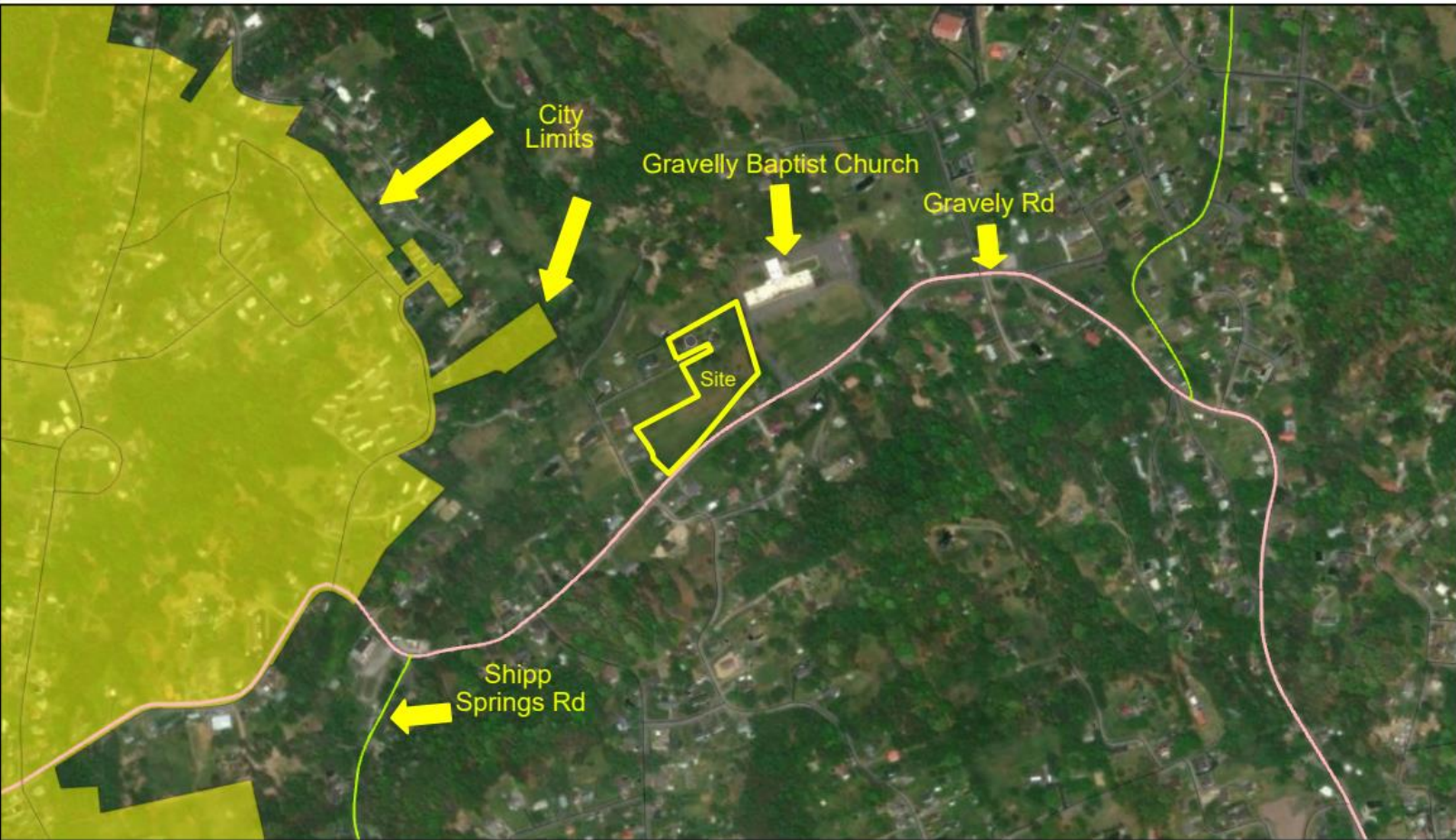


Property Information	616 Beaver Lane Minor Subdivision		
Address	616 Beaver Lane Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 030G Group B Parcel 031.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 0.54		
Major or Minor / #lots		Concept Plan	
Two-lot sub	2 lot	Prelim/Final	Final
Owner/ Applicant Information		Surveyor Information	
Name:		Name:	
Address:		Address:	
City:		City:	
State:	Zip Code:	State:	Zip Code:
Phone:		Phone:	
Planning Department Recommendation			
The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: - County departments have reviewed and send their approval of the final plat. - The plat conforms to the minimum subdivision regulations with the exception of the variance request. Staff Field Notes and General Comments: - Pursuant to 4-3.8 Lot Shape of the Minimum Subdivision Regulations, "Excessive depth in relation to width or very irregular shaped lots may not be permitted." - Due to the lot having an irregular shape, the applicant on behalf of the property owner has written to the Planning Commission a variance request from section 4-3.8 of the minimum subdivision regulations. - The surveyor has stated, "It is by no means a reserve strip or meant to be, it [the property] is all the church will grant him. His field bed is along this side of the road and it corrects that for future sale of lot 1 not limited access." - Water is served by Bloomingdale Staff recommends approving the minor subdivision plat and accepting the variance request for 616 Beaver Lane.			
Planner: Samuel Cooper		Date: 9/17/2026	
Planning Commission Action		Meeting Date: 9/17/2026	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

616 Beaver Lane Vicinity Map



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Municipal Boundary Streets

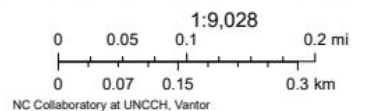
 KINGSPORT

 Minor Arterial

 Collector Street

 Local Street

 Private Street



NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

616 Beaver Lane Site Map



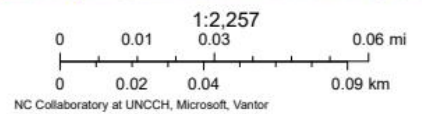
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Sullivan County Parcels Jan 2023 Streets

Parcels
Municipal Boundary
KINGSPORT

Minor Arterial
Local Street

Kpt 911 Address



Web AppBuilder for ArcGIS

[illegible]

Variance Request

ARTICLE VI - SECTION 6-3 VARIANCE REQUEST

PROJECT MINSUB26-025

PER YOUR REQUEST -

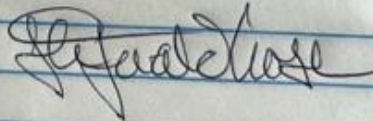
WE HEREBY REQUEST A VARIANCE FOR THE ABOVE
STATED PROJECT. AS STATED VIA EMAILS THE IRREGULAR
SHAPE OF LOT 2 IS NOT A RESERVATION STRIP AS IT
MAY APPEAR. THE REASON FOR THE SHAPE AND THIS
REQUEST CAN BE FOUND IN DB. 2945C. PG. 258
DATED OCTOBER 19TH, 2010. (SEPTIC AGREEMENT)
THIS AGREEMENT IS BETWEEN GRAVELLY BAPTIST
CHURCH (LOT-1) AND MICHAEL A. & LISA J. ODUM
(LOT-2) ON THE PLAT THAT IS BEFORE YOU,
IT A SIMPLE MATTER OF CLEARING UP A PROBLEM THAT
HAS EXISTED FOR NEAR 26 YEARS.

PUTTING THE ODUM FIELD LINES ON TO BE ODUM
PROPERTY THUS CLEARING THE WAY FOR THE CHURCH
TO SALE LOT-1 WITH CLEAR TITLE.

THANK YOU FOR YOUR CONSIDERATION IN THIS
MATTER.

DATED 8-14-26 ON BEHALF OF THE CHURCH
AND THE ODUM'S

STEVEN GERALD CROSS TN 1429
CROSS LAND SURVEYING
AND PLANNING

 RLS

Northern Property View



Eastern Property View



Recommendation

Staff recommends approving the minor subdivision plat and accepting the variance request for 616 Beaver Lane.