
RTK Correction Used: Carlson GNSS
Date of Survey: 09-02-2025
Datum: NAD83(2011), Epoch 2010, NAD 88
Geoid Model: Continental US NGS 2018
Fixed Control Stations: ASUB, NCNE, TN1B
Combined Grid Factor: 1.000000 TN State Plane



Shelby County Register
Rec #: 382181
Inst: 25017531
Rec'd: 15.00
Stake: 0.00
Clerk: 0.00
Total: 2.00
Date: 9/18/2025 at 2:00 PM
In Plate
PG 154-154
EGS

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT
I hereby certify that the street name(s), as noted on the final plat, is/are approved as assigned
Date: 9-18-25
SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM
I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED, FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE KANSAS PLAT WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN
DATE: 9/18
20 25
AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

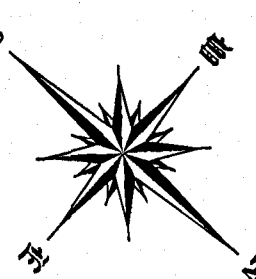
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

Re-Plat of East Holiday Hills Section 3 Lot 6 and DB 1688C - PG 260 Tract 5

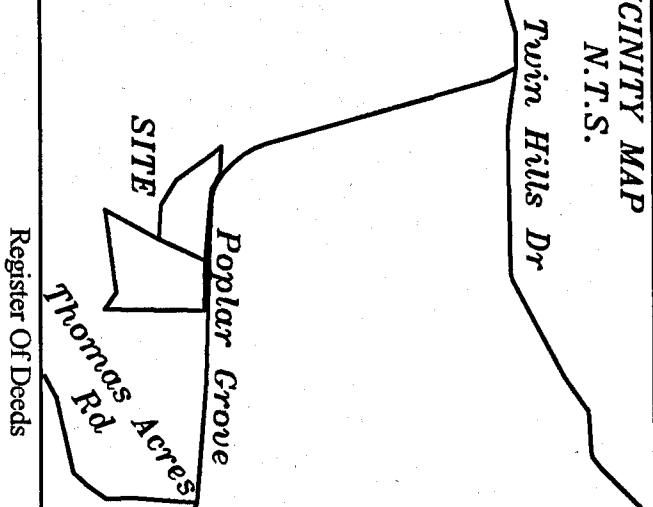
Date: 09-15-2025
File: harris-j.dwg
Drawn By: NLC

7th (Seventh) Civil District
Sullivan County, TN

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Drawing Number 8928



VICINITY MAP
N.T.S.



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Lisa Boggs DATE 9-16-25

OWNER Paul Puckett DATE 9-16-25

OWNER _____ DATE _____

Register Of Deeds

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 9/22 20 25

AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

Chad E. Puckett

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 9-18 20 25

David S. Puckett S.C.E.

CITY ENGINEER OF KINGSFORT

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

DATE _____ 20 _____

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

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEMS

I HEREBY CERTIFY THAT LOTS 3 EACH CONTAIN A SEPARATE WORKING SEPTIC SYSTEM, AND THAT ALL FIELD LINES AND PUBLIC LINES ASSOCIATED WITH EACH SYSTEM ARE CONSIDERED AND FURTHER CERTIFY THAT THE CERTIFICATE OF COMPLETION OF SEPTIC SERVICE SERVICE DISPOSAL SYSTEM FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION IS FOR THE AFOREMENTIONED LOTS AND SYSTEMS.

DATE Sept 16th 20 25

OWNER Paul Puckett

OWNER _____

OWNER _____

CERTIFICATE OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the street name(s), as noted on the final plat, is(are) approved as assigned

DATE 9-18 20 25

SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING

Slide A-1842

Sullivan County, Tennessee	
Rec #: 382331	Instrument #: 25017730
Rec dt: 10-00	9/22/2025 at 11:30 AM
Check: 0.00	In Plate
Other: 2.00	PGS 159-159
Total: 17.00	



BUILDING SETBACK NOTE
The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

EASEMENT NOTE
This property is subject to all right of ways and easements, recorded and/or unrecorded.

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY
This plat does not eliminate or change the dimensions on the location of existing easements that are associated with any undiscovered underground utility.

CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

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

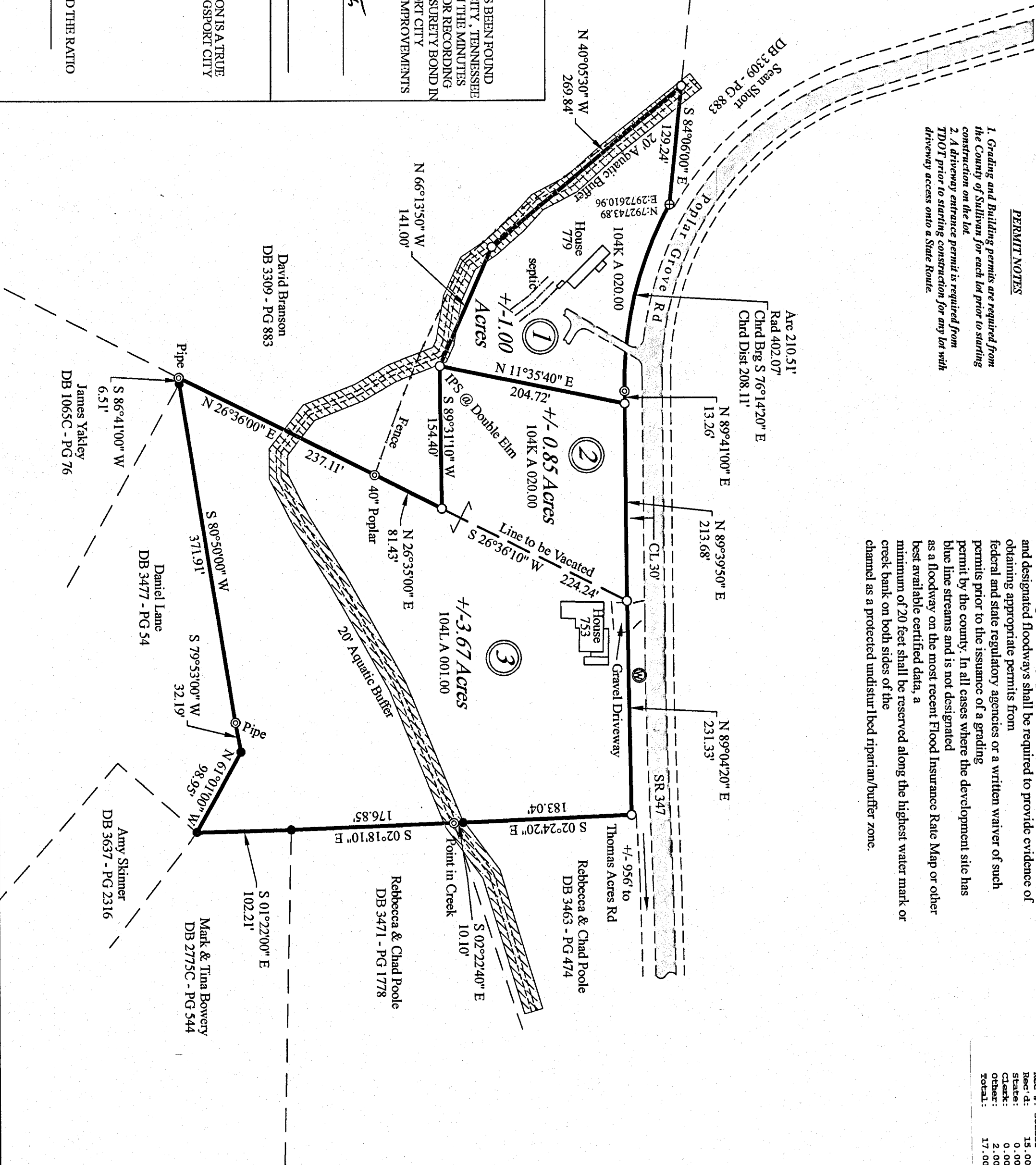
CONFIRMED BY SECRETARY CITY OF KINGSFORT PLANNING DIRECTOR
DATE 9/16 20 25

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

DATE Sept 16th 20 25
SURVEYOR James Yalley

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10000
DATE _____ TN REG. NO. _____



Legend

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

- Notes
1. Deed Reference: DB 3659 - PG 294, DB 3012 - PG 2322
 2. TAX MAP: Portion of 104K A 020.00, 104L A 001.00
 3. Lots 1 and 2 from DB 3532 - PG 1945, LOT 3 DB 3012 - PG 2322
 4. Aquatic Buffer 20' from top of Bank
 5. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 07-31-2025
 - e. Datum: NAD83(2011), Epoch 2010, NAD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: TNJB, TN11, TN18
 - h. Combined Grid Factor: 1.000000 TN State Plane



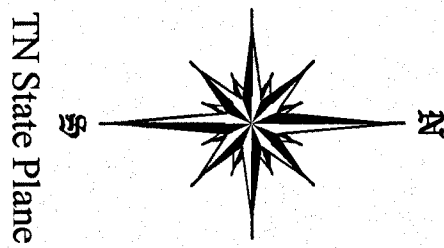
BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

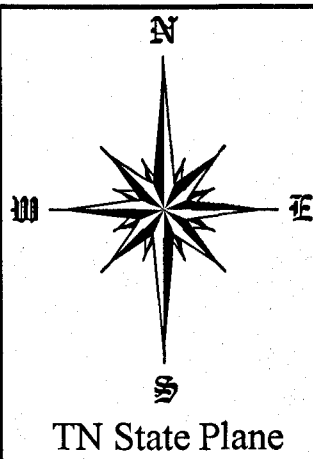
LISA BOGGS

Division
Combination of: JESSE PUCKETT

Date 08-22-2025 File:puckett-j.DWG Scale: 1" = 100'
Drawn By: SWS

Fifteenth (15th) Civil District
Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093
Sullivan County, TN
Drawing Number 8906





CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

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

CONFIRMED BY SECRETARY CITY KINGSPORT PLANNING DIRECTOR
DATE 9/24 20 25

KINGSPORT REGIONAL PLANNING COMMISSION

This survey was done without the benefit of a Title Search.

This survey was done in compliance with the current Tennessee minimum standards of practice.

FLOOD HAZARD AREA NOTES

This property does not lie in an area designated as special flood hazard area on the firm map 47073C0280D dated 7-3-2006.

BUILDING SETBACK NOTE

The building setbacks shall be as per the particular zoning ordinance in effect on subject property at the time of construction.

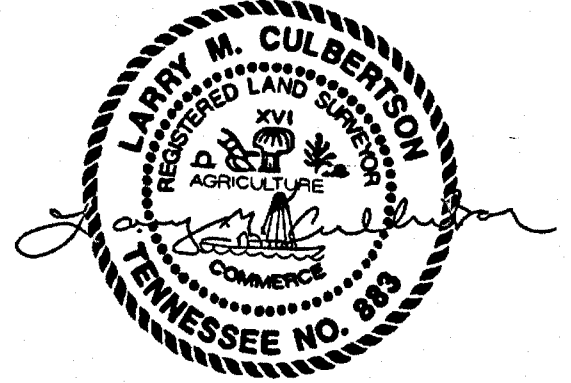
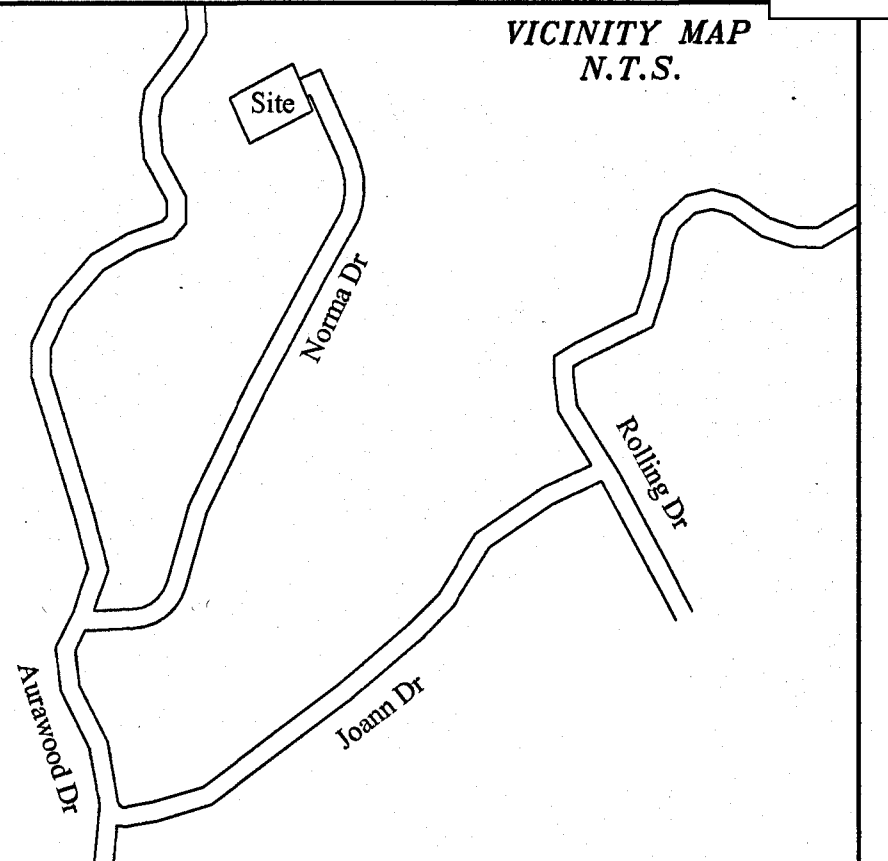
EASEMENT NOTE

This property is subject to all right of ways and easements, recorded and / or unrecorded.

UNDISCOVERED EXISTING UTILITIES LOCATED ON THE PROPERTY

This plat does not eliminate or change the dimensions or the location of existing easements that are associated with any undiscovered underground utility.

VICINITY MAP N.T.S.



PERMIT NOTES

1. Grading and Building permits are required from the County of Sullivan for each lot prior to starting construction on the lot.
2. A driveway entrance permit is required from TDOT prior to starting construction for any lot with driveway access onto a State Route.

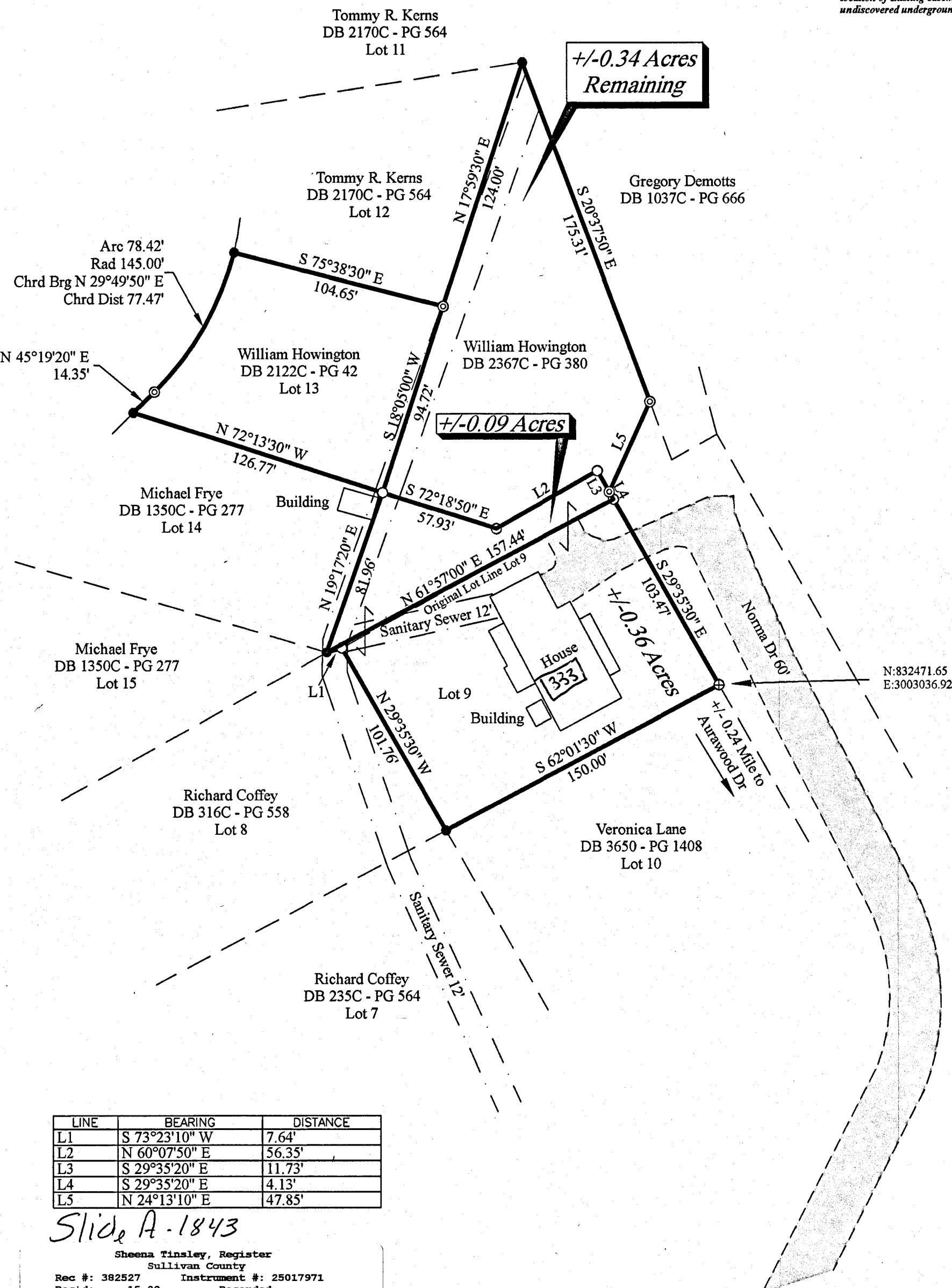
Legend

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

Notes

1. Deed Reference: DB 3538 - PG 260, DB 2367C - PG 380
2. TAX MAP: 031L B 001.00, 031LA 001.06
3. Plat Book Reference PB 48 - PG 41
4. GNSS NOTE:
 - a. GNSS Survey: RTK
 - b. GNSS Base/Rover: Carlson BRX7
 - c. RTK Correction Used: Carlson GNSS
 - d. Date of Survey: 06-09-2025
 - e. Datum: NAD83(2011), Epoch 2010, NAVD 88
 - f. Geoid Model: Continental US NGS 2018
 - g. Fixed Control Stations: TN11, TN1B, TN18
 - h. Combined Grid Factor: 1.000000 TN State Plane

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER Nall R. R. R. DATE 9/23/25
OWNER T. R. R. DATE 9-25-25
OWNER _____ DATE _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

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

SEWER DIRECTOR OR AUTHORIZED REPRESENTATIVE Chad E. R. R. DATE 9/24 20 25

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE SEPT. 24 20 25
AUTHORIZING AGENT Carli R. R.
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

DATE September 24 20 25
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE Cashmir R. R.

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

DATE Sept 22nd 20 25
SURVEYOR Larry M. Culbertson

(OR)
I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: _____

SURVEYOR _____ TN. REG. NO. _____
DATE _____

ADDITION TO LOT 9 OF AURAWOOD HEIGHTS SECTION 2

Date 08-20-2025	File:martin-j.DWG Drawn By: SWS	Scale: 1" = 50'
Tenth (10th) Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8887

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FIRM MAP #: 47163C0035DD
SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
EFFECTIVE DATE: 09-29-2006

THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORM WATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORM WATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE SULLIVAN COUNTY REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

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

Sept 25th 20 25

DATE
Surveyor

Legend

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

Notes

1. Deed Reference: DB 3283 - PG 2261
2. TAX MAP: 046D A 044.00
3. New Lot Address 235 Clint St

Certificate of Existing Septic System

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

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

Name on TDEC Permit: _____ Date of Permit: _____
Or: the existing dwellings predate the permitting process from TDEC and predate the adoption of the Sullivan County Subdivision Regulations of 1951. Year of dwelling(s): _____
Owner(s) Signature: _____ Date: _____
Signature: _____ Date: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

9-29-25 20 25

DATE
OWNER

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

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

DATE 9/29 20 25

AUTHORIZING AGENT
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT

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

September 29 20 25

DATE
CITY G.I.S. DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING
OR HIS/HER AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE 20

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF APPROVAL FOR RECORDING
CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR SULLIVAN COUNTY, 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 COUNTY REGISTRAR. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE SULLIVAN COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 9/29 20 25

CONFIRMED BY KINGSFORT CITY PLANNING DIRECTOR

DATE 20 25

SECRETARY OF THE KINGSFORT CITY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot 1 defined as Subdivision of Norman & Lisa Wallen - located in Sullivan County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

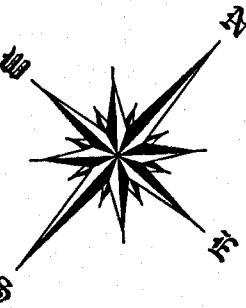
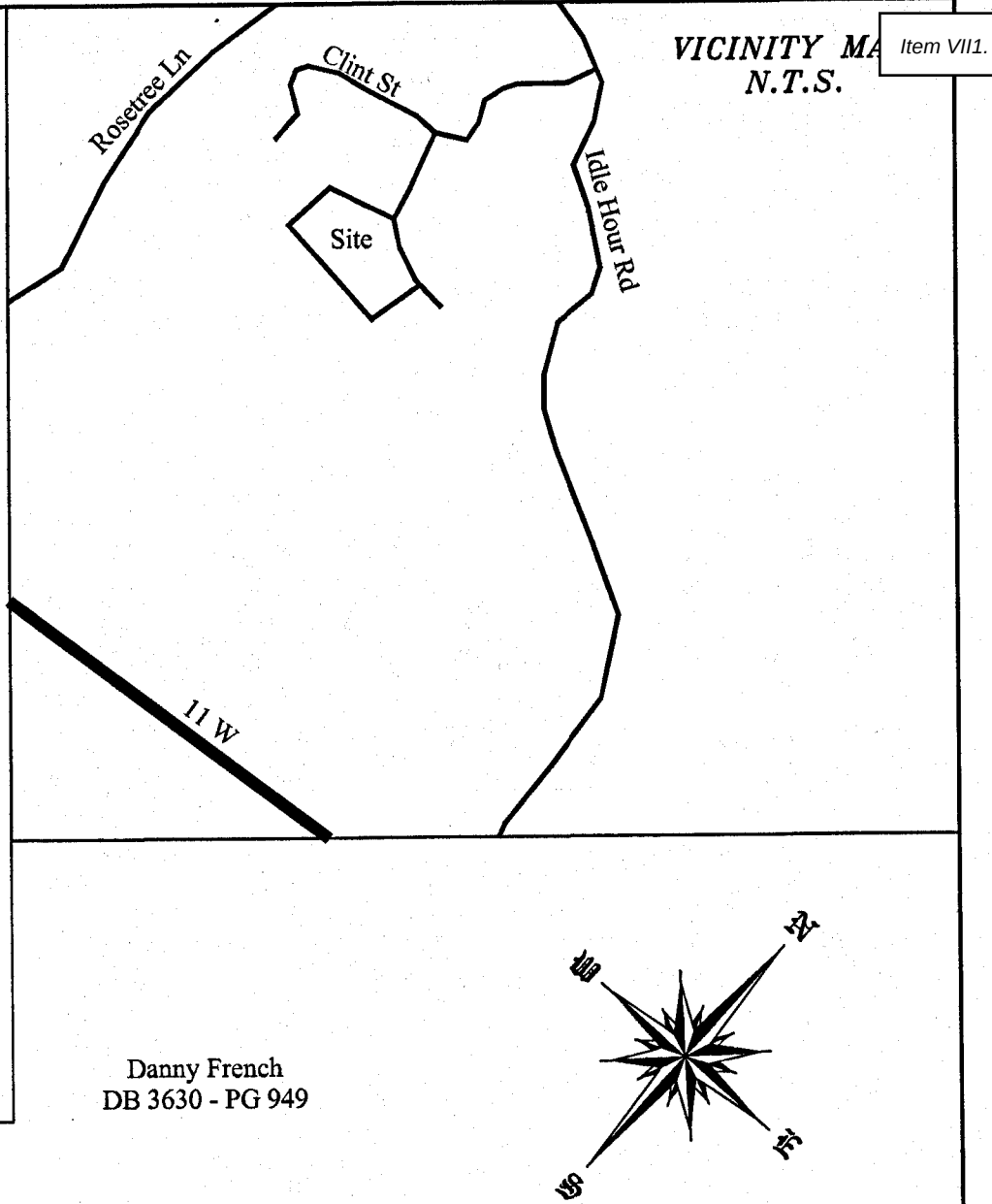
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

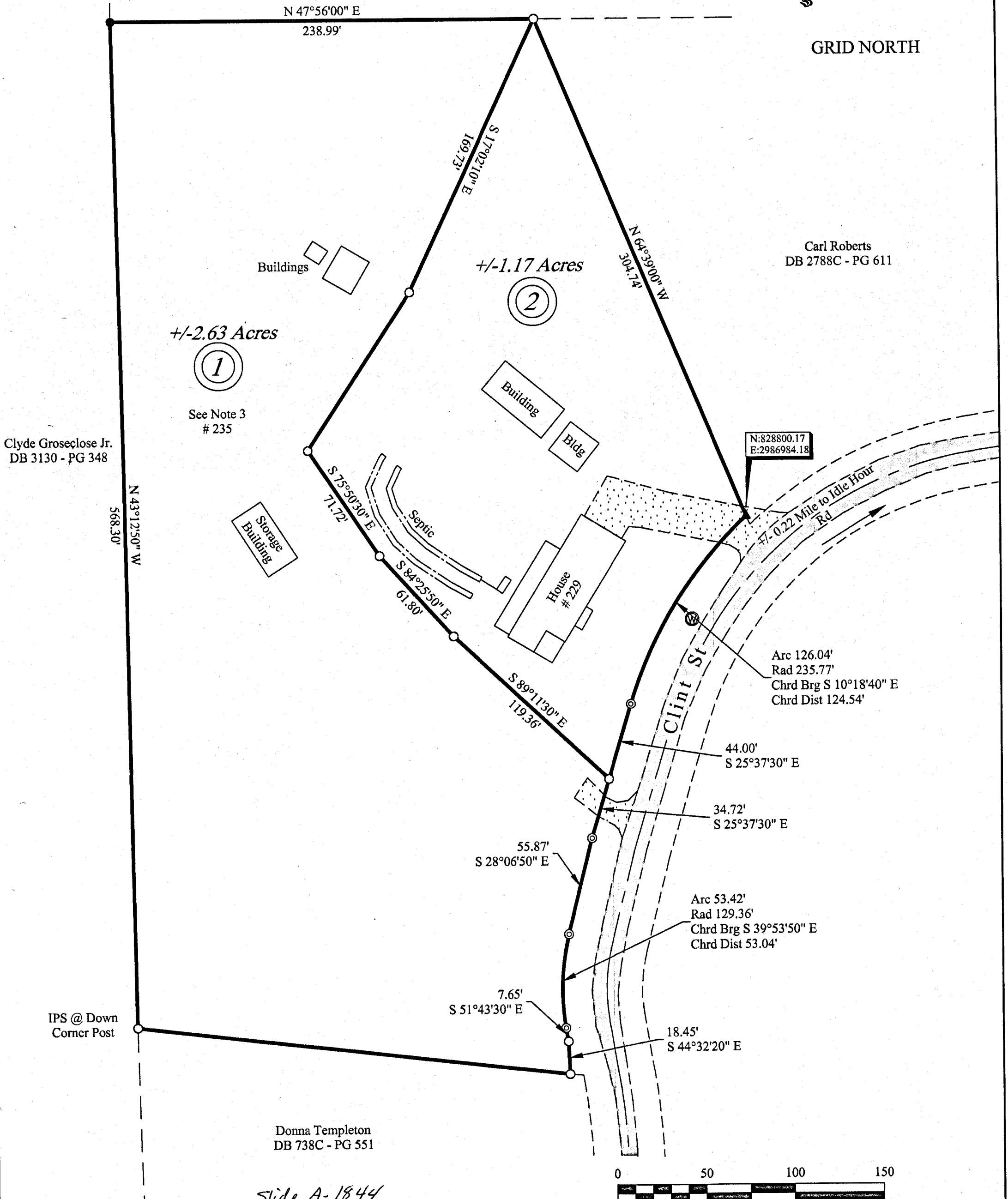
Lot 1: Lot 1 is limited to a maximum of 2 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required.
Lot 2: Lot 2 has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

Clayton Stanley ES3
Environmental Scientist
TN Division of Water Resources
Date 09/26/2025



Danny French
DB 3630 - PG 949

GRID NORTH



Donna Templeton
DB 738C - PG 551

Slide A-1844

Sheena Tinsley, Register
Sullivan County
Rec #: 382837 Instrument #: 25018372
Rec'd: 15.00 Recorded
State: 0.00 9/30/2025 at 12:29 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 167-167

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

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

SUBDIVISION OF : NORMAN & LISA WALLEN		
Date 03-28-2025	File:wallen-n.DWG Drawn By: SWS	Scale: 1" = 50'
11th (Eleventh) Civil District Sullivan County, TN		
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8756