



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, April 17, 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 March 20, 2025 Work Session Minutes
- 2.** Approval of the March 20, 2025 Regular Meeting Minutes

IV. CONSENT AGENDA

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

- 1.** Jonathan Way Private Street Renaming (PLNCOM25-0089). The Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen in support of renaming the private street. (Weems)

V. UNFINISHED BUSINESS

- 1.** 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is to receive, for informational purposes, the amended preliminary zoning development plan. (Weems)

VI. NEW BUSINESS

- [1.](#) Cooks Valley Road Rezoning (REZONE25-0064). 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 PD. (McMurray)
- [2.](#) Cooks Valley Road Rezoning Site Future Land Use Plan Amendment (REZONE25-0064). The Commission is requested to amend the 2030 Future Land Use Plan to accommodate the multifamily portion of the Cooks Valley Road Development (Weems).
- [3.](#) 1111 Kinzer Lane County Rezoning (REZONE25-0078) The Kingsport Regional Planning Commission has been requested to send a positive recommendation to the Sullivan County Commission for a county rezoning. (Cooper)
- [4.](#) Airport Parkway Residential Development (PD24-0195). The Commission has been requested to grant preliminary Planned Development plat approval for the Airport Parkway Residential Planned Development. (Cooper)
- [5.](#) 2016 Netherland Inn, Preliminary Zoning Development (MUD25-0075). The Commission is requested to grant preliminary zoning development plan approval for 2016 Netherland Inn Road. (Pyatte)
- [6.](#) 2100 Enterprise Place Preliminary Zoning Development Plan (COMDEV25-0053). The Commission is requested to grant preliminary zoning development plan approval for a new hotel. (Cooper)
- [7.](#) Brickyard Village Phase 1A Final Plat (PD24-0301). The Commission is requested to grant final plat approval to Brickyard Village Phase 1A. (Cooper).
- [8.](#) Brickyard Village Phase 1A Irrevocable Letter of Credit (PD24-0301). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of Brickyard Village Phase 1A. (Cooper)
- [9.](#) 730 Boone St. Surplus (Rotary Park) (SURPLS25-0022). The Commission has been requested to declare 730 Boone St., also known as Rotary Park, as surplus property. (Cooper)
- [10.](#) 2025 Sullivan County Fees ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the submitted zoning text amendment. (Weems)

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

Thursday, March 20, 2025 at 4:00 PM

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, Anne Greenfield, Candice Hilton, Sam Booher

Members Absent: Chip Millican, Travis Patterson, Tim Lorimer, Jason Snapp

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

The Commission reviewed the minutes. Sharon Duncan stated that the February regular meeting minutes needed to be updated. Staff stated that they would replace the old minutes with the correct version for the regular meeting. 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. Taylor Ridge Concept Plan (CONCPT25-0031). The Commission is requested to grant concept plan approval for the Taylor Ridge Subdivision Concept Plan. Staff identified the location of the 42 lot request along Sullivan Gardens Parkway. Staff stated that the proposal conceptually conforms to the Commission's subdivision regulations. Staff noted the proposed local and residential lane cross sections, which would supply adequate access to the site. Staff further stated that with the site being outside City limits, that Sullivan County Planning and Codes and Sullivan County Highway would also review the preliminary and final subdivision proposals for the site. Staff recommended concept approval. No official action was taken.
2. 2101 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0046). The Commission is requested to grant preliminary zoning development plan approval for a new theatre building addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. No official action was taken.
3. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is requested to grant preliminary zoning development plan approval for a fuel center addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. No official action was taken.
4. 2405 Memorial Boulevard Preliminary Zoning Development Plan (COMDEV240252). The Commission is requested to grant preliminary zoning development plan approval for an amended outdoor display area for the new Rural King store. The Commission reviewed the site and acknowledged conformance with the B-4P standards. Staff noted that this same site had approval for an outdoor display area last year. Staff explained that the owners of the site desired to expand their nursery offerings outside and subsequently request a 12,000 sq ft nursery addition. Staff noted that appropriate parking for the site is preserved. No official action was taken.
5. Grant Project Approval for Bays Mountain and Brickyard Park Improvements. The Commission is requested to grant approval of the overall grant project. Ms. Kitty Frazier, the City's Parks and Recreation Manager, presented the proposed park improvements to the Commission. The Commission thanked Ms. Frazier for the presentation. 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, March 20, 2025 at 5:30 PM

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, Anne Greenfield, Candice Hilton, Sam Booher, Chip Millican

Members Absent: Travis Patterson, Tim Lorimer, Jason Snapp

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

Visitors: Allison Winters, Tim Lingerfelt, Gabriel Lafin, John Donaldson, Kitty Frazier

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Anne Greenfield, to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

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

Planning Manager Weems stated that the correct minutes for the February regular meeting are now ready for review. The Commission reviewed the work session and regular meeting minutes. With no changes identified, a motion was made by Chip Millican, seconded by Candice Hilton, to approve the minutes of the February 17, 2025 work session and the February 20, 2025 regular meeting minutes. The motion passed unanimously, 6-0.

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. Taylor Ridge Concept Plan (CONCPT25-0031). The Commission is requested to grant concept plan approval for the Taylor Ridge Subdivision Concept Plan. Staff identified the location of the 42 lot request along Sullivan Gardens Parkway. Staff stated that the proposal conceptually conforms to the Commission's subdivision regulations. Staff noted the proposed local and residential lane cross sections, which would supply adequate access to the site. Staff further stated that with the site being outside City limits, that Sullivan County Planning and Codes and Sullivan County Highway would also review the preliminary and final subdivision proposals for the site. Staff recommended concept approval. A motion was made by Gary Mayes, seconded by Chip Millican, to grant conceptual approval due to conformance with the subdivision regulations. The motion passed unanimously, 6-0.
2. 2101 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0046). The Commission is requested to grant preliminary zoning development plan approval for a new theater building addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. Staff drew attention to the new theater site, which will occupy an existing mall drive isle once completed. Staff reviewed the request and found that all required parking and necessary drive isles will be preserved. A motion was made by Gary Mayes, seconded by Candice Hilton, to grant preliminary zoning development plan approval. The motion passed unanimously, 6-0.
3. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is requested to grant preliminary zoning development plan approval for a fuel center addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. Staff presented the item to the Commission, which calls for a new fuel center addition to the existing Walmart parking lot. Staff described the proposal as meeting the B-4P standard, with all yards and dimensional requirements met. The Commission inquired about the egress from the fuel center into the southern egress of the existing Walmart parking lot, stating that full access from the portion closest to the Walmart parking lot egress would create traffic issues as designed due to close proximity to the site

entrance. Mr. Gabriel Lafin, representing the item for Walmart, stated that this particular egress was designed to also accommodate transfer trucks that refuels the site. Mr. Lafin stated that this particular egress would be reworked and asked if the Commission could make a contingent approval. A motion was made by Gary Mayes, seconded by Sam Booher, to grant contingent preliminary approval for the site contingent upon the southern egress from the fuel center closest to the southern Walmart egress being reworked to not allow egress from the fuel center. The motion passed unanimously, 6-0. At the conclusion of the vote for this item, Gary Mayes left the meeting due to a previously scheduled commitment.

4. 2405 Memorial Boulevard Preliminary Zoning Development Plan (COMDEV24-0252). The Commission is requested to grant preliminary zoning development plan approval for an amended outdoor display area for the new Rural King store. The Commission reviewed the site and acknowledged conformance with the B-4P standards. Staff noted that this same site had approval for an outdoor display area last year. Staff explained that the owners of the site desired to expand their nursery offerings outside and subsequently request a 12,000 sq ft nursery addition. Staff noted that appropriate parking for the site is preserved. A motion was made by Chip Millican, seconded by Sam Booher, to grant amended preliminary zoning development plan approval. The motion passed unanimously, 5-0.
5. Grant Project Approval for Bays Mountain and Brickyard Park Improvements (PLNCOM25-0056). The Commission is requested to grant approval of the overall grant project. Ms. Kitty Frazier, the City's Parks and Recreation Manager, provided a comprehensive presentation on the proposed park improvements to the Commission. The Commission acknowledged the need for the improvements and thanked Ms. Frazier for the presentation. A motion as made by Sam Booher, seconded by Anne Greenfield, to grant approval of the overall grant project. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

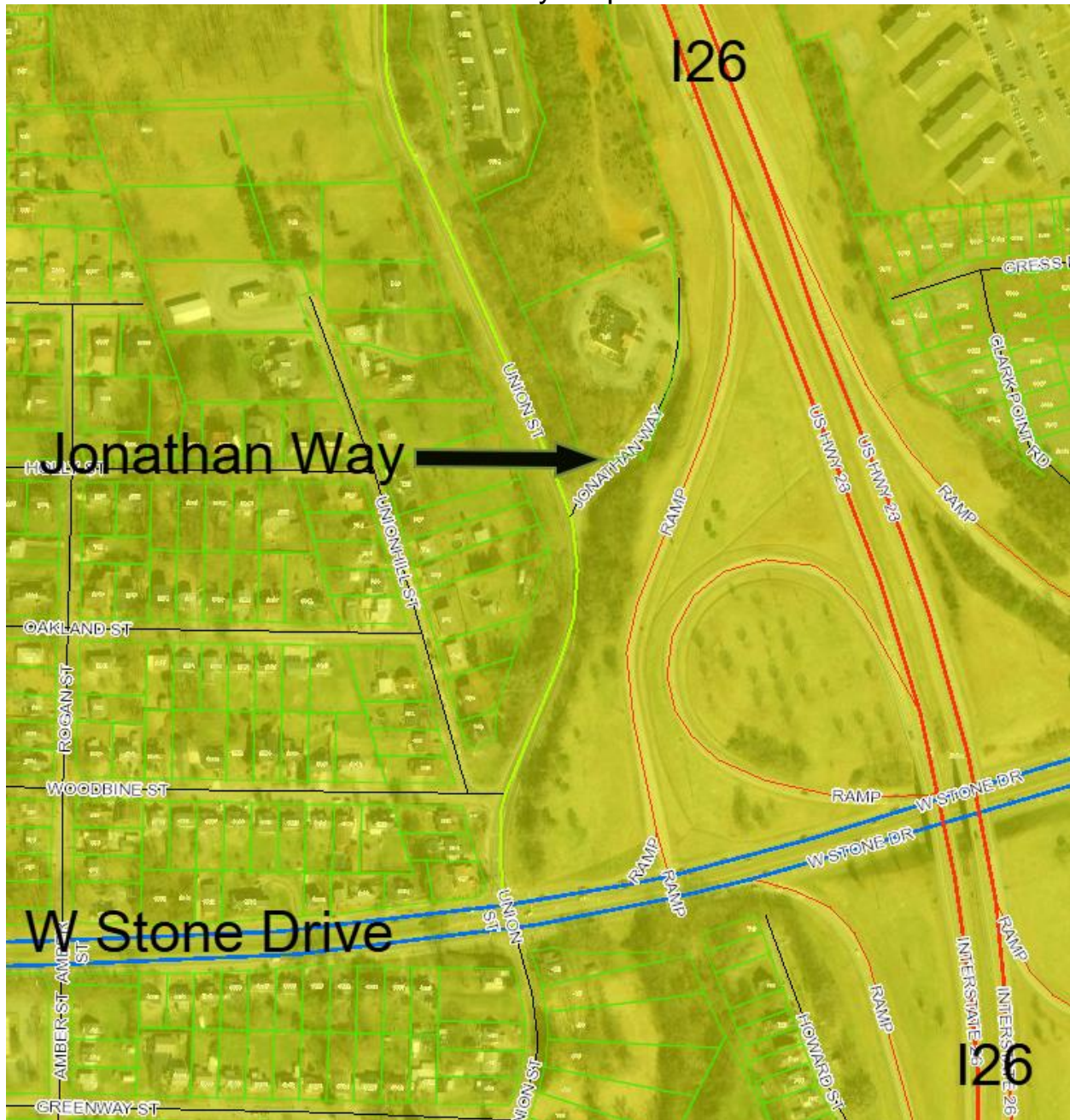
VIII. PUBLIC COMMENT

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	Private Street Renaming		
Address	818 Jonathan Way		
Tax Map, Group, Parcel	045C, A, 1.05		
Civil District	12 th Civil District		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	n/a		
Applicant #1 Information		Surveyor Information	
Name: Kinsey Holliday (Owner) Address: 818 Jonathan Way City: Kingsport State: TN Zip Code: 37660 Phone Number: (276) 494-3705		Name: Address: City: State: Email: Phone Number:	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
<p>The Kingsport Planning Division recommends sending a favorable recommendation to the Board Mayor and Alderman to rename Jonathan Way to Black Olive Drive.</p> <ul style="list-style-type: none"> Request was reviewed by City GIS 911 services and found to be acceptable. The name change only impacts the address of the owner/ applicant of this action. <p>Request:</p> <p>Jonathan Way is a private street that serves as access to 818 Jonathan Way, the former home of Edo Sushi Bar & Grill. The new owner of the property has requested a name change of their private street from <u>Jonathan Way to Black Olive Drive</u>. The owner/ applicant of the request is the sole property owner impacted by the change. The new owner plans to open the Black Olive Restaurant at this site.</p>			
Planner:	Weems	Date: 4/10/25	
Planning Commission Action		Meeting Date:	April 17, 2025
Approval:			
Denial:		Reason for Denial:	

Vicinity Map



Location Map



RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Board Mayor and Alderman for the renaming of the private street of Jonathan Way to the private street of "Black Olive Drive."

April 1, 2025

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

Chairman Duncan:

During our March 2025 regular meeting, contingent approval was granted to the Preliminary Zoning Development Plan for 3200 Fort Henry Drive (COMDEV25-0033). This proposal detailed changes to the site in regard to a new fuel center addition. During the meeting, discussion was held concerning the southern egress from the fuel center site in regard to incoming traffic from the southern site entrance off Fort Henry Drive and how the two areas were very close. Walmart supplied an amended preliminary site plan which addressed this concern. Please find a copy of the amended preliminary zoning development plan attached.

Sincerely,

Ken Weems, AICP
Planning Manager

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0064

Cooks Valley Road Rezoning

Property Information			
Address		Cooks Valley Road	
Tax Map, Group, Parcel		Tax Map 062 Parcel 003.00 & Parcel 003.50	
Civil District		07	
Overlay District		n/a	
Land Use Designation		Single-Family	
Acres		Rezone Site 94.54 acres +/-	
Existing Use	Vacant land	Existing Zoning	R-1B
Proposed Use	single-family & multi-family development	Proposed Zoning	PD
Owner /Applicant Information			
Name: Daniel Stacy Address: 271 Old Cooks Valley Road City: Kingsport State: TN Zip Code: 37664 Email: daniel.stacy@ymail.com Phone Number: (423)817-8868		Intent: <i>To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate new single-family and multi-family 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 zoning change is compatible with neighboring residential and PD zoning districts. The zoning change will appropriately match the proposed use. <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> This proposal preserves single-family development exclusively along Cooks Valley Road, Lakota Place, and behind the existing homes on Skyland Drive. The central portion of the site will be designated for multifamily use and will adjoin a section of the Cooks Point development, which includes approximately 12 duplexes. Water and sewer are available. Sewer will need to be extended by developer. Staff supports the rezoning from R-1B to Planned Development (PD) to allow for a mix of new single-family and multifamily residential uses in the central portion of the site, promoting compatibility and cohesion with the surrounding residential areas. A Traffic Impact Study is triggered when a development is expected to generate over 750 daily vehicle trips, based on rates of 10 trips per single-family unit and 7 per multi-family unit. The developer must submit the TIS with the development plans, and any required improvements are the developer's responsibility. 			
Planner:	Jessica McMurray	Date:	April 7, 2025
Planning Commission Action		Meeting Date:	April 17, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0064

ADDRESS	Tax Map 062 Parcel 003.00 & Parcel 003.50
DISTRICT	07
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	PD (Planned Development District)
ACRES	Rezone Site 94.54 acres +/-
EXISTING USE	vacant land
PROPOSED USE	New single-family & multi-family development

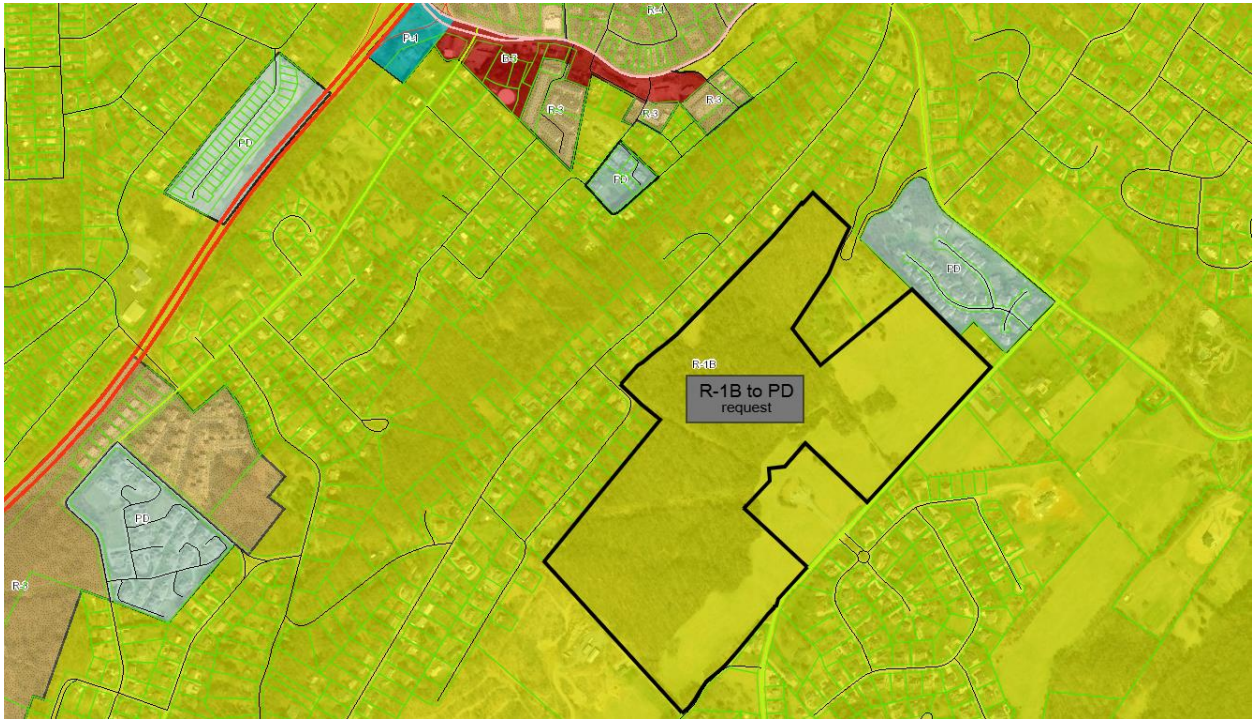
PETITIONER**ADDRESS** 271 Old Cooks Valley Road, Kingsport, TN 37660**REPRESENTATIVE****PHONE** (423) 817-8868**INTENT**

To rezone from R-1B (Residential District) to PD (Planned Development District) to accommodate new single-family and multi-family development.

Vicinity Map



Surrounding City Zoning Map

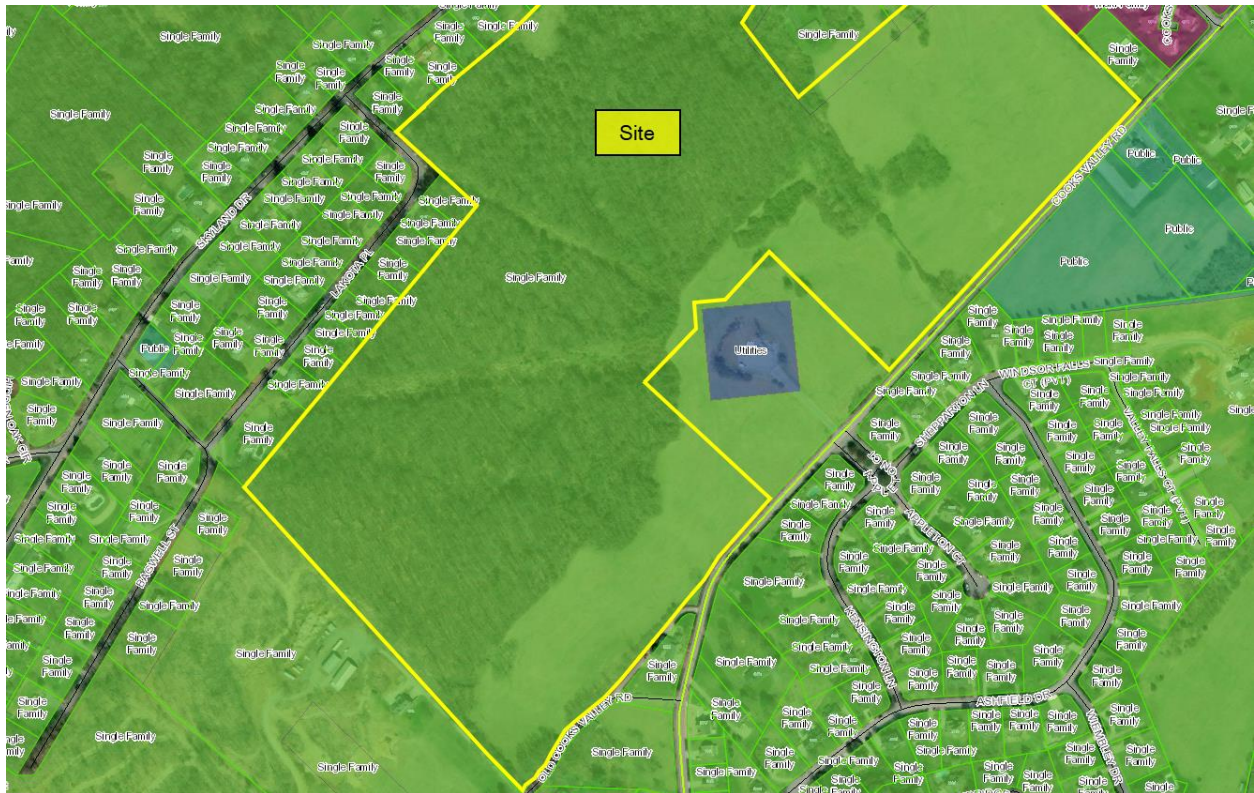
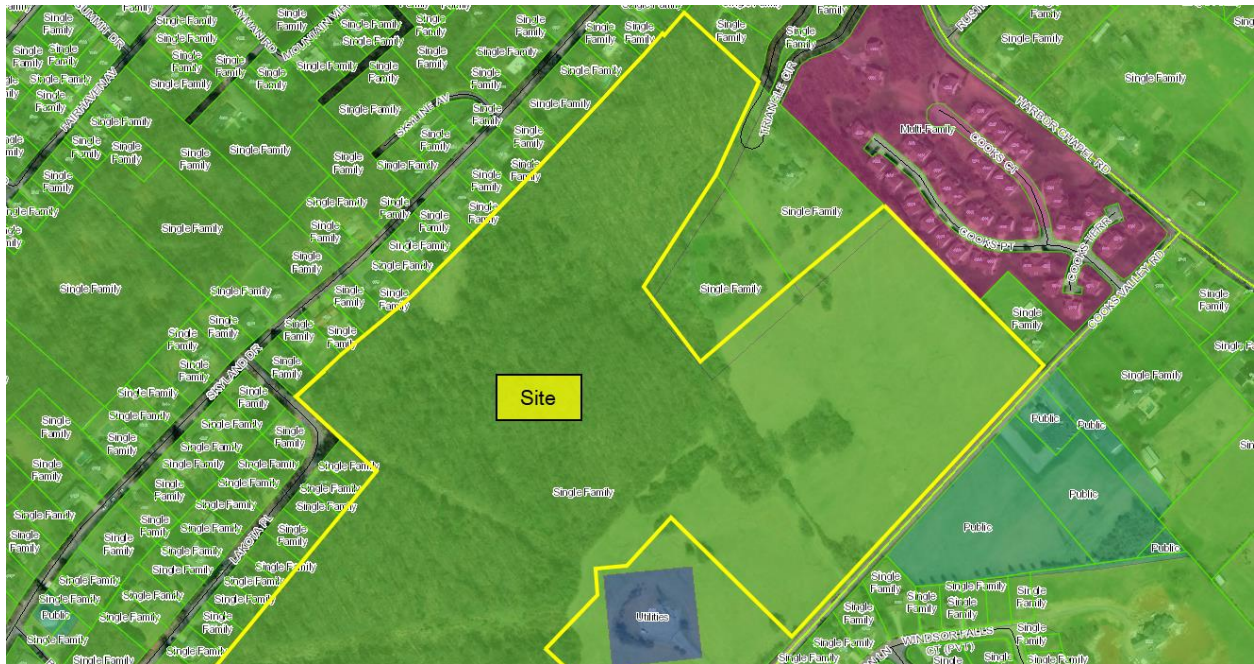


Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0064

Future Land Use Plan 2030



Rezoning Report

Kingsport Regional Planning Commission

File Number REZONE25-0064

Aerial



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0064**

View from Cooks Valley Road Facing North (right side of substation)



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0064**

View from Cooks Valley Road Facing West (right side of substation)



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0064

View from Cooks Valley Road Facing South (right side of substation) Toward Cooks Crossing



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0064**

View from Cooks Valley Road Facing North (left side of substation)



Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0064**

View from Cooks Valley Road Facing Northeast (left side of substation)

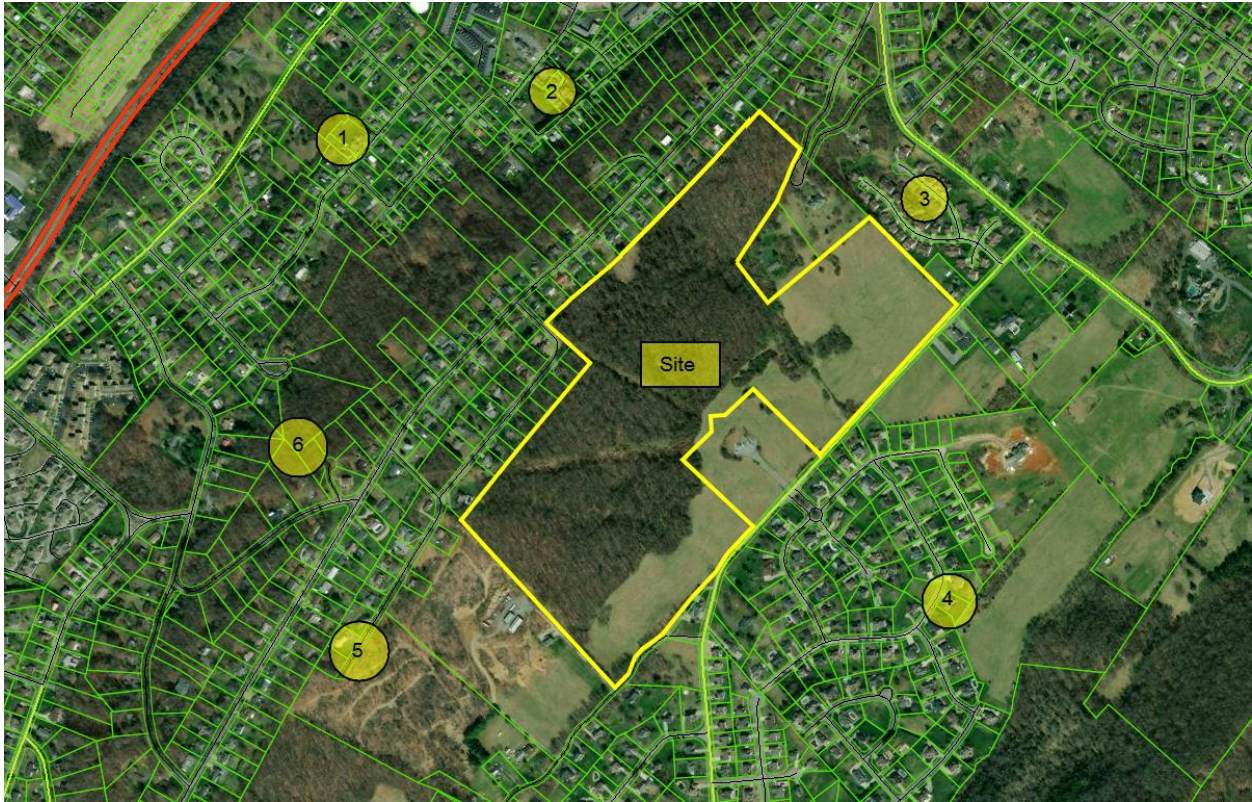


Kingsport Regional Planning Commission
Rezoning Report **File Number REZONE25-0064**

View from Cooks Valley Road Facing Northwest (left side of substation)



EXISTING USES LOCATION MAP



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0064

Existing Zoning/ Land Use Table

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

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0064

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, 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 allows for a use that aligns with the surrounding residential zoning districts, though a minor adjustment to the future landuse plan will be required to accommodate the proposed PD zone with single and multi-family development (located in middle of single family development).
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The property has a viable economic use under its current zoning and it would also have a reasonable economic use under the proposed zoning.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning aligns with the 2030 Land Use Plan, as single-family development is permitted under both PD and the current R-1B zoning. While the future land use designation will need a minor adjustment to accommodate planned development, the site is well-suited for both single-family and multi-family developments.

Proposed use: New single-family & multi-family development

The Future Land Use Plan Map recommends single-family.

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?** The current conditions strongly support the approval of the proposed rezoning. The location of the parcels in question exhibits a harmonious compatibility with adjacent residential zoning districts.
6. **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 rezoning site borders existing residential districts, and the vacant land is adequately sized for a new development that will comply with PD zoning requirements.

Kingsport Regional Planning Commission**Rezoning Report****File Number REZONE25-0064****CONCLUSION**

Staff recommends sending a positive recommendation to rezone from R-1B to PD, citing the site's compatibility with neighboring residential and Planned Development zoning districts.

PROPERTY INFORMATION	Cooks Valley Road Planned Development area
ADDRESS	Cooks Valley Road
DISTRICT, LAND LOT	7th Civil District, Tax Map 062, parcels 3 and 3.5
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
Land Use Designation	Single Family
EXISTING USE	Vacant
PROPOSED USE	Future Single and Multifamily

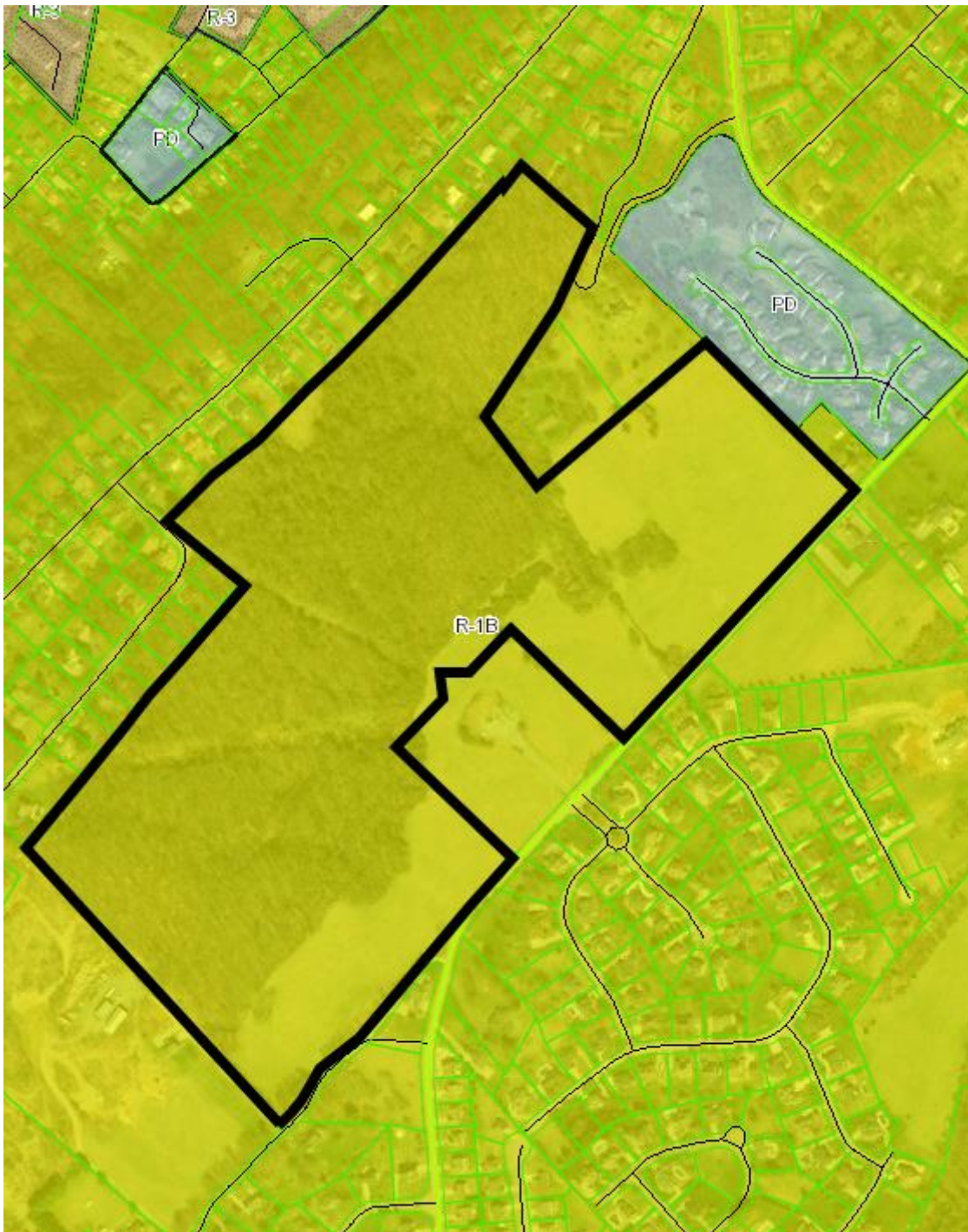
APPLICANT: Daniel Stacy

INTENT

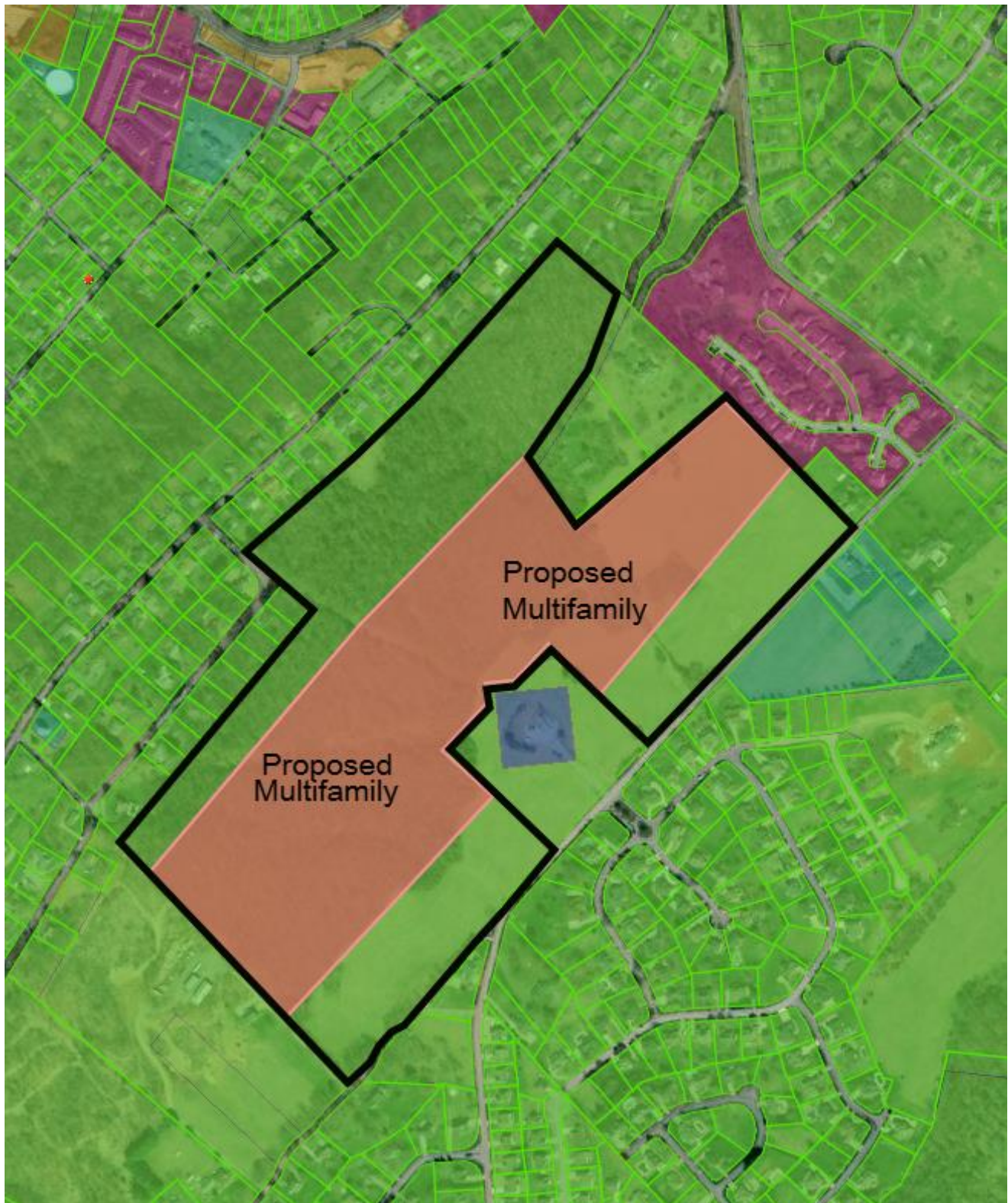
The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the proposed development located along Cooks Valley Road. The current land use plan designation for this property is Single Family Residential and the applicant is seeking a change the middle portion of the development site to Multifamily Residential. The property is in the process of being zoned PD (Planned Development District) from the current zone of R-1B.

Uses in the PD, Planned Development District, are required to match the designation on the future land use plan. Staff feels that the multifamily proposal at this site is appropriate due to being internal to the development site.

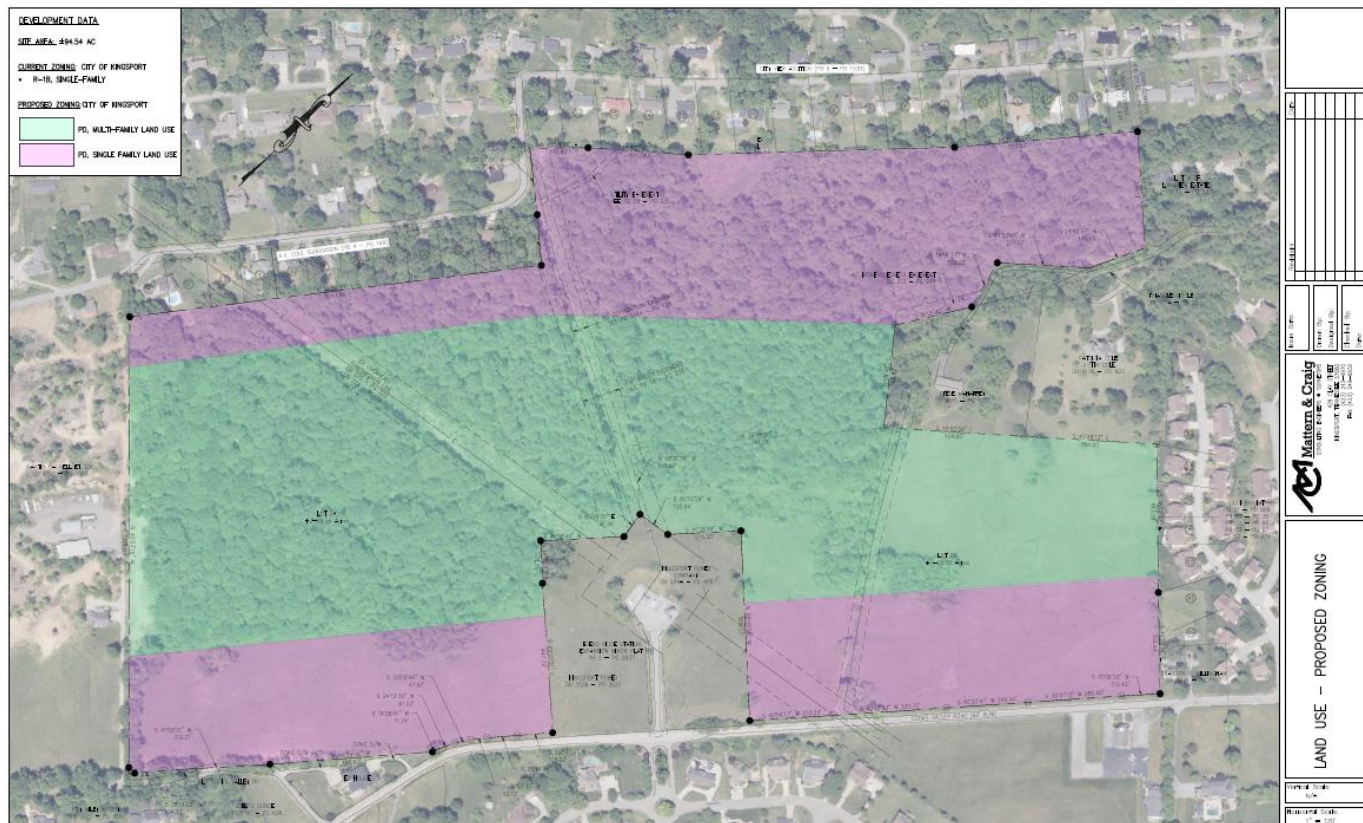
Zoning: R-1B to PD



2030 Future Land Use Plan (With Proposed Multifamily Area Shown)



Submitted Concept Plan for Future Land Use



STAFF ANALYSIS

Staff supports the change from single family to multifamily residential for the middle area of the development site as shown on the maps above. It is of extreme importance to achieve harmony between existing residential uses and proposed developments. This proposal will maintain single family development only along Cooks Valley Road, Lakota Place, and behind the homes along Skyland Drive. The middle portion of this site will be dedicated to multifamily land use and abut a portion of the Cooks Point development, which contains approximately 12 duplexes.

CONCLUSION

Staff recommends changing the requested part of the Cooks Valley Road development area from single family to multifamily as shown in the graphics contained in this report.

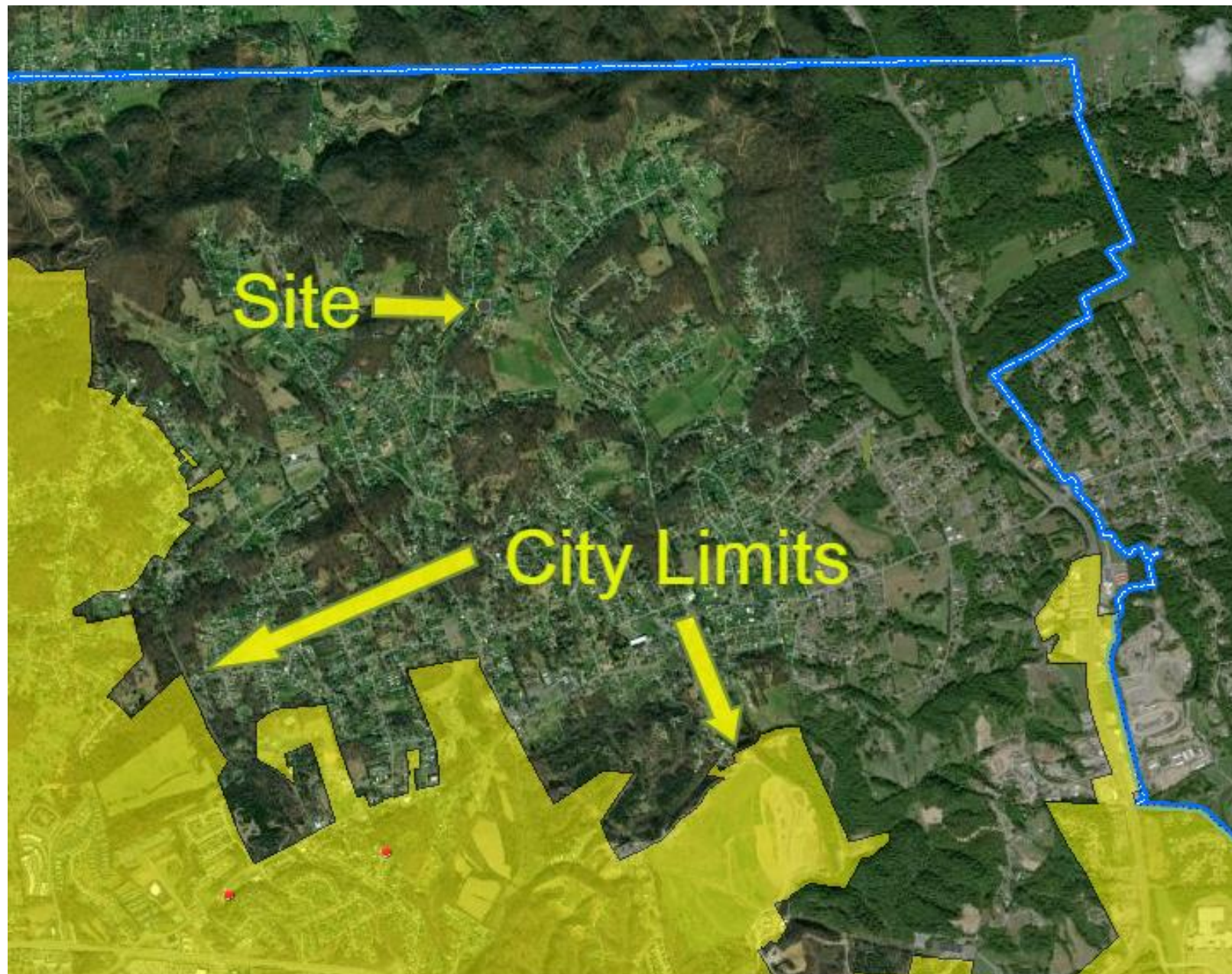
Property Information	1111 Kinzer Lane County Rezoning		
Address	1111 Kinzer Ln.		
Tax Map, Group, Parcel	Tax Map 013N Group F Parcel 008.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single-Family		
Acres	+/- .23		
Existing Use	Residential	Existing Zoning	R-1
Proposed Use	Residential	Proposed Zoning	R-2
Owner/ Applicant Information			
Name: Jared Goad Address: 1111 Kinzer Ln City: Kingsport State: TN Zip Code: 37660 Phone: (423)367-9120		Intent: <i>To rezone from county R-1 to R-2 for the purposes of allowing for a single-wide on the property.</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division sending a positive recommendation to Sullivan County Commission for the following reasons:</p> <ul style="list-style-type: none"> The zoning change is compatible with the surrounding residential zoning. The zoning change will appropriately match the areas existing use. <p>Staff Field Notes and General Comments:</p> <p>Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1111 Kinzer Ln. from R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with the existing land uses of both county and city Future Land Use Plans.</p>			
Planner: Samuel Cooper		Date: April 17, 2025	
Planning Commission Action		Meeting Date	April 17, 2025
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.

1111 Kinzer Ln. Vicinity Map



1111 Kinzer Ln Site Map



3/24/2025, 11:34:03 AM

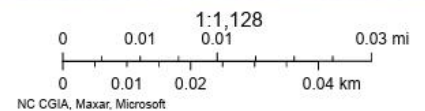
Sullivan County Parcels Jan 2023

Parcels

Streets

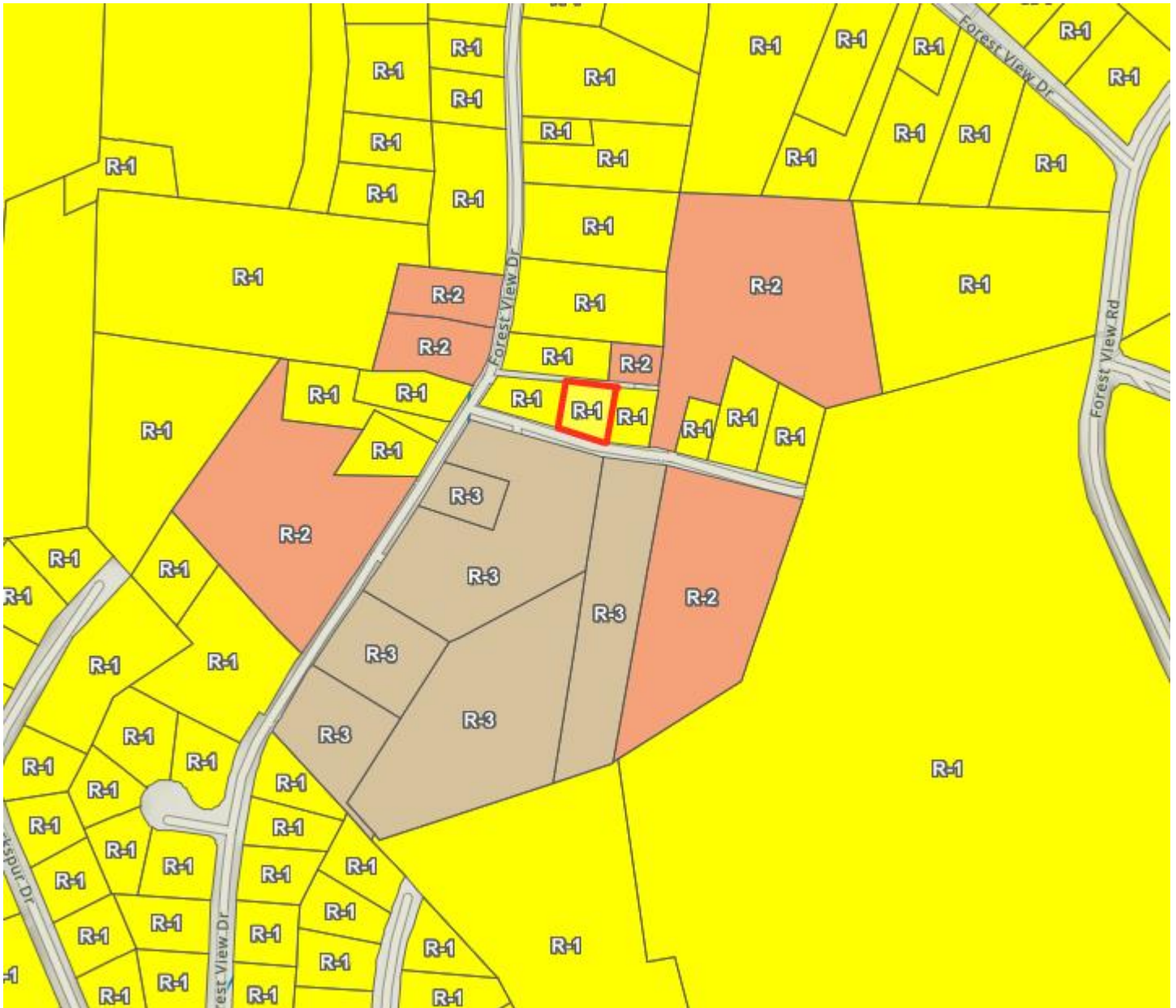
Interstate

- | | | |
|---|---|--|
| — Expressway | — Collector Street | — Ramp |
| — Major Arterial | — Local Street | Urban Growth Boundary |
| — Minor Arterial | — Private Street | • Kpt 911 Address |



Web AppBuilder for ArcGIS

Sullivan County Zoning Map



1111 Kinzer Ln Future Land Use



3/24/2025, 11:36:14 AM

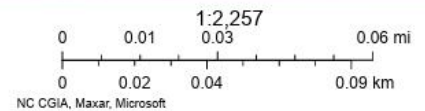
Sullivan County Parcels Jan 2023

Future Land Use
 Agri/Vacant
 Industrial

Multi-Family
 Public
 Retail/Commercial
 Single Family

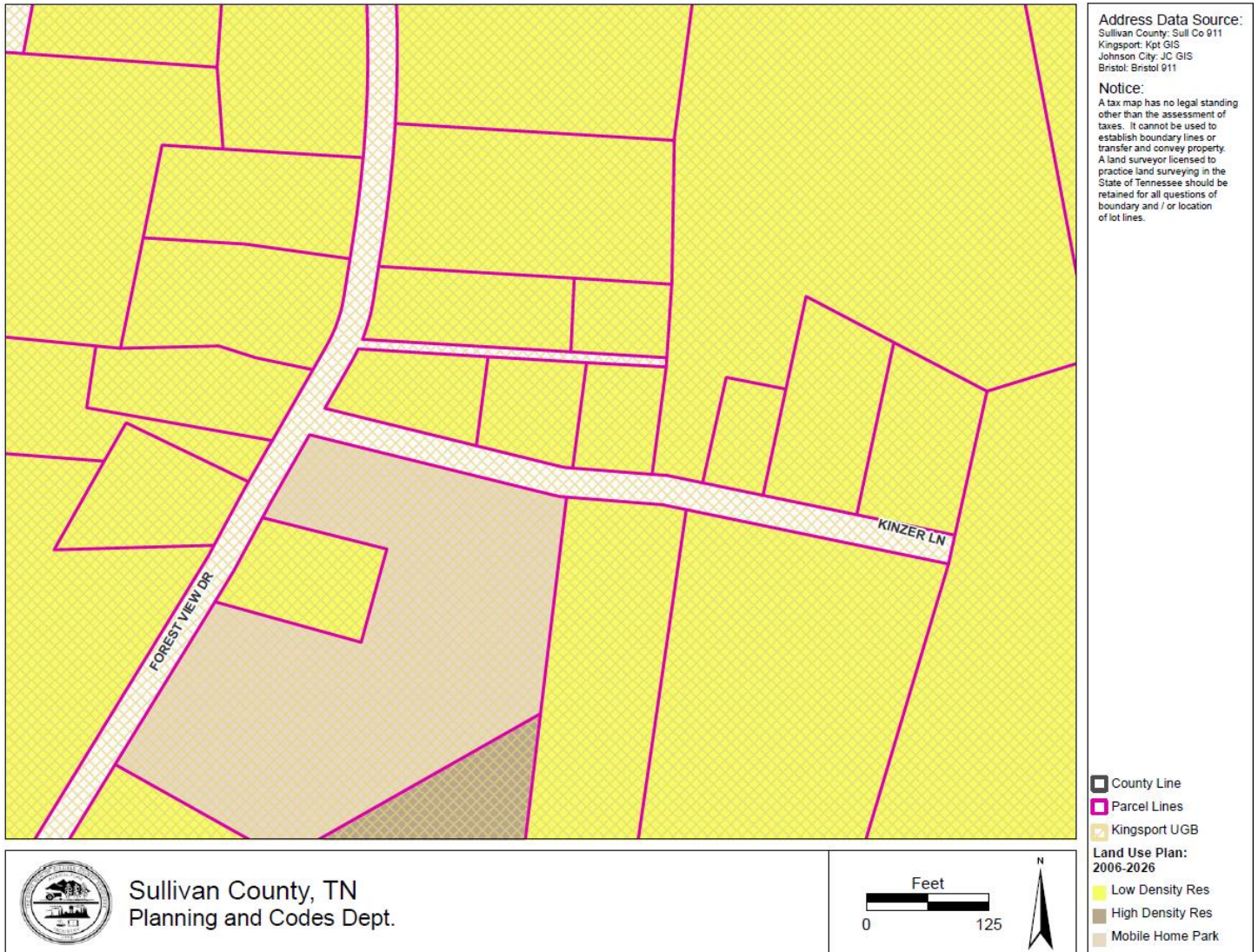
Single and Multi-Family
 Utilities
 Streets
 Interstate
 Expressway

Major Arterial
 Minor Arterial
 Collector Street
 Local Street
 Private Street
 Ramp
 Urban Growth Boundary
 Kpt 911 Address



Web AppBuilder for ArcGIS

Sullivan County Future Land Use



Eastern View of 1111 Kinzer Ln



Northern View of 1111 Kinzer Ln.



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-2 zoning and it will permit a use that is suitable for the Future Land Use development plan.
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/Agricultural.

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

The Future Land Use Plan recommends: County: Low-density/Single-family 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 similarly zoned residential, R-1, R-2, and R-3.
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 existing R-2 zones in close proximity.

Recommendation

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone 1111 Kinzer Ln. from R-1 to R-2. The rationale for this recommendation is based upon the subject area being in conformance with both county and city Future Land Use Plans.

PROPERTY INFORMATION: Airport Parkway Residential Development**ADDRESS:** Airport Parkway**DISTRICT, LAND LOT:** 18th Civil District, Tax Map 094 Parcel 015.00**OVERLAY DISTRICT:** N/A**EXISTING ZONING:** PD – Planned Development**PROPOSED ZONING:** PD – Planned Development**ACRES:** +/- 23**EXISTING USE:** Vacant**PROPOSED USE:** Single-family residential**APPLICANT:** Land Star LLC**ADDRESS:** 367 Hog Hollow Rd. Gray, TN 37615**REPRESENTATIVE:** George Smith**INTENT**

The applicant is requesting preliminary Planned Development plat approval for the Airport Parkway Residential Planned Development, consisting of 111 single-family detached units.

Staff Comments:

The plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 42.4% or 17.67 acres. This qualifies the development for a density of up to 9 units per acre. The proposed density of the development is 4 units per acre, totaling 111 units total.

There will be one point of ingress/egress from State Route-75, aka Airport Road.

The applicant is seeking two variances:

- one variance for the current maximum distance allowed for a cul-de-sac, currently 1,250-feet, for 2,010-feet in order to permit the 3,269-foot roadway.
- The second variance for a Fire Apparatus Access Road cross section trip per day limit, 875 trips per day, for 625 additional trips in order to permit the projected 1,110 trips per day generated by the development. 1,500 trips per day is the maximum capacity of a Residential Street for comparison sake.

The proposed Fire Apparatus Access Road will actually be larger than a Local Street design, which can handle 3,000 trips per day. Therefore, the engineering department and the planning department support both variance requests.

Staff recommends granting preliminary plat approval, including the two variance requests, for the Airport Parkway PD development contingent upon the construction plans being approved.

Airport Parkway Site Map



3/24/2025, 2:50:06 PM

Streets

Interstate	Minor Arterial	Private Street
Expressway	Collector Street	Ramp
Major Arterial	Local Street	Urban Growth Boundary

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

NC CGIA, Maxar

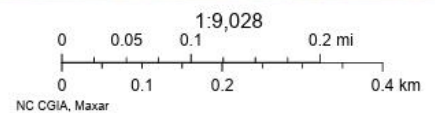
Web AppBuilder for ArcGIS

Airport Parkway Zoning - PD, Planned Development

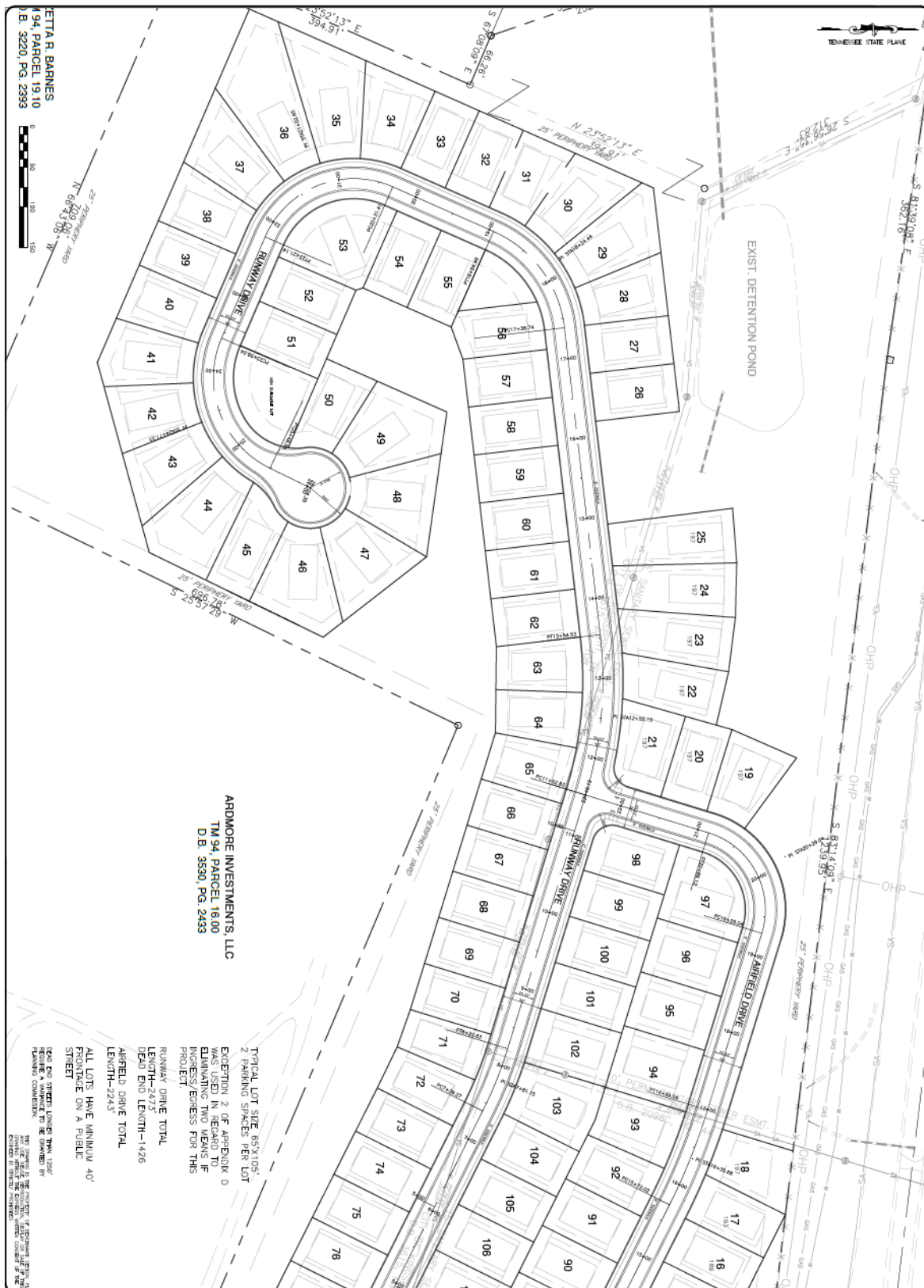


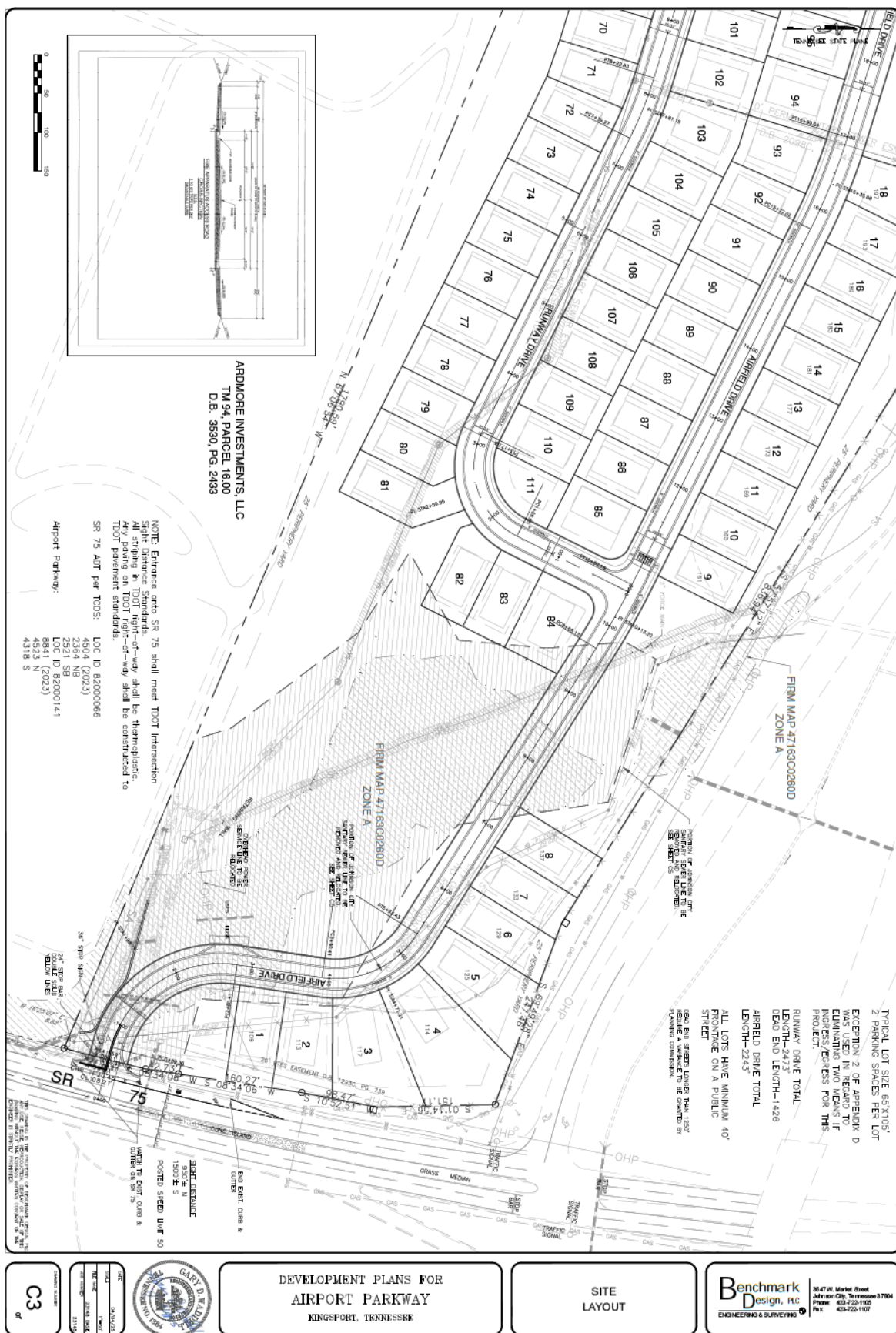
3/24/2025, 2:48:01 PM

Urban Growth Boundary	Collector Street	TA/C	AR	B-4P	M-2	PD	R-1A	R-3B
Local Street	Private Street	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Interstate	Expressway	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Major Arterial	Minor Arterial	B-2E	B-3	GC	P-D	PUD	R-2	TA
		A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
		A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE

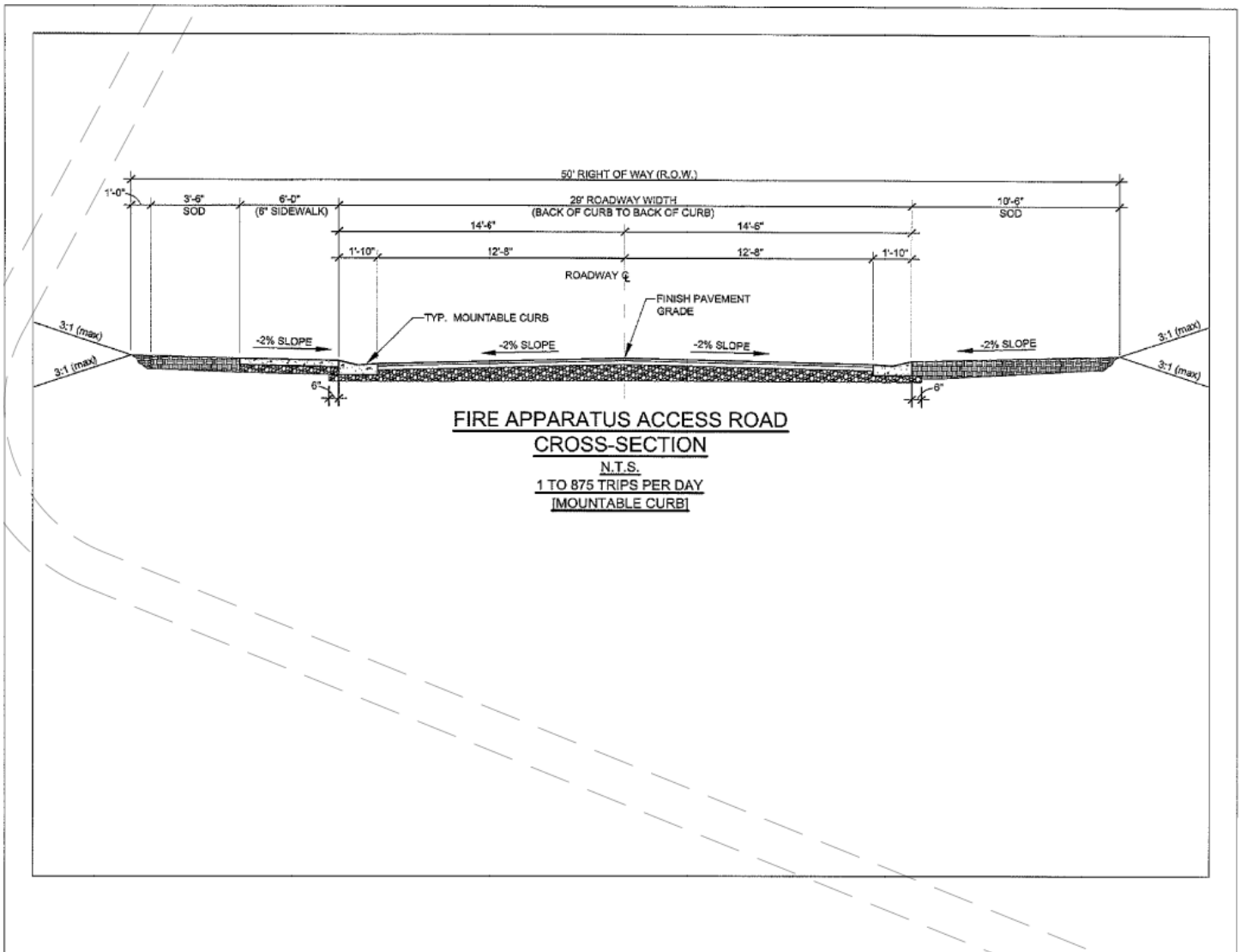


Web AppBuilder for ArcGIS





Proposed Cross Section



Northern Property View



Eastern Property View



Southern Property View



Western Property View



Barn to be Demolished





February 12th, 2025

Mr. Ken Weems
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN, 37660

RE: Airport Parkway Subdivision – Variance Request – Project #PD24-0195

Dear Mr. Weems,

Please accept this letter as a variance request to be put before the Kingsport Regional Planning Commission concerning the maximum length allowed on dead end street. This subdivision has approximately 110 lots proposed and no secondary access entrance as allowed by Fire Code Appendix D107.1 for a street with more than 50 units and less than 125 units. The length of road from the entrance along the most direct line to the terminating cul-de-sac is approximately 3,260'.

We have proposed, and designed for, using the Fire Apparatus Access Road cross section throughout the entire subdivision in accordance with Fire Code Appendix D107.1 Exception 2 in addition to the other requirements of that section including fire hydrants being placed on alternating sides of the street and No Parking signs along one side of the street. A Fire Apparatus Access Road is designed with a 50' ROW and a 29' Roadway width utilizing mountable curbs. There is a 6' (minimum) wide sidewalk and it is built attached to the curb on one side of the street. This is the same street cross section as the Local Street in the Subdivision Regulations. It is a larger street cross section (5' more pavement width) than the Residential Street which would be commonly used in a subdivision of this size with a secondary entrance.

We are making this request to vary from the strict letter of the regulations, in accordance with Article VI – General Provisions, 6-3 Variances, Item 3.2 Unique Conditions, for the reasons described below.

The Airport Parkway subdivision is bounded on the north side by Airport Parkway (a secondary entrance on that road was denied by TDOT), the west side by steep topography and an industrial area (prohibiting getting a road developed to use as a secondary entrance), and the south side by a large cemetery (also prohibiting a secondary entrance). Being limited to a single entrance means that the road will be longer than if we had a secondary entrance. We have provided a larger street cross section than would normally be required for a subdivision of this size, with parking limited to one side of the road. This will ensure that two-way traffic can be maintained at all times so that there will be no detriment to public safety. We are requesting a variance from the current maximum distance

Land Star Group • 367 Hog Hollow Road • Johnson City, TN 37615



allowed to a cul-de-sac from the current 1,250' of 2,010' in order to have the 3,260' road.

We believe that by utilizing the larger road cross section, and limiting parking to one side of the road) it is reasonable to allow the requested variance.

Thank you for your kind consideration of our request.

George A Smith

George A. Smith, PE
Director of Engineering



February 19th, 2025

Mr. Ken Weems
Kingsport Regional Planning Commission
415 Broad Street
Kingsport, TN, 37660

RE: Airport Parkway Subdivision – Variance Request – Project #PD24-0195

Dear Mr. Weems,
Please accept this letter as a variance request to be put before the Kingsport Regional Planning Commission concerning the maximum number of trips per day allowed on the Fire Apparatus Access Road standard cross section. This subdivision has approximately 110 lots proposed and no secondary access entrance as allowed by Fire Code Appendix D107.1 for a street with more than 50 units and less than 125 units.

We have proposed, and designed for, using the Fire Apparatus Access Road cross section throughout the entire subdivision in accordance with Fire Code Appendix D107.1 Exception 2 in addition to the other requirements of that section including fire hydrants being placed on alternating sides of the street and No Parking signs along one side of the street. Currently the Fire Apparatus Access Road allows for a maximum of 875 trips per day.

A Fire Apparatus Access Road is designed with a 50' ROW and a 29' Roadway width utilizing mountable curbs. There is a 6' (minimum) wide sidewalk and it is built attached to the curb on one side of the street. This street cross section is similar to the 'Local Street' in the Subdivision Regulations (they both have the same roadway width from back-of-curb to back-of-curb) which has a 'Trips per Day' range of 1,501 to 3,000 trips per day. A 5' smaller street cross section in the Subdivision Regulations is the Residential Street which has a 25' Roadway Width utilizing mountable curbs and that street cross section has a 'Trips per Day' range of 251 to 1,500 trips per day. (see attached cross sections for each as detailed in the subdivision regulations)

We are making this request to vary from the strict letter of the regulations, in accordance with Article VI – General Provisions, 6-3 Variances, Item 3.2 Unique Conditions, for the reasons described below.

The Airport Parkway subdivision is bounded on the north side by Airport Parkway (a secondary entrance on that road was denied by TDOT), the west side by steep topography and an industrial area (prohibiting getting a road developed to use as a secondary entrance), and the south side by a large cemetery. Having a single entrance and more than 50 lots (approximately 110 designed lots) required

Land Star Group • 367 Hog Hollow Road • Johnson City, TN 37615



the use of the Fire Apparatus Access Road approved cross section. We have a need (at 10 trips per day per lot) of a roadway approved for 1,100 trips per day. The same cross section (Local Street) allows for 1,500 to 3,000 trips per day; well more than the subdivision needs. The 5' smaller cross section (Residential Street) allows up to 1,500 trips per day. Since we are providing a cross section that is rated elsewhere in the regulations for up to 3,000 trips per day we are requesting a variance from the current Fire Apparatus Access Road of 875 trips per day and for it instead to rated for a maximum of 1,500 trips per day.

We believe that the road cross section provided will not be a detriment and would actually enhance public safety because we are effectively providing a roadway width that is much larger than the one that is rated for 1,500 trips per day and would in fact be rated at up to 3,000 trips per day if built elsewhere.

Thank you for your kind consideration of our request.

George A Smith

George A. Smith, PE
Director of Engineering

Recommendation:

Staff recommends granting preliminary plat approval, including the two variances, for the Airport Parkway residential development contingent on construction plans being approved.

2016 Netherland Inn Road, Preliminary Zoning
Development Plan

Property Information			
Address	2016 Netherland Inn Road		
Tax Map, Group, Parcel	Tax Map 045 Parcel 030.00		
Civil District	12		
Overlay District	Boatyard		
Land Use Designation	Single Family		
Acres	+/- 0.78		
Existing Use	Vacant House	Existing Zoning	PVD
Proposed Use	8-unit Townhome Structure	Proposed Zoning	No Change
Owner /Applicant Information			
Name: BDM Construction Inc. (Michael Bare) Address: 550 New Beason Well Road City: Kingsport State: TN Zip Code: 37660 Email: mike@bdm-construction.com Phone Number: 423-930-3150		Intent: <i>To receive Preliminary Zoning Development Plan approval in a PVD zone for a new 8 unit townhome structure</i>	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends Approval for the following reasons:</p> <ul style="list-style-type: none"> • <i>The submitted preliminary zoning development plan meets the development standards of the Planned Village District (PVD).</i> • <i>The proposal meets the area regulations for townhome development in the PVD zone.</i> <p>Staff Field Notes and General Comments:</p> <ul style="list-style-type: none"> • <i>There is currently a vacant home and garage on the parcel</i> • <i>Water and sewer are available.</i> • <i>This proposal has also been reviewed by Kingsport Board of Zoning Appeals for a front yard maximum variance, and Kingsport Historic Zoning Commission for approval</i> • <i>Property is also scheduled for a dilapidation hearing</i> 			
Planning Technician:	Lori Pyatte	Date:	04/03/2025
Planning Commission Action		Meeting Date:	04/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION

ADDRESS	Tax Map 045 Parcel 030.00
DISTRICT	12th
OVERLAY DISTRICT	Historic
EXISTING ZONING	PVD (Planned Village District)
ACRES	+/- 0.78
EXISTING USE	vacant house and garage
PROPOSED USE	8-unit townhome structure

PETITIONER**ADDRESS: 550 New Beason Well Road****REPRESENTATIVE****PHONE: 423-930-3150****INTENT**

To receive Preliminary Zoning Development Plan approval in a PVD zone for the new 8-unit townhome development structure

PRELIMINARY ZDP ANALYSIS

Development Standards for PVD District Townhomes:

- Max height: 2 stories
- Minimum front yard: 5'
- Minimum rear yard: 5'
- Minimum side yard: 5'
- Max building coverage: 70%
- Max impervious coverage: 90%
- Parking requirements dependent on specific uses in accordance with article VI of the zoning code (6 minimum)

The ZDP indicates compliance with the development standards.

Location Map



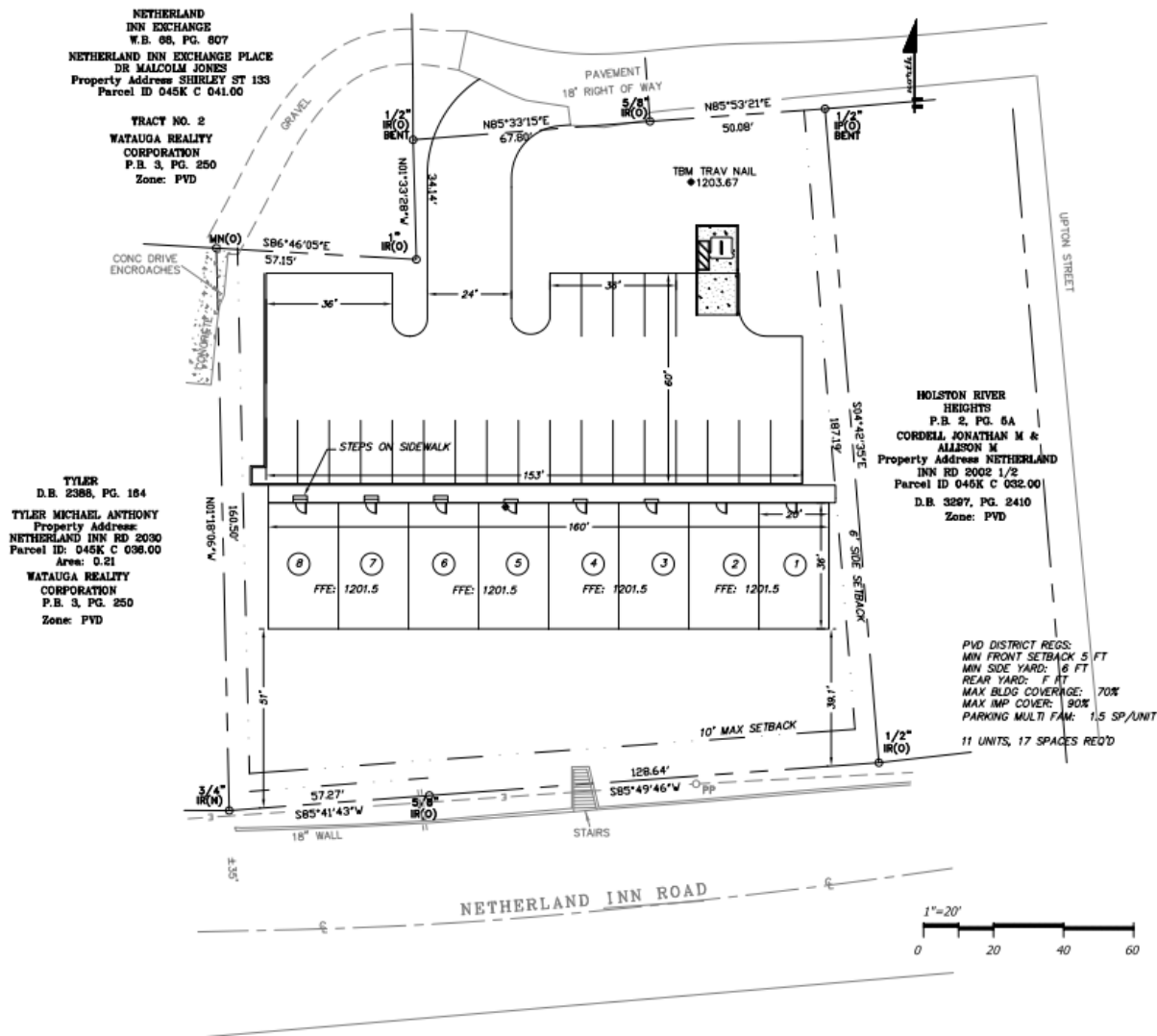
Current Zoning Map (PVD Zoning District)



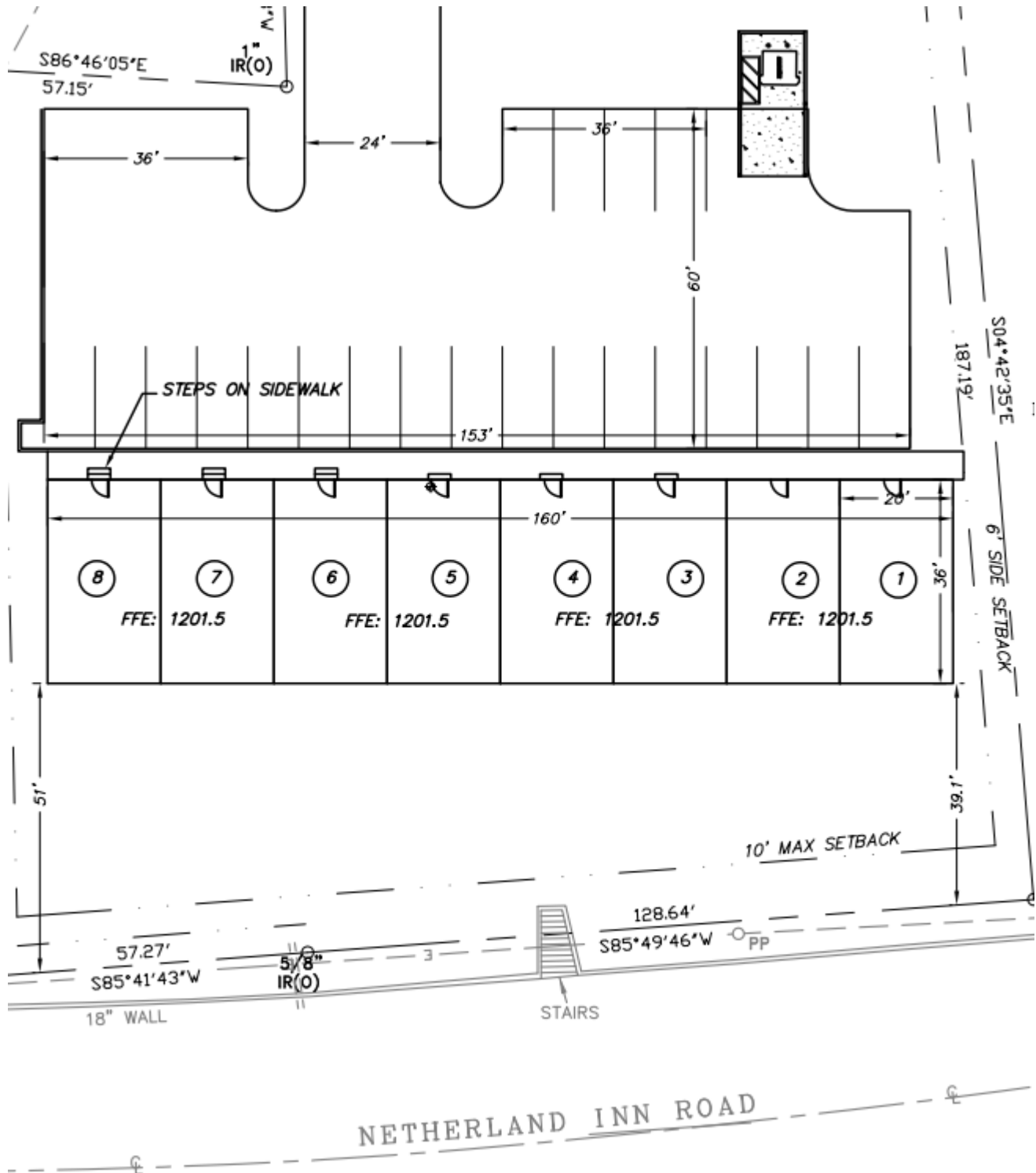
Aerial



Preliminary Zoning Development Plan



Expanded View of Site



Site Visit

Front of house:



Side of house facing west:



Garage on property: Rear of property facing west



Rear of property facing north:



Rear of property facing northwest:



Back of house facing south:



CONCLUSION

Staff recommends Approval of the Preliminary Zoning Development Plan

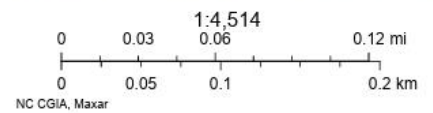
Property Information	Home 2 Suites by Hilton		
Address	2100 Enterprise Pl. Kingsport, TN 37660		
Tax Map, Group, Parcel	Tax Map 076 Parcel 003.00		
Civil District	13 th Civil District		
Overlay District	Gateway District		
Land Use Designation	Retail/ Commercial		
Acres	+/- 2.71		
Existing Use	Vacant	Existing Zoning	B-4P
Proposed Use	Hotel	Proposed Zoning	No change
Owner/ Applicant Information		Intent	
Name: Bert Pooser Address: 1 Surrey Ct. City: Columbia State: SC Zip Code: 29212 Email: bpooser3@imichotels.com Phone Number: (803)513-9909		Intent: To receive preliminary zoning development plan approval for a B-4P zone development of a new Home 2 Suites Hotel by Hilton.	
Planning Department Recommendation			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends plan approval for the following reasons: <ul style="list-style-type: none"> The submitted plans meet the requirements of the Gateway overlay in the B-4P zone. The submitted plans meet the requirements of a preliminary zoning development plan. Staff Field Notes and General Comments: <ul style="list-style-type: none"> This B-4P site is located along Enterprise Place and the Home 2 Suites hotel will be located just after the existing Hampton Inn if traveling along Enterprise Place. The Gateway approval for this site is scheduled for April 25, 2025. 			
Planner: Samuel Cooper		Date: 4/17/2025	
Planning Commission Action		Meeting Date	4/17/2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Home 2 Suites Site Map



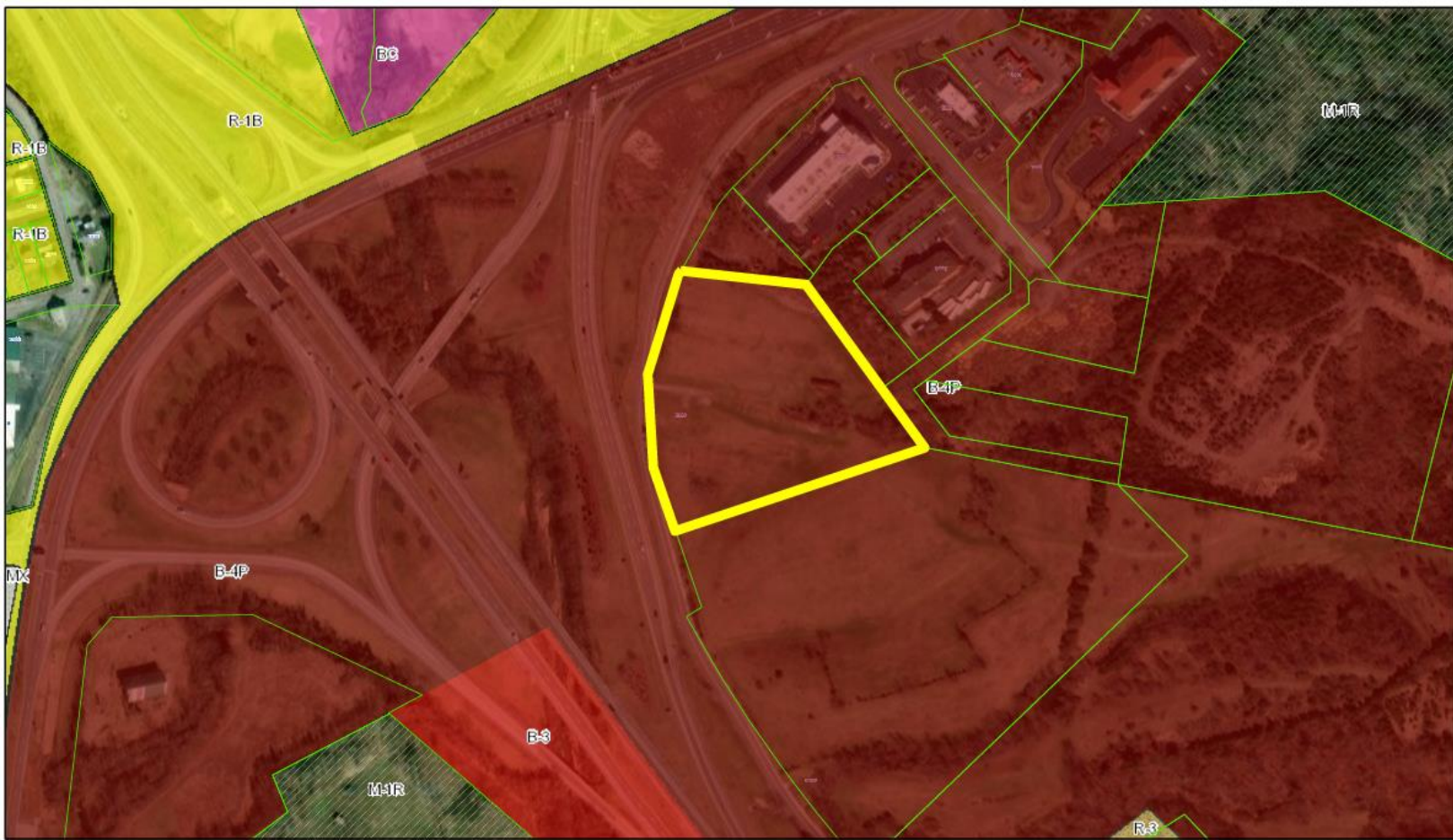
3/21/2025, 2:29:31 PM

- Urban Growth Boundary
- Streets
 - Interstate
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Collector Street
 - Local Street
 - Private Street
- Ramp
- Kpt 911 Address



Web AppBuilder for ArcGIS

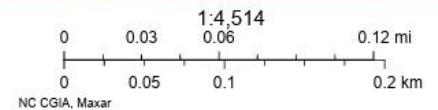
Home 2 Suites Zoning Map



3/21/2025, 2:34:50 PM

Sullivan County Parcels Jan 2023

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



Web AppBuilder for ArcGIS

Home 2 Suites Utilities Map



3/21/2025, 2:37:14 PM

Sullivan County Parcels Jan 2023

Parcels
Sewer Mains

Water Lines



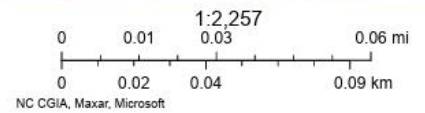
Sewer Manholes



Urban Growth Boundary



Kpt 911 Address



Web AppBuilder for ArcGIS

[illegible]IMC HOTELS
HOME 2 SUITES BY HILTON

Site Plan Analysis

The site is located in a B-4P zone and also resides inside the Gateway Overlay District. The 2.71 acre site will contain 92 guest rooms with an associated landscaped parking lot.

- Minimum parking standards for hotels is 1 space per room and 4 spaces per 50 rooms. The developer has supplied 100 parking stalls to satisfy this requirement.
- The City's Landscaping Specialist has approved the landscaping plan for the site, which is to the Gateway standard.
- The development observes the minimum front yard setback of 30 feet, 15 foot side yards, and a 30 foot rear yard.
- Lighting for the site has been verified as remaining on the subject property via review of the associated photometric site plan

Northern Property View

Eastern Property View



Southern Property View



Western Property View



Recommendation

Staff recommends granting preliminary zoning development plan approval for the Home 2 suites by Hilton Commercial Development based upon conformance with the B-4P zoning standards.

PROPERTY INFORMATION:	Brickyard Village Phase 1A FINAL PLAT
ADDRESS:	Brickyard Park Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 2.017
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family Residential

APPLICANT: Edens Land Development

REPRESENTATIVE: Brian Hill

INTENT

The applicant is requesting final plat approval for Brickyard Village Phase 1A, lots 25-32, final plat. This Site is located at the end of Brickyard Park Drive and will be the first phase of the Brickyard Park Development.

The Preliminary approval for this site occurred in April 25, 2024. This Phase 1A final plat conforms to the preliminary approval.

The final plat contains 8 single family lots located along Brickyard Drive and the required 25' development periphery has been satisfied by the 40' right-of-way via Showalter Court. The new .11 mile extension of Brickyard Park Drive terminates in a roundabout that will have future extensions toward the northwest and southeast as shown on the preliminary plan.

Edens Investments, Inc., has also requested the Planning Commission accept an Irrevocable Letter of Credit for the remaining on-site improvements. Sole remaining on-site improvements are detailed in the bond estimate and amount to \$227,154.12.

Staff recommends, granting final plat approval for Brickyard Village Phase 1A final plat and accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements listed in the Subdivision Bond totaling \$227,154.12, submitted and approved in a form acceptable to the City Attorney.

Brickyard Ph. 1A Site



4/2/2025, 2:41:19 PM

- Urban Growth Boundary

Streets

Interstate
- Expressway

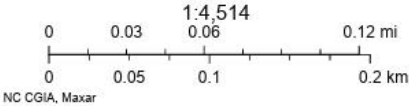
Major Arterial

Minor Arterial
- Collector Street

Local Street

Private Street
- Ramp

Kpt 911 Address



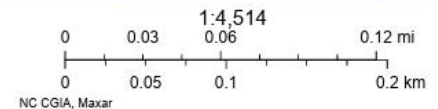
Web AppBuilder for ArcGIS

Brickyard Ph. 1A Zoning, PD, Planned Development



4/2/2025, 2:46:36 PM

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	



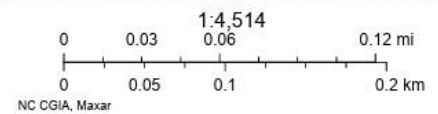
Web AppBuilder for ArcGIS

Brickyard Ph. 1A Utilities



4/2/2025, 2:49:49 PM

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



Web AppBuilder for ArcGIS



BOND ESTIMATE
Brickyard Village Phase 1A

FILE NO. 2024-D4

April 10, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 1,750.00	\$ 1,750.00
3	1	LS	AEP Street Lights	\$ 17,190.00	\$ 17,190.00
Utilities - Storm					
4	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Paving					
5	187	TON	1.5" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.17	\$ 32,457.25
Sidewalks					
6	3,288	S.F.	6" Sidewalk, 8' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 65,760.00
7	3,368	S.F.	4" Sidewalk, 8' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.51	\$ 42,133.68
8	536	S.F.	6" Concrete Splitter Island w/ (Base Stone and Spray-Lok)	\$ 20.00	\$ 10,720.00
9	5	EA	Truncated Dome Mats	\$ 283.60	\$ 1,418.00
10	5	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 5,197.50
Signs and Pavement Markings					
11	3	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 953.10
12	4	EA	Plastic Pavement Marking (Roundabout)	\$ 210.75	\$ 843.00
				SUBTOTAL	\$ 198,422.53
CONTINGENCIES (6%)					\$ 11,905.35
					\$ 210,327.89
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 16,826.23
				TOTAL	\$ 227,154.12

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

April 10, 2025

Date

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

April 11, 2025

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

RE: Brickyard Village Subdivision
Letter of Credit

At the request of Brickyard TN, LLC (the "Account Party"), (Obligor Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$227,154.12 to secure the Account Party's obligation to construct certain (Specify) improvements at Brickyard Village 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 February 1, 2026 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. May 1, 2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before February 1, 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,

Bank Name

By: _____
Official's Name
Official's Title

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation:

Staff recommends, granting final plat approval for Brickyard Village Phase 1A final plat and accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements listed in the Subdivision bond totaling \$227,154.12, submitted and approved in a form acceptable to the City Attorney.

PROPERTY INFORMATION:	Brickyard Village Phase 1A Letter of Credit
ADDRESS:	Brickyard Park Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 2.017
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family Residential

APPLICANT: Barge Design**ADDRESS:** 4 Sheridan Square, Suite 100, Kingsport, TN 37660**REPRESENTATIVE:** Brian Hill**INTENT**

Edens Investments, Inc. has requested that the Planning Commission accept an Irrevocable Letter of Credit for the remaining on-site improvement. Sole remaining on-site improvement are detailed in the bond estimate and amount to \$227,154.12.

Therefore, staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements listed in the Subdivision Bond totaling \$227,154.12, submitted and approved in a form acceptable to the City Attorney.

*Of note, construction is still happening for Phase 1a. Staff expects a reduction in the bond estimate and a subsequent revision in the ILOC by the meeting date of Thursday, 4/17.

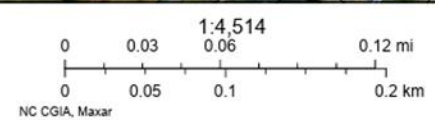
Planner: Samuel Cooper	Meeting Date: 4/17/2025
Approved:	Date: 4/17/2025
Denied:	Reason for Denial:
Deferred:	Reason for Deferral:

Brickyard Ph. 1A Site



4/2/2025, 2:41:19 PM

- Urban Growth Boundary
- Expressway
- Collector Street
- Ramp
- Major Arterial
- Local Street
- Kpt 911 Address
- Interstate
- Minor Arterial
- Private Street



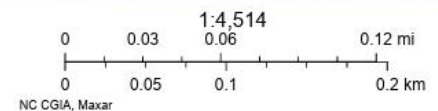
Web AppBuilder for ArcGIS

Brickyard Ph. 1A Zoning, PD, Planned Development



4/2/2025, 2:46:36 PM

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	



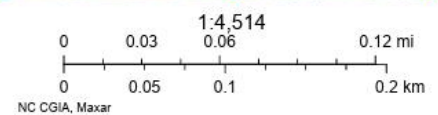
Web AppBuilder for ArcGIS

Brickyard Ph. 1A Utilities

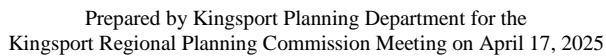


4/2/2025, 2:49:49 PM

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



Web AppBuilder for ArcGIS





BOND ESTIMATE
Brickyard Village Phase 1A

FILE NO. 2024-D4

April 10, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 1,750.00	\$ 1,750.00
3	1	LS	AEP Street Lights	\$ 17,190.00	\$ 17,190.00
Utilities - Storm					
4	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Paving					
5	187	TON	1.5" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.17	\$ 32,457.25
Sidewalks					
6	3,288	S.F.	6" Sidewalk, 8' Wide w/ (6" Base Stone and Spray-Lok)	\$ 20.00	\$ 65,760.00
7	3,368	S.F.	4" Sidewalk, 8' Wide w/ (4" Base Stone and Spray-Lok)	\$ 12.51	\$ 42,133.68
8	536	S.F.	6" Concrete Splitter Island w/ (Base Stone and Spray-Lok)	\$ 20.00	\$ 10,720.00
9	5	EA	Truncated Dome Mats	\$ 283.60	\$ 1,418.00
10	5	EA	Concrete Curb Ramps	\$ 1,039.50	\$ 5,197.50
Signs and Pavement Markings					
11	3	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 953.10
12	4	EA	Plastic Pavement Marking (Roundabout)	\$ 210.75	\$ 843.00
				SUBTOTAL	\$ 198,422.53
CONTINGENCIES (6%)					\$ 11,905.35
					\$ 210,327.89
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 16,826.23
				TOTAL	\$ 227,154.12

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

April 10, 2025

Date

IRREVOCABLE LETTER OF CREDIT

Bank Letterhead

April 11, 2025

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

RE: Brickyard Village Subdivision
Letter of Credit

At the request of Brickyard TN, LLC (the "Account Party"), (Obligor Bank) ("the Bank") hereby opens for the benefit of the City of Kingsport (the "Beneficiary") this irrevocable, standby letter of credit in the amount of \$227,154.12 to secure the Account Party's obligation to construct certain (Specify) improvements at Brickyard Village 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 February 1, 2026 (the "Performance Date").

This letter of credit shall remain open until 5:00 p.m. May 1, 2026, at which time it shall expire.

In the event the Account Party fails to complete the required improvements described above on or before February 1, 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,

Bank Name

By: _____
Official's Name
Official's Title

Northern Property View



Southern Property View



Recommendation:

Staff recommends accepting the Irrevocable Letter of Credit for the sole remaining on-site improvements listed in the Subdivision bond totaling \$227,154.12, submitted and approved in a form acceptable to the City Attorney.

Property Information	730 Boone St. (Rotary Park) Surplus Request	
Address	730 Boone St. Kingsport, TN 37660	
Tax Map, Group, Parcel	Tax Map 046J, Group K, Parcel 004.50	
Civil District	11 th Civil District	
Overlay District	N/A	
Land Use Designation	Multi-Family	
Acres	+/- 1.32 acres	
Applicant Information		
Name: City of Kingsport Address: 415 Broad Street City: Kingsport State: TN Zip Code: 37660 Phone Number: 423-229-9400		Intent: <i>To declare the property Tax Map 046J Group K Parcel 004.50 as surplus property by the City of Kingsport.</i> Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.
Planning Department Recommendation		
<p>The Kingsport Planning Division recommends declaring 730 Boone St. as surplus property:</p> <ul style="list-style-type: none"> All city departments have reviewed the property <p>Staff Field Notes and General Comments:</p> <p>The City is requesting that the Planning Commission declare Tax Map 046J Group K Parcel 004.50 as surplus property. The requested area is located at 730 Boone St. This property is zoned R-4, Medium Density Apartment District, and located within the municipal boundary.</p> <p>All city departments have reviewed the request and see no need to retain this property due to the City seeing no future use for this property. Currently, Atmos representatives and the City legal department are working together to create an easement agreement for a gas line that crosses a small portion of the property. This easement agreement will be completed prior to being presented at the BMA.</p>		
Planner: Samuel Cooper		Date: 4/17/2025
Planning Commission Action		Meeting Date: 4/17/2025
Approval:		
Denial:		Reason for Denial:
Deferred:		Reason for Deferral:

PROPERTY INFORMATION: 730 Boone St. (Rotary Park) Surplus Request

ADDRESS: 730 Boone St.

DISTRICT, LAND LOT: 11th Civil District, Tax Map 046J Group K Parcel 004.50

OVERLAY DISTRICT: N/A

CURRENT ZONING: R-4, Medium Density Apartment District

PROPOSED ZONING: N/A

ACRES: +/- 1.32 acres

EXISTING USE: Rotary Park

PROPOSED USE: N/A

PETITIONER: City of Kingsport

ADDRESS: 415 Broad St., Kingsport, TN 37660

INTENT

To declare Tax Map 046J Group K Parcel 004.50 as surplus by the City of Kingsport

An aerial photograph of a residential and commercial area. The map is overlaid with a green grid representing property boundaries. A specific parcel, located between Watauga St to the north, Boone St to the south, E Wanda Ave to the west, and E Semer Ave to the east, is highlighted in yellow. Several streets are labeled in white text: WATAUGA ST, BOONE ST, E CHARLEMONT AV, E WANDA AV, E SEMER AV, TENNESSEE ST, E CHURCH CIR, E GUNDA, and E OTO. A red line runs diagonally across the lower portion of the map, possibly indicating a utility line or a boundary. The surrounding area contains various buildings, including houses and larger commercial structures, along with parking lots and green spaces.

730 Boone St. Zoning



2/3/2025, 3:47:28 PM

Sullivan County Parcels Jan 2023

City Zoning

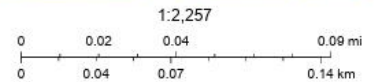
<Null>

TA/C

R-5

GC

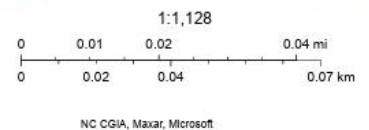
B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
AR	B-4P	P-1	PUD	R-3	UAE	Local Street
B-1	BC	P-D	PVD	R-3A	Streets	Private Street
B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
B-3	M-1	PBD'	R-1A	R-4	Expressway	Kpt 911 Address



NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

 Water Lines
  Major Arterial
  Private Street
 Streets
 Minor Arterial
 Ramp
 Interstate
  Collector Street
  Kpt 911 Address
 Expressway
 Local Street



Web AppBuilder for ArcGIS

730 Boone St. Future Land-Use



Northern Property View



Eastern Property View



Eastern Property View/ Easement Area



Western Property View



Recommendation

Staff recommends that the Planning Commission declare 730 Boone St. as surplus property.

2025 Sullivan County Text Amendment for Fee Schedule

Property Information	Sullivan County-wide		
Address			
Tax Map, Group, Parcel			
Civil District			
Overlay District			
Land Use Designation			
Acres			
Existing Use		Existing Zoning	
Proposed Use		Proposed Zoning	
Owner /Applicant Information			
Name: Sullivan County Address: 3411 TN-126 #30 City: Blountville State: TN Zip Code: 37617 Email: planning@sullivancountytn.gov Phone Number: (423) 323-6440		Intent: To make minor amendments the Sullivan County Zoning Resolution.	
Planning Department Recommendation			
(Approve, Deny, or Defer)			
The Kingsport Planning Division recommends APPROVAL			
Planner:	Ken Weems	Date:	April 1, 2025
Planning Commission Action		Meeting Date:	April 17, 2025
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

INTENT

Obtain Planning Commission recommendation approval for adjusted Sullivan County Planning and Zoning Fees

Presentation:

At the request of the Sullivan County Planning Commission/ Sullivan County Planning and Codes Department, the Kingsport Regional Planning Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. The proposed amendment is as follows:

1. Amendment to the Sullivan County Zoning Resolution Table 12-109 – Building Permit/Zoning Compliance Fee Schedule to increase building permit and zoning fees. This amendment aims to ensure that Sullivan County fees remain aligned with current costs and support ongoing development efforts in the region.

Comparison of the proposed changes with current City of Kingsport zoning regulations:

The City of Kingsport does not include fees in its municipal code; therefore, text amendments are not required when fees are updated.

The text changes are contained within this report with proposed changes highlighted in yellow.

Recommendation:

Staff recommends sending a positive recommendation to the Sullivan County Commission in support of the zoning text amendment.

PROPOSED UPDATE - Table 12-109 – Building Permit/Zoning Compliance Fee Schedule

Item VI10.

Zoning Compliance FEE SCHEDULE UPDATED AND APPROVED BY COUNTY COMMISSION ON AUGUST 18, 2003. *One- and Two-Family Residential Building Codes adopted on July 21, 2009 and become effective January 1, 2010; Amended in June 2018 to include \$3 Archival Fee per County Commission Resolution; Amended on February 20, 2020 to include plumbing/mechanical permit for remodels. Renewal Fee and Pool Fee amended on May 21, 2020

		Current	Proposed	3 Dollar Archive Fee
Residential Accessory Structure (Not site built)	(Gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	\$25.00	\$55.00	\$3.00
Residential Accessory Structure (Site built)	(Gazebo, yard barn, small storage building with no garage doors (roll-up doors ok), detached metal carport, shed)	cost	\$100.00	\$3.00
Residential Plumbing/Mechanical	Flat rate for replacement/remodel plumbing/mechanical improvements	\$25.00	\$55.00	\$3.00
Pool Permit	In and above ground pools	\$55.00	\$100.00	\$3.00
Mobile Homes	On individual lot or per unit within mobile home park	\$75.00	\$100.00	\$3.00
Residential Schedule Cost				
<ul style="list-style-type: none"> Modular Homes Pool Houses Site-Built Homes Detached Garage Room Additions (Attached Site-Built Carports, Decks, Porches) 	\$1 to 25,000	\$55.00	\$170.00	\$3.00
	\$25,001 to \$50,000	\$75.00	\$270.00	\$3.00
	\$50,001 to \$100,000	\$200.00	\$470.00	\$3.00
	\$100,001 to 150,000	\$250.00	\$670.00	\$3.00
	\$150,001 to 200,000	\$300.00	\$770.00	\$3.00
	\$200,001 to 250,000	\$350.00	\$970.00	\$3.00
	\$250,001 to 300,000	\$400.00	\$1270.00	\$3.00
	\$300,001 to 350,000	\$450.00	\$1370.00	\$3.00
	\$350,001 to 400,000	\$500.00	\$1470.00	\$3.00
	\$400,001 to 450,000	\$550.00	\$1570.00	\$3.00
	\$450,001 to 500,000	\$800.00	\$1670.00	\$3.00
	\$500,001 to 600,000	\$1,000.00	\$1870.00	\$3.00
	\$600,001 to 700,000		\$2070.00	\$3.00
	\$700,001 to 800,000		\$2270.00	\$3.00
	\$800,001 to 900,000		\$2470.00	\$3.00
	\$900,001 to 1,000,000		\$2670.00	\$3.00
	\$1,000,001 to 1,250,000		\$3170.00	\$3.00
	\$1,250,001 to 1,500,000		\$3570.00	\$3.00
	\$1,500,001 and up		\$3970.00 + 1.00 per every 1000.00	\$3.00
Construction without a building permit application obtained	Permit fee is doubled (minus initial Archive fee)	See above fee schedule		
Reinspection Fee	After 2 nd fail	0	\$25.00	\$3.00
Demolition Permit	Based upon total cost of project or included in new home permit fee	n/a	\$100.00	\$3.00
Building Permit Renewal Fee	Flat rate for any expired building permit – more than 6 months in-between inspections and/or 3 years.	\$55.00 for primary structure. \$25 for detached accessory structure	\$55.00	\$3.00
Sign Permit	Per structure (wall and freestanding)	\$25.00	\$55.00	\$3.00

Temporary • Tent / Seasonal Use Permit • Construction/Office Permit	Fireworks sales, Christmas Tree sales, Temporary Construction Office. etc. (commercial zones)	\$300.00	\$300.00	Item VI10.

Commercial /Industrial / Non-Residential	Based upon total cost of project (grading, utilities, construction)	Current	Proposed	3 Dollar Archive Fee
	\$1 to 25,000	\$100.00	\$170.00	\$3.00
	\$25,001 to \$50,000	\$100.00	\$270.00	\$3.00
	\$50,001 to \$100,000	\$200.00	\$470.00	\$3.00
	\$100,001 to 150,000	\$200.00	\$670.00	\$3.00
	\$150,001 to 200,000	\$200.00	\$770.00	\$3.00
	\$200,001 to 250,000	\$400.00	\$970.00	\$3.00
	\$250,001 to 300,000	\$400.00	\$1270.00	\$3.00
	\$300,001 to 350,000	\$600.00	\$1370.00	\$3.00
	\$350,001 to 400,000	\$600.00	\$1470.00	\$3.00
	\$400,001 to 450,000	\$600.00	\$1570.00	\$3.00
	\$450,001 to 500,000	\$600.00	\$1670.00	\$3.00
	\$500,001 to 600,000	\$1000.00	\$1870.00	\$3.00
	\$600,001 to 700,000	\$1000.00	\$2070.00	\$3.00
	\$700,001 to 800,000	\$1000.00	\$2270.00	\$3.00
	\$800,001 to 900,000	\$1000.00	\$2470.00	\$3.00
	\$900,001 to 1,000,000	\$1000.00	\$2670.00	\$3.00
	\$1,000,001 to 1,250,000	\$1000.00	\$3170.00	\$3.00
	\$1,250,001 to 1,500,000	\$1000.00	\$3570.00	\$3.00
	\$1,500,001 2,000,000	\$1000.00	\$3970.00	\$3.00
	\$2,000,001 to 5,000,000	\$1000.00	\$6970.00	\$3.00
	5,000,001 and up	\$1000.00	\$6970.00+1000 per additional 1,000,000.00	\$3.00
Multi-Family Residential – per unit	Includes Apartments	\$55.00	\$55.00	\$3.00
Construction without a building permit application obtained	Permit fee is doubled (minus initial Archive Fee)	See above fee schedule		

Copies of published documents	Zoning books, Subdivision Regulation, Plans	\$5.00	\$10.00	\$3.00
Copies of individual public records	Copies of your property tax map or permit record	Complimentary	Complimentary	
Copies of public records	Requires completed form per Records Commission	\$5.00	\$10.00	\$3.00
Board of Zoning Appeals Application	Includes requests for Setback Variances, Special Exceptions or Administrative Appeals	\$50.00	\$100.00	\$3.00
Rezoning Request	Per application or group application with common plan			
	A-1, A-2, A-5, R-1, R-2, R-2A, R-3, R-3A, R-3B	\$100.00	\$200.00	\$3.00
	B-1, B-2, B-3, B-4, PBD, PBD-3, PUD, M-1, M-2, PMD-1, PMD-2, AR, A-RV, RRC	\$250.00	\$350.00	\$3.00
Request for Deferral (BZA or Rezoning)		\$40.00	\$100.00	\$3.00
Special Called Meetings (BZA or Planning Commission)			\$250.00	\$3.00

Zoning Confirmation Letter		\$25.00	\$3.00
Home Occupation Application		\$25.00	\$3.00
Major Subdivision Plat		\$100.00+\$20.00 per lot	\$3.00
Site Plan Review		\$300.00	\$3.00



April 17, 2025

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

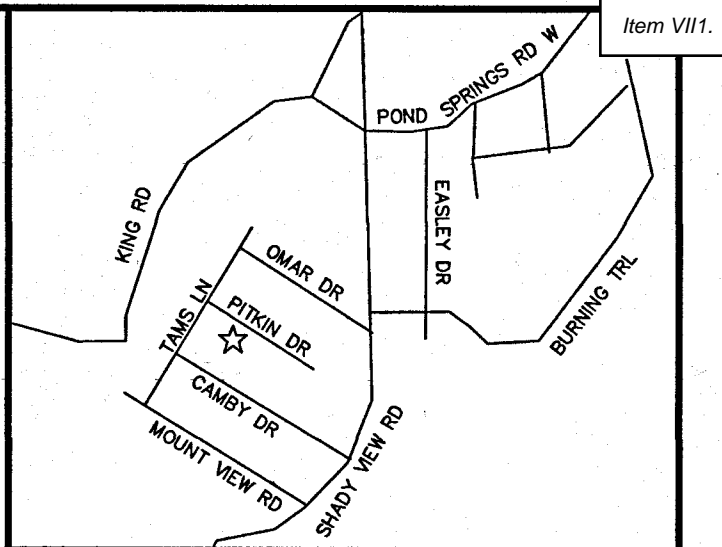
Chairman Duncan:

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. 314 Pitkin Drive
2. 2535 Haynes Drive

Sincerely,

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

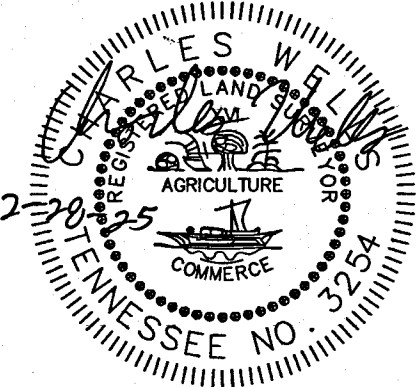


LOCATION MAP
NOT TO SCALE

LOT 15R CONTAINS AN EXISTING SEPTIC SYSTEM. NO EVALUATION, TESTING OR VERIFICATION OF THE FUNCTIONALITY OF THE SYSTEM OR ADEQUATE AREA FOR DUPLICATION SHOULD THAT SYSTEM FAIL HAS BEEN COMPLETED. SHOULD THE EXISTING SYSTEM FAIL, NO GUARANTEE IS MADE AS TO WHETHER THERE ARE ADEQUATE SOILS FOR A NEW SEPTIC SYSTEM OR DUPLICATION AREA. ANY PURCHASER OF THE LOT IS ENCOURAGED TO VERIFY CONTINUED VIABILITY OF SEWERAGE DISPOSAL FOR THE PROPERTY PRIOR TO PURCHASE. WATER FEATURES, THE USE OF A PRIVATE WELL OR OTHER FEATURES OF THE PROPERTY MAY FURTHER LIMIT THE AVAILABLE AREAS FOR UTILIZATION OF A SEPTIC SYSTEM

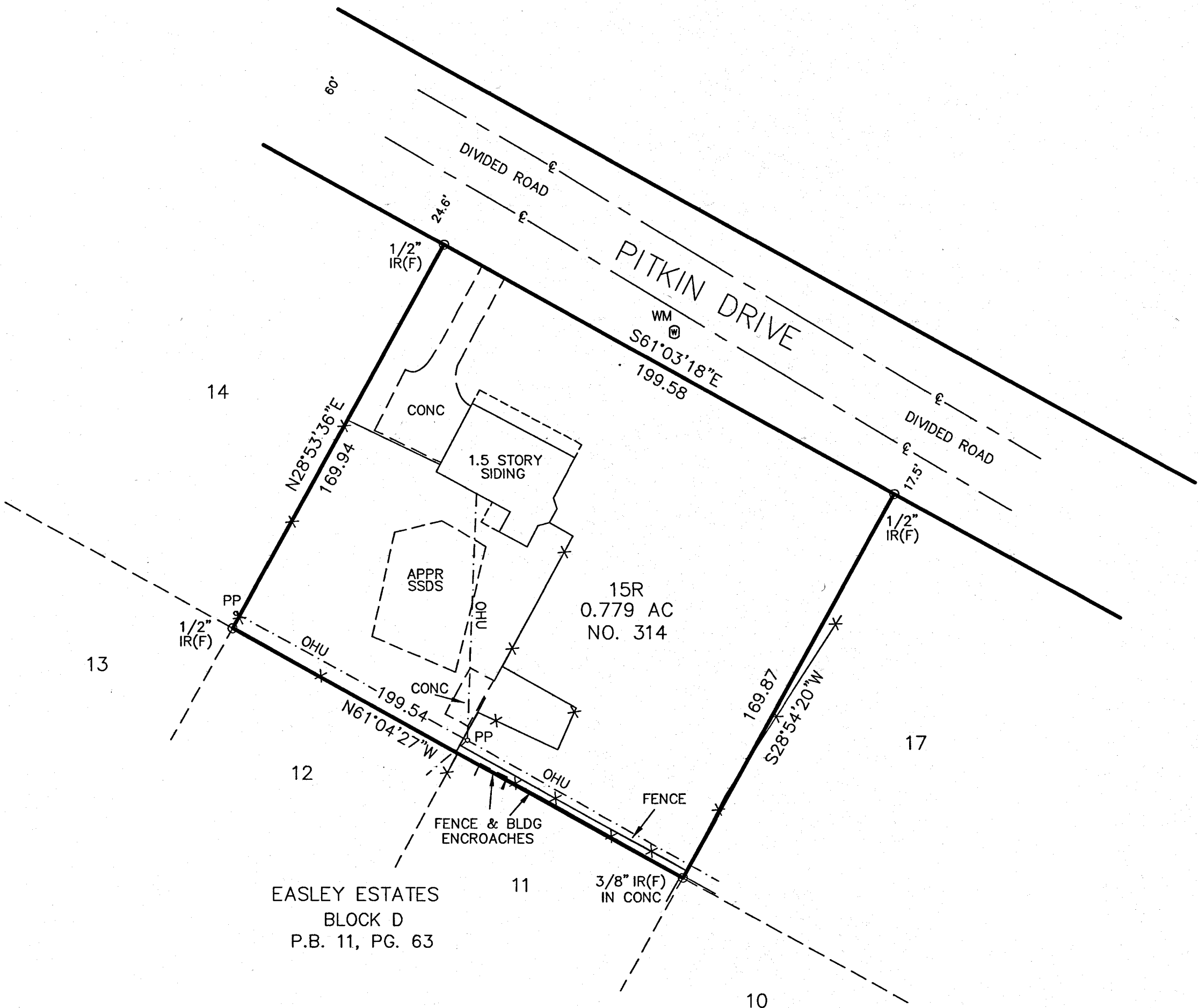
I, THE CURRENT OWNER OF LOT 15R STATE TO THE BEST OF MY KNOWLEDGE, THE EXISTING SEPTIC SYSTEM IS FUNCTIONING PROPERLY.

Jeff Phillips 3-31-25
OWNER DATE



Slide A-1804

Sheena Tinsley, Register
Sullivan County
Rec #: 373008 Instrument #: 25005575
Rec'd: 15.00 Recorded
State: 0.00 4/1/2025 at 12:13 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 6-6

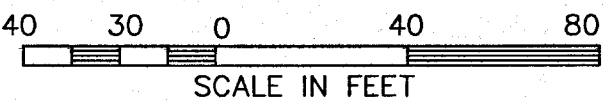


LEGEND

- IR(F) IRON ROD (FOUND)
- CONC CONCRETE
- BLDG BUILDING
- PG. PAGE
- NO. NUMBER
- P.B. PLATBOOK
- APPR APPROXIMATE
- WM WATER METER
- AC. ACRE
- OHU OVERHEAD UTILITY
- PP POWER POLE
- SSDS SUBSURFACE SEWERAGE DISPOSAL SYSTEM
- ℄ CENTERLINE

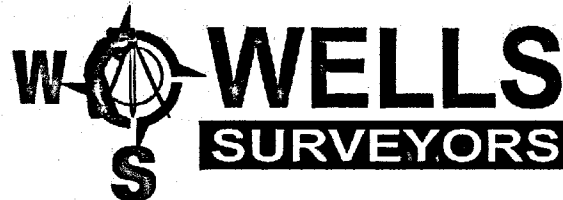
NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE COORDINATES.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C02350 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) TAX MAP 910, "A" PARCELS 019.00 & 020.00
- 4) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) DEED REFERENCES: D.B. 3390, PG. 7
- 7) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 8) PRIOR PLAT REFERENCE: PLAT BOOK 11, PAGE 63



COMBINATION OF LOTS 15 & 16 BLOCK D, EASLEY ESTATES	
KINGSPORT REGIONAL PLANNING COMMISSION	
TOTAL ACRES <u>0.779</u>	TOTAL LOTS <u>1</u>
OWNER: PHILLIPS	DATE: FEB 28, 2025
CIVIL DISTRICT: <u>13TH</u>	SCALE: 1 INCH = <u>40'</u>

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



CERTIFICATE OF ACCURACY	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT	CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEMS	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.	(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT ARE APPROVED AS ASSIGNED.	SEE NOTE ABOVE	I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE SULLIVAN COUNTY PLANNING COMMISSION.	I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE KINGSPORT REGIONAL PLANNING COMMISSION AND IS HEREBY APPROVED AS SHOWN.	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR 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 SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSPORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
<i>Charles Wells</i> 2-28-25 TENNESSEE REGISTERED LAND SURVEYOR DATE	<i>Jeff Phillips</i> 3-7-25 OWNER DATE	<i>R. H. H. H.</i> 3/28/25 SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING DATE		<i>Sheena Tinsley</i> 3-31-2025 COMMISSIONER OF HIGHWAYS OR REPRESENTATIVE DATE	<i>Hy</i> 1 APR 25 KINGSPORT WATER DISTRICT DATE	<i>4/1/25</i> SECRETARY, KINGSPORT REGIONAL PLANNING COMMISSION DATE

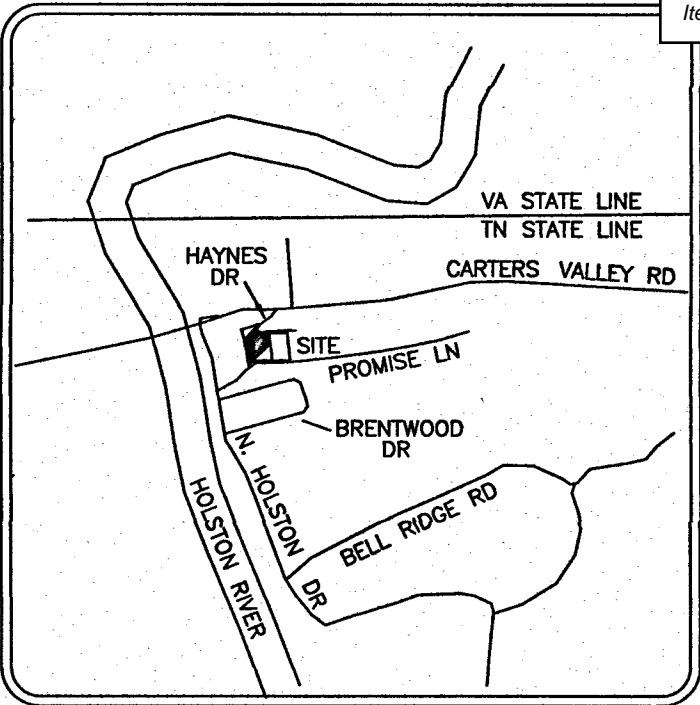
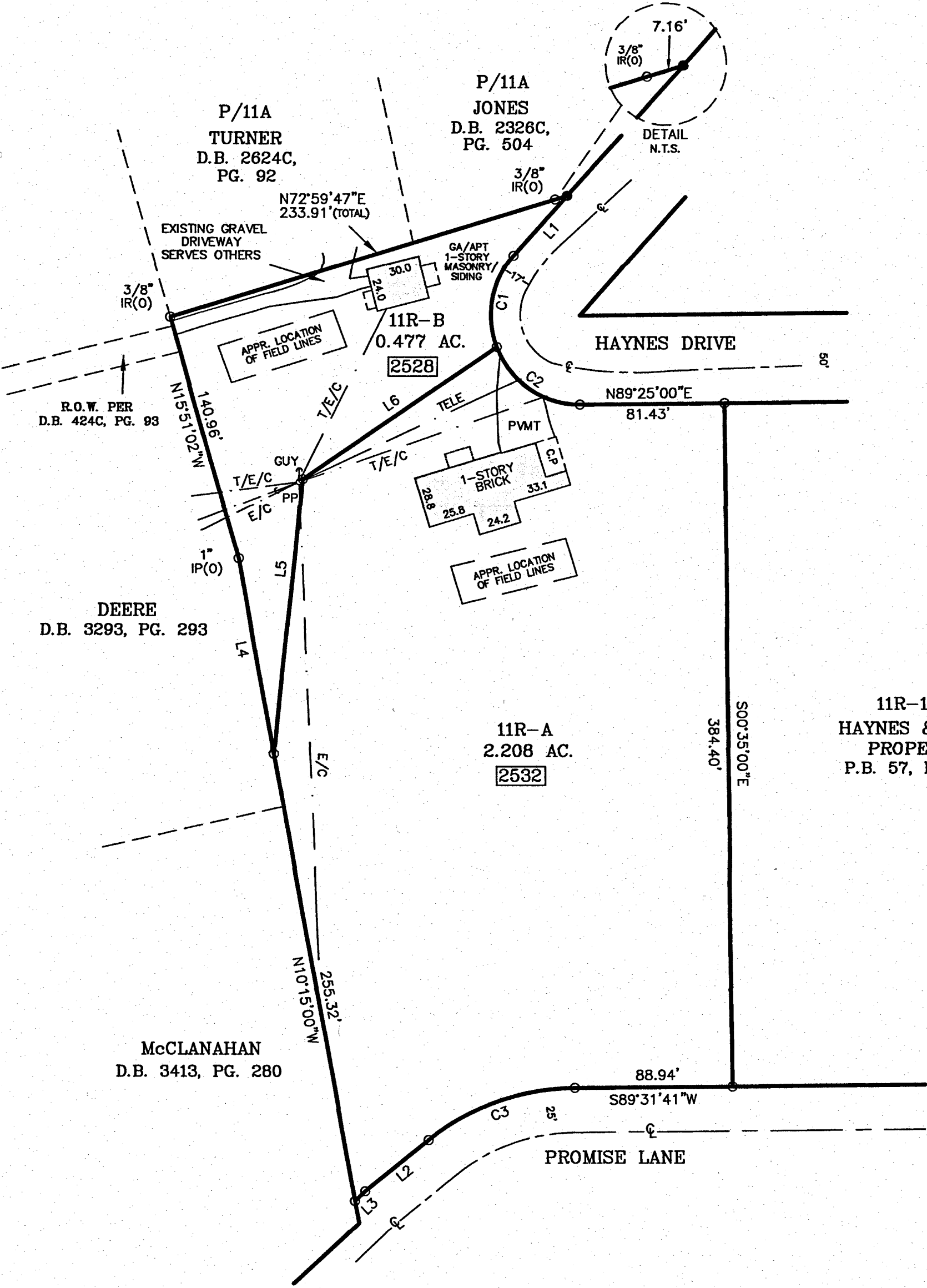


LEGEND

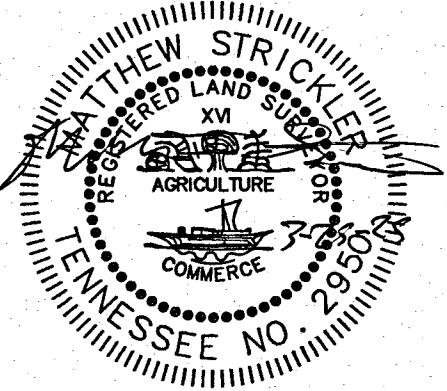
- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- N.T.S. NOT TO SCALE
- D.B. DEED BOOK
- C.P. CARPORT
- PG PAGE
- AC ACRES
- T/E/C TELEPHONE/ELECTRIC/CABLE
- TELE TELEPHONE
- E/C ELECTRIC/CABLE
- P.P. POWER POLE
- APPR APPROXIMATE
- R.O.W RIGHT OF WAY
- CA CARAGE
- APT APARTMENT
- ℄ CENTERLINE
- 123 911 ADDRESS

LINE	BEARING	DISTANCE
L1	S41°56'00"W	45.39'
L2	S51°12'22"W	45.91'
L3	S46°50'33"W	8.01'
L4	N10°15'00"W	111.50'
L5	N06°05'35"E	155.26'
L6	N55°40'32"E	131.97'

CURVE	RADIUS	LENGTH	CHORD
C1	50.00'	54.74'	S10°33'50"W 52.05'
C2	50.00'	60.90'	S55°41'34"E 57.20'
C3	132.73'	88.77'	S70°22'02"W 87.13'



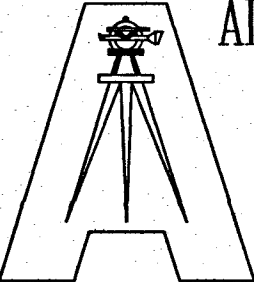
LOCATION MAP
N.T.S.



NOTES:

- 1) NORTH BASED ON S10°15'E AS SHOWN ON HAYNES & GRAY PROPERTY SURVEY (UNRECORDED) BY R. STANLEY TRENT, DATED APRIL 24, 1975.
- 2) PROPERTY IS ZONED R-3
SETBACKS: FRONT 30'
REAR 20'
SIDE 10'
- 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0030D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) JOB NO. 25-13760
- 5) ACAD FILE 25-13760 CLINE.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) TAX MAP 12P, "A" PARCEL 1
- 8) DEED REFERENCE: D.B. 51C, PG. 754
- 9) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 10) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 11) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, COVENANTS, EASEMENTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
- 12) 5/8" IRON RODS WITH ALLEY & ASSOCIATES CAP ON ALL CORNERS UNLESS OTHERWISE NOTED.
- 13) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- 14) PRIOR PLAT REFERENCE: PLAT BOOK 57, PAGE 340

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. Gladys L Haynes 3-28-2025 OWNER DATE		CERTIFICATE OF THE APPROVAL FOR SEWERAGE SYSTEMS LOT 11R-A & 11R-B HAVE SEPTIC PERMITS ON FILE AT TDEC OFFICE. LOT 11R NAME: GLENN HAYNES DATE: OCTOBER 17, 1973 GLENN HAYNES DATE: NOVEMBER 8, 1975		CERTIFICATE OF THE APPROVAL OF STREETS I HEREBY CERTIFY: 1. THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, 2. ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR 3. PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSFORT REGIONAL PLANNING COMMISSION. 3-25-2025 DATE S. C. HAYNES COMMISSIONER OF HIGHWAYS		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 KINGSFORT WATER UTILITY SYSTEM AND IS HEREBY APPROVED AS SHOWN. 3-24-2025 DATE S. C. HAYNES KINGSFORT AUTHORIZING AGENT		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSFORT, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER, IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE KINGSFORT REGIONAL PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. 4/1/2025 DATE KINGSFORT REGIONAL PLANNING COMMISSION		RESUBDIVISION OF LOT 11R HAYNES & GRAY PROPERTY KINGSFORT REGIONAL PLANNING COMMISSION TOTAL ACRES 2.685 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER HAYNES CIVIL DISTRICT 12TH SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000 SCALE 1"=60' 60 30 0 60 120	
CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED. 3/25 2025 DATE R. HAYNES SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSFORT TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS. 3-24-2025 DATE S. C. HAYNES TENNESSEE REGISTERED LAND SURVEYOR									



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

Slide A-1804

Sheena Tinsley, Register
Sullivan County
Rec #: 373007 Instrument #: 25005574
Rec'd: 15.00 Recorded
State: 0.00 4/1/2025 at 12:07 PM
Clerk: 0.00 in Plat
Other: 2.00 P60
Total: 17.00 PGS 5-5